

25 June 2018

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

Dear Sir/Madam

**DEVELOPMENT APPLICATION FOR A DEVELOPMENT PERMIT
RECONFIGURING A LOT (BOUNDARY REALIGNMENT)
ON LAND DESCRIBED AS LOT 95 ON M35645 & LOT 4 ON M35667
LOCATED AT 29-33 ILUKA STREET, MAREEBA**

I refer to the aforementioned development and provide herewith an application seeking a Development Permit for Reconfiguring a Lot (Boundary Realignment) on land described as Lot 95 on M35645 & Lot 4 on M35667 located at 29-33 Iluka Street, Mareeba.

Please find attached the following documents to assist with Council's assessment of the application:

Attachment A: DA Form 1;
Attachment B: Smart Map;
Attachment C: Zoning Map;
Attachment D: Proposal Plan of Reconfiguration

Property Description

Property Description: Lot 95 on M35645 & Lot 4 on M35667
Total Subject Area: 3,035m²
Planning Area: Low Density Residential

Title search for subject Lot 95 on M35645 confirms ownership by Roxanne Kerryn Voyce, while a title search for subject Lot 4 on M35667 confirms ownership by Peter Russell Roy & Irene Roy. A current Smart Map for both allotments has been sought and is included at *Attachment B*.

Site Characteristics

The subject land parcels are regular in shape and encompass a total site area of approximately 3,035 square metres. The subject land parcels are located within the Low Density Residential Zone, as identified under the Mareeba Shire Planning Scheme.

Dominant land uses adjacent to, and/or within proximity to the premises are represented by the surrounding zones which include:-

- North: Low Density Residential
- East: Low Density Residential
- South: Low Density Residential
- West: Low Density Residential

As demonstrated above, the locality is generally comprised of land uses consistent with the low density residential designation. Having regard to the above features of the surrounding locality, it is considered that the proposed Reconfiguring a Lot to realign existing lot boundaries will continue to be consistent with the strategic intent for the subject properties and would be in keeping with the local character of the area.

Attachment C contains a Zoning Map identifying the site in relation to the surrounding area.

Proposal

Approval of the Development Application will authorise a Development Permit for Reconfiguring a Lot (Boundary Realignment) of the subject land parcels.

The proposal consists of a boundary realignment that seeks to redefine the dividing boundary between existing Lot 95 on M35645 & Lot 4 on M35667 in order to rationalise the tenure holdings of the current landowners. As it exists, there is a large portion of land that is currently void of any significant built form improvements north of the internal access driveway attached to existing Lot 95. It is the applicant's intention to have the dividing boundary realigned to provide an increase in area to the current landowners of the adjoining land parcel to the north as part of a prospective sale.

It is noted that an open carport structure exists within the north-eastern portion of existing Lot 95. As part of the proposal, this structure will be wholly contained within the confines of revised Lot 4.

The proposed boundary realignment will result in two (2) modified lot sizes with proposed Lot 4 incorporating a site area of 1,819m² while proposed Lot 95 will encompass a revised site area of 1,215m². Both revised land parcels will maintain access to essential infrastructure and a direct connection onto the Iluka Street road reserve area fronting the site.

Proposal Plan for the Reconfiguration at *Attachment D* identifies the proposed realigned layouts and allotment dimensions. The proposed subdivision is consistent with the requirements of the planning scheme, with the configuration of the lots having no effect on the existing landscape or amenity of the area.

Mareeba Shire Planning Scheme

Under the Mareeba Shire Planning Scheme the site is included in the **Low Density Residential Zone** as identified on **Zone Map – Mareeba East ZM016b**. The Assessment Table for the Low Density Residential Zone identifies that the level of assessment required for the proposed Reconfiguration of a Lot is **Code Assessment**. All aspects of the proposed development are considered to be compliant with the relevant Overall Outcomes, Performance Outcomes or Acceptable Outcomes of each of the applicable codes identified below:

- Reconfiguring a Lot Code;
- Low Density Residential Zone Code;
- Landscaping Code;
- Parking and Access Code; and
- Works, Services and Infrastructure Code.

Reconfiguring a Lot Code

The proposed reconfiguring a lot application intends to realign the boundary between existing Lot 95 on M35645 & Lot 4 on M35667 in order to create two (2) reconfigured allotments to effect a prospective sale of land.

It is considered that the proposed reconfiguration is consistent with the relevant overall objectives sought by the code, as justified below;

- The proposed development layout has been designed to ensure that both allotments are provided with an adequate proportion of land area in order to suit the future intended use by current landowners of existing Lot 4, while allowing the reconfigured allotments to maintain adequate and direct vehicle access to an existing roadway; and
- By redefining the dividing boundary between the two existing lots as proposed, there will be no impact upon any modifications to the existing infrastructure or transport services.

It should be noted that as part of the reconfiguration proposal the minimum site areas and frontages as prescribed in Table 9.4.4.3B will still be achieved.

The proposed development does not intend to modify existing land contours, therefore ensuring that overland flow paths do not directly or indirectly cause nuisance to a downstream or adjoining property.

It is considered that the proposed reconfiguration is largely consistent with the Overall Outcomes for the Reconfiguring a Lot Code as the proposed development complies with the Performance Outcomes of the Code.

Low Density Residential Zone Code

The proposed subdivision will maintain general compliance with the relevant overall outcomes for the Low Density Residential Zone, as justified below;

- The proposal is to rationalise existing low density residential land parcels which currently contain single detached residential housing, while maintaining the integrity of the established residential area.

The proposed subdivision layout will enhance the existing low density scale and character of the area by providing an increased site area to existing Lot 4 which has currently outgrown its available land storage capacity.

- As part of the proposal, access to road and essential infrastructure services will be maintained, in order to meet the requirements of existing and future pursuits upon each of the realigned lots.

The proposed development is considered to be consistent with the desired character of the Low Density Residential Zone and the character of the area. The proposal will not compromise the Performance Outcomes and/or Acceptable Outcomes of the Code.

Landscaping Code

The Landscaping Code seeks to ensure that all development is landscaped to a standard that:

- (a) complements the scale and appearance of the development;*
- (b) protects and enhances the amenity and environmental values of the site;*
- (c) complements and enhances the streetscape and local landscape character; and*
- (d) ensures effective buffering of incompatible land uses to protect local amenity.*

Based on the subject proposal, there will be an increased opportunity for the current landowners of existing Lot 4 to provide an enhanced landscape character upon the overall streetscape frontage.

Overall it is considered that the proposed development achieves consistency with the applicable acceptable measures and performance criteria of the Landscaping Code.

Parking and Access Code

The Parking and Access Code seeks to ensure that:

- (a) parking areas are appropriately designed, constructed and maintained;*
- (b) the efficient functioning of the development and the local road network; and*
- (c) all development provides sufficient parking, loading/service and manoeuvring areas to meet the demand generated by the use.*

Based on the subject site being located within the Low Density Residential Zone and that no additional roads or access points are to be created in order to facilitate the formalisation of this development proposal, there will be no compromise to the applicable acceptable measures and performance criteria of the Parking and Access Code.

Works, Services and Infrastructure Code

The purpose of the Works, Services and Infrastructure Code is to ensure that all development is appropriately serviced by physical infrastructure, public utilities and services and that work associated with development is carried out in a manner that does not adversely impact on the surrounding area.

The proposal seeks to facilitate a boundary realignment, which would ensure that the proposed realigned allotments will contain existing buildings / structures, infrastructure and vehicular access connections onto the surrounding road network wholly within the lots.

As there will be no significant modifications to existing infrastructure or no operational works to be undertaken in order to facilitate the formalisation of this development proposal, there will be no compromise to the applicable acceptable measures and performance criteria of the Works, Services and Infrastructure Code.

Referral Agencies

The Development Assessment Process incorporates a referral process, established through the *Planning Regulation 2017*, enabling relevant state agencies to have input in the assessment process.

A review of Schedule 10 of the *Planning Regulation 2017* against the proposed development indicates that there are **no** referral agencies applicable to this application.


Conclusion

The proposed Reconfiguring a Lot (Boundary Realignment) is required to rationalise the tenure holdings of the current landowners of both subject allotments and to effect a prospective sale of land. The following conclusions can be drawn from the above referenced planning aspects of the proposal:

- The proposed development is permissible within the Low Density Residential Zone, with the proposed allotments having appropriate site areas and dimensions to accommodate the existing and intended future use of the land. The proposal complies with the intent of the low density residential zoning without compromising the character of the area;
- The proposed realigned allotments achieve the minimum lot size and frontage requirements prescribed for the land;
- The proposed development does not intend to modify existing land contours, therefore ensuring that overland flow paths do not directly or indirectly cause nuisance to a downstream or adjoining property;
- The proposed subdivision adequately addresses the elements of the Reconfiguring a Lot Code, Low Density Residential Zone Code, Landscaping Code, Parking and Access Code, Works, Services and Infrastructure Code including each of the relevant overall outcomes, performance outcomes and/or acceptable outcomes;
- The proposed development is responsive to all environmental constraints and is expected to have no impact on the landscape character and visual amenity;
- The proposal will not have a detrimental impact on the function of the existing and future street and traffic network; and
- The proposed use is of a scale and nature that contributes to the proper and orderly development of the locality.

On balance, it is considered that the proposed development is an appropriate response to the site and, subject to the imposition of reasonable and relevant conditions, Council will be able to issue a permit for Reconfiguring a Lot (Boundary Realignment).

Yours faithfully,



Roxy Ikin

DA Form 1 – Development application details

Approved form (version 1.1 effective 22 JUNE 2018) 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 (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the *Planning Act 2016*, the *Planning Regulation 2017*, or the *Development Assessment Rules (DA Rules)*.

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Roxanne Voyce
Contact name (only applicable for companies)	
Postal address (P.O. Box or street address)	PO Box 2191
Suburb	Mareeba
State	QLD
Postcode	4880
Country	Australia
Contact number	0427 917 470
Email address (non-mandatory)	roxy.ikin@gmail.com
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

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)	



Queensland
Government

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
		33	Iluka Street	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		95	M35645	Mareeba
b)	Unit No.	Street No.	Street Name and Type	Suburb
		29	Iluka Street	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		4	M35667	Mareeba

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:

<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>	
EMR site identification:	
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>	
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? <i>(tick only one box)</i>			
<input type="checkbox"/> Material change of use	<input checked="" type="checkbox"/> Reconfiguring a lot	<input type="checkbox"/> Operational work	<input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>			
<input checked="" type="checkbox"/> Development permit	<input type="checkbox"/> Preliminary approval	<input type="checkbox"/> Preliminary approval that includes a variation approval	
c) What is the level of assessment?			
<input checked="" type="checkbox"/> Code assessment	<input type="checkbox"/> Impact assessment <i>(requires public notification)</i>		
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>			
Reconfiguring a Lot – Boundary Realignment			
e) Relevant plans			
<i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.</i>			
<input checked="" type="checkbox"/> Relevant plans of the proposed development are attached to the development application			
6.2) Provide details about the second development aspect			
a) What is the type of development? <i>(tick only one box)</i>			
<input type="checkbox"/> Material change of use	<input type="checkbox"/> Reconfiguring a lot	<input type="checkbox"/> Operational work	<input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>			
<input type="checkbox"/> Development permit	<input type="checkbox"/> Preliminary approval	<input type="checkbox"/> Preliminary approval that includes a variation approval	
c) What is the level of assessment?			
<input type="checkbox"/> Code assessment	<input type="checkbox"/> Impact assessment <i>(requires public notification)</i>		
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>			
e) Relevant plans			
<i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>			
<input type="checkbox"/> Relevant plans of the proposed development are attached to the development application			

6.3) Additional aspects of development

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

Section 2 – Further development details

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

- Material change of use Yes – complete division 1 if assessable against a local planning instrument
- Reconfiguring a lot Yes – complete division 2
- Operational work Yes – complete division 3
- Building work Yes – complete DA Form 2 – Building work details

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?

- Yes
- No

Division 2 – Reconfiguring a lot

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

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

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

- Subdivision (complete 10))
- Boundary realignment (complete 12))
- Dividing land into parts by agreement (complete 11))
- 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:
Number of lots created				

10.2) Will the subdivision be staged?

- Yes – provide additional details below
- No

How many stages will the works include?

What stage(s) will this development application apply to?

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?

Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

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

Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)
Lot 95 M35645	2023	Proposed Lot 95	1215
Lot 4 M35667	1012	Proposed Lot 4	1819

12.2) What is the reason for the boundary realignment?

Rationalise land holdings

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 type="text"/>	

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

<input type="checkbox"/> Yes – specify number of new lots:	<input type="text"/>
<input type="checkbox"/> No	

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

\$

PART 4 – ASSESSMENT MANAGER DETAILS

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

Mareeba Shire Council

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

<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application
<input type="checkbox"/> Local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
<input checked="" type="checkbox"/> No

PART 5 – REFERRAL DETAILS

17) 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*)
- Environmentally relevant activities (ERA) (*only if the ERA have not been devolved to a local government*)
- Fisheries – aquaculture
- Fisheries – declared fish habitat area
- Fisheries – marine plants
- Fisheries – waterway barrier works
- Hazardous chemical facilities
- Queensland heritage place (*on or near a Queensland heritage place*)
- Infrastructure – designated premises
- Infrastructure – state transport infrastructure
- Infrastructure – state transport corridors and future state transport corridors
- Infrastructure – state-controlled transport tunnels and future state-controlled transport tunnels
- Infrastructure – near a state-controlled road intersection
- On Brisbane core port land near a State transport corridor or future State transport corridor
- On Brisbane core port land – ERA
- On Brisbane core port land – tidal works or work in a coastal management district
- On Brisbane core port land – hazardous chemical facility
- On Brisbane core port land – taking or interfering with water
- On Brisbane core port land – referable dams
- On Brisbane core port land - fisheries
- Land within Port of Brisbane's port limits
- SEQ development area
- SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- SEQ regional landscape and rural production area or SEQ rural living area – community activity
- SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- SEQ regional landscape and rural production area or SEQ rural living area – combined use
- Tidal works or works in a coastal management district
- Reconfiguring a lot in a coastal management district or for a canal
- Erosion prone area in a coastal management district
- Urban design
- Water-related development – taking or interfering with water
- Water-related development – removing quarry material (*from a watercourse or lake*)
- Water-related development – referable dams
- Water-related development – construction of new levees or modification of existing levees (*category 3 levees only*)
- Wetland protection area

Matters requiring referral to the **local government:**

- Airport land
- Environmentally relevant activities (ERA) (*only if the ERA have been devolved to local government*)
- 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 (inconsistent with Brisbane port LUP for transport reasons) <input type="checkbox"/> Strategic port land
Matters requiring referral to the relevant port operator: <input type="checkbox"/> Land within Port of Brisbane's port limits (below high-water mark)
Matters requiring referral to the Chief Executive of the relevant port authority: <input type="checkbox"/> Land within limits of another port (below high-water mark)
Matters requiring referral to the Gold Coast Waterways Authority: <input type="checkbox"/> Tidal works, or work in a coastal management district in Gold Coast waters
Matters requiring referral to the Queensland Fire and Emergency Service: <input type="checkbox"/> Tidal works marina (<i>more than six vessel berths</i>)

18) Has any referral agency provided a referral response for this development application?		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application <input 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 (<i>if applicable</i>).		

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application <input type="checkbox"/> I do not agree to accept an information request for this development application
Note: <i>By not agreeing to accept an information request I, the applicant, acknowledge:</i> <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. <i>Further advice about information requests is contained in the DA Forms Guide.</i>

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 – a 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 (e.g. building and construction work is less than \$150,000 excluding GST)		
Amount paid	Date paid (dd/mm/yy)	QLeave levy number
\$		

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			
<u>Environmentally relevant activities</u>			
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 <i>Environmental Protection Act 1994</i> ?			
<input type="checkbox"/> Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below <input type="checkbox"/> No			
<i>Note: Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.</i>			
Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			
<input type="checkbox"/> Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.			
<u>Hazardous chemical facilities</u>			
23.2) Is this development application for a hazardous chemical facility ?			
<input type="checkbox"/> Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application <input checked="" type="checkbox"/> No			
<i>Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.</i>			

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

- Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)
 No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.

2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

- Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter
 No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala 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.des.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the Water Act 2000**?

- Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development
 No

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

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

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

Waterway barrier works

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

- Yes – the relevant template is completed and attached to this development application
 No

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

Marine activities

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

- Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*
 No

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

Quarry materials from a watercourse or lake

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

- Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
 No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water** under the *Coastal Protection and Management Act 1995*?

- Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
 No

Note: Contact the Department of Environment and Science at www.des.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the Water Supply Act)?

- Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the Water Supply Act is attached to this development application
 No

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

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

- Yes – the following is included with this development application:
 Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 A certificate of title
 No

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

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

- Yes – details of the heritage place are provided in the table below
 No

Note: See guidance materials at www.des.qld.gov.au for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
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Brothels

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

- Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*
 No

Decision under section 62 of the Transport Infrastructure Act 1994

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

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

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 <i>Note: See the Planning Regulation 2017 for referral requirements</i>	<input checked="" type="checkbox"/> Yes
If building work is associated with the proposed development, Parts 4 to 6 of DA Form 2 – Building work details have been completed and attached to this development application	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Supporting information addressing any applicable assessment benchmarks is with development application <i>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.</i>	<input checked="" type="checkbox"/> Yes
Relevant plans of the development are attached to this development application <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>	<input checked="" type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21))	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable

25) Applicant declaration	
<input checked="" type="checkbox"/> By making this development application, I declare that all information in this development application is true and correct	
<input checked="" type="checkbox"/> 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 <i>Electronic Transactions Act 2001</i>	
<i>Note: It is unlawful to intentionally provide false or misleading information.</i>	
<p>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.</p> <p>Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i>, <i>Planning Regulation 2017</i> and the DA Rules except where:</p> <ul style="list-style-type: none"> • such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i>, and the access rules made under the <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i>; or • required by other legislation (including the <i>Right to Information Act 2009</i>); or • otherwise required by law. <p>This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i>.</p>	

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 received form sighted by assessment manager	
Name of officer who sighted the form	

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

I, Roxanne Kerryn Voyce and
We, Peter Russell Roy and Irene Roy

as owners of the premises identified as follows:

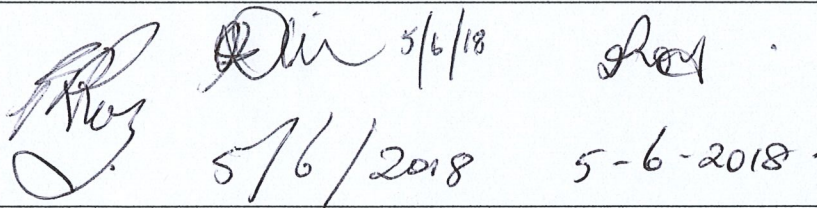
33 Iluka Street, Mareeba – Lot 95 on M35645
29 Iluka Street, Mareeba – Lot 4 on M35667

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

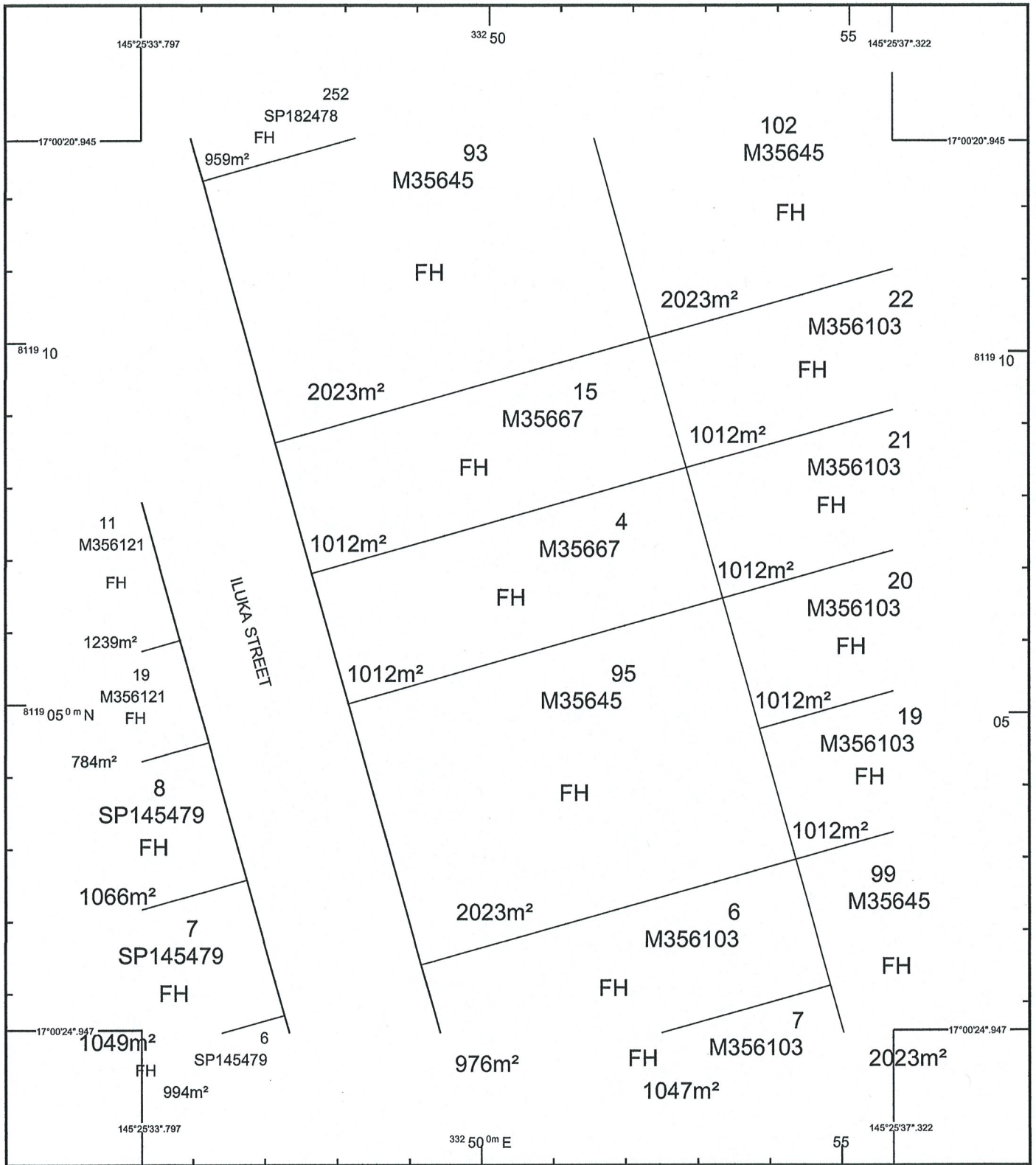
Roxanne Voyce

on the premises described above for:

Reconfiguring a Lot – Boundary Realignment

 5/6/18 Roy
5/6/2018 5-6-2018

[signature of owners and
date signed]



STANDARD MAP NUMBER
7963-11411



MAP WINDOW POSITION & NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	4/M35667
Area/Volume	1012m ²
Tenure	FREEHOLD
Local Government	MAREEBA SHIRE
Locality	MAREEBA
Segment/Parcel	9080/41

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy)	24/06/2018
DCDB	21/06/2018
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.	
Despite Department of Natural Resources and Mines (DNRM)'s best efforts, DNRM makes no representations or warranties in relation to the Information, and, to the extent permitted by law, exclude or limit all warranties relating to correctness, accuracy, reliability, completeness or currency and all liability for any direct, indirect and consequential costs, losses, damages and expenses incurred in any way (including but not limited to that arising from negligence) in connection with any use of or reliance on the Information	
For further information on SmartMap products visit http://nrw.qld.gov.au/property/mapping/blinmap	

SmartMap

An External Product of SmartMap Information Services

Based upon an extraction from the Digital Cadastral Data Base



Queensland Government

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

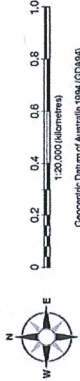


LEGEND

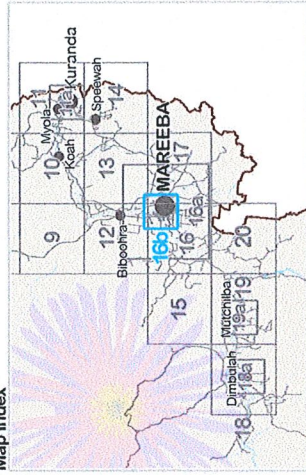
- Zones**
- Centre
 - Community Facilities
 - Conservation
 - Emerging Community
 - Industry
 - Trades and Services Precinct
 - General Industry Precinct
 - Heavy Industry Precinct
 - Low Density Residential
 - Medium Density Residential
 - Recreation and Open Space
 - Rural
 - Rural Residential
 - 4,000 Square Metre Precinct
 - 1 Hectare Precinct
 - 2 Hectare Precinct
- Other Elements**
- Cadastral
 - Local Plan Boundary
 - Mareeba Shire Council Boundary
 - Watercourse

Information
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This map has been prepared from the latest data available at the time of map compilation.
Map compilation date: January 2016.
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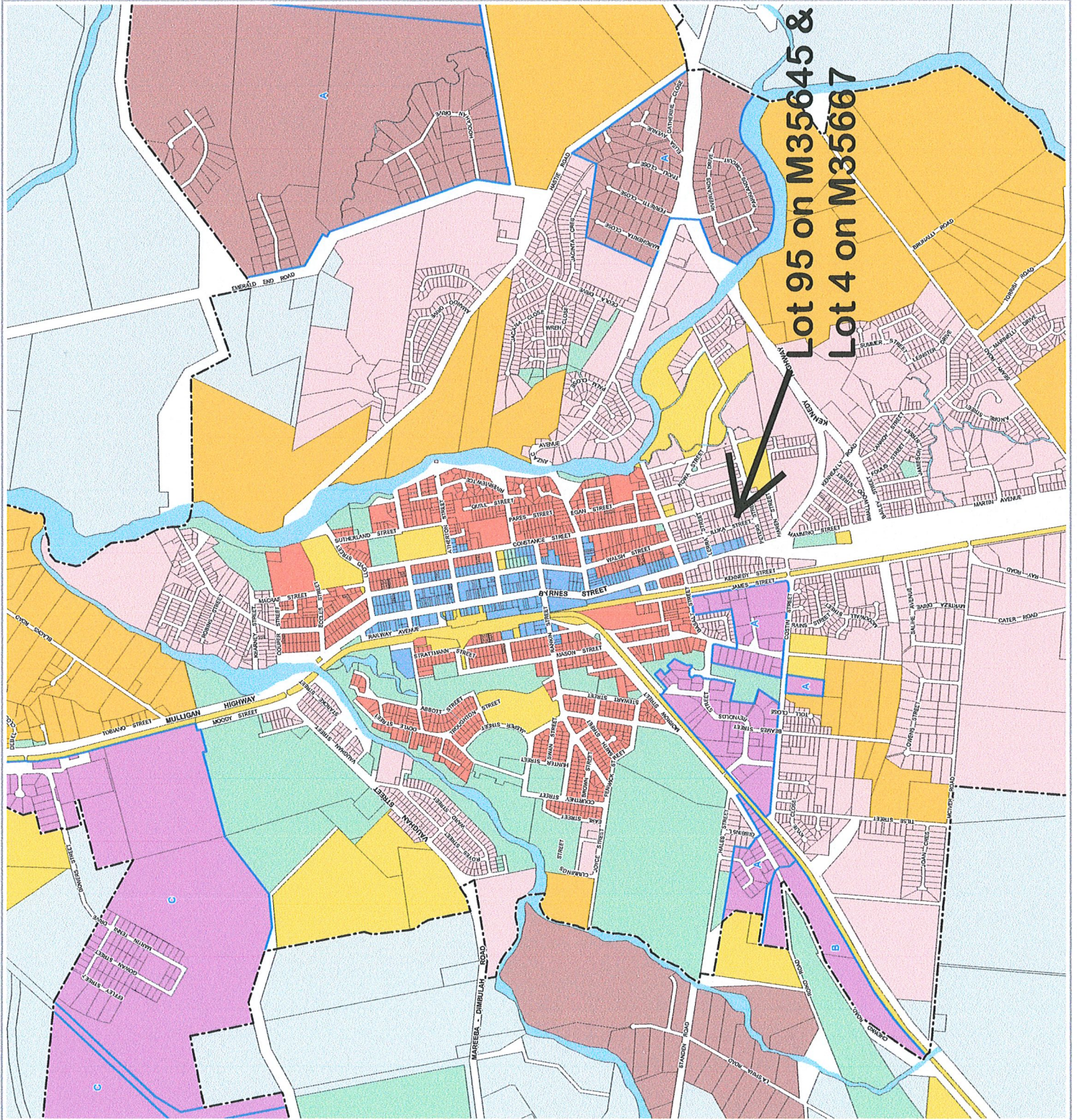
Note
Where information on the map is obscured by text or other map elements contact Council for a determination.



Map Index



**Zone Map -
Mareeba Centre**
ZONE MAP - ZM016b



**Lot 95 on M35645 &
Lot 4 on M35667**

