

From: Freshwater Planning
Sent: 4 Apr 2018 20:25:27 +1000
To: Natacha Jones
Subject: DEVELOPMENT APPLICATION - RECONFIGURING A LOT - 1 LOT INTO 2 LOTS -
BTM & S STANKOVICH - 267 Hastie Road, Mareeba (Our Ref: F18/12)
Attachments: 2018.04.04 Town Planning Application.pdf

MSC Planning Department,

Please find attached the Town Planning Application for a Reconfiguration of a Lot – 1 Lot into 8 Lots for BTM & S STANKOVICH located at 267 Hastie Road, Mareeba. The Town Planning Application comprises of the following:

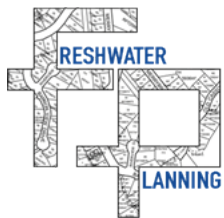
Town Planning Letter
Twine Surveys Pty Ltd Sketch Plan
SmartMap
Landowner's Consent Form
DA Form1

Can you please provide an Invoice for BTM & S STANKOVICH PTY LTD to **TWINE SURVEYS PTY LTD** (in my absence) for payment of the MSC Lodgement Fee so that a Representation of BTM & S STANKOVICH Pty Ltd can arrange payment.

Additionally, please do not hesitate to contact me to discuss should you require any additional information or have any questions or queries,

Thanks and Regards,

Matt Andrejic



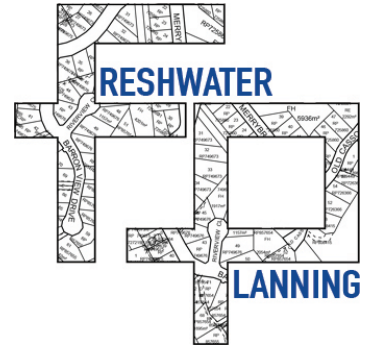
Matthew Andrejic
Director
Freshwater Planning Pty Ltd

M: 0402 729 004
E: freshwaterplanning@outlook.com
A: 17 Barron View Drive, Freshwater, Q4870

Your Ref:
Our Ref: F18/12

04 April, 2018

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



Attention: Regional Planning Group

Dear Sir,

**RE: APPLICATION FOR RECONFIGURATION OF A LOT – 1 LOT INTO 8 LOTS
LOT 1 ON RP735200, 267 HASTIE ROAD, MAREEBA.**

This application is for a Reconfiguration of a Lot – 1 Lot into 8 Lots over land described as Lot 1 on RP735200, situated at 267 Hastie Road, Mareeba is submitted on behalf of BTM & S STANKOVICH PTY LTD.

The application comprises of Application Forms, SmartMap, Twine Surveys Pty Ltd Sketch Plan and this Town Planning Submission. It is understood that the applicant will provide \$1,700.00 in payment of the Application Fee.

The Site

The subject land is described as Lot 1 on RP735200, Locality of Mareeba and situated 267 Hastie Road, Mareeba. The site is owned by J.R Hastie and J. Hallam with BTM & S STANKOVICH PTY LTD being the applicants for the proposed Reconfiguration. The site is FreeHold, irregular in shape, has an area of 3.685 hectares, contains frontage to Hastie Road, encompasses a Dwelling Houses and associated structures and adjoins a watercourse being the Barron River. The site is access from the existing Road Network, being Hastie Road and is provided with all available services.

In relation to the current State Governmental Mapping the site is Mapped as containing Remnant 'least of concern' Vegetation and Essential Habitat. The site is not Mapped as contained Regrowth Vegetation. The site is designated as including a Referable Wetland or Wetland Protection Area. The site is not located within 25 metres of a State Controlled Road nor within 25 metres of a Railway Corridor.

Referral Agencies

The site is Mapped as containing Remnant Vegetation that is 'least of concern' and Essential Habitat. However, the site is not greater than 5.0 hectares and therefore does not trigger Referral for Vegetation Concerns. It is considered that the Development Application **does not** require Referral to the Department of Infrastructure, Local Government and Planning for Vegetation Purposes.

The site is Mapped as containing an overlap along the boundary that adjoins the Barron River as a GES Wetland. It is considered that the proposal **does not** require Referral to the Department of Infrastructure, Local Government and Planning as the proposal does not undertake High Impact Earthworks within the Mapped GES Wetland.

The Proposed Development

The proposed development is for a Reconfiguration of a Lot – 1 Lot into 8 Lots in the Emerging Community Zone of the Mareeba Shire Planning Scheme. The site is located at 267 Hastie Road, Mareeba and is more particularly described as Lot 1 on RP735200. The site is irregular in shape, has an area of 3.685 hectares, contains a Dwelling House and associated structures and abuts a watercourse, being the Barron River.

A Development Permit for a Reconfiguration of 1 Lot into 8 Lots is sought to subdivide Lot 1 on RP735200 creating seven (7) additional larger Residential Allotments as a continuation of Bundanoon Estate. The site is designated in the Mareeba North-eastern Expansion Local Plan within the Emerging Community Zone of the Mareeba Shire Planning Scheme and no change to the Emerging Community Zone is proposed with the Reconfiguration as it provides for Urban Uses similar to that directly across the road within the Bundanoon Estate. The proposal will provide additional Allotments while maintaining the existing amenities and aesthetics of the site and the immediate surrounding area.

The Reconfiguration of a Lot proposes eight (8) Allotments described as proposed Lots 1 - 8. The proposed areas of the allotments are:

Proposed Lot 1	3,024 m ²	Proposed Lot 5	6,097 m ²
Proposed Lot 2	6,068 m ²	Proposed Lot 6	5,198 m ²
Proposed Lot 3	4,834 m ²	Proposed Lot 7	4,168 m ²
Proposed Lot 4	4,397 m ²	Proposed Lot 8	3,073 m ² .

The site gains access from the existing Road Network, being Hastie Road with the proposal resulting in the provision of seven (7) additional Residential Allotments that will require new accesses from Hastie Road. The site is connected to all available services with the proposed new Allotments able to be connected to all available services and can be provided with the necessary services as well.

The site is designated as containing areas of Extreme and Low Flood Hazard within the General Extent of Modelled Flood Levels as demonstrated on the Flood Hazard Overlay Mapping. It is understood from material provided to Freshwater Planning Pty Ltd that originated from the Mareeba Shire Council that the Modelled Flood Level for the site is 395 metres AHD. Each allotment will be provided with a Building Area of/or greater than 395.5 AHD and it is understood that this level provides for sufficient and appropriate Flood Immunity for those affected allotments.

The proposed allotments do not meet the minimum area requirements of the Mareeba Shire Planning Scheme's Reconfiguring a Lot Code for land Zoned within the Emerging Community. However, it is not considered that the proposed Subdivision will be detrimental to the adjacent sites or adversely impact on the surrounding area. It is considered that the Purposes and Performance Outcomes of the Emerging Community Zone and the Reconfiguring a Lot Code can be met in this instance.

The site is located in the Emerging Community Zone of the Mareeba Shire Planning Scheme. The proposed Reconfiguration of a Lot is an Impact Assessable Use within this Zone. The application is Impact Assessable.

Lot 1 on RP735200 is identified as being in the Urban Footprint designation of the FNQ Regional Plan Mapping.

The proposal could be considered to be a greenfield development or a re-subdivision (infill/re-development) of an existing site. The Reconfiguration is within the Urban Footprint and results in the creation of greater densities without affecting the existing natural environment. The proposal is considered to be for the next Stage of the Bundanoon Estate and is appropriate and acceptable.

It is considered that the proposed Reconfiguration is not in conflict with the Intent for Urban Footprint designation of the FNQ Regional Plan 2009-2031.

Strategic Framework

The site is located in the Urban Expansion Area of the Strategic Framework Mapping within the Mareeba Shire Planning Scheme. The Mareeba Shire Council's Planning Scheme Strategic Framework nominates the following for land associated as Urban Expansion:

Residential areas and urban expansion areas support strategically located and logically sequenced residential development, maximising the efficient utilisation of new and existing infrastructure, particularly active and public transport. Residential development, including infill housing in designated areas, is focussed in Mareeba and the Kuranda district. A diversity of housing choices is developed within proximity to services and activity centres while protecting the character of the shire.

The proposal is located within the Mareeba area and is located directly opposite the existing Bundanoon Estate. The Bundanoon Estate is provided with all urban services ensuring that the development of the site is logical and sequenced as it will maximise the efficient utilisation of the new infrastructure as provided by and within the adjoining Bundanoon Estate. The proposal provides for Residential development infilling the existing site and creating greater densities and housing choices in proximity to services and activity centres while protecting the existing character of the site and immediate adjoining vicinity. The proposal is considered to be an extension of the Bundanoon Estate ensuring that the existing nature and character of the site and surrounding area is enhanced and maintained.

The Urban Expansion and Investigation Areas section under the Settlement Patterns and Built Environment within the Strategic Framework nominate the following:

Urban expansion areas and investigation areas are anticipated to provide for development beyond the life of the planning scheme and are preserved for this purpose, with interim development not compromising future residential development.

Well-serviced and designed greenfield residential development occurs in urban expansion areas of Mareeba and Kuranda only where it is planned, logically sequenced and can be efficiently serviced.

Urban expansion areas in Mareeba provide a range of housing options and aim for density targets of twelve dwellings per hectare by 2031.

The proposal is not considered in conflict with the Urban Expansion Area requirements within the Strategic Framework as the proposal will ensure that a range of housing options are provided containing well-serviced allotments in a greenfield development within Mareeba. The proposal will provide for greater densities located within the Urban Expansion Area while ensuring that the natural features are protected. It is noted that the Urban Expansion Area is expected to be developed outside the life of the Planning Scheme however, the proposal is

considered to be the continuation of the immediately adjoining Bundanoon Estate and the next logical sequenced property provided with the ability to connect to existing and new infrastructure.

It is considered that in this instance, the proposed development is appropriate, acceptable and provides for greater population densities inclusive of a range of housing types within the Mareeba Townships without affecting the future growth of Mareeba especially within the Urban Expansion Area.

Mareeba Local Plan Code

The site is located within the Mareeba North-eastern Expansion Precinct (H) of the Mareeba Local Plan with the Mareeba North-eastern Expansion Precinct intended for Urban Residential Development. The Mareeba North-eastern Expansion Precinct *is constrained by a range of important features including slopes, gullies, watercourses, open space and riparian linkages and the Mareeba Bypass. Development in these precincts preserves and enhances these features while supporting the development of a walkable and well connected transport network. Development in the Mareeba north-eastern expansion precinct supports the construction of a new bridge over the Barron River connecting Hastie Road with Lloyd Street to enable greater access to the town centre.* The proposal is for an Urban Residential Development continuing on from the adjacent Bundanoon Estate providing larger Residential Allotments. These larger Residential Allotments are a result of the existing constraints over the site in terms of slope, gullies, watercourses and the existing natural and physical constraints.

Performance outcomes	Acceptable outcomes	Comments
If in the North-eastern expansion precinct, South-eastern expansion precinct or South-western expansion precinct		
<p>PO18 Development provides an average net accommodation density of at least 12 dwellings or accommodation units per hectare.</p> <p>Note—Calculation of accommodation density excludes areas not developed as a result of provisions of an overlay.</p>	<p>AO18 No acceptable outcome is provided.</p>	<p>The proposal provides for a Reconfiguration creating an additional seven (7) Urban Allotments. While the proposal does create greater densities over the site, the proposal provides for densities less than the 12 dwellings per hectare. However, this is due to the existing constraints provided over the site in terms of slope, watercourse, gullies, natural and physical constraints and flooding levels. The proposal however, is similar of size and density to that immediately adjacent to the site being Bundanoon Estate.</p>
<p>PO19 Development provides a wide range of housing options, including different dwelling sizes and types that meet the needs of a range of household compositions.</p>	<p>AO19 No acceptable outcome is provided.</p>	<p>Complies, The proposal provides for a range of housing options similar to that within the immediate adjacent Bundanoon Estate and different from those located within the immediate vicinity including the Amaroo Village Estate.</p>
<p>PO20 The road network is to be developed in a logical and sequential manner to provide for the co-ordinated development of the precinct.</p>	<p>AO20 No acceptable outcome is provided.</p>	<p>Complies, The proposal is directly adjacent to the Residential Zoned Land being Bundanoon Estate. The proposal is the next logical sequential parcel continuing on from Bundanoon Estate ensuring to continue the existing Road Networks standard with this development.</p>

Performance outcomes	Acceptable outcomes	Comments
<p>PO21 The road network provides encourages walking and cycling to daily activities to reduce local vehicle trips by:</p> <ul style="list-style-type: none"> (a) being based on a street grid network; (b) having walkable block sizes; (c) providing safe, efficient and provides for the needs of all users; (d) having a high level of connectivity for all users; and (e) being linked to destinations such as shops, open space and schools. 	<p>AO21 No acceptable outcome is provided.</p>	<p>Can Comply, The proposal will continue on the existing road network standard as provided within the immediately adjacent Bundanoon Estate. It is accepted that appropriate, safe and efficient Road Network can be provided to service the site.</p>

It is not considered that the proposed development is in conflict with the Purposes and Outcomes of the Mareeba Local Plan Code for allotments located within the North-eastern Expansion Precinct. The proposal provides for Urban Residential Development increasing the population densities of the site while not significantly affecting the constraints of the site.

Emerging Communities Zone Code

The site is designated in the Emerging Community Zone of the Mareeba Shire Planning Scheme. The proposed development is considered to generally comply with the Code achieving the Acceptable Outcomes and where not able to be met, or are available, meet the Performance Outcomes of the Code. The proposed development is considered appropriate and not in conflict with the Emerging Community Zone Code as it provides for additional Urban Residential Uses similar to those within the immediate vicinity and surrounding environs.

Performance outcomes	Acceptable outcomes	Comments
For self-assessable and assessable development		
Height		
<p>PO1 Building height takes into consideration and respects the following:</p> <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. 	<p>AO1.1 Development, except where involving industrial activities, has a maximum building height of:</p> <ul style="list-style-type: none"> (a) 8.5 metres; and (b) 2 storeys above ground level. 	<p>Not Applicable. No buildings proposed with the Reconfiguration.</p>
	<p>AO1.2 Industrial development has a maximum building height of 10 metres.</p>	<p>Not Applicable. No Industrial Activities proposed with the development.</p>
Outbuildings and residential scale		

Performance outcomes	Acceptable outcomes	Comments
<p>PO2 Domestic outbuildings:</p> <p>(a) do not dominate the lot on which they are located; and</p> <p>(b) are in scale with the character and amenity of the area.</p>	<p>AO2.1 On lots less than 2 hectares, domestic outbuildings do not exceed:</p> <p>(a) 150m² in gross floor area; and</p> <p>(b) 5.5 metres above natural ground level.</p> <p>AO2.2 On lots greater than 2 hectares, domestic outbuildings do not exceed 200m² in gross floor area.</p>	<p>Not Applicable. No Outbuildings proposed with the Reconfiguration.</p>
<p>Siting, where not involving a Dwelling House Note—Where for Dwelling house, the setbacks of the Queensland Development Code apply.</p>		
<p>PO3 Development is sited in a manner that considers and respects:</p> <p>(a) the siting and use of adjoining premises;</p> <p>(b) access to sunlight and daylight for the site and adjoining sites;</p> <p>(c) privacy and overlooking;</p> <p>(d) opportunities for casual surveillance of adjoining public spaces;</p> <p>(e) air circulation and access to natural breezes;</p> <p>(f) appearance of building bulk; and</p> <p>(g) relationship with road corridors.</p>	<p>AO3.1 Buildings and structures are setback from a State controlled road a minimum of 40 metres where a site is 2 hectares or larger. Note—Where on a site with an area of less than 2 hectares, the setbacks of the Queensland Development Code apply.</p> <p>AO3.2 Buildings and structures include a minimum setback of:</p> <p>(a) 6 metres from a frontage to a sealed road that is not a State-controlled road;</p> <p>(b) 20 metres from a frontage to any other road; and</p> <p>(c) 10 metres from a boundary to an adjoining lot.</p>	<p>Not Applicable. The site is not located adjoining a State Controlled Road</p> <p>Not Applicable. No buildings proposed with the Reconfiguration. However, if any buildings or structures are provided within the future they can be provided in accordance with the Code.</p>
<p>Accommodation density</p>		
<p>PO4 The density of Accommodation activities does not preclude the future re-development of the land for urban purposes consistent with Structure Plans approved in accordance it PO7.</p>	<p>AO4 Development provides a minimum density for Accommodation activities of 1 dwelling or accommodation unit per 1,250m² site area.</p> <p>Note—Calculation of Accommodation density excludes areas not developed as a result of provisions of an overlay.</p>	<p>Not Applicable. The proposal is for Reconfiguration and not for an Accommodation Activity.</p>
<p>For assessable development</p>		
<p>PO5 Development where not involving urban purposes:</p> <p>(a) does not compromise the future development potential of the land for urban purposes; and</p> <p>(b) is compatible with residential uses.</p>	<p>AO5 Non-urban development is limited to Animal husbandry or Cropping.</p>	<p>Not Applicable. The proposal is for an Urban Purpose.</p>
<p>PO6 Development involving urban purposes provides:</p> <p>(a) residential areas with a mix of lot sizes to allow for housing mix; and</p> <p>(b) industrial areas with a mix of industrial uses.</p>	<p>AO6 No acceptable outcome provided.</p>	<p>The proposal is for an Urban Use being a Reconfiguration of a Lot creating 8 Urban Residential Allotments. The allotments contain a range of sizes.</p>

Performance outcomes	Acceptable outcomes	Comments
Structure planning		
<p>PO7 Development occurs as outlined in a Structure Plan that:</p> <ul style="list-style-type: none"> (a) is prepared in accordance with Planning Scheme Policy 8 Structure Planning; (b) takes into consideration land use need and the type, scale, density of proposed urban development; (c) includes a road network that: <ul style="list-style-type: none"> (i) is logically designed; (ii) can be delivered sequentially; (iii) includes an urban morphology that is consistent with the surrounding area; (iv) provides pedestrian links to centres and open space; (d) locates any non-residential development: <ul style="list-style-type: none"> (i) on major roads; (ii) where not introducing non-residential traffic to residential streets; and (iii) to provide the day to day needs of the immediate residential community; (e) scales any non-residential development to: <ul style="list-style-type: none"> (i) be consistent with the scale of surrounding residential development; (ii) not undermine the viability of nearby centres or the centres network; and (iii) not unduly detract from the amenity of nearby residences. 	<p>AO7 No acceptable outcome provided.</p>	<p>The proposed development is considered appropriate and acceptable as nominated in the abovementioned Strategic Framework and Local Plan sections.</p>
Building design		
<p>PO8 Development assists in the establishment of a consistent built character in the Emerging community zone, having regard to:</p> <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. 	<p>AO8 No acceptable outcome is provided.</p>	<p>Not Applicable. No buildings proposed with the Reconfiguration.</p>
Amenity		
<p>PO9 Development must not detract from the amenity of the local area, having regard to:</p> <ul style="list-style-type: none"> (a) noise; 	<p>AO9 No acceptable outcome is provided.</p>	<p>The proposed development is for a Reconfiguration. The proposal has been designed and configured appropriately ensuring that the proposal does not</p>

Performance outcomes	Acceptable outcomes	Comments
(b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.		significantly detract from the amenity of the local area.
PO10 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	AO10 No acceptable outcome is provided.	The proposed development is for a Reconfiguration. The proposal has been designed and configured appropriately ensuring that the proposal does not significantly detract from the amenity of the local area. The proposal is considered to take into account the existing environmental impacts and is considered not to significantly affects these impacts.

It is not considered that the proposed Reconfiguration is in conflict with the Intent and the proposal complies with the Acceptable Outcomes and where there are no Acceptable Outcomes or they are unable to be met, the Performance Outcomes of the Emerging Community Zone Code.

Bushfire Hazard Overlay Code

The site is Mapped as containing areas of Potential Impact Buffer (100 metres) and High Bushfire Hazard over the site, in particularly in the vegetated areas. The proposal is for the Reconfiguration to subdivide Lot 1 on RP735200 creating seven (7) additional Urban Residential Allotments similar to the immediately adjoining Bundanoon Estate.

It is noted that proposed Lot 3 will retain the existing dwelling and no change to the existing dwelling and Bushfire Hazard is envisaged with the proposal. Each other proposed Allotment contains Mango trees that are understood to be removed with the proposed Subdivision. This will ensure that each allotment is provided with appropriate areas located with limited Bushfire Hazard. Any future dwellings 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 site 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.

Flood Hazard Overlay Code

The site is located within the General Extent of Modelled Flood Levels as demonstrated on the Flood Hazard Overlay Mapping. Within the General Extent of Modelled Flood Levels, the site contains areas designated as Extreme and Low Hazard. It is understood from material provided to Freshwater Planning Pty Ltd that originated from the Mareeba Shire Council that the Modelled Flood Level for the site is 395 metres AHD. The attached Sketch Plan from Twine Surveys Pty Ltd provides Building Areas for allotments located within the Flood Hazard notating that Building Pads are to be provided at or above RL 395.5 metres AHD. Each allotment will be provided with a Building Area of/or greater than 395.5 AHD and it is understood that this level provides for sufficient and appropriate Flood Immunity for those affected allotments.

Slope Overlay Code

The site is Mapped as containing areas of Slope in relation to the Slope Overlay Mapping. The proposal is for a Reconfiguration of a Lot and no new buildings are proposed nor will the Subdivision result in any change to the existing building. It is understood that the Mapped Slope fingers are located towards the middle of the site. Each proposed Urban Residential Allotment will be provided with sufficient area outside of the Mapped Sloped Area and it is not considered in this instance that assessment against the Slope Overlay Code is applicable. Any future dwelling provided on slopes greater than 15% will provide an associated Geotechnical Report.

Landscaping Code

The proposal is for a Reconfiguration of 1 Lot into 8 Lots in the Emerging Community Zone of the Mareeba Shire Planning Scheme. It is not considered that the Landscaping Code is applicable.

Parking and Access Code

The proposal is for a Reconfiguration of 1 Lot into 8 Lots in the Emerging Community Zone of the Mareeba Shire Planning Scheme. It is not considered that the Parking and Access Code is applicable as no new dwellings are proposed with the development and each allotment the ability for the provision of appropriate parking and will include independent access to the existing Road Network, being Hastie Road. The proposal is not considered to detrimentally affect the existing Road Network.

Reconfiguration of a Lot Code

The proposal is for a Reconfiguration of a Lot – 1 Lot into 8 Lots in the Emerging Community Zone of the Mareeba Shire Planning Scheme. The purpose of the application is sought to subdivide Lot 1 on RP735200 creating additional Urban Residential Allotments providing a range of Allotment sizes. No change to the Emerging Community Zone is proposed with the Reconfiguration. The proposal will provide seven (7) additional Allotments while maintaining the existing amenities and aesthetics of the site. The proposed Subdivision is to preserve the existing nature of the site and the immediate and surrounding amenity in accordance with the Mareeba Shire Planning Scheme.

The Reconfiguration of a Lot proposes eight (8) Allotments described as proposed Lots 1 - 8. The proposed areas of the allotments are:

Proposed Lot 1	3,024 m ²	Proposed Lot 5	6,097 m ²
Proposed Lot 2	6,068 m ²	Proposed Lot 6	5,198 m ²
Proposed Lot 3	4,834 m ²	Proposed Lot 7	4,168 m ²
Proposed Lot 4	4,397 m ²	Proposed Lot 8	3,073 m ² .

The minimum size within the Emerging Community Zone Allotment is 10.0 hectares with the proposal providing Allotments ranging from 3,000 m² to 6,100 m². Each allotment contains a frontage of greater than 45 metres to the existing Road Network and is provided with or the ability for the safe provision of appropriate access. It is noted that proposed Lot 2 contains a frontage of 10.27 metres which is less than the others however, this allotment is to be considered a rear access allotment and is acceptable. No adverse impact to the safety, drainage, visual amenity, privacy of adjoining premises and service provisions are envisaged with the proposed Layout. The site is connected to all available services with the proposed new Allotments also able to be connected to all available services.

It is considered that the proposed Reconfiguration has been designed to enhance public safety while seeking to prevent opportunities for crime via the use of appropriate and acceptable sightlines, pedestrian movement networks, etc. It is not considered that the proposed Reconfiguration is in conflict with Table 9.4.4.3B.

The proposed allotments do not meet the minimum area requirements of the Mareeba Shire Planning Scheme's Reconfiguring a Lot Code for land Zoned within the Emerging Community. However, it is not considered that the proposed Subdivision will be detrimental to the adjacent sites or adversely impact on the surrounding area. It is considered that the Performance Outcomes of the Reconfiguring a Lot Code can be met in this instance.

Works, Services and Infrastructure Code

The proposal is for a Reconfiguration of 1 Lot into 8 Lots in the Emerging Community Zone of the Mareeba Shire Planning Scheme. Each proposed allotment will be connected to all available services as existing and will be provided with an appropriate level of Stormwater disposal. Any required Excavation and Filling other than the site preparation will be outlined within any Operational Works Permit for the proposed Reconfiguration.

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 Reconfiguration of one (1) Lot into eight (8) Allotments over land described as Lot 1 on RP735200 is appropriate. In particular, the proposed development:

- Is not in conflict with the Strategic Framework's Urban Expansion Area as it provides a similar development to that directly adjacent to the site generating greater population densities inclusive of a range of housing types within the Mareeba Townships without affecting the future growth of Mareeba;
- Is not in conflict with the North-eastern Expansion Precinct of the Mareeba Local Plan as it provides for Urban Residential Development increasing the population densities of the site while not significantly affecting the constraints of the site;
- No change to the existing nature or character of the area is envisaged, and the Subdivision will ensure that the new allotments will remain to be used for Emerging Community (Urban Residential) Uses;
- Can be provided with appropriate Flood Immunity Levels comprising of Building Pads at or above RL 395.5 AHD;
- Can meet the Performance Outcomes and the Intent of the Reconfiguring a Lot Code for land included in the Emerging Community Zone of the Mareeba Shire Planning Scheme;
- Can meet the Intent and Objectives and Intent for the Emerging Community Zone Code; and

- Is not in conflict with the Far North Queensland Regional Plan 2009 – 2031, in particular the Urban Footprint Designation. The proposal provides for greater densities than existing without affecting the existing natural environment.

Freshwater Planning Pty Ltd request that Council provide a copy of the Draft Conditions with sufficient time for review prior to a Decision Notice being provided. If you have any queries please do not hesitate to contact Freshwater Planning Pty Ltd.

Yours faithfully,



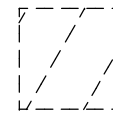
MATTHEW ANDREJIC

FRESHWATER PLANNING PTY LTD

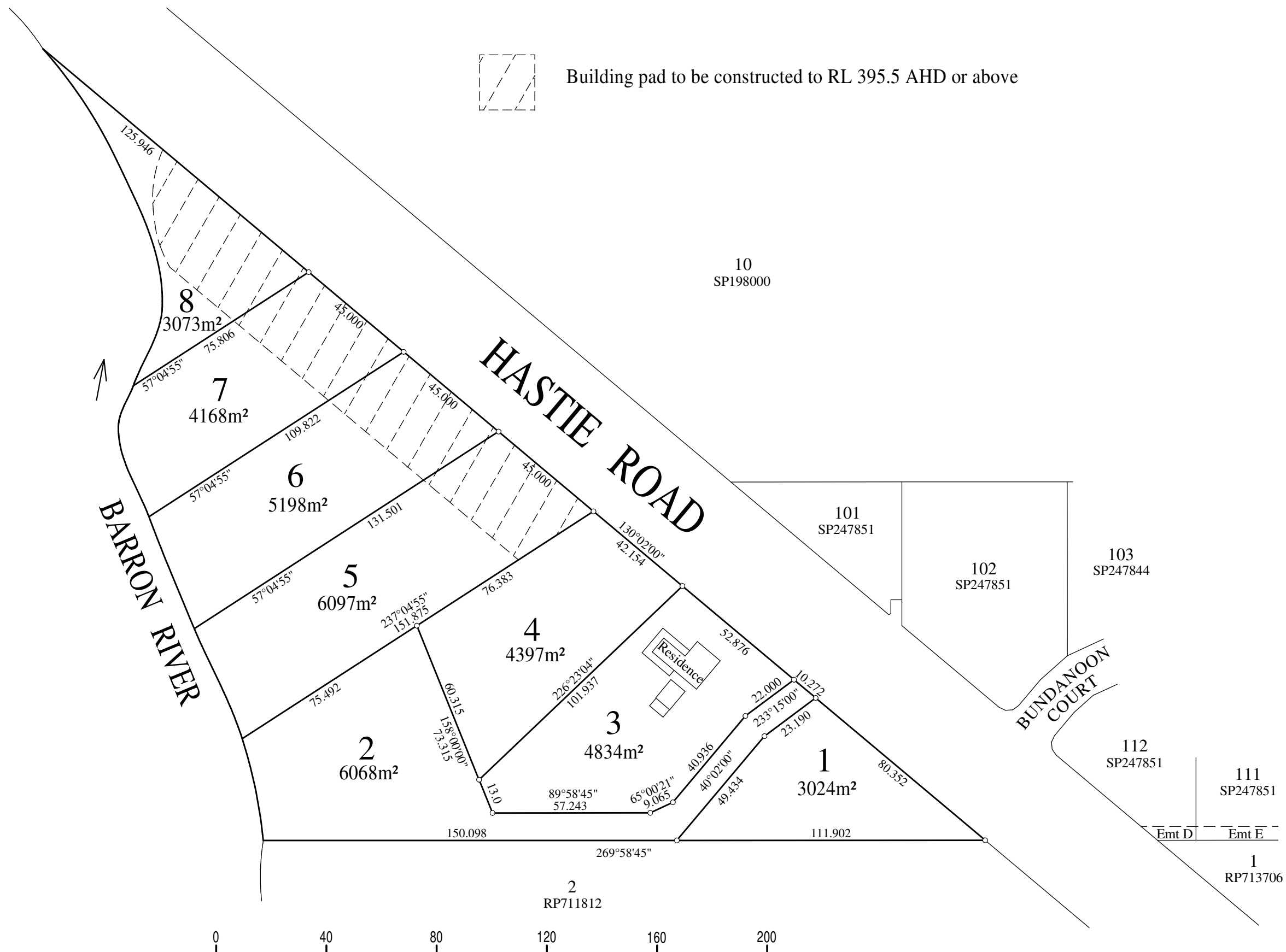
P: 0402729004

E: FreshwaterPlanning@outlook.com

17 Barron View Drive, FRESHWATER QLD 4870



Building pad to be constructed to RL 395.5 AHD or above



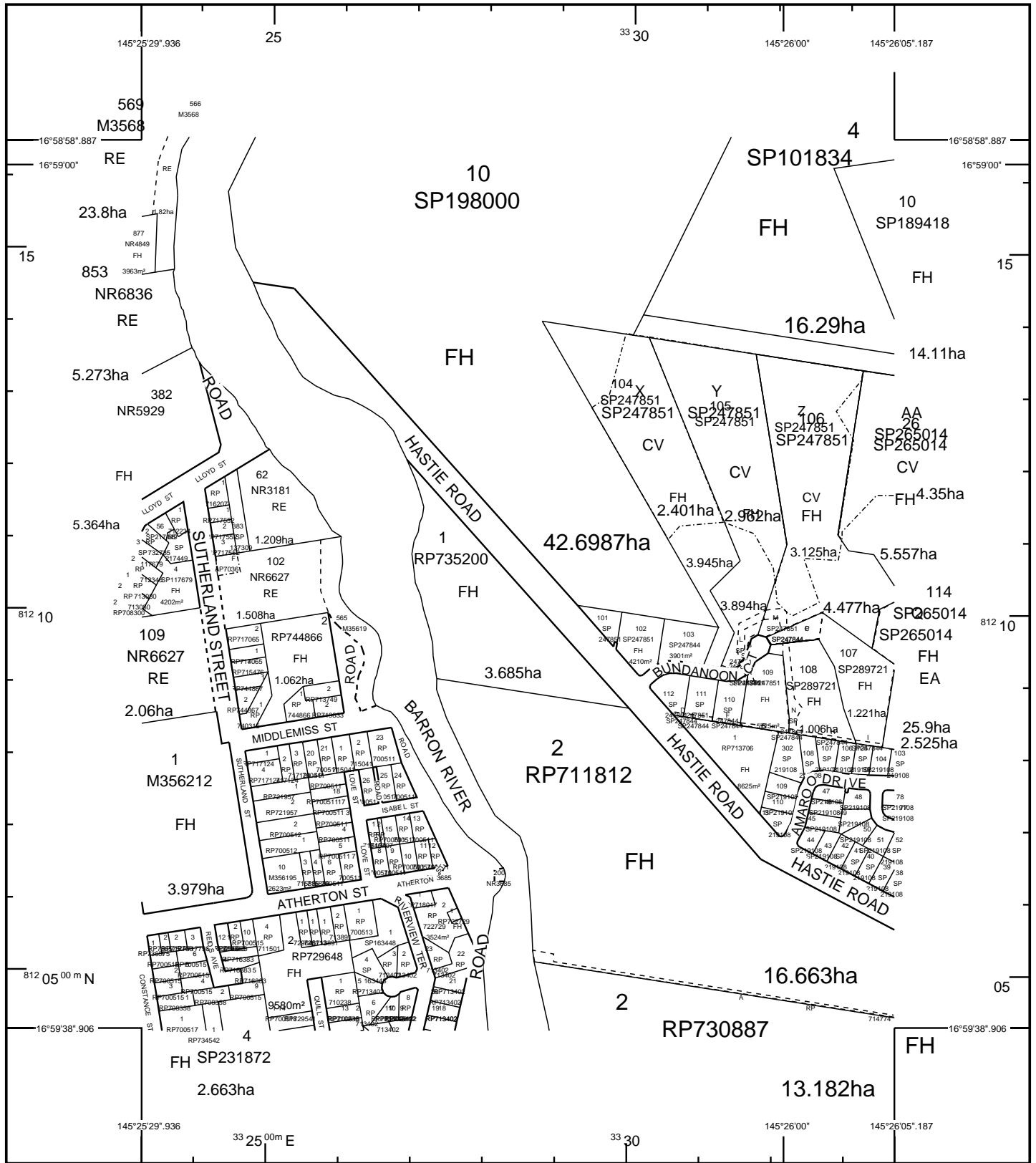
AMENDMENTS
A - ORIGINAL DESIGN

LOCAL GOVERNMENT: MSC
 LOCALITY: MAREEBA
 LOT 1 ON RP735200
 267 HASTIE ROAD MAREEBA
 SCALE 1:1500 (A3)

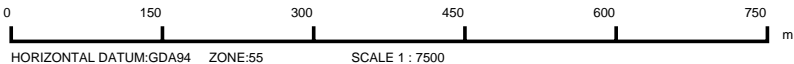
DEVELOPMENT PLAN
J.R. HASTIE & J. HALLAM
 DWG NO. 8111-LL1 2018.3.27 REV A



TWINE SURVEYS PTY LTD
 36 Mabel St, Atherton 4883
 PO Box 146, Atherton 4883
 P 07 40911303
 E info@twinesurveys.com.au



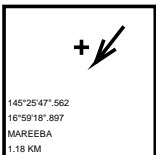
STANDARD MAP NUMBER
7964-22322



SmartMap

An External Product of
SmartMap Information Services
Based upon an extraction from the
Digital Cadastral Data Base

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	1/RP735200
Lot/Plan	3.685ha
Area/Volume	FREEHOLD
Tenure	MAREEBA SHIRE
Local Government	MAREEBA
Locality	63010/1
Segment/Parcel	

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 27/03/2018

DCDB 26/03/2018

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(c) The State of Queensland,
(Department of Natural
Resources and Mines) 2018.

27 March, 2018

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

Dear Sir,

**RE: APPLICATION FOR A RECONFIGURATION OF A LOT
LOT 1 ON RP735200, 267 HASTIE ROAD, MAREEBA.**

Under Section 51 of the *Planning Act, 2016* it is mandatory for the owner of the land to which a Development Application relates to consents to the making of the Application.

We, JOHN ROBERT HASTIE and JENNIFER HALLAM as the registered owners of 267 Hastie Road, Mareeba and more particularly described as LOT 1 on RP735200, authorise Freshwater Planning Pty Ltd to lodge a Town Planning Application on our behalf.



JOHN ROBERT HASTIE



JENNIFER HALLAM

DA Form 1 – Development application details

Approved form (version 1.0 effective 3 July 2017) 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 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**, 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) <i>(individual or company full name)</i>	BTM & S STANKOVICH PTY LTD
Contact name <i>(only applicable for companies)</i>	
Postal address <i>(P.O. Box or street address)</i>	C/- Freshwater Planning Pty Ltd 17 Barron View Drive
Suburb	Freshwater
State	Queensland
Postcode	4870
Country	Australia
Contact number	0402 729 004
Email address <i>(non-mandatory)</i>	FreshwaterPlanning@outlook.com
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	F18/12

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
		267	Hastie Road	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	1	RP735200	Mareeba Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

Note: Place each set of coordinates in a separate row. Only one set of coordinates is required for this part.

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 their details have been attached in a schedule to this 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:

Barron River

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

In a tidal area

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

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

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

Name of airport:

Listed on the Environmental Management Register (EMR) under the *Environmental Protection Act 1994*

EMR site identification:

Listed on the Contaminated Land Register (CLR) under the *Environmental Protection Act 1994*

CLR site identification:

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 1 Lot into 8 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

6.2) 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 ²) (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?	
1	
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 construction 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:
				Emerging Communities (Urban Residential)
Number of lots created				8
10.2) Will the subdivision be staged?				
<input type="checkbox"/> Yes – provide additional details below				
<input checked="" type="checkbox"/> No				
How many stages will the works include?				
What stage(s) will this development application apply to?				

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

12) Boundary realignment**12.1) What are the current and proposed areas for each lot comprising the premises?**

Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)

12.2) What is the reason for the boundary realignment?

--

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

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

Division 3 – Operational work*Note: This division is only required to be completed if any part of the development application involves operational work.***14.1) What is the nature of the operational work?**

- | | | |
|---|-------------------------------------|--|
| <input type="checkbox"/> Road work | <input type="checkbox"/> 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: <input style="width: 200px;" type="text"/> | | |

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
- Local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- No

PART 5 – REFERRAL DETAILS**17) Do any aspects of the proposed development require referral for 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 6Matters requiring referral to the **chief executive of the Planning Regulation 2017:**

- Clearing native vegetation
- Contaminated land (unexploded ordnance)

<input type="checkbox"/> Environmentally relevant activities (ERA) <i>(only if the ERA have not been devolved to a local government)</i> <input type="checkbox"/> Fisheries – aquaculture <input type="checkbox"/> Fisheries – declared fish habitat area <input type="checkbox"/> Fisheries – marine plants <input type="checkbox"/> Fisheries – waterway barrier works <input type="checkbox"/> Hazardous chemical facilities <input type="checkbox"/> Queensland heritage place <i>(on or near a Queensland heritage place)</i> <input type="checkbox"/> Infrastructure – designated premises <input type="checkbox"/> Infrastructure – state transport infrastructure <input type="checkbox"/> Infrastructure – state transport corridors and future state transport corridors <input type="checkbox"/> Infrastructure – state-controlled transport tunnels and future state-controlled transport tunnels <input type="checkbox"/> Infrastructure – state-controlled roads <input type="checkbox"/> Land within Port of Brisbane’s port limits <input type="checkbox"/> SEQ development area <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – community activity <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – indoor recreation <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – residential development <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – urban activity <input type="checkbox"/> Tidal works or works in a coastal management district <input type="checkbox"/> Urban design <input type="checkbox"/> Water-related development – taking or interfering with water <input type="checkbox"/> Water-related development – removing quarry material <i>(from a watercourse or lake)</i> <input type="checkbox"/> Water-related development – referable dams <input type="checkbox"/> Water-related development – construction of new levees or modification of existing levees <i>(category 2 or 3 levees only)</i> <input type="checkbox"/> Wetland protection area
Matters requiring referral to the local government: <input type="checkbox"/> Airport land <input type="checkbox"/> Environmentally relevant activities (ERA) <i>(only if the ERA have been devolved to local government)</i> <input type="checkbox"/> Local heritage places
Matters requiring referral to the chief executive of the distribution entity or transmission entity: <input type="checkbox"/> Electricity infrastructure
Matters requiring referral to: <ul style="list-style-type: none"> • The chief executive of the holder of the licence, if not an individual • The holder of the licence, if the holder of the licence is an individual <input type="checkbox"/> Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council: <input type="checkbox"/> Brisbane core port land
Matters requiring referral to the Minister under the Transport Infrastructure Act 1994: <input type="checkbox"/> Brisbane core port land <input type="checkbox"/> Strategic port land
Matters requiring referral to the relevant port operator: <input type="checkbox"/> Brisbane core port land (below high-water mark and within port limits)
Matters requiring referral to the chief executive of the relevant port authority: <input type="checkbox"/> Land within limits of another port
Matters requiring referral to the Gold Coast Waterways Authority: <input type="checkbox"/> Tidal works, or development in a coastal management district in Gold Coast waters
Matters requiring referral to the Queensland Fire and Emergency Service: <input type="checkbox"/> Tidal works, or development in a coastal management district

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

PART 6 – INFORMATION REQUEST

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

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)			
<input type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input checked="" type="checkbox"/> 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)		
<input type="checkbox"/> Yes – the yellow local government/private certifier's copy of the receipted QLeave form is attached to this development application <input type="checkbox"/> 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 <input checked="" type="checkbox"/> Not applicable		
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?
<input type="checkbox"/> Yes – show cause or enforcement notice is attached <input checked="" type="checkbox"/> 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 EM941) 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 “EM941” at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Proposed ERA number:		Proposed ERA threshold:	
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Proposed ERA name:	
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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.justice.qld.gov.au for further information.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation 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 is accompanied by written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

No

Note: See www.qld.gov.au for further information.

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 conservation

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

Yes

No

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

Water resources

23.6) Does this development application involve **taking or interfering with artesian or sub artesian water, taking or interfering with water in a watercourse, lake or spring, taking overland flow water or waterway barrier works**?

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

No

Note: DA templates are available from www.dilgp.qld.gov.au.

23.7) Does this application involve **taking or interfering with artesian or sub artesian water, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water** under the *Water Act 2000*?

Yes – I acknowledge that a relevant water authorisation under the *Water Act 2000* may be required prior to

commencing development

No

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

Marine activities

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

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

No

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

Quarry materials from a watercourse or lake

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

Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

No

Note: Contact the Department of Natural Resources and Mines at www.dnrm.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 Heritage Protection at www.ehp.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.dews.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.ehp.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.ehp.qld.gov.au for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
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Brothels

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

Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*

No

Decision under section 62 of the *Transport Infrastructure Act 1994*

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

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

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 requirementsIf building work is associated with the proposed development, Parts 4 to 6 of *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 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 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	
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

The *Planning Act 2016*, the *Planning Regulation 2017* and the *DA Rules* are administered by the Department of Infrastructure, Local Government and Planning. This form and all other required development application materials should be sent to the assessment manager.