

## 5.1. VEGETATION CLEARING - RETROSPECTIVE ASSESSMENT - 11 LANGLEY ROAD PORT DOUGLAS

**REPORT AUTHOR(S):** Julie Colman, Planning Officer  
**GENERAL MANAGER:** Paul Hoyer, General Manager Operations  
**DEPARTMENT:** Development Assessment and Coordination

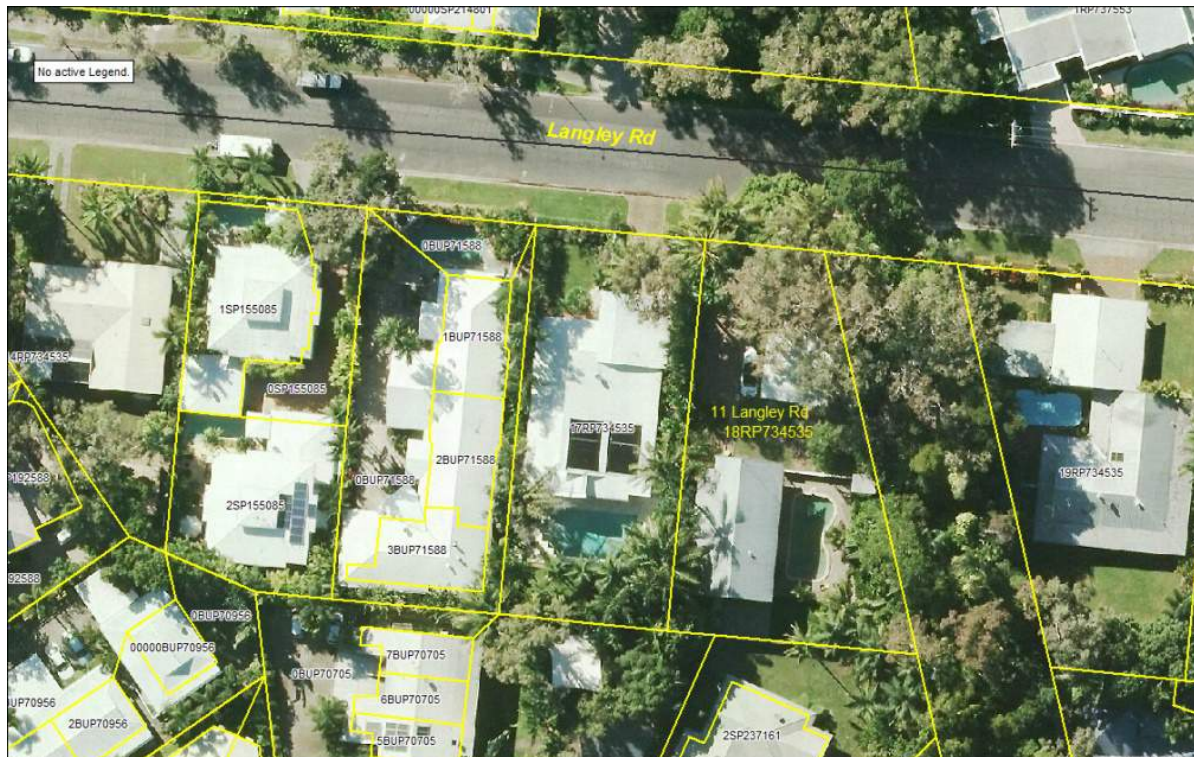
**PROPOSAL** Vegetation Clearing – Retrospective Assessment of Clearing

**APPLICANT** MPDT Pty Ltd  
 PO Box 349  
 Mossman Q 4873

**LOCATION OF SITE** 11 Langley Road Port Douglas

**PROPERTY** Lot 18 on RP734535

### LOCALITY PLAN



**LOCALITY** Port Douglas and Environs

**PLANNING AREA** Residential 1

**PLANNING SCHEME** Douglas Shire Planning Scheme 2006

**REFERRAL AGENCIES** N/A

**NUMBER OF SUBMITTERS** N/A

**STATUTORY ASSESSMENT  
DEADLINE**

15 March 2016

**APPLICATION DATE**

16 February 2016

**RECOMMENDATION**

That Council approves the development application for Operational Works - Vegetation Management over land described as Lot 18 on RP734535, located at 11 Langley Road, Port Douglas subject to the following:

**APPROVED DRAWING(S) AND / OR DOCUMENT(S)**

The term 'approved drawing(s) and / or document(s)' or other similar expressions means:

Drawing or Document	Reference	Date
MPDT response to Show Cause #765271 and Operational works application	Douglas Shire Council: Document Number 765891 Applicant: Nil	Lodged 25 January 2016 and properly made 16 February 2016

**ASSESSMENT MANAGER CONDITIONS**

1. Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s), and in accordance with:
  - a. The specifications, facts and circumstances as set out in the application submitted to Council; and
  - b. The following conditions of approval and the requirements of Council's Planning Scheme and the *FNQROC Development Manual*.

Except where modified by these conditions of approval

**Revegetation Works**

2. A plan of the proposed planting is to be submitted to Council for approval, shall be prepared by a qualified horticulturalist and shall demonstrate the vegetation species and planting location chosen to replace the streetscape character and amenity, destroyed by the removing of significant trees, and in particular the Melaleucas from the site. The plan is to be to the satisfaction of the Chief Executive Officer.
3. Advanced trees are to be planted within the property, forward of the building line and consistent with the approved plan and are to be maintained until established.

**Timing**

4. The conditions of the Development Permit must be executed within three (3) months of this decision notice taking effect.

## ADVICE

1. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.
  2. For information relating to the *Sustainable Planning Act 2009* log on to [www.dilgp.qld.gov.au](http://www.dilgp.qld.gov.au) . To access the *FNQROC Development Manual*, Local Laws and other applicable Policies log on to [www.douglas.qld.gov.au](http://www.douglas.qld.gov.au) .
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## EXECUTIVE SUMMARY

The clearing of a number of large trees was undertaken on the property and on the road reserve adjacent to 11 Langley Road, Port Douglas. The removal of the fig tree in the road reserve had been undertaken by Council's Public and Natural Areas crew. The removal of the trees on the property was partially consistent with the scheme requirements, and partially unlawful.

Significantly, the mature Melaleucas that were the cause of public concern were lawfully removed as self-assessable development under Council's current Vegetation Management Code as they were either 6m from a structure, 3m from a boundary or, arguably, presenting a threat to property.

The trees unlawfully removed, and which the current application is retrospectively being made are coconut, mango, Buttonwoods and arguably a Melaleuca.

## TOWN PLANNING CONSIDERATIONS

### Background

The vegetation clearing occurred on 11 Langley Rd Port Douglas on 1 December 2016. The clearing was reported to Council by a number of concerned residents. The matter was investigated and a Show Cause Notice was issued to both the owners and the tree lopping company. The tree lopping company said they had acted in good faith and believed the clearing to have been lawful. They quickly prepared and lodged a development application in response to Council's request and in an attempt to rectify the clearing that has been unlawfully undertaken. They have visited the site with Council officers to identify and explain the circumstances of the removal.

The aim of the report is to identify the extent and type of unlawful clearing and to recommend actions considered reasonable to rectify the matter.

It is suspected that some of the trees removed may have been in Council's drainage reserve. This cannot be determined without engaging a surveyor.

Upon being notified by the contractor of the fig tree on the footpath, Council's Public and Natural Areas staff inspected the tree, found it to be damaging Council's stormwater infrastructure and to be a tripping hazard. The tree was removed at cost to Council. At no time was permission granted for removal of trees on the private property.





(Above) Before



(Above) Before





(Above) After

### Proposal

Vegetation Management in the Residential 1 Planning Area of the Port Douglas and Environs Locality is Self Assessable and does not trigger a development application unless the removal is unable to meet the requirements of the Vegetation Management Code. A portion of the works that have already been undertaken on the site cannot fully meet the requirements of the Vegetation Management Code and a portion of the clearing was Code Assessable development.

The clearing resulted in the removal of almost all of the trees on the property. A number of the Melaleucas cleared were situated along a small watercourse, Cemetery Creek, that forms the eastern boundary of the site.

### State Planning Requirements

Nil

## Douglas Shire Planning Scheme Assessment

Douglas Shire Port Douglas and Environs Locality		Code Applicability	Compliance
<b>Locality</b>	Port Douglas and Environs	✗	
<b>Planning Area</b>	Residential 1	✗	
<b>Defined Use</b>	Vegetation Management	✓	Cannot fully comply
<b>Overlay Codes</b>	Acid Sulfate Soils Code	✗	
	Cultural Heritage and Valuable Sites Code	✗	
	Natural Hazards Code	✗	
<b>General Codes</b>	Design and Siting of Advertising Devices Code	✗	
	Filling and Excavation Code	✗	
	Landscaping Code	✗	
	Natural Areas and Scenic Amenity Code	✗	
	Reconfiguring a Lot Code	✗	
	Vehicle Parking and Access Code	✗	
	Sustainable Development Code	✗	

### Compliance Issues

The Vegetation Management Code contains significant ambiguity. As a result the following determinations are made in interpretation of the Code.

Performance Criteria 1, as it applies to this land, seeks to protect vegetation for the purpose of retaining the character and amenity of the local area, protect biodiversity and ecology and prevent erosion.

#### Retaining Character and Amenity:

The self assessment criteria of the code permits the removal of any trees within 3m of a fence and 6m of a structure. The erection of a fence is self assessable, and for that reason, it is taken that fence and boundary are the same in this context. All removed trees were within 6m of the boundary or within 3m of a structure.

However, it is considered that despite the above, Performance Criteria 3 does not allow removal of trees within 6m of a boundary or 3m of a structure where the trees are forward of the building line. This interpretation is consistent with the above and is found in the Performance Criteria objective that “Vegetation damage does not result in removal of a healthy, significant tree from the streetscape.” According to this interpretation, none of the trees forward of the garage should have been removed. This includes the following:

- 1 Coconut
- 1 Mango
- 2 Buttonwoods
- 1 Melaleuca (questionable because its removal may be justified under A1.8a)

The acceptable outcome A1.8 allows vegetation damage for vegetation “...*having a growth form or habit which is hazardous and is presenting a threat to the safety of persons or property*”. It is the opinion of the arborist who undertook the tree clearing that the Melaleuca forward of the building line did present a threat to the building because it had grown very close to the carport and its root system was beginning to impact on the foundations of the building. The tree is shown, partially removed, in the image below.



#### Preventing erosion and preserving biodiversity

Despite the scheme's intention to avoid erosion, the self assessment criteria of the scheme did not have a specific provision prohibiting the removal of trees along the eastern side watercourse. The arborist did leave the stumps in place so that the trees would continue to hold the bank.

Similarly, the code does not contain a self assessable provision, relevant to the urban area, that protects biodiversity.

Given the ambiguity in the Code it is recommended that Council considers that the proposal is only in breach of Performance Criteria 3. In the absence of the ability to disallow the removal of the trees forward of the building line, an approval is proposed and conditioned requiring that advanced trees are planted in the area of the property forward of the building line. The owner is required to submit a plan prepared by a qualified horticulturalist, and to the satisfaction of the Chief Executive Officer, and to execute the planting within three months of this approval.



A copy of Council's Vegetation Management Code, complete with the interpretation of the Code will be made available to all tree loppers in the area.

A fact sheet on Vegetation Management is being prepared at the request of the Manager Operations.

### **Referral Agency Requirements**

Not applicable.

### **Public Notification / Submissions**

Not applicable.

### **ADOPTED INFRASTRUCTURE CHARGES**

The proposed development does not trigger Adopted Infrastructure Charges.

### **COUNCIL'S ROLE**

Council can play a number of different roles in certain circumstances and it is important to be clear about which role is appropriate for a specific purpose or circumstance. The implementation of actions will be a collective effort and Council's involvement will vary from information only through to full responsibility for delivery.

The following area outlines where Council has a clear responsibility to act:

**Regulator:** Meeting the responsibilities associated with regulating activities through legislation or local law.

Under the *Sustainable Planning Act* 2009 and the *Sustainable Planning Regulation* 2009, Council is the assessment manager for the application.

### **CONSULTATION**

**Internal:** The circumstances of the tree clearing were discussed with the Public and Natural Areas staff.

### **ATTACHMENTS**

Attachment 1 – Support Information to Planning Report – MPDT Response to Show Cause Notice and Operational Works Application



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I have noted some points that the council make want to take into consideration.



Please get advice or consult and Arborist that is familiar with Tropical trees, Pioneer species and our growth rates. Currently its stands that a significant tree is anything over 7.5 metres. This would include palms, and pioneer species. This would require the client to apply for approval, at a fee, that is nearly 30%-50% of the cost of the job. These trees grow quite fast and if this also included palms, Council would be doing over 20 applications a day.

As I read it, the current plan makes it a requirement to ask for approval to prune significant trees, particularly if within 6 metres of roadside frontage. This is noted in A11.1. Our power line crews would have to get approvals for most houses in the shire as they would be over 7.5 metres to come in contact with the power line clearances.

The DSC is a major client of MPDT and being one of the bigger employers and businesses in the shire, our relationships and our professional conduct is paramount. We are happy to work with the DSC through this situation, though we believe we taken sufficient measures at the time to assure we were complaint.

Please let me know direct on the number above or via email at [billy@mpdt.com.au](mailto:billy@mpdt.com.au).  
If this is to become a legal matter, all further correspondence will be through our solicitors.

I will take the additional step of meeting with the Town planners to better understand the scope detailed in the current plan.



Billy Quaid  
General Manager  
MPDT WA Pty Ltd

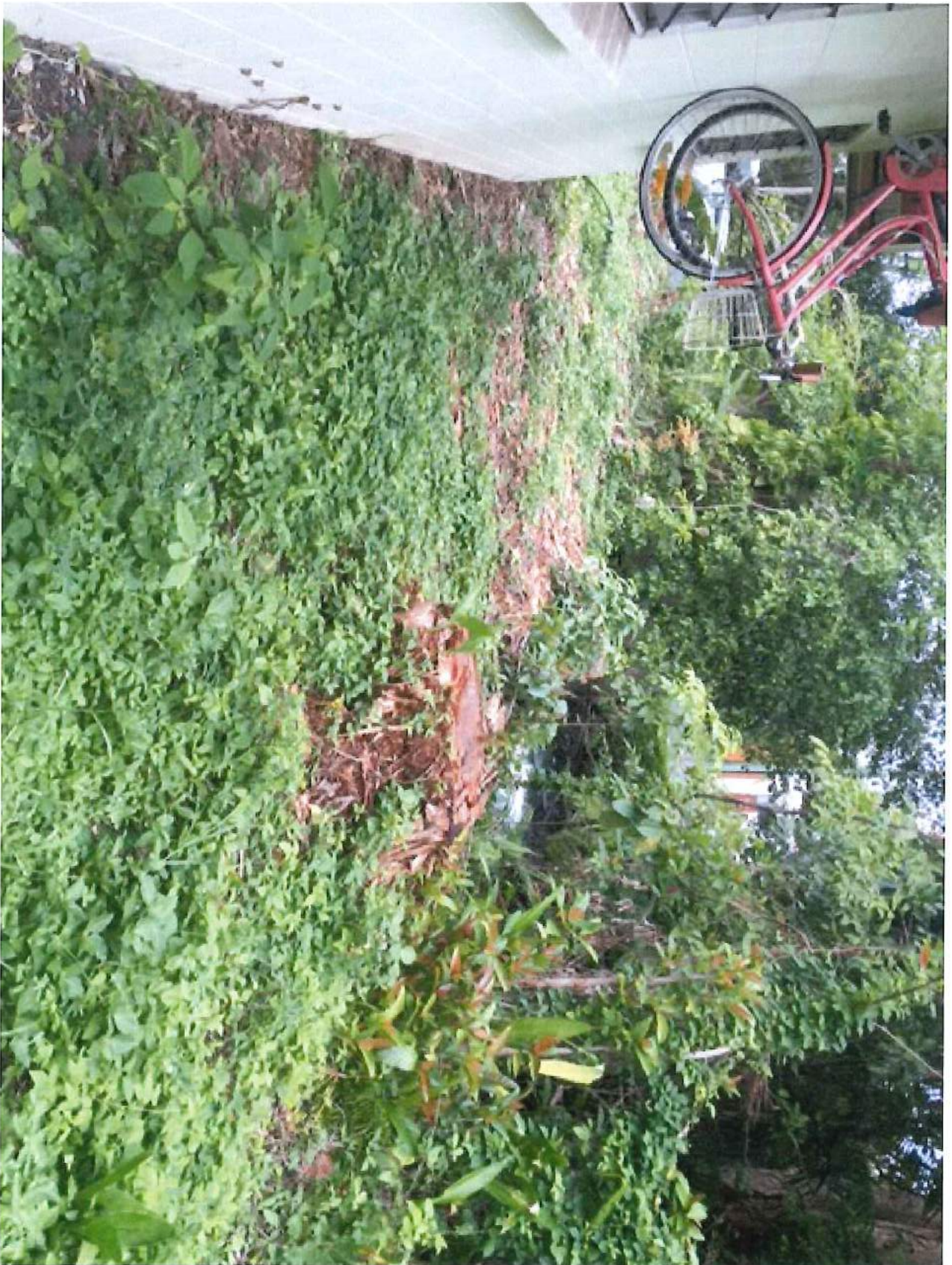














## IDAS form 1—Application details

(Sustainable Planning Act 2009 version 4.2 effective 3 August 2015)

This form must be used for **ALL** development applications.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

- complete this form (*IDAS form 1—Application details*)
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* (SPA) or the Sustainable Planning Regulation 2009.

This form and any other IDAS form relevant to your application must be used for development applications 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*. Whenever a planning scheme is mentioned, take it to mean land use plan for the strategic port land, Brisbane core port land or airport land.

PLEASE NOTE: This form is not required to accompany requests for compliance assessment.

### Mandatory requirements

**Applicant details** (Note: the applicant is the person responsible for making the application and need not be the owner of the land. The applicant is responsible for ensuring the information provided on all IDAS application forms is correct. Any development permit or preliminary approval that may be issued as a consequence of this application will be issued to the applicant.)

Name/s (individual or company name in full)

For companies, contact name

Postal address

MPDT Pt. L.J.

bilal Qasid

PO Box 36


Suburb	Mossman
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State	Qld	Postcode	4873
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Country	Australia.
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Contact phone number

0407860609      1300 499283

Mobile number (non-mandatory requirement)

\_\_\_\_\_

Fax number (non-mandatory requirement)

\_\_\_\_\_



Email address (non-mandatory requirement)

billy  
@mpdt.com.au

Applicant's reference number (non-mandatory requirement)

**1. What is the nature of the development proposed and what type of approval is being sought?**

**Table A—Aspect 1 of the application** (If there are additional aspects to the application please list in Table B—Aspect 2.)

a) What is the nature of the development? (Please only tick one box.)

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

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

☐ Preliminary approval under s241 of SPA ☐ Preliminary approval under s241 and s242 of SPA ☐ Development permit

c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)

House with external building as garage.

d) What is the level of assessment? (Please only tick one box.)

☐ Impact assessment ☒ Code assessment

**Table B—Aspect 2 of the application** (If there are additional aspects to the application please list in Table C—Additional aspects of the application.)

a) What is the nature of development? (Please only tick one box.)

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

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

☐ Preliminary approval under s241 of SPA ☐ Preliminary approval under s241 and s242 of SPA ☐ Development permit

c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)

d) What is the level of assessment?

☐ Impact assessment ☐ Code assessment

**Table C—Additional aspects of the application** (If there are additional aspects to the application please list in a separate table on an extra page and attach to this form.)

☐ Refer attached schedule ☐ Not required

**2. Location of the premises** (Complete Table D and/or Table E as applicable. Identify each lot in a separate row.)

**Table D**—Street address and lot on plan for the premises or street address and lot on plan for the land adjoining or adjacent to the premises (Note: this table is to be used for applications involving taking or interfering with water.) (Attach a separate schedule if there is insufficient space in this table.)

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

Street address					Lot on plan description		Local government area (e.g. Logan, Cairns)
Lot	Unit no.	Street no.	Street name and official suburb/ locality name	Post-code	Lot no.	Plan type and plan no.	
i)		11	Langleigh Rd PT Douglas	4873	18	RP73435	Douglas.
ii)							
iii)							

**Planning scheme details** (If the premises involves multiple zones, clearly identify the relevant zone/s for each lot in a separate row in the below table. Non-mandatory)

Lot	Applicable zone / precinct	Applicable local plan / precinct	Applicable overlay/s
i)			
ii)			
iii)			

**Table E**—Premises coordinates (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.) (Attach a separate schedule if there is insufficient space in this table.)

Coordinates (Note: place each set of coordinates in a separate row)				Zone reference	Datum	Local government area (if applicable)
Easting	Northing	Latitude	Longitude			
					<input type="checkbox"/> GDA94 <input type="checkbox"/> WGS84 <input type="checkbox"/> other	

**3. Total area of the premises on which the development is proposed (indicate square metres)**

\_\_\_\_\_

**4. Current use/s of the premises** (e.g. vacant land, house, apartment building, cane farm etc.)

House



**5. Are there any current approvals (e.g. a preliminary approval) associated with this application? (Non-mandatory requirement)**

☒ No ☐ Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)

**6. Is owner's consent required for this application? (Refer to notes at the end of this form for more information.)**

☐ No  
☒ Yes—complete either Table F, Table G or Table H as applicable

**Table F**

Name of owner/s of the land	Peter
I/We, the above-mentioned owner/s of the land, consent to the making of this application.	
Signature of owner/s of the land	
Date	

**Table G**

Name of owner/s of the land	
<input type="checkbox"/> The owner's written consent is attached or will be provided separately to the assessment manager.	

**Table H**

Name of owner/s of the land	Peter
<input checked="" type="checkbox"/> By making this application, I, the applicant, declare that the owner has given written consent to the making of the application.	

**7. Identify if any of the following apply to the premises (Tick applicable box/es.)**

- ☒ Adjacent to a water body, watercourse or aquifer (e.g. creek, river, lake, canal)—complete Table I
- ☐ On strategic port land under the *Transport Infrastructure Act 1994*—complete Table J
- ☐ In a tidal water area—complete Table K
- ☐ On Brisbane core port land under the *Transport Infrastructure Act 1994* (No table requires completion.)
- ☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008* (no table requires completion)
- ☐ Listed on either the Contaminated Land Register (CLR) or the Environmental Management Register (EMR) under the *Environmental Protection Act 1994* (no table requires completion)

**Table I**

Name of water body, watercourse or aquifer
Cemetery Crk.



**Table J**

Lot on plan description for strategic port land	Port authority for the lot

**Table K**

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

**8. Are there any existing easements on the premises?** (e.g. for vehicular access, electricity, overland flow, water etc)

☒ No ☐ Yes—ensure the type, location and dimension of each easement is included in the plans submitted

**9. Does the proposal include new building work or operational work on the premises?** (Including any services)

☐ No ☒ Yes—ensure the nature, location and dimension of proposed works are included in plans submitted

**10. Is the payment of a portable long service leave levy applicable to this application?** (Refer to notes at the end of this form for more information.)

☒ No—go to question 12 ☐ Yes

**11. Has the portable long service leave levy been paid?** (Refer to notes at the end of this form for more information.)

☒ No  
☐ Yes—complete Table L and submit with this application the yellow local government/private certifier's copy of the receipted QLeave form

**Table L**

Amount paid	Date paid (dd/mm/yy)	QLeave project number (6 digit number starting with A, B, E, L or P)

**12. Has the local government agreed to apply a superseded planning scheme to this application under section 96 of the *Sustainable Planning Act 2009*?**

☒ No  
☐ Yes—please provide details below

Name of local government	Date of written notice given by local government (dd/mm/yy)	Reference number of written notice given by local government (if applicable)

**13. List below all of the forms and supporting information that accompany this application (Include all IDAS forms, checklists, mandatory supporting information etc. that will be submitted as part of this application)**

Description of attachment or title of attachment	Method of lodgement to assessment manager
form 6	handed in to office

#### 14. Applicant's declaration

- ☒ By making this application, I declare that all information in this application is true and correct (Note: it is unlawful to provide false or misleading information)

### Notes for completing this form

- Section 261 of the *Sustainable Planning Act 2009* prescribes when an application is a properly-made application. Note, the assessment manager has discretion to accept an application as properly made despite any non-compliance with the requirement to provide mandatory supporting information under section 260(1)(c) of the *Sustainable Planning Act 2009*

### Applicant details

- Where the applicant is not a natural person, ensure the applicant entity is a real legal entity.

### Question 1

- Schedule 3 of the Sustainable Planning Regulation 2009 identifies assessable development and the type of assessment. Where schedule 3 identifies assessable development as “various aspects of development” the applicant must identify each aspect of the development on Tables A, B and C respectively and as required.

### Question 6

- Section 263 of the *Sustainable Planning Act 2009* sets out when the consent of the owner of the land is required for an application. Section 260(1)(e) of the *Sustainable Planning Act 2009* provides that if the owner's consent is required under section 263, then an application must contain, or be accompanied by, the written consent of the owner, or include a declaration by the applicant that the owner has given written consent to the making of the application. If a development application relates to a state resource, the application is not required to be supported by evidence of an allocation or entitlement to a state resource. However, where the state is the owner of the subject land, the written consent of the state, as landowner, may be required. Allocation or entitlement to the state resource is a separate process and will need to be obtained before development commences.

### Question 7

- If the premises is listed on either the Contaminated Land Register (CLR) or the Environmental Management Register (EMR) under the *Environmental Protection Act 1994* it may be necessary to seek compliance assessment. Schedule 18 of the Sustainable Planning Regulation 2009 identifies where compliance assessment is required.

### Question 11

- The *Building and Construction Industry (Portable Long Service Leave) Act 1991* prescribes when the portable long service leave levy is payable.
- The portable long service leave levy amount and other prescribed percentages and rates for calculating the levy are prescribed in the *Building and Construction Industry (Portable Long Service Leave) Regulation 2002*.



### Question 12

- The portable long service leave levy need not be paid when the application is made, but the *Building and Construction Industry (Portable Long Service Leave) Act 1991* requires the levy to be paid before a development permit is issued.
- Building and construction industry notification and payment forms are available from any Queensland post office or agency, on request from QLeave, or can be completed on the QLeave website at [www.qleave.qld.gov.au](http://www.qleave.qld.gov.au). For further information contact QLeave on 1800 803 481 or visit [www.qleave.qld.gov.au](http://www.qleave.qld.gov.au).

**Privacy**—The information collected in this form will be used by the Department of Infrastructure, Local Government and Planning (DILGP), assessment manager, referral agency and/or building certifier in accordance with the processing and assessment of your application. Your personal details should not be disclosed for a purpose outside of the IDAS process or the provisions about public access to planning and development information in the *Sustainable Planning Act 2009*, except where required by legislation (including the *Right to Information Act 2009*) or as required by Parliament. This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

### OFFICE USE ONLY

Date received  Reference numbers

### NOTIFICATION OF ENGAGEMENT OF A PRIVATE CERTIFIER

To  Council. I have been engaged as the private certifier for the building work referred to in this application

Date of engagement	Name	BSA Certification license number	Building classification/s
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

### QLEAVE NOTIFICATION AND PAYMENT (For completion by assessment manager or private certifier 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
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

The *Sustainable Planning Act 2009* is administered by the Department of Infrastructure, Local Government and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agency.



# IDAS form 6—Building or operational work assessable against a planning scheme

(Sustainable Planning Act 2009 version 3.1 effective 3 August 2015)

This form must be used for development applications for building work or operational work assessable against a planning scheme.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

- complete *IDAS form 1—Application details*
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* (SPA) or the Sustainable Planning Regulation 2009.

This form must be used for building work or operational work relating on 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* that requires assessment against the land use plan for that land. Whenever a planning scheme is mentioned, take it to mean land use plan for the strategic port land, Brisbane core port land or airport land.

## Mandatory requirements

1. What is the nature of the work that requires assessment against a planning scheme? (Tick all applicable boxes.)

- ☐ Building work—complete Table A ☒ Operational work—complete Table B

### Table A

a) What is the nature of the building work (e.g. building, repairing, altering, underpinning, moving or demolishing a building)?

b) Are there any current approvals associated with this application? (e.g. material change of use.)

- ☐ No ☐ Yes— provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)

Table B

- a) What is the nature of the operational work? (Tick all applicable boxes.)

☐ Road works☐ Stormwater☐ Water infrastructure☐ Drainage works☐ Earthworks☐ Sewerage infrastructure☐ Landscaping☐ Signage

☒ Clearing vegetation under the planning scheme

☐ Other—provide details

- b) Is the operational work necessary to facilitate the creation of new lots? (E.g. subdivision.)

☒ No ☐ Yes—specify the number of lots being created

- c) Are there any current approvals associated with this application? (E.g. material change of use.)

☒ No ☐ Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)

2. What is the dollar value of the proposed building work?  
(Inc GST, materials and labour.)

●

- 3. What is the dollar value of the proposed operational work?**  
(Inc GST, materials and labour.)

\$

7000 -

## Mandatory supporting information

- 4. Confirm that the following mandatory supporting information accompanies this application**

Mandatory supporting information	Confirmation of lodgement	Method of lodgement
<b>All applications involving building work or operational work</b>		
<p>A site plan drawn to an appropriate scale (1:100, 1:200 or 1:500 are recommended scales) which shows the following:</p> <ul style="list-style-type: none"> <li>the location and site area of the land to which the application relates (<i>relevant land</i>)</li> <li>the north point</li> <li>the boundaries of the relevant land</li> <li>the allotment layout showing existing lots, any proposed lots (including the dimensions of those lots), existing or proposed road reserves, building envelopes and existing or proposed open space (note: numbering is required for all lots)</li> <li>any existing or proposed easements on the relevant land and their function</li> <li>any access limitation strips</li> <li>all existing and proposed roads and access points on the relevant land.</li> </ul>	<input type="checkbox"/> Confirmed	



A statement about how the proposed development addresses the local government's planning schemes and any other planning documents relevant to the application.	<input type="checkbox"/> Confirmed	
A statement addressing the relevant part(s) of the State Development Assessment Provisions (SDAP).	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
<b>Applications for building work (including extensions and demolition that is assessable development)</b>		
Floor plans drawn to an appropriate scale (1:50, 1:100 or 1:200 are recommended scales) which show the following: <ul style="list-style-type: none"> <li>the north point</li> <li>the intended use of each area on the floor plan (for commercial, industrial or mixed use developments only)</li> <li>the room layout (for residential development only) with all rooms clearly labelled</li> <li>the existing and the proposed built form (for extensions only)</li> <li>the gross floor area of each proposed floor area.</li> </ul>	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
Elevations drawn to an appropriate scale (1:100, 1:200 or 1:500 are recommended scales) which show plans of all building elevations and facades, clearly labelled to identify orientation (e.g. north elevation).	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
Plans showing the size, location, proposed site cover, proposed maximum number of storeys, and proposed maximum height above natural ground level of the proposed new building work.	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
Plans showing the extent of any demolition that is assessable development.	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
<b>Applications for operational work involving earthworks (filling and excavating)</b>		
Drawings showing: <ul style="list-style-type: none"> <li>existing and proposed contours</li> <li>areas to be cut and filled</li> <li>the location and level of any permanent survey marks or reference stations used as datum for the works</li> <li>the location of any proposed retaining walls on the relevant land and their height</li> <li>the defined flood level (if applicable)</li> <li>the fill level (if applicable).</li> </ul>	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
<b>Applications for operational work involving roadworks</b>		
Drawings showing: <ul style="list-style-type: none"> <li>existing and proposed contours</li> <li>the centreline or construction line showing chainages, bearings, offsets if the construction line is not the centreline of the road and all intersection points</li> <li>information for each curve including tangent point chainages and offsets, curve radii, arc length, tangent length, superelevation (if applicable) and curve widening (if applicable)</li> <li>kerb lines including kerb radii (where not parallel to centreline) and tangent point changes (where not parallel to centreline)</li> <li>edge of pavement where kerb is not constructed</li> <li>position and extent of channelisation</li> <li>location and details of all traffic signs, guideposts, guardrail and other street furniture</li> <li>pavement markings including details on raised pavement markers</li> </ul>	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	

<ul style="list-style-type: none"> <li>• catchpit, manhole and pipeline locations</li> <li>• drainage details (if applicable)</li> <li>• cross road drainage culverts (if applicable)</li> <li>• concrete footpaths and cycle paths</li> <li>• location and details for access points, ramps and invert crossings</li> <li>• changes in surfacing material.</li> </ul>		
<b>Applications for operational work involving stormwater drainage</b>		
<p>Drawings showing:</p> <ul style="list-style-type: none"> <li>• existing and proposed contours</li> <li>• drainage locations, diameters and class of pipe, open drains and easements</li> <li>• manhole location, chainage and offset or coordinates and inlet and outlet invert levels</li> <li>• inlet pit locations, chainage and offset or coordinates and invert and kerb levels.</li> </ul>	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
<b>Applications for operational work involving water reticulation</b>		
<p>Drawings showing:</p> <ul style="list-style-type: none"> <li>• kerb lines or edge of pavement where kerb is not constructed</li> <li>• location and levels of other utility services where affected by water reticulation works</li> <li>• pipe diameter, type of pipe and pipe alignment</li> <li>• water main alignments</li> <li>• water supply pump station details (if applicable)</li> <li>• minor reservoir details (if applicable)</li> <li>• conduits</li> <li>• location of valves and fire hydrants</li> <li>• location of house connections (if applicable)</li> <li>• location of bench marks and reference pegs.</li> </ul>	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
<b>Applications for operational work involving sewerage reticulation</b>		
<p>Drawings showing:</p> <ul style="list-style-type: none"> <li>• location of all existing and proposed services</li> <li>• location of all existing and proposed sewer lines and manhole locations</li> <li>• location of all house connection branches</li> <li>• kerb lines or edge of pavement where kerb is not constructed</li> <li>• chainages</li> <li>• design sewer invert levels</li> <li>• design top of manhole levels</li> <li>• type of manhole and manhole cover</li> <li>• pipe diameter, type of pipe and pipe alignment</li> <li>• location of house connections (if applicable)</li> <li>• sewer pump station details (if applicable).</li> </ul>	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
<b>Applications for operational work involving street lighting</b>		
<p>Drawings showing:</p> <ul style="list-style-type: none"> <li>• location of all light poles and service conduits</li> <li>• location of all other cross road conduits</li> <li>• type of wattage and lighting</li> <li>• any traffic calming devices</li> <li>• additional plans for roundabouts and major roads (if applicable)</li> <li>• details of any variations to normal alignment</li> </ul>	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	



<ul style="list-style-type: none"> <li>• details of lighting levels.</li> </ul>		
<b>Applications for operational work involving public utility services</b>		
Drawings showing: <ul style="list-style-type: none"> <li>• any existing light poles and power poles</li> <li>• any existing underground services</li> <li>• details of proposed services</li> <li>• alteration to existing services.</li> </ul>	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
<b>Applications for operational work involving landscaping works</b>		
Drawings showing: <ul style="list-style-type: none"> <li>• the location of proposed plant species</li> <li>• a plant schedule indicating common and botanical names, pot sizes and numbers of plants</li> <li>• planting bed preparation details including topsoil depth, subgrade preparation, mulch type and depth, type of turf, pebble, paving and garden edge</li> <li>• the location and type of any existing trees to be retained</li> <li>• construction details of planter boxes, retaining walls and fences</li> <li>• the proposed maintenance period</li> <li>• irrigation system details.</li> </ul>	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	photo's Attached.

**Privacy**—Please refer to your assessment manager, referral agency and/or building certifier for further details on the use of information recorded in this form.

## OFFICE USE ONLY

Date received		Reference numbers	
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The *Sustainable Planning Act 2009* is administered by the Department of Infrastructure, Local Government and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agency.