

**From:** Freshwater Planning  
**Sent:** 25 Mar 2018 15:30:31 +1000  
**To:** Natacha Jones  
**Subject:** DEVELOPMENT APPLICATION - RECONFIGURING A LOT (1 Lot into 2 Lots) - RAMESHFAR - 4 Coolsprings Close, Kuranda  
**Attachments:** 2018.03.25 Town Planning Application.pdf

MSC Planning Department,

Please find attached the Town Planning Application for a Reconfiguration of 1 Lot into 2 Lots for I S C & F RAMESHFAR located at 4 Coolsprings Close, Kuranda. The Town Planning Application comprises of the following:

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

Can you please provide an Invoice for payment of the MSC Lodgement Fee.

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



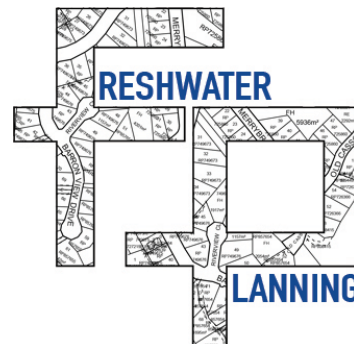
Matthew Andrejic  
Director  
Freshwater Planning Pty Ltd

M: 0402 729 004  
E: [freshwaterplanning@outlook.com](mailto:freshwaterplanning@outlook.com)  
A: 17 Barron View Drive, Freshwater, Q4870

Your Ref:  
Our Ref: F18/06

25 March, 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 2 LOTS  
LOT 4 ON RP733904, 4 COOLSPRINGS CLOSE, KURANDA.**

This application is for a Reconfiguration of a Lot – 1 Lot into 2 Lots over land described as Lot 4 on RP733904, situated at 4 Coolsprings Close, Kuranda is submitted on behalf of I S C & F Rameshfar.

The application comprises of Application Forms, SmartMap, Twine Surveys Pty Ltd Sketch Plan and Cadastral Overlay and this Town Planning Submission. It is understood that the applicant will provide \$995.00 in payment of the Application Fee.

**The Site**

The subject land is described as Lot 4 on RP733904, Locality of Kuranda and situated 4 Coolsprings Close, Kuranda. The site is owned by I S C & F Rameshfar who are also the applicants for the proposed Reconfiguration. The site is irregular in shape, has an area of 1.106 hectares, contains frontage to Coolsprings Close, and encompasses a Dwelling House and associated structures. The site is access from the existing Road Network, being Coolsprings Close via three crossovers, and is provided with all available services.

In relation to the current State Governmental Mapping the site is not Mapped as containing Remnant Vegetation, Regrowth Vegetation and Essential Habitat nor is the site 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.

**The Proposed Development**

The proposed development is for a Reconfiguration of a Lot – 1 Lot into 2 Lots in the Rural Residential A (4,000 m<sup>2</sup>) Zone of the Mareeba Shire Planning Scheme. The site is located at 4 Coolsprings Close, Kuranda and is more particularly described as Lot 4 on RP733904. The site is irregular in shape, has an area of 1.106 hectares and contains a Dwelling House and associated structures. No change to the existing buildings and structures are envisaged with the Reconfiguration.

A Development Permit for a Reconfiguration of 1 Lot into 2 Lots is sought to subdivide Lot 4 on RP733904 creating an additional Rural Residential Allotment allowing for the excision of the existing western structure. The site is designated within the Rural Residential A (4,000 m<sup>2</sup>) Zone of the Mareeba Shire Planning Scheme and no change to the Rural Residential Zone is proposed with the Reconfiguration. The proposal will provide an additional Allotment while maintaining the existing amenities and aesthetics of the site.

The Reconfiguration of a Lot proposes two (2) Allotments described as proposed Lots 41 and 42. The proposed areas of the allotments are:

Proposed Lot 41	6,226 m <sup>2</sup>
Proposed Lot 42	4,838 m <sup>2</sup> .

The site contains three existing crossovers to the existing Road Network, being Coolsprings Road with no change to any of the existing accesses proposed other than the formalisation of the eastern access to proposed Lot 41. It is understood that recent Developments within the area required the provision of Kerb and Channelling fronting the site. However, a recent site inspection in addition to the proponents obtaining professional advice in relation to the provision of Kerb and Channelling fronting the site nominated that in this instance the provision of Kerb and Channelling is not necessary. The existing deep grassed open swale drains fronting the site provides for adequate drainage. It is considered that any provision of Kerb and Channelling altering this existing drainage would result in increased runoff to the cul-de-sac head of Coolsprings Close (which drains through 2 Coolsprings Close) creating a worsening affect than currently exists. It is considered that in this instance that the existing grassed swale drain provides for a more appropriate outcome. The professional advice further nominated that a 300 mm wide concreting along the existing Road would be sufficient and help to prevent any erosion.

The proposed allotments meet the minimum area requirements of the Mareeba Shire Planning Scheme's Reconfiguring a Lot Code. 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 Rural Residential Zone and the Reconfiguring a Lot Code can be met in this instance.

The site is located in the Rural Residential A (4,000 m<sup>2</sup>) Zone of the Mareeba Shire Planning Scheme. The proposed Reconfiguration of a Lot is a Code Assessable Use within this Zone. The application is Code Assessable.

### **Far North Queensland Regional Plan 2009-2031**

Lot 4 on RP733904 is identified as being in the Rural Living designation of the FNQ Regional Plan Mapping.

The proposal provides for a Rural Residential Subdivision located within the Rural Living designation. The Reconfiguration results in similar sizes to that of the immediate and surrounding vicinity. The proposal provides for the provision of an additional allotment achieving greater population densities without affecting the existing natural environment in accordance with the Intent of the FNQ Regional Plan.

It is considered that the proposed Reconfiguration is not in conflict with the Intent for Rural Living Area designation in the FNQ Regional Plan 2009-2031.

## Rural Residential Zone Code

The proposal is for a Development Permit for a Reconfiguration of 1 Lot into 2 Lots to subdivide Lot 4 on RP733904 creating an additional Rural Residential Allotment. The site is designated within the Rural Residential A (4,000 m<sup>2</sup>) Zone of the Mareeba Shire Planning Scheme and no change to the Rural Residential Zone is proposed with the Reconfiguration. The proposal will provide an additional Allotment while maintaining the existing amenities and aesthetics of the site. No new buildings are proposed with this Reconfiguration and no change to the existing buildings/structure are envisaged.

Performance outcomes	Acceptable outcomes	Comments
<b>For self-assessable and assessable development</b>		
<b>Height</b>		
<b>PO1</b> Building height takes into consideration and respects the following: <ul style="list-style-type: none"> <li>(a) the height of existing buildings on adjoining premises;</li> <li>(b) the development potential, with respect to height, on adjoining premises;</li> <li>(c) the height of buildings in the vicinity of the site;</li> <li>(d) access to sunlight and daylight for the site and adjoining sites;</li> <li>(e) privacy and overlooking; and</li> <li>(f) site area and street frontage length.</li> </ul>	<b>AO1</b> Development has a maximum building height of: <ul style="list-style-type: none"> <li>(a) 8.5 metres; and</li> <li>(b) 2 storeys above ground level.</li> </ul>	Not Applicable. No new buildings are proposed with the site already containing an existing dwelling and associated structures. Any future dwelling provided over proposed Lot 42 can be provided in accordance with the Code.
<b>Outbuildings and residential scale</b>		
<b>PO2</b> Domestic outbuildings: <ul style="list-style-type: none"> <li>(a) do not dominate the lot on which they are located; and</li> <li>(b) are consistent with the scale and character of development in the Rural residential zone.</li> </ul>	<b>AO2.1</b> On lots less than 2 hectares, domestic outbuildings do not exceed: <ul style="list-style-type: none"> <li>(a) 150m<sup>2</sup> in gross floor area; and</li> <li>(b) 5.5 metres above natural ground level.</li> </ul>	Not Applicable. No new buildings are proposed with the Subdivision and the site already contains an existing dwelling and associated structures.
	<b>AO2.2</b> On lots greater than 2 hectares, domestic outbuildings do not exceed: <ul style="list-style-type: none"> <li>(a) 200m<sup>2</sup> in gross floor area; and</li> <li>(b) 8.5 metres above natural ground level.</li> </ul>	Not Applicable. No Rural Residential Allotments less than 2.0 hectares proposed.
<b>Siting, where not involving a Dwelling house</b>		
Note—Where for Dwelling house, the setbacks of the Queensland Development Code apply.		
<b>PO3</b>	<b>AO3</b> Buildings and structures include a minimum setback of: <ul style="list-style-type: none"> <li>(a) 40 metres from a frontage to a State-controlled Road;</li> <li>(b) 6 metres from a frontage to any other road;</li> <li>(c) 10 metres from a boundary to an adjoining lot in the 2 hectare</li> </ul>	Not Applicable. No new buildings are proposed with the Subdivision and the site already contains an existing dwelling and associated structures. Any future dwelling provided over proposed Lot 42 can be provided in accordance with the Code.

Performance outcomes	Acceptable outcomes	Comments
<p>Development is sited in a manner that considers and respects:</p> <ul style="list-style-type: none"> <li>(a) the siting and use of adjoining premises;</li> <li>(b) access to sunlight and daylight for the site and adjoining sites;</li> <li>(c) privacy and overlooking;</li> <li>(d) opportunities for casual surveillance of adjoining public spaces;</li> <li>(e) air circulation and access to natural breezes;</li> <li>(f) appearance of building bulk; and</li> <li>(g) relationship with road corridors.</li> </ul>	<ul style="list-style-type: none"> <li>(d) precinct, 1 hectare precinct or the Rural zone or Conservation zone;</li> <li>(e) 5 metres from a boundary to an adjoining lot in the 4,000m<sup>2</sup> precinct; and</li> <li>(e) 3 metres from a side or rear boundary otherwise.</li> </ul>	
<b>Accommodation density</b>		
<p><b>PO4</b></p> <p>The density of Accommodation activities:</p> <ul style="list-style-type: none"> <li>(a) contributes to housing choice and affordability;</li> <li>(b) respects the nature and density of surrounding land use;</li> <li>(c) does not cause amenity impacts beyond the reasonable expectation of accommodation density for the zone; and</li> <li>(d) is commensurate to the scale and frontage of the site.</li> </ul>	<p><b>AO4</b></p> <p>Development provides a maximum density for Accommodation activities of 1 dwelling or accommodation unit per lot.</p>	<p>Complies,</p> <p>The proposal is considered to achieve this with the Reconfiguration.</p>
<b>For assessable development</b>		
<b>Site cover</b>		
<p><b>PO5</b></p> <p>Buildings and structures occupy the site in a manner that:</p> <ul style="list-style-type: none"> <li>(a) makes efficient use of land;</li> <li>(b) is consistent with the bulk and scale of surrounding buildings; and</li> <li>(c) appropriately balances built and natural features.</li> </ul>	<p><b>AO5</b></p> <p>No acceptable outcome is provided.</p>	<p>Complies.</p> <p>The site already contains an existing dwelling and associated structures that are considered to comply with the Performance Outcomes. Any future dwelling provided over proposed Lot 42 can be provided in accordance with the Code.</p>
<b>Building design</b>		
<p><b>PO6</b></p> <p>Building facades are appropriately designed to:</p> <ul style="list-style-type: none"> <li>(a) include visual interest and architectural variation;</li> <li>(b) maintain and enhance the character of the surrounds;</li> <li>(c) provide opportunities for casual surveillance;</li> <li>(d) include a human scale; and</li> <li>(e) encourage occupation of outdoor space.</li> </ul>	<p><b>AO6</b></p> <p>No acceptable outcome is provided.</p>	<p>Not Applicable.</p> <p>No new buildings are proposed with the site already contains an existing dwelling and associated structures. Any future dwelling provided over proposed Lot 42 can be provided in accordance with the Code.</p>

Performance outcomes	Acceptable outcomes	Comments
<b>PO7</b> Development complements and integrates with the established built character of the Rural residential zone, having regard to: <ul style="list-style-type: none"> <li>(a) roof form and pitch;</li> <li>(b) eaves and awnings;</li> <li>(c) building materials, colours and textures; and</li> <li>(d) window and door size and location.</li> </ul>	<b>AO7</b> No acceptable outcome is provided.	Not Applicable. No new buildings are proposed with the site already contains an existing dwelling and associated structures. Any future dwelling provided over proposed Lot 42 can be provided in accordance with the Code.
<b>Non-residential development</b>		
<b>PO8</b> Non-residential development: <ul style="list-style-type: none"> <li>(a) is consistent with the scale of existing development;</li> <li>(b) does not detract from the amenity of nearby residential uses;</li> <li>(c) does not impact on the orderly provision of non-residential development in other locations in the shire; and</li> <li>(d) directly supports the day to day needs of the immediate residential community; or</li> <li>(e) has a direct relationship to the land on which the use is proposed.</li> </ul>	<b>AO8</b> No acceptable outcome is provided.	Not Applicable. The proposal is for a Reconfiguration of 1 Lot into 2 Lots with no change to the existing Residential (Rural) Uses onsite.
<b>Amenity</b>		
<b>PO9</b> Development must not detract from the amenity of the local area, having regard to: <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) hours of operation;</li> <li>(c) traffic;</li> <li>(d) advertising devices;</li> <li>(e) visual amenity;</li> <li>(f) privacy;</li> <li>(g) lighting;</li> <li>(h) odour; and</li> <li>(i) emissions.</li> </ul>	<b>AO9</b> No acceptable outcome is provided.	Not Applicable. No new buildings are proposed with the site already contains an existing dwelling and associated structures. The proposal is for a Reconfiguration of 1 Lot into 2 Lots with no change to the existing Residential (Rural) Uses onsite.
<b>PO10</b> Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) hours of operation;</li> </ul>	<b>AO10</b> No acceptable outcome is provided.	Complies, The proposal is for a Reconfiguration of 1 Lot into 2 Lots with no change to the existing Uses/Buildings/Structures onsite. Any future dwelling provided over proposed Lot 42 can be provided in accordance with the Code.

Performance outcomes	Acceptable outcomes	Comments
(c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.		

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 Rural Residential Zone Code.

### **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 buildings or structures. It is understood that the Mapped Slope area is located towards the rear/vegetated areas of the site. Each proposed Rural 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.

### **Flood Hazard Overlay Code**

The site is designated within the General Extent of Modelled Flood Hazard Levels of the Flood Hazard Overlay Mapping. However, the site does not include any Flood Overlays and therefore it is not considered in this instance that assessment against the Flood Hazard Overlay Code is applicable.

### **Landscaping Code**

The proposal is for a Reconfiguration of 1 Lot into 2 Lots in the Rural Residential 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 2 Lots in the Rural Residential 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 contains the ability for the provision of appropriate parking and will include independent access to the existing Road Network, being Coolsprings Close. 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 2 Lots in the Rural Residential A (4,000 m<sup>2</sup>) Zone of the Mareeba Shire Planning Scheme. The purpose of the application is sought to subdivide Lot 4 on RP733904 creating an additional Rural Residential Allotment. No change to the Rural Residential Zone is proposed with the Reconfiguration. The proposal will provide an additional Allotment 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 two (2) Allotments described as proposed Lots 41 and 42. The proposed areas of the allotments are:

Proposed Lot 41	6,226 m <sup>2</sup>
Proposed Lot 42	4,838 m <sup>2</sup> .

The minimum size within the Rural Residential A (4,000 m<sup>2</sup>) Zone Allotment is 4,000 m<sup>2</sup> with the proposal providing Allotments greater than 4,000 m<sup>2</sup>. Each allotment contains a frontage of/greater than 38 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 41 contains a frontage of 38 metres which is less than the required minimum of 40 metres however, the 2.0 metre shortfall is insignificant 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 meet the minimum area requirements of the Mareeba Shire Planning Scheme Reconfiguring a Lot Code. 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 2 Lots in the Rural Residential 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.

The site contains three existing crossovers to the existing Road Network, being Coolsprings Road with no change to any of the existing accesses proposed other than the formalisation of the eastern access to proposed Lot 41. It is understood that recent Developments within the area required the provision of Kerb and Channelling fronting the site. However, a recent site inspection in addition to the proponents obtaining professional advice in relation to the provision of Kerb and Channelling fronting the site nominated that in this instance the provision of Kerb and Channelling is not necessary. The existing deep grassed open swale drains fronting the site provides for adequate drainage. It is considered that any provision of Kerb and Channelling altering this existing drainage would result in increased runoff to the cul-de-sac head of Coolsprings Close (which drains through 2 Coolsprings Close) creating a worsening affect than currently exists. It is considered that in this instance that the existing grassed swale drain provides for a more appropriate outcome. The professional advice further nominated that a 300 mm wide concreting along the existing Road would be sufficient and help to prevent any erosion.

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 two (2) Allotments over land described as Lot 4 on RP733904 is appropriate. In particular, the proposed development:

- Can meet the Performance Outcomes and Acceptable Outcomes relating to minimum allotment size and dimension for the Rural Residential A (4,000 m<sup>2</sup>) Zone;
- 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 Rural Residential Uses;
- Can meet the Performance Outcomes and the Intent of the Reconfiguring a Lot Code for land included in the Rural Residential Zone of the Mareeba Shire Planning Scheme;
- Can meet the Intent and Objectives and Intent for the Rural Residential Zone Code; and
- Meets the Objective of the Land Use Policies relating to Subdivisions within the Rural Living Area of the FNQ Regional Plan 2009-2031 and is not considered to be in conflict with the adjoining Rural Living Area and Rural Residential Land.

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,



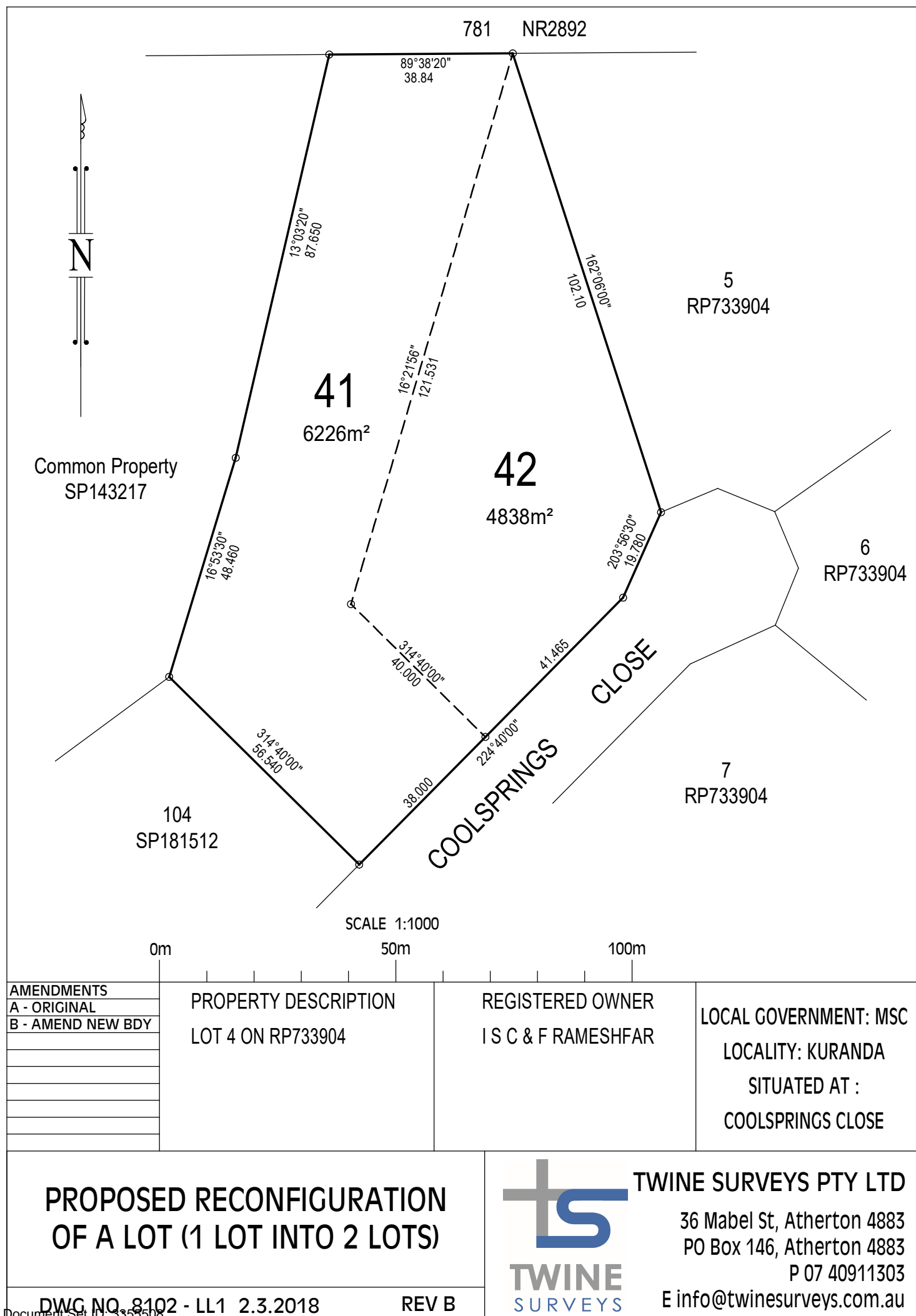
**MATTHEW ANDREJIC**

**FRESHWATER PLANNING PTY LTD**

P: 0402729004

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

17 Barron View Drive, FRESHWATER QLD 4870





781  
NR2892

Common Property  
SP143217

41

42

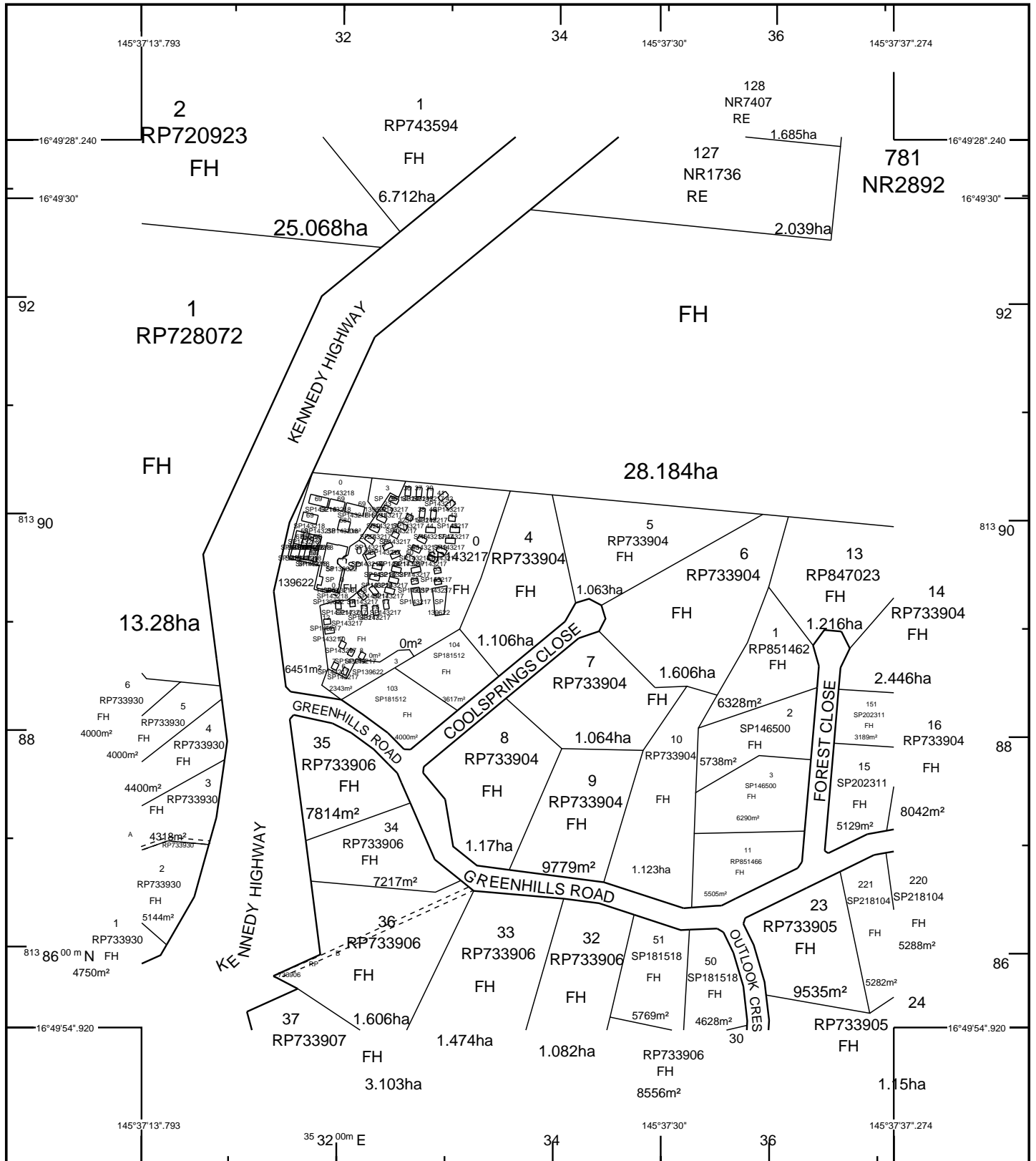
5  
RP733904

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RP733904

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RP733904

104  
SP181512

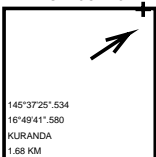
COOLSPRINGS  
CLOSE



STANDARD MAP NUMBER  
8064-34212

0 100 200 300 400 500 m  
HORIZONTAL DATUM:GDA94 ZONE:55 SCALE 1 : 5000

MAP WINDOW POSITION &  
NEAREST LOCATION



#### SUBJECT PARCEL DESCRIPTION

DCDB  
Lot/Plan 4/RP733904  
Area/Volume 1.106ha  
Tenure FREEHOLD  
Local Government MAREEBA SHIRE  
Locality KURANDA  
Segment/Parcel 9947/26

#### CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 11/03/2018

DCDB 08/03/2018

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.

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Digital Cadastral Data Base



Queensland  
Government

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

11 March, 2018

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

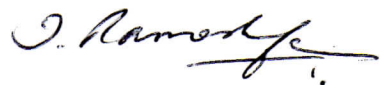
Dear Sir,

**RE: APPLICATION FOR A RECONFIGURATION OF A LOT – 1 LOT INTO 2 LOTS.  
LOT 4 ON RP733904, 4 COOLSPRINGS CLOSE, KURANDA.**

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, IVY SEW CHIN & FARIBORZ RAMESHFAR as the registered owners of 4 Coolsprings Close, Kuranda and more particularly described as LOT 4 on RP733904, authorise Freshwater Planning Pty Ltd to lodge a Town Planning Application on our behalf.

IVY SEW CHIN RAMESHFAR



FARIBORZ RAMESHFAR



# 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>	I S C & F Rameshfar
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>	F18/06

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
		4	Coolsprings Close	Kuranda
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4881	4	RP733904	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:

☐ 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 2 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 <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?

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:
				Rural Residential
Number of lots created				1

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

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

☐ Yes – specify number of new lots: \_\_\_\_\_

☐ No

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

\$ \_\_\_\_\_

**PART 4 – ASSESSMENT MANAGER DETAILS****15) Identify the assessment manager(s) who will be assessing this development application**

Mareeba Shire Council

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

- ☐ Yes – a copy of the decision notice is attached to this development application
- ☐ 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 6

Matters 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
<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 have been devolved to local government)</i> <input type="checkbox"/> Local heritage places
<b>Matters requiring referral to the chief executive of the distribution entity or transmission entity:</b>
<input type="checkbox"/> 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"/> Oil and gas infrastructure
<b>Matters requiring referral to the Brisbane City Council:</b>
<input type="checkbox"/> Brisbane core port land
<b>Matters requiring referral to the Minister under the Transport Infrastructure Act 1994:</b>
<input type="checkbox"/> Brisbane core port land <input type="checkbox"/> Strategic port land
<b>Matters requiring referral to the relevant port operator:</b>
<input type="checkbox"/> Brisbane core port land (below high-water mark and within port limits)
<b>Matters requiring referral to the chief executive of the relevant port authority:</b>
<input type="checkbox"/> Land within limits of another port
<b>Matters requiring referral to the Gold Coast Waterways Authority:</b>
<input type="checkbox"/> Tidal works, or development in a coastal management district in Gold Coast waters
<b>Matters requiring referral to the Queensland Fire and Emergency Service:</b>
<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?**

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

Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and 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**

- ☒ I agree to receive an information request if determined necessary for this development application
- ☐ I do not agree to accept an information request for this development application

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

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

Further advice about information requests is contained in the [DA Forms Guide](#).

**PART 7 – FURTHER DETAILS****20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)**

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

List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			

**21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)**

- ☐ Yes – the yellow local government/private certifier's 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

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 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](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.justice.qld.gov.au](http://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](http://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](http://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](http://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](http://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](http://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](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 and Mines at [www.dnrm.qld.gov.au](http://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](http://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](http://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](http://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](http://www.ehp.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

**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

*Note: For completion by assessment manager if applicable*

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.