

**From:** Freshwater Planning  
**Sent:** 10 Jul 2018 09:15:12 +1000  
**To:** Natacha Jones  
**Subject:** New Development Application for ROL (3 into 5 Lots) - 5-7 Adams Street & 50 Doyle Street, Mareeba - D & E Hicks - RAL/18/0023  
**Attachments:** 2018.07.10 Town Planning Application.pdf

MSC Planning Department,

Please find attached the Town Planning Application for a Reconfiguration of a Lot – 3 Lots into 5 Lots for Emma and Derek HICKS located at 5 – 7 Adams Street and 50 Doyle Street, Mareeba. The Town Planning Application comprises of the following:

Town Planning Letter  
Twine Surveys Pty Ltd Sketch Plan  
SmartMaps  
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



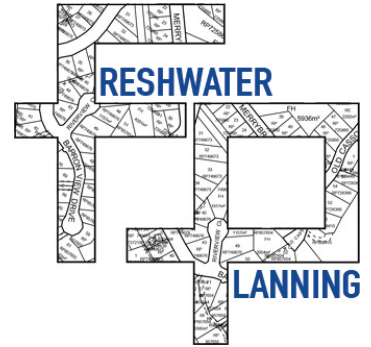
Matthew Andrejic  
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Your Ref:  
Our Ref: F18/21

10 July, 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 – 3 LOTS INTO 5 LOTS OVER 2 STAGES  
LOT 8 ON SP101840, LOT 2 ON MPH25215 AND LOT 39 ON RP896886, 5 – 7 ADAMS AND 50  
DOYLE STREETS, MAREEBA.**

This application is for a Reconfiguration of a Lot – 3 Lots into 5 Lots within two stages over land described as Lot 8 on SP101840, Lot 2 on MPH25215 and Lot 39 on RP896886, situated at 5 – 7 Adams and 50 Doyle Streets, Mareeba is submitted on behalf of Emma and Derek Anthony Hicks.

The application comprises of Application Forms, SmartMaps, Twine Surveys Sketch Plan and this Town Planning Submission. It is understood that the applicant will provide \$1,730.00 in payment of the Application Fee.

### The Site

The subject land is described as Lot 8 on SP101840, Lot 2 on MPH25215 and Lot 39 on RP896886, Locality of Mareeba and situated at 5 – 7 Adams and 50 Doyle Streets, Mareeba. The site is owned by Emma and Derek Anthony Hicks who are also the applicants for the proposed Reconfiguration. The site is FreeHold, irregular in shape, incorporates three titles, has an area of 3,641 m<sup>2</sup>, contains frontage to Adams and Doyle Streets and encompasses a Dwelling House, Dual Occupancy, associated structures and vacant land. The site is access from the existing Road Network and is provided with all urban 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 or a Railway Corridor. It is considered that the proposal does not require Referral to any State Agencies.

### The Proposed Development

The proposed development is for a Reconfiguration of a Lot – 3 Lots into 5 Lots over two (2) stages in the Medium Density Residential Zone of the Mareeba Shire Planning Scheme. The site is located at 5-7 Adams and 50 Doyle Streets, Mareeba and is more particularly described as Lot 8 on SP101840, Lot 2 on MPH25215 and Lot 39 on RP896886. The site is irregular in shape, has an area of 3,641 m<sup>2</sup> and contains a Dwelling House, Dual Occupancy, associated structures and vacant land.

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A Development Permit for a Reconfiguration of 3 Lots into 5 Lots is sought to subdivide Lot 8 on SP101840, Lot 2 on MPH25215 and Lot 39 on RP896886 creating two additional Residential Allotments. The site is designated within the Medium Density Residential Zone of the Mareeba Shire Planning Scheme and no change to the Medium Density Residential Zone is proposed with the Reconfiguration. The proposal will provide two additional Allotments for future development while maintaining the existing amenities and aesthetics of the site.

The purpose of the Subdivision is to allow for the excision of the Dual Occupancy creating two Residential Allotments for further development located on Adams Street while providing existing Lot 8 with frontage to Adams Street. Stage two (2) then allows for the existing Dwelling House on Doyle Street to be excised creating an additional vacant Residential Allotment with frontage to Adams Street. The proposal also provides greater densities than existing, further consolidating the Urban Area.

The Reconfiguration of a Lot proposes five (5) Allotments described as proposed Lots 1 – 5. The proposed areas of the allotments and Staging are as follows:

#### Stage 1

Proposed Lot 1	684 m <sup>2</sup>
Proposed Lot 2	616 m <sup>2</sup>
Proposed Lot 3	600 m <sup>2</sup>
Proposed Lot 4	1,739 m <sup>2</sup>

#### Stage 2

Proposed Lot 4	700 m <sup>2</sup>
Proposed Lot 5	1,039 m <sup>2</sup> .

The site gains access from the existing Road Network, being Adams and Doyle Streets with each proposed Allotment able to be provided with access from this existing Road Network. The site is connected to all available urban services with the proposed Residential Allotments able to be connected to all urban services.

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 immediate and surrounding areas. It is considered that the Purposes and Performance Outcomes of the Medium Density Residential Zone and the Reconfiguring a Lot Code can be met in this instance.

The site is located in the Medium Density Residential 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 8 on SP101840, Lot 2 on MPH25215 and Lot 39 on RP896886 are identified as being in the Urban Footprint designation of the FNQ Regional Plan Mapping.

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

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

## Medium Density Residential Zone

The proposal is for a Reconfiguration of 3 Lots into 5 Lots in the Medium Density Residential Zone of the Mareeba Shire Planning Scheme. The purpose of the Reconfiguration is to provide two additional Residential Allotments for future development to cater for a diversity of higher density residential housing within proximity to the town centre and other community facilities.

The Subdivision will allow for the excision of the Dual Occupancy creating two Residential Allotments for further development located on Adams Street while providing existing Lot 8 with frontage to Adams Street. Stage two (2) then allows for the existing Dwelling House on Doyle Street to be excised creating an additional vacant Residential Allotment with frontage to Adams Street. The proposal also provides greater densities than existing, further consolidating the Urban Area. No change to the Residential nature of the area is envisaged from the proposed Reconfiguration. The proposed development will ensure to protect the existing Residential Area from the intrusion of Incompatible Land Uses as the proposal proposes additional Residential Allotments. It is considered that the proposed Reconfiguration of a Lot is not in conflict with the Intent or Purposes for the Medium Density Residential Zone.

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 and no change to the existing is envisaged.
<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 Medium density residential zone.</li> </ul>	<b>AO2</b> Domestic outbuildings do not exceed: <ul style="list-style-type: none"> <li>(a) 100m<sup>2</sup> in gross floor area; and</li> <li>(b) 5.5 metres in height above natural ground level.</li> </ul>	Not Applicable. No new Buildings are proposed and no change to the existing is envisaged.
<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>AO3.1</b> Buildings and structures include a minimum setback of: <ul style="list-style-type: none"> <li>(a) 6 metres from the primary road frontage; and</li> </ul>	Not Applicable. No new Buildings are proposed and no change to the existing is envisaged.

Performance outcomes	Acceptable outcomes	Comments
Development is sited in a manner that considers and respects: <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>	(b) 3 metres from any secondary road frontage.	
	<b>AO3.2</b> Buildings and structures include a minimum setback of 2 metres from side and rear boundaries.	Not Applicable. No new Buildings are proposed and no change to the existing is envisaged.
<b>Accommodation density</b>		
<b>PO4</b> The density of Accommodation activities: <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>	<b>AO4</b> Development provides a maximum density for Accommodation activities in compliance with <b>Table 6.2.7.3B</b> .	Not Applicable. The proposal is for a Reconfiguration of a Lot and not for an Accommodation Activity.
<b>Gross floor area</b>		
<b>PO5</b> Buildings and structures occupy the site in a manner that: <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>	<b>AO5</b> Gross floor area does not exceed 600m <sup>2</sup> .	Not Applicable. The proposal is for a Reconfiguration of a Lot and not for an Accommodation Activity.
<b>For assessable development</b>		
<b>Building design</b>		
<b>PO6</b> Building facades are appropriately designed to: <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>	<b>AO6</b> Buildings include habitable space, pedestrian entrances and recreation space facing the primary road frontage.	Not Applicable. No new Buildings are proposed and no change to the existing is envisaged.

Performance outcomes	Acceptable outcomes	Comments
<p><b>PO7</b> Development complements and integrates with the established built character of the Medium density residential zone, having regard to:</p> <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>	<p><b>AO7</b> No acceptable outcome is provided.</p>	<p>Not Applicable. No new Buildings are proposed and no change to the existing is envisaged.</p>
<b>Non-residential development</b>		
<p><b>PO8</b> Non-residential development:</p> <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) directly supports the day to day needs of the immediate residential community; and</li> <li>(d) does not impact on the orderly provision of non-residential development in other locations in the shire.</li> </ul>	<p><b>AO8</b> No acceptable outcome is provided.</p>	<p>Not Applicable. The proposal is for a Reconfiguration of 3 Lots into 5 Lots over two stages with no change to the existing Residential (Medium Density) Uses onsite.</p>
<b>Amenity</b>		
<p><b>PO9</b> Development must not detract from the amenity of the local area, having regard to:</p> <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>	<p><b>AO9</b> No acceptable outcome is provided.</p>	<p>Not Applicable. No new buildings are proposed with the site already containing an existing dwelling, Dual Occupancy and associated structures. The proposal is for a Reconfiguration of 3 Lots into 5 Lots over two stages with no change to the existing Residential Uses onsite.</p>
<p><b>PO10</b> Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <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>	<p><b>AO10</b> No acceptable outcome is provided.</p>	<p>Complies, The proposal is for a Reconfiguration of 3 Lots into 5 Lots over two stages with no change to the existing Uses/Buildings/Structures onsite. Any future dwelling/development provided over proposed Lots 2, 3 and 4 can be provided in accordance with the Code.</p>

It is not considered that the proposed Reconfiguration conflicts with the Acceptable Outcomes and if not available or able to be met, with the Performance Outcomes of the Medium Density Residential Zone.

### Airports Environs Overlay Code

The site is located outside of the 8km Bird and Bat Zone of the Bird and Bat Strike Zones and the Light Intensity – Mareeba Overlay Mapping. No new buildings or structures are proposed with the Reconfiguration nor is a waste disposal site proposed. It is considered that the Airports Environs Overlay Code is Not Applicable to the proposed Reconfiguration of three (3) into five (5) Residential Allotments located outside the 8km Bird and Bat Strike Zone.

### Flood Hazard Overlay Code

The site is located within the General Extent of Modelled Flood Levels as demonstrated on the Flood Hazard Overlay Mapping. However, the site is not Mapped as containing an Extreme, High, Significant, and Low Flood Hazard Area or nominated within the Potential Flood Hazard Area. It is considered that the proposed Reconfiguration is Not Applicable to the Flood Hazard Overlay Code.

### Landscaping Code

The proposal is for a Reconfiguration of 3 Lots into 5 Lots over two (2) stages in the Medium Density Residential Zone. It is not considered that the Landscaping Code is applicable.

### Parking and Access Code

The proposal is for a Reconfiguration of 3 Lots into 5 Lots over two (2) Stages in the Medium Density Residential Zone. It is not considered that the Parking and Access Code is applicable as no additional dwellings or buildings are proposed with the development. However, it is noted that each allotment will contain the ability to connect to the existing Road Network and will not detrimentally affect the existing Road Network. Any additional access can be provided at the time of construction of a dwelling for further development provided on that individual allotment.

### Reconfiguration of a Lot Code

The proposal is for a Reconfiguration of 3 Lots into 5 Lots over two (2) stages in the Medium Density Residential Zone of the Mareeba Shire Planning Scheme. The purpose of the Subdivision is to allow for the excision of the Dual Occupancy creating two Residential Allotments for further development located on Adams Street while providing existing Lot 8 with frontage to Adams Street. Stage two (2) then allows for the existing Dwelling House on Doyle Street to be excised creating an additional vacant Residential Allotment with frontage to Adams Street. The proposal also provides greater densities than existing, further consolidating the Urban Area. The proposed Subdivision is to preserve the existing nature of the site and the immediate and surrounding amenity in accordance with the Mareeba Shire Planning Scheme.

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

Performance outcomes	Acceptable outcomes	Comment
<b>Area and frontage of lots</b>		
<b>PO1</b> Lots include an area and frontage that: (a) is consistent with the design of lots in the surrounding area;	<b>AO1.1</b> Lots provide a minimum area and frontage in accordance with <b>Table 9.4.4.3B</b> .	Complies, The proposal provides for five (5) Medium Density Residential Allotments with areas greater than 400 m <sup>2</sup> (smallest



Performance outcomes	Acceptable outcomes	Comment
<p>(b) allows the desired amenity of the zone to be achieved;</p> <p>(c) is able to accommodate all buildings, structures and works associated with the intended land use;</p> <p>(d) allow the site to be provided with sufficient access;</p> <p>(e) considers the proximity of the land to:</p> <p>(i) centres;</p> <p>(ii) public transport services; and</p> <p>(iii) open space; and</p> <p>(f) allows for the protection of environmental features; and</p> <p>(g) accommodates site constraints.</p>		<p>being 600 m<sup>2</sup>) and frontages greater than 10 metres other than proposed Lot 4 in Stage 2 as this contains a frontage of 5.0 metres and is considered to be accessed via an access handle at the termination of Adams Street which is considered acceptable. It is not considered that the proposed Reconfiguration is in conflict with Table 9.4.4.3B.</p>
<b>Existing buildings and easements</b>		
<p><b>PO2</b> Reconfiguring a lot which contains existing land uses or existing buildings and structures ensures:</p> <p>(a) new lots are of sufficient area and dimensions to accommodate existing land uses, buildings and structures; and</p> <p>(b) any continuing use is not compromised by the reconfiguration.</p>	<p><b>AO2.1</b> Each land use and associated infrastructure is contained within its individual lot.</p>	<p>Complies, The site contains an existing dwelling, Dual Occupancy, associated structures and vacant land and will ensure that all existing infrastructure is located within its intended allotment. Proposed Lots 2,3 and 4 are vacant and the Reconfiguration proposes that all infrastructure is located within the individual allotment.</p>
	<p><b>AO2.2</b> All lots containing existing buildings and structures achieve the setback requirements of the relevant zone.</p>	<p>Complies, The proposal provides for acceptable setback for proposed Lots 1 and 5 which contains the existing structures.</p>
<p><b>PO3</b> Reconfiguring a lot which contains an existing easement ensures:</p> <p>(a) future buildings, structures and accessways are able to be sited to avoid the easement; and</p> <p>(b) the reconfiguration does not compromise the purpose of the easement or the continued operation of any infrastructure contained within the easement.</p>	<p><b>AO3</b> No acceptable outcome is provided.</p>	<p>Not Applicable. No Easements (existing or proposed) are provided with the Reconfiguration.</p>
<b>Boundary realignment</b>		
<p><b>PO4</b> The boundary realignment retains all attendant and existing infrastructure connections and potential connections.</p>	<p><b>AO4</b> No acceptable outcome is provided.</p>	<p>Not Applicable. The proposal is not for a Boundary Realignment.</p>



Performance outcomes	Acceptable outcomes	Comment
<b>Access and road network</b>		
<p><b>PO5</b> Access to a reconfigured lot (including driveways and paths) must not have an adverse impact on:</p> <ul style="list-style-type: none"> <li>(a) safety;</li> <li>(b) drainage;</li> <li>(c) visual amenity;</li> <li>(d) privacy of adjoining premises; and</li> <li>(e) service provision.</li> </ul>	<p><b>AO5</b> No acceptable outcome is provided.</p>	<p>Complies, Access to the proposed new Residential Allotments are provided from the existing Road Network, being Adams and Doyle Streets. No adverse impact to the safety, drainage, visual amenity, privacy of adjoining premises and service provisions are envisaged with the proposed Layout.</p>
<p><b>PO6</b> Reconfiguring a lot ensures that access to a lot can be provided that:</p> <ul style="list-style-type: none"> <li>(a) is consistent with that provided in the surrounding area;</li> <li>(b) maximises efficiency and safety; and</li> <li>(c) is consistent with the nature of the intended use of the lot.</li> </ul> <p>Note—The Parking and access code should be considered in demonstrating compliance with PO6.</p>	<p><b>AO6</b> Vehicle crossover and access is provided in accordance with the design guidelines and specifications set out in Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	<p>Complies, Vehicle crossovers can be provided in accordance with the relevant Planning Scheme Policies and FNQROC Regional Development Manual. Any new crossovers can be provided at the time of construction of a dwelling or further development located over proposed Lots 2, 3 and 4.</p>
<p><b>PO7</b> Roads in the Industry zone are designed having regard to:</p> <ul style="list-style-type: none"> <li>(a) the intended use of the lots;</li> <li>(b) the existing use of surrounding land;</li> <li>(c) the vehicular servicing requirements of the intended use;</li> <li>(d) the movement and turning requirements of B-Double vehicles.</li> </ul> <p>Note—The Parking and access code should be considered in demonstrating compliance with PO7.</p>	<p><b>AO7</b> No acceptable outcome is provided.</p>	<p>Not Applicable. The site is located within the Medium Density Residential Zone.</p>
<b>Rear lots</b>		
<p><b>PO8</b> Rear lots are designed to:</p> <ul style="list-style-type: none"> <li>(a) provide a high standard of amenity for residents and other users of the site;</li> <li>(b) provide a high standard of amenity for adjoining properties; and</li> <li>(c) not adversely affect the safety and efficiency of the road from which access is gained.</li> </ul>	<p><b>AO8.1</b> Rear lots are designed to facilitate development that adjoins or overlooks a park or open space.</p>	<p>Not Applicable. No rear lots are proposed.</p>
	<p><b>AO8.2</b> No more than two rear lots are created behind any lot with a road frontage.</p>	<p>Not Applicable. No rear lots are proposed.</p>
	<p><b>AO8.3</b> Access to lots is via an access strip with a minimum width of:</p> <ul style="list-style-type: none"> <li>(a) 4 metres where in the Low density residential zone or</li> </ul>	<p>Not Applicable. No rear lots are proposed.</p>

Performance outcomes	Acceptable outcomes	Comment
	Medium density residential zone; or (b) 8 metres otherwise.	
	<b>AO8.4</b> A single access strip is provided to a rear lot along one side of the lot with direct frontage to the street.	Not Applicable. No rear lots are proposed.
	<b>AO8.5</b> No more than 1 in 10 lots created in a new subdivision are rear lots.	Not Applicable. No rear lots are proposed.
	<b>AO8.6</b> Rear lots are not created in the Centre zone or the Industry zone.	Not Applicable. No rear lots are proposed.
<b>Crime prevention and community safety</b>		
<b>PO9</b> Development includes design features which enhance public safety and seek to prevent opportunities for crime, having regard to: (a) sightlines; (b) the existing and intended pedestrian movement network; (c) the existing and intended land use pattern; and (d) potential entrapment locations.	<b>AO9</b> No acceptable outcome is provided.	Complies, 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.
<b>Pedestrian and cycle movement network</b>		
<b>PO10</b> Reconfiguring a lot must assist in the implementation of a Pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks.	<b>AO10</b> No acceptable outcome is provided.	Can Comply.
<b>Public transport network</b>		
<b>PO11</b> Where a site includes or adjoins a future public transport corridor or future public transport site identified through a structure planning process, development: (a) does not prejudice the future provision of the identified infrastructure; (b) appropriately treats the common boundary with the future corridor; and (c) provides opportunities to integrate with the adjoining corridor where a it will include an element which will attract pedestrian movement.	<b>AO11</b> No acceptable outcome is provided.	Not Applicable.

Performance outcomes	Acceptable outcomes	Comment
<b>Residential subdivision</b>		
<b>PO12</b> Residential lots are: (a) provided in a variety of sizes to accommodate housing choice and diversity; and (b) located to increase variety and avoid large areas of similar lot sizes.	<b>AO12</b> No acceptable outcome is provided.	Complies, The proposal provides for a range of Residential Allotment sizes and variety to accommodate housing choice and diversity. The proposal is considered to keep with the established amenity and nature of the adjoining and surrounding Residential Estates.
<b>Rural residential zone</b>		
<b>PO13</b> New lots are only created in the Rural residential zone where land is located within the 4,000m <sup>2</sup> precinct, the 1 hectare precinct or the 2 hectare precinct.	<b>AO13</b> No acceptable outcome is provided.	Not Applicable.
<b>Additional provisions for greenfield development only</b>		
<b>PO14</b> The subdivision design provides the new community with a local identity by responding to: (a) site context (b) site characteristics (c) setting (d) landmarks (e) natural features; and (f) views.	<b>AO14</b> No acceptable outcome provided.	Not Applicable.
<b>PO15</b> The road network is designed to provide a high level of connectivity, permeability and circulation for local vehicles, public transport, pedestrians and cyclists.	<b>AO15</b> No acceptable outcome provided.	Not Applicable.
<b>PO16</b> The road network is designed to: (a) minimise the number of cul-de-sacs; (b) provide walkable catchments for all residents in cul-de-sacs; and (c) include open cul-de-sacs heads.	<b>AO16</b> No acceptable outcome provided.	Not Applicable.
<b>PO17</b> Reconfiguring a lot provides safe and convenient access to the existing or future public transport network.	<b>AO17</b> The subdivision locates 90% of lots within 400 metres walking distance of a future public transport route.	Not Applicable.
<b>PO18</b> The staging of the lot reconfiguration prioritises delivery of link roads to facilitate efficient bus routes.	<b>AO18</b> No acceptable outcome provided.	Not Applicable.

Performance outcomes	Acceptable outcomes	Comment
<b>PO19</b> Provision is made for sufficient open space to: <ul style="list-style-type: none"> <li>(a) meet the needs of the occupiers of the lots and to ensure that the environmental and scenic values of the area are protected;</li> <li>(b) retain riparian corridors, significant vegetation and habitat areas and provides linkages between those areas; and</li> <li>(c) meet regional, district and neighbourhood open space requirements.</li> </ul>	<b>AO19.1</b> A minimum of 10% of the site area is dedicated as open space.	Not Applicable.
	<b>AO19.2</b> A maximum of 30% of the proposed open space can consist of land identified as significant vegetation or riparian corridor buffer.	Not Applicable.
<b>PO20</b> A network of parks and community land is provided: <ul style="list-style-type: none"> <li>(a) to support a full range of recreational and sporting activities;</li> <li>(b) to ensure adequate pedestrian, cycle and vehicle access;</li> <li>(c) which is supported by appropriate infrastructure and embellishments;</li> <li>(d) to facilitate links between public open spaces;</li> <li>(e) which is co-located with other existing or proposed community infrastructure;</li> <li>(f) which is consistent with the preferred open space network; and</li> <li>(g) which includes a diversity of settings;</li> </ul>	<b>AO20</b> No acceptable outcome is provided.	Not Applicable.

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 3 Lots into 5 Lots over two (2) stages in the Medium Density Residential Zone. Each proposed allotment can be connected to all available services being Reticulated Electricity, Telecommunications, Water and Sewer and will be provided with an appropriate level of Stormwater disposal. Any Excavation and Filling other than the provision of a Building Pad will be outlined within an Operational Works Permit if required.

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 a Lot into five (5) Residential Allotments within two (2) stages over land described as Lot 8 on SP101840, Lot 2 on MPH25215 and Lot 39 on RP896886 is appropriate. In particular, the proposed development:

- Can meet the Performance Outcomes and Acceptable Outcomes relating to minimum allotment size and dimension;
- No change to the existing Residential nature or character of the area is envisaged, and the Subdivision will ensure that the new allotments will remain to be used for Residential Uses within the Medium Density Residential Zone;
- Provides for the ability for further development creating greater urban densities;
- Can meet the Performance Outcomes and the Intent of the Reconfiguring a Lot Code for land included in the Medium Density Residential Zone;
- Can meet the Intent and Objectives and Intent for the Medium Density Residential Zone; and
- Is not in conflict with the Far North Queensland Regional Plan 2009 – 2031, in particular the Urban Footprint Designation.

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

Yours faithfully,



**MATTHEW ANDREJIC**

**FRESHWATER PLANNING PTY LTD**

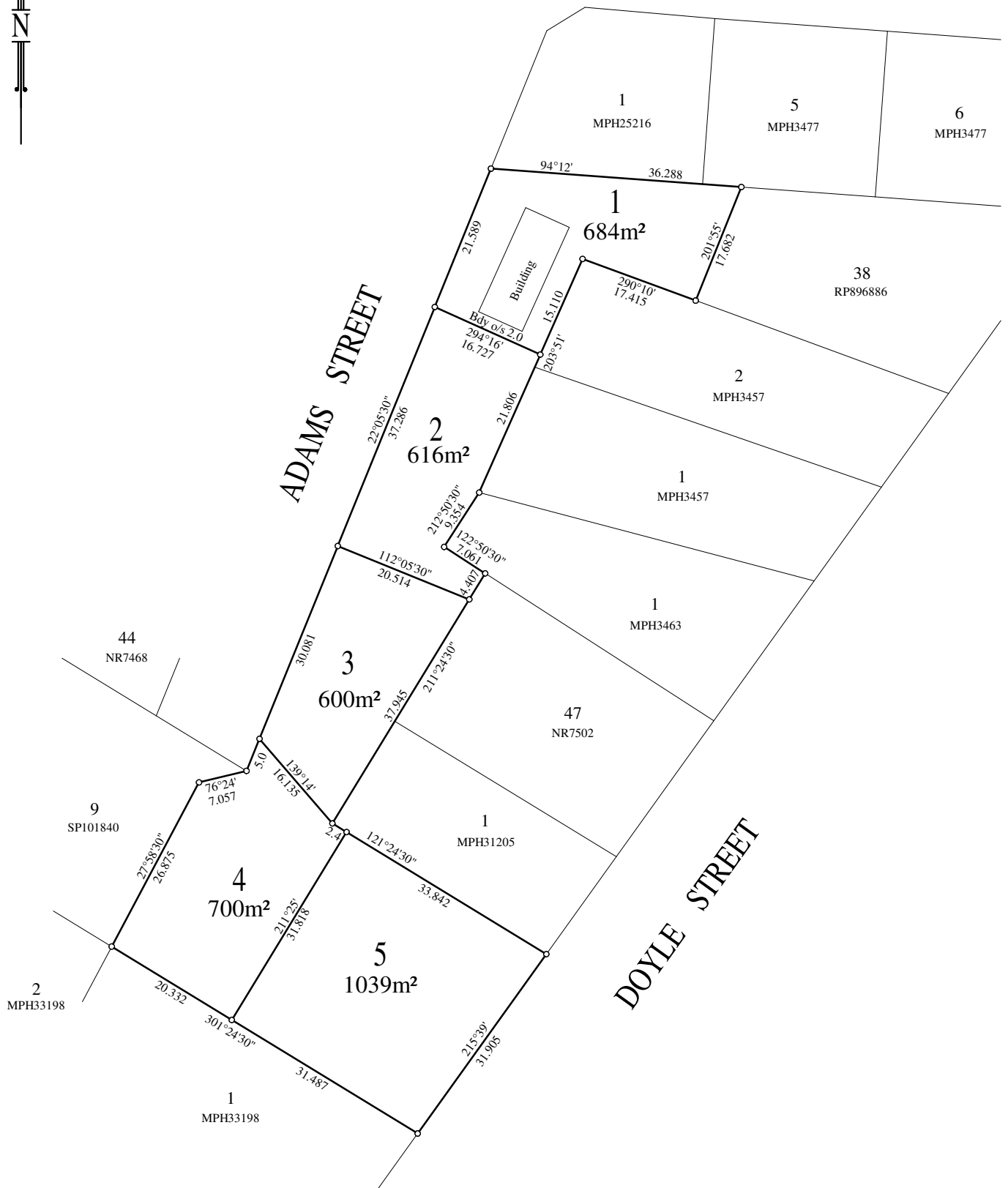
P: 0402729004

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

17 Barron View Drive, FRESHWATER QLD 4870



# ADAMS STREET



AMENDMENTS
A - ORIGINAL DESIGN

LOCAL GOVERNMENT: MSC  
LOCALITY: MAREEBA  
LOT 8 ON SP101840  
LOT 39 ON RP896886  
LOT 2 ON MPH25215  
SCALE 1:800 (A4)

## HICKS DEVELOPMENT PLAN

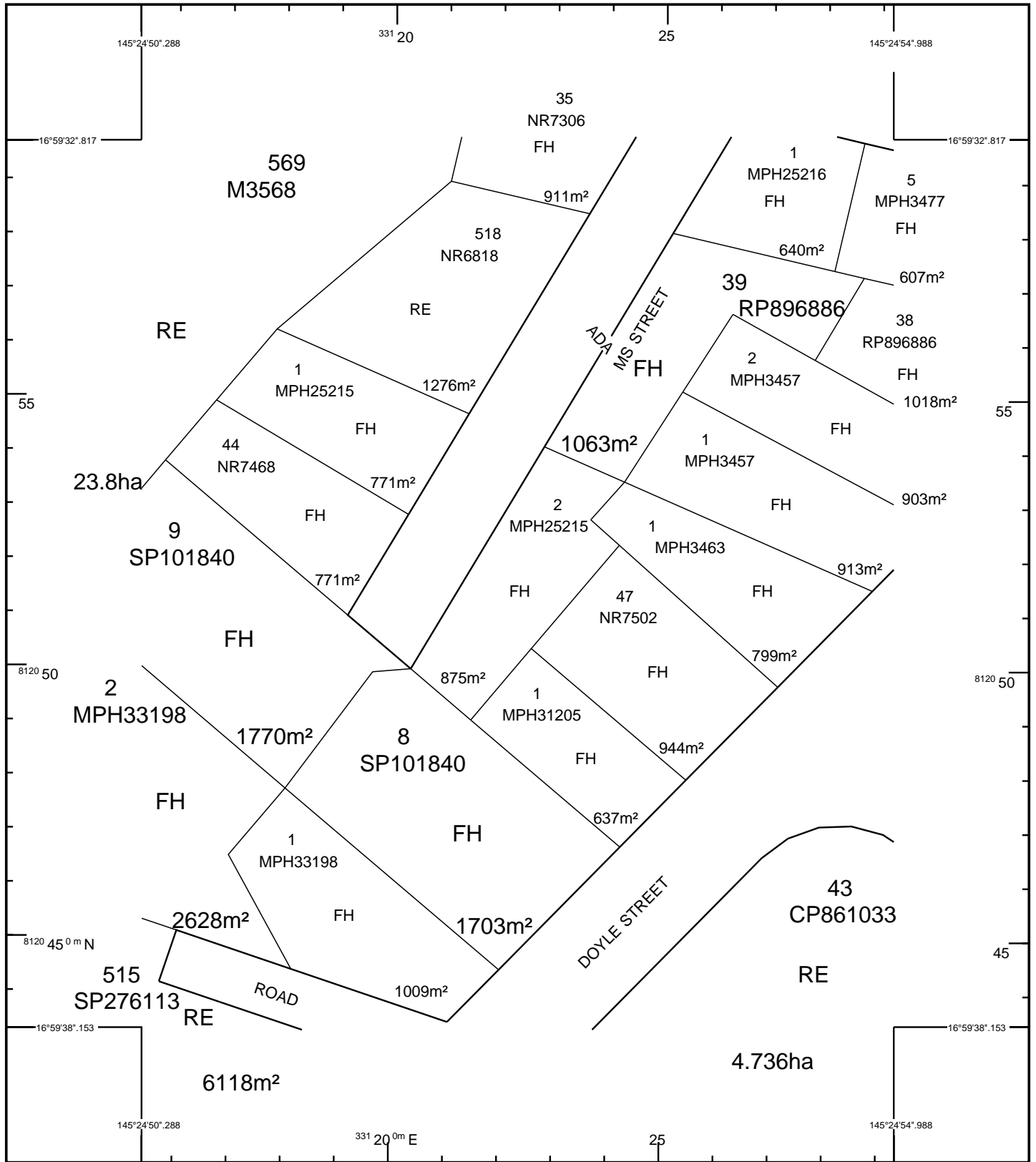
DWG NO. 8193-LL 2018.6.28

REV A



TWINE SURVEYS PTY LTD

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



STANDARD MAP NUMBER  
7964-22323



**SmartMap**

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

MAP WINDOW POSITION &  
NEAREST LOCATION

SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	2/MPH25215
Area/Volume	875m <sup>2</sup>
Tenure	FREEHOLD
Local Government	MAREEBA SHIRE
Locality	MAREEBA
Segment/Parcel	9039/40

CLIENT SERVICE STANDARDS

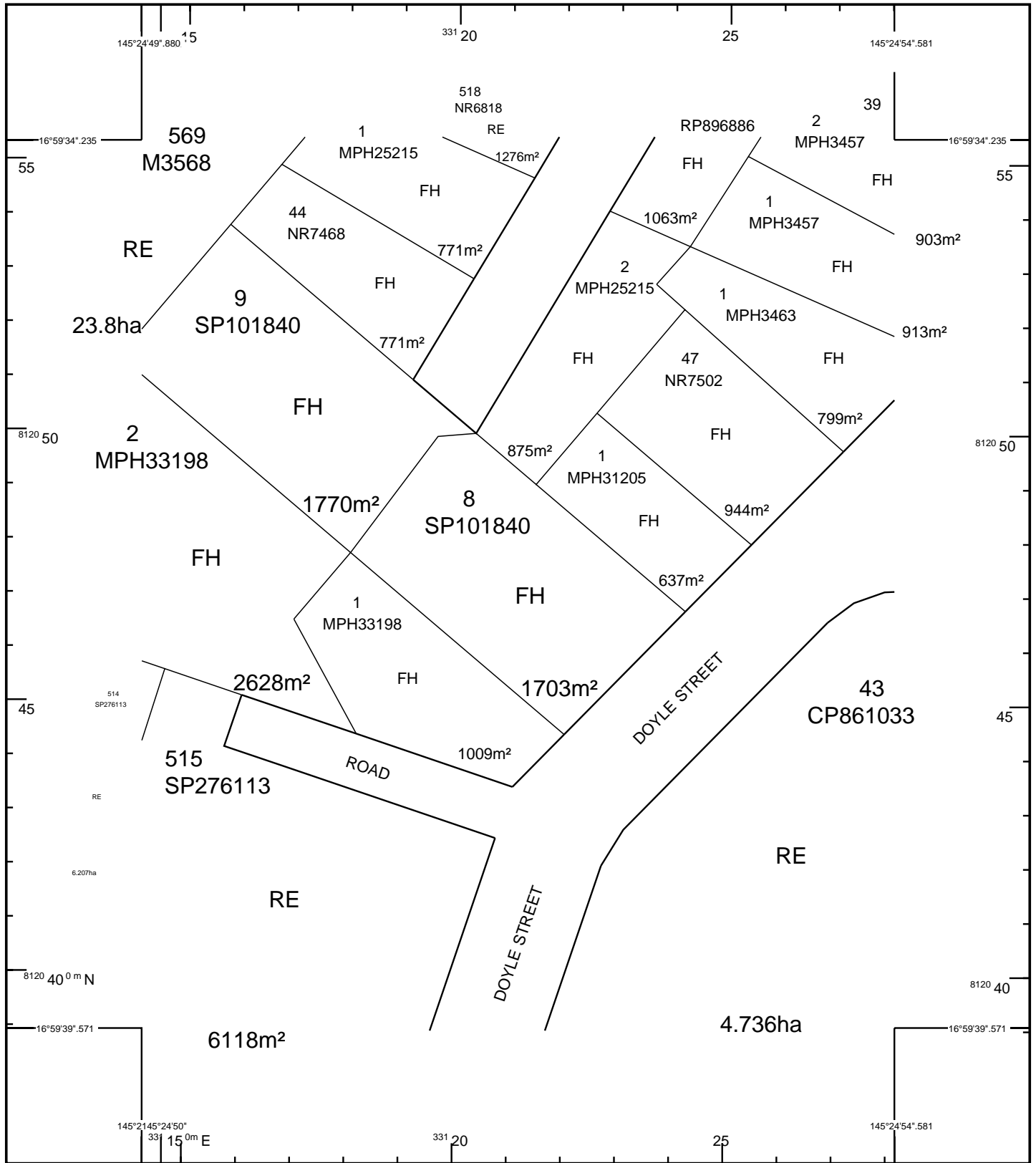
PRINTED (dd/mm/yyyy)	09/07/2018
DCDB	06/07/2018
Users of the information recorded in this document (the Information) accept all responsibility and risk associated with the use of the Information and should seek independent professional advice in relation to dealings with property.	
Despite Department 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	



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







STANDARD MAP NUMBER  
7964-22323



MAP WINDOW POSITION & NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	8/SP101840
Lot/Plan	8/SP101840
Area/Volume	1703m <sup>2</sup>
Tenure	FREEHOLD
Local Government	MAREEBA SHIRE
Locality	MAREEBA
Segment/Parcel	9039/70

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy)	09/07/2018
DCDB	06/07/2018

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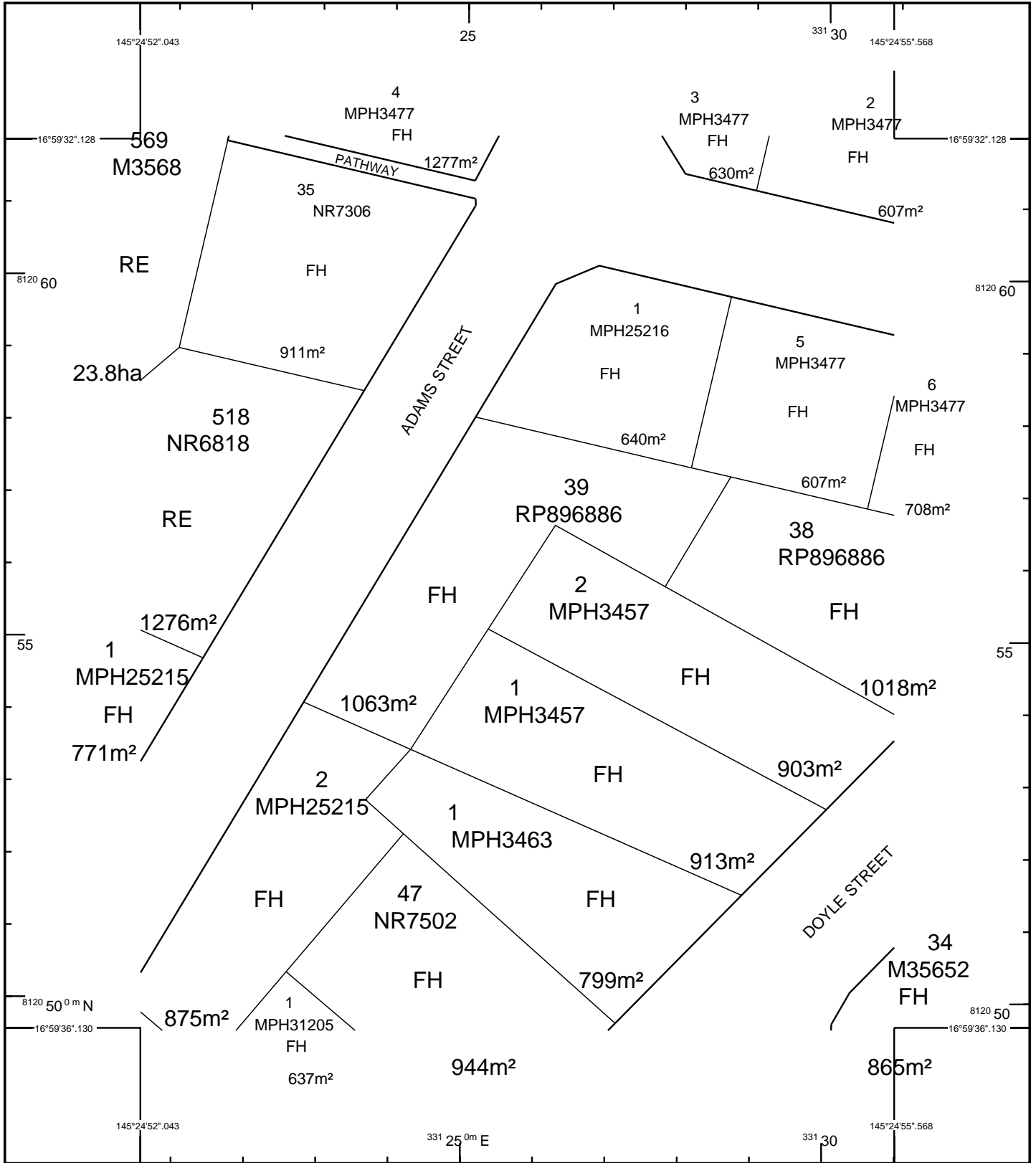
**SmartMap**

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Based upon an extraction from the Digital Cadastral Data Base

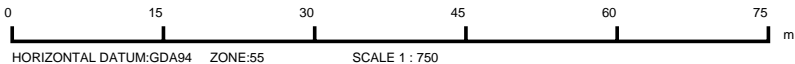


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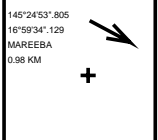
STANDARD MAP NUMBER  
7964-22323



**SmartMap**

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

MAP WINDOW POSITION &  
NEAREST LOCATION



**SUBJECT PARCEL DESCRIPTION**

DCDB	39/RP896886
Lot/Plan	1063m <sup>2</sup>
Area/Volume	FREEHOLD
Tenure	MAREEBA SHIRE
Local Government	MAREEBA
Locality	9039/69
Segment/Parcel	

**CLIENT SERVICE STANDARDS**

PRINTED (dd/mm/yyyy)	09/07/2018
DCDB	06/07/2018
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(Department of Natural  
Resources and Mines) 2018.



05 July, 2018

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

Dear Sir,

**RE: APPLICATION FOR A RECONFIGURATION OF A LOT  
LOT 39 ON RP896886, LOT 2 ON MPH25215 AND LOT 8 ON SP101840,  
5 – 7 ADAMS AND 50 DOYLE STREETS, MAREEBA.**

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

We, EMMA HICKS & DEREK ANTHONY HICKS as the registered owners of 5 – 7 Adams and 50 Doyle Streets, Mareeba and more particularly described as Lot 39 on RP896886, Lot 2 on MPH25215 and Lot 8 on SP101840, authorise Freshwater Planning Pty Ltd to lodge a Town Planning Application on our behalf.

EMMA HICKS

DEREK ANTHONY HICKS

## 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>	Emma and Derek Anthony Hicks
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>	F18/21

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
		5	Adams Street	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	39	RP896886	Mareeba Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
		7	Adams Street	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	2	MPH25215	Mareeba Shire Council
c)	Unit No.	Street No.	Street Name and Type	Suburb
		50	Doyle Street	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	8	SP896886	Mareeba Shire Council

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

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

<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>	
Name of airport:	
<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>	
EMR site identification:	
<input type="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? *(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 3 Residential Lots into 5 Residential Lots over two (2) stages.

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

<b>6.3) Additional aspects of development</b>
<input type="checkbox"/> 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 <input checked="" type="checkbox"/> Not required

**Section 2 – Further development details**

<b>7) Does the proposed development application involve any of the following?</b>	
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.

<b>8.1) Describe the proposed material change of use</b>			
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)

<b>8.2) Does the proposed use involve the use of existing buildings on the premises?</b>		
<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.

<b>9.1) What is the total number of existing lots making up the premises?</b>	
1	
<b>9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)</b>	
<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))

<b>10) Subdivision</b>				
<b>10.1) For this development, how many lots are being created and what is the intended use of those lots:</b>				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created	5			
<b>10.2) Will the subdivision be staged?</b>				
<input checked="" type="checkbox"/> Yes – provide additional details below				
<input type="checkbox"/> No				
How many stages will the works include?	2			
What stage(s) will this development application apply to?	All Stages			



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: <table border="1" style="display: inline-table; width: 200px; height: 20px;"></table> |                                     |  |

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*)
- 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 – state-controlled roads
- Land within Port of Brisbane's port limits
- SEQ development area
- 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 – residential development
- SEQ regional landscape and rural production area or SEQ Rural living area – urban activity
- Tidal works or works 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 2 or 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:**

- Electricity infrastructure

<p>Matters requiring referral to:</p> <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
<p>Matters requiring referral to <b>the Brisbane City Council</b>:</p> <input type="checkbox"/> Brisbane core port land
<p>Matters requiring referral to the <b>Minister under the Transport Infrastructure Act 1994</b>:</p> <input type="checkbox"/> Brisbane core port land <input type="checkbox"/> Strategic port land
<p>Matters requiring referral to the <b>relevant port operator</b>:</p> <input type="checkbox"/> Brisbane core port land (below high-water mark and within port limits)
<p>Matters requiring referral to the <b>chief executive of the relevant port authority</b>:</p> <input type="checkbox"/> Land within limits of another port
<p>Matters requiring referral to the <b>Gold Coast Waterways Authority</b>:</p> <input type="checkbox"/> Tidal works, or development in a coastal management district in Gold Coast waters
<p>Matters requiring referral to the <b>Queensland Fire and Emergency Service</b>:</p> <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:	
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### **Brothels**

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

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

No

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

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

Yes - this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)

No

## PART 8 – CHECKLIST AND APPLICANT DECLARATION

### 24) Development application checklist

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

Yes

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

If 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

Yes

**Note:** Relevant plans are required to be submitted for all aspects of this development application. For further

information, see <i>DA Forms Guide: Relevant plans.</i>	
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued ( <i>see 21</i> )	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.