




veris



Development Permit for Material Change of Use –
Dwelling House.

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Document Information

Job Number:	400602
Document Title:	Development Assessment Report

Authors

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Reviewed:	SS	Senior Planner	09/08/19
Approved:	JM	Senior Planner	09/08/19

Release Information

Version	Date Released	Pages Affected	Remarks
V1.0	09/08/19	All	DA Submission

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2.0 Details of Application

2.1 Site Summary

Real Property Description	Lot 141 on RP738591
Address	L141 Carbeen Road, Diwan
Area	10,080m ²
Owner(s)	Sally Louise and Wayne G Linton
Existing Uses	Vacant , partially cleared

2.2 Legislative Summary

Local Government Authority	Douglas Shire Council
Regional Plan Designation	Regional Landscape and Rural Production Area
Planning Scheme	Douglas Shire Planning Scheme 2018
Planning Scheme Zone	Conservation Zone
Planning Scheme Overlays	See below
State Planning Policy	Appropriately reflected in the planning scheme
Referral Agencies	Nil
State Development Assessment Provisions	Not applicable

2.3 Application Details

Development Type	Material Change of Use
Level of Assessment	Assessable Development (Code Assessment)
Applicant	Sally Louise and Wayne G Linton C/- Veris Australia Pty Ltd
Contact Person	James McPeake – Senior Planner
Applicant's Representative	Veris Level 1 137 Collins Avenue PO Box 687 Edge Hill 4870
Relevant Plans/Documents	400602 PP 001 A- Proposal Plan – Veris

3.0 Introduction

3.1 Overview

Veris has been commissioned by Sally Louise and Wayne G Linton ('the applicant') to prepare and lodge an application for a Development Permit for a Material Change of Use, on land located L141 Carbeen Road, Diwan, being Lot 141 on RP738591 ('the site').

This planning report provides a thorough assessment of the proposed development against the relevant planning framework, and should be read in conjunction with the Proposal Plan.

The proposed development is seeking development permit to introduce one single dwelling house (110.25m²) to the subject site. The proposed dwelling is setbacks from the frontage and side boundaries. The proposal is outlined on the below Proposal Plan.

Figure 1 – Proposal Plan Extract (Source: Veris)



Pursuant to the Douglas Shire Planning Scheme 2018, the site is located within the Conservation Zone as shown below in Figure 2.

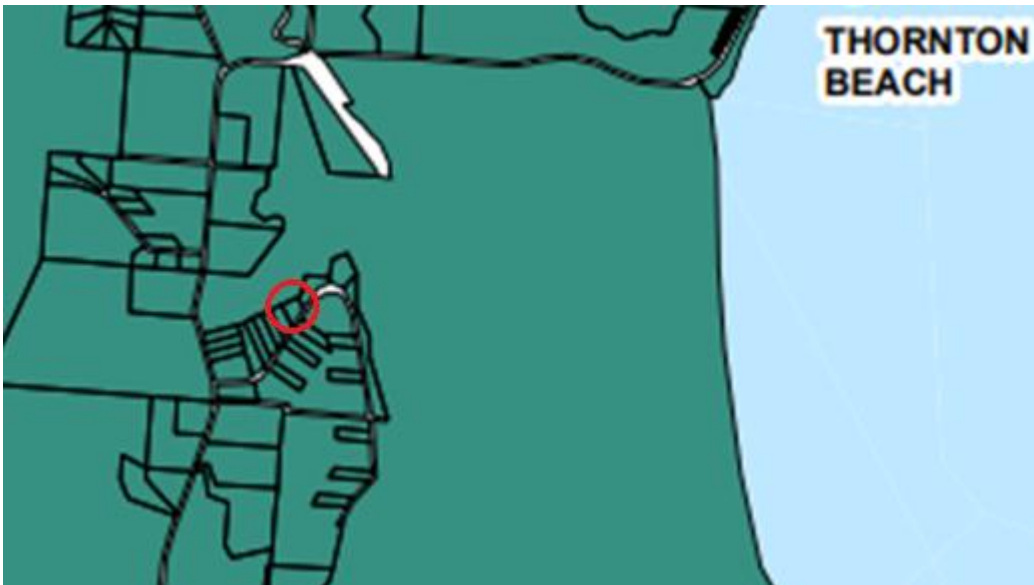


Figure 2 – Extract of Zoning Map (Source: *DSPS 2018*)

3.2 Level of Assessment

The level of assessment for the development, within the Conservation Zone, is Code assessable.

3.3 Public Notification

The development is Code assessable, therefore public notification is not required.

3.4 Referral Agencies

The application is not required to be referred to SARA.

3.5 Pre-Lodgement Advice

Pre-lodgement advice for this application was not sought.

3.6 Owner's Consent

See attached – Appendix 2.

4.0 The Site

4.1 Local Context

The site is located within the suburb of Diwan, which is North of the Daintree River Ferry. Surrounding uses are listed in Table 1, and the location of the site is shown in Figure 3.

Table 1 – Land uses surrounding the subject sites.

Direction	Land Use
North	National Park
East	low density residential
South	low density residential
West	low density residential

Figure 3 – Location of site (source – Queensland Globe)



4.2 Ownership & Tenure

The registered owner's of the land are: Mr Wayne Linton.

4.3 Easements & Covenants

The site is not subject to easements.

4.4 Land Use

The site is currently vacant and is partially cleared.

4.5 Roads and Site Access

The site access via an existing crossover from Carbeen Road, which is constructed to a gravel standard.

4.6 Topography

The site is generally considered flat. However, a slightly higher elevation towards the road.

4.7 Service Arrangements

The site will be improved with a water tank for use across the site. An onsite waste water treatment system will be designed and installed on site. Electricity will be provided via private generation (fuel generation or 12v solar system).

4.8 Vegetation

The majority of the site is heavily vegetated. However, an estimated 2,100m² of cleared area exists roughly in the centre of the site. No further vegetation clearing will be required to facilitate the proposed development.

4.9 Stormwater

Rainwater will be captured on site to be used across the site.

4.10 Natural Hazards

The site is identified as being subject to flood and bushfire hazards.

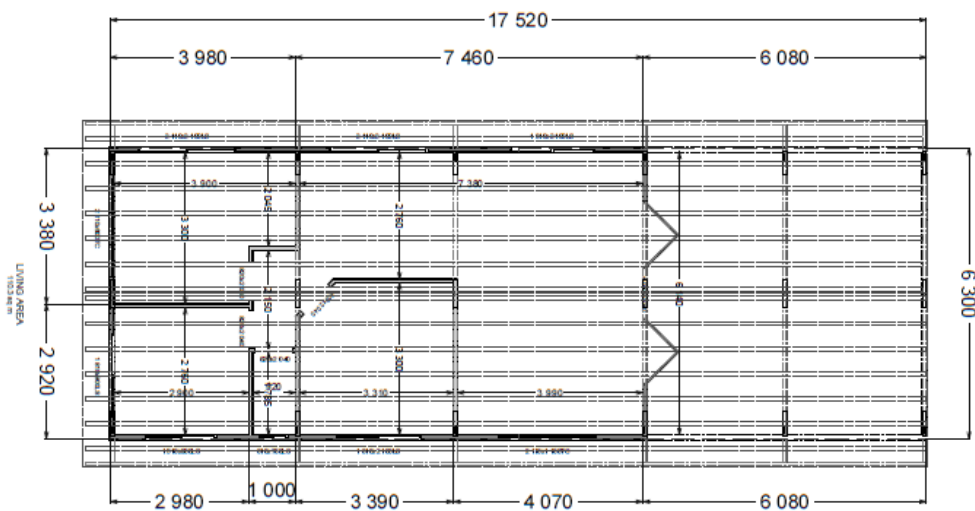
4.11 Referral Summary

No referral agencies have been identified.

5.0 Proposal

5.1 Development Summary

The proposed development is seeking development permit to introduce a single dwelling house and a to the subject site. The proposed dwelling house is located within an estimated 2,000m² existing cleared area on site. No further clearing will be required to facilitate the proposed siting of the dwelling house. The proposal is outlined on the below Proposal Plan.



6.0 Local Government Assessment Framework

7.1 The Douglas Shire Planning Scheme 2018

This section of the report addresses the major assessment criteria of Douglas Shire Planning Scheme 2018, which is the current, applicable document for planning assessment for applications. For the purposes of the current application, the following elements have been assessed.

Code	Comment
Zone Code	
Conservation Zone	Complies with all acceptable outcomes. Setback in excess of 20m from the front and side boundaries.
Local Plan	
Cape Tribulation and Daintree Coast	Complies with all acceptable outcomes- The proposed dwelling house is to be located within the existing cleared area see attached proposal plan. No additional clearing is required to facilitate the proposed development.
Overlay Codes	
Acid sulfate soils overlay (5-20m AHD)	Complies no Excavation or fill required to facilitate the proposed development.
Bushfire hazards overlay	Complies the site is located within the potential impact buffer area. The proposed dwelling is located setback from the existing vegetation on site. The vegetation on site is classified as wet sclerophyll rainforest, the bushfire risk is considered low. The site will be improved with a water tank.
Coastal processes overlay	N/A – Not identified as being subject to coastal processes
Flood and storm tide hazard	Complies – The site is located as within the Flood Plain Assessment overlay – The proposed house will be built 300mm above the identified 1% AEP Level.
Hillslopes overlay	N/A – Not identified as being subject to
Natural areas	Complies the site is identified as containing MSES- Of Concern Regional Ecosystem, Wildlife habitat. The proposed dwelling house is to be located within the existing cleared area see attached proposal plan. No additional clearing is required to facilitate the proposed development.
Places of significance	N/A – Not identified as containing places of significance.
Potential landslide hazard	N/A – Not identified as being subject to a potential landslide hazard risk.
Transport network	Complies with all acceptable outcomes.
Development Codes	
Dwelling house code	Complies with all acceptable outcomes.
Access, parking and servicing code	Complies with all acceptable outcomes-

	Vehicles are provided with onsite undercover parking at the rate required. Users can enter and exit in a forward gear. Existing gravel driveway is located at the frontage of the site.
Filling and excavation code	N/A No Excavation or fill required to facilitate the proposed development.
Landscaping code	No Additional landscaping is proposed. The site is benefited by an existing 20m buffer along its frontage and sufficient buffer along its side boundaries.
Vegetation management code	Complies no vegetation clearing is required to facilitate the proposed development.

7.0 Conclusion of Assessment

8.1 Recommendation for Approval

Having regard to the assessment of the development against the relevant planning framework contained in this report, it is concluded that the application must be approved as follows:

- The proposal complies with all Acceptable Outcomes of the *Zone Code*;
- The proposal complies with all of the relevant Specific Outcomes of the Douglas Shire Planning Scheme 2018;

8.2 Conclusion

It is considered that the site's constraints have been effectively managed to allow for this development to occur, without compromising the purpose of the Douglas Shire Planning Scheme 2018 or the *Planning Act 2016*.

8.0 Appendices

Appendix 1 – DA Form 1

Appendix 2 – Owners Consent

Appendix 3 – Site Pics

Appendix 1 – DA Form 1

Appendix 2 – Owners Consent

Appendix 3- Proposal Plan

Appendix 4 – Site Pics

Image 1 – End of driveway looking at building area, looking East.



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DA Form 1 – Development application details

Approved form (version 1.1 effective 22 JUNE 2018) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

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

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

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (<i>individual or company full name</i>)	Sally Louise and Wayne G Linton – C/- Veris Australia Pty Ltd
Contact name (<i>only applicable for companies</i>)	James McPeake
Postal address (<i>P.O. Box or street address</i>)	PO BOX 687
Suburb	Edge Hill
State	QLD
Postcode	4870
Country	AUS
Contact number	07 4051 6722
Email address (<i>non-mandatory</i>)	j.mcpeake@veris.com.au
Mobile number (<i>non-mandatory</i>)	
Fax number (<i>non-mandatory</i>)	
Applicant's reference number(s) (<i>if applicable</i>)	400602

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
		L141	Carbeen Road	Diwan
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		141	RP738591	Douglas
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

3.3) Additional premises

Additional premises are relevant to this development application and their details have been attached in a schedule to this application

Not required

4) Identify any of the following that apply to the premises and provide any relevant details

In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

In a tidal area

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

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

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

Name of airport:

<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):*

Construction of a Dwelling House (Class 1a)

e) Relevant plans
Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms guide: Relevant plans](#).

Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

a) What is the type of development? *(tick only one box)*

Material change of use Reconfiguring a lot Operational work Building work

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

Development permit Preliminary approval Preliminary approval that includes a variation approval

c) What is the level of assessment?

Code assessment Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

e) Relevant plans
Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development

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

Section 2 – Further development details**7) Does the proposed development application involve any of the following?**

Material change of use Yes – complete division 1 if assessable against a local planning instrument

Reconfiguring a lot Yes – complete division 2

Operational work Yes – complete division 3

Building work Yes – complete *DA Form 2 – Building work details*

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Dwelling House (Class 1a)	Dwelling House (Class 1a)	1	110.25m ²

8.2) Does the proposed use involve the use of existing buildings on the premises?

Yes

No

Division 2 – Reconfiguring a lot

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

9.1) What is the total number of existing lots making up the premises?**9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)**

Subdivision (complete 10))

Dividing land into parts by agreement (complete 11))

Boundary realignment (complete 12))

Creating or changing an easement giving access to a lot from a construction road (complete 13))

10) Subdivision**10.1) For this development, how many lots are being created and what is the intended use of those lots:**

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

10.2) Will the subdivision be staged?

Yes – provide additional details below

No

How many stages will the works include?

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

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

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

12) Boundary realignment

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

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

12.2) What is the reason for the boundary realignment?

--

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

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

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?

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

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

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

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

\$	
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PART 4 – ASSESSMENT MANAGER DETAILS

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

Douglas 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 – near a state-controlled road intersection
- On Brisbane core port land near a State transport corridor or future State transport corridor
- On Brisbane core port land – ERA
- On Brisbane core port land – tidal works or work in a coastal management district
- On Brisbane core port land – hazardous chemical facility
- On Brisbane core port land – taking or interfering with water
- On Brisbane core port land – referable dams
- On Brisbane core port land - fisheries
- Land within Port of Brisbane's port limits
- SEQ development area
- SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- SEQ regional landscape and rural production area or SEQ rural living area – community activity
- SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- SEQ regional landscape and rural production area or SEQ rural living area – combined use
- Tidal works or works in a coastal management district
- Reconfiguring a lot in a coastal management district or for a canal
- Erosion prone area in a coastal management district
- Urban design
- Water-related development – taking or interfering with water
- Water-related development – removing quarry material (*from a watercourse or lake*)
- Water-related development – referable dams
- Water-related development – construction of new levees or modification of existing levees (*category 3 levees only*)
- Wetland protection area

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

- Airport land
- Environmentally relevant activities (ERA) (*only if the ERA have been devolved to local government*)
- Local heritage places

Matters requiring referral to the chief executive of the distribution entity or transmission entity : <input type="checkbox"/> Electricity infrastructure
Matters requiring referral to: <ul style="list-style-type: none"> • The Chief executive of the holder of the licence, if not an individual • The holder of the licence, if the holder of the licence is an individual <input type="checkbox"/> Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council : <input type="checkbox"/> Brisbane core port land
Matters requiring referral to the Minister under the <i>Transport Infrastructure Act 1994</i> : <input type="checkbox"/> Brisbane core port land (inconsistent with Brisbane port LUP for transport reasons) <input type="checkbox"/> Strategic port land
Matters requiring referral to the relevant port operator : <input type="checkbox"/> Land within Port of Brisbane's port limits (below high-water mark)
Matters requiring referral to the Chief Executive of the relevant port authority : <input type="checkbox"/> Land within limits of another port (below high-water mark)
Matters requiring referral to the Gold Coast Waterways Authority : <input type="checkbox"/> Tidal works, or work in a coastal management district in Gold Coast waters
Matters requiring referral to the Queensland Fire and Emergency Service : <input type="checkbox"/> Tidal works marina (<i>more than six vessel berths</i>)

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

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application <input type="checkbox"/> I do not agree to accept an information request for this development application Note: <i>By not agreeing to accept an information request I, the applicant, acknowledge:</i> <ul style="list-style-type: none"> • <i>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</i> • <i>Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.</i> <i>Further advice about information requests is contained in the DA Forms Guide.</i>

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)			
<input type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input type="checkbox"/> No			
List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)		
<input type="checkbox"/> Yes – a copy of the receipted QLeave form is attached to this development application <input type="checkbox"/> No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid <input type="checkbox"/> Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)		
Amount paid	Date paid (dd/mm/yy)	QLeave levy number
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?
<input type="checkbox"/> Yes – show cause or enforcement notice is attached <input checked="" type="checkbox"/> No

23) Further legislative requirements			
<u>Environmentally relevant activities</u>			
23.1) Is this development application also taken to be an application for an environmental authority for an Environmentally Relevant Activity (ERA) under section 115 of the <i>Environmental Protection Act 1994</i> ?			
<input type="checkbox"/> Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below <input checked="" type="checkbox"/> No <i>Note: Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.</i>			
Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			
<input type="checkbox"/> Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.			
<u>Hazardous chemical facilities</u>			
23.2) Is this development application for a hazardous chemical facility ?			
<input type="checkbox"/> Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application <input checked="" type="checkbox"/> No <i>Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.</i>			

Clearing native vegetation

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

Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

No

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

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

Environmental offsets

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

Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

No

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

Koala conservation

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

Yes

No

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

Water resources

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

Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

No

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

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

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

Waterway barrier works

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

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

No

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

Marine activities

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

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

No

Note: See guidance materials at www.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, Mines and Energy at www.dnrme.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

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

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

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

Referable dams

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

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

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

Tidal work or development within a coastal management district

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

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

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

Queensland and local heritage places

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

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

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

Name of the heritage place:		Place ID:	
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Brothels

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

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

Decision under section 62 of the Transport Infrastructure Act 1994

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

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist	
I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17 <i>Note: See the Planning Regulation 2017 for referral requirements</i>	<input checked="" type="checkbox"/> Yes
If building work is associated with the proposed development, Parts 4 to 6 of <i>DA Form 2 – Building work details</i> have been completed and attached to this development application	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Supporting information addressing any applicable assessment benchmarks is with development application <i>Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template.</i>	<input checked="" type="checkbox"/> Yes
Relevant plans of the development are attached to this development application <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>	<input checked="" type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (<i>see 21</i>)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable

25) Applicant declaration	
<input checked="" type="checkbox"/> By making this development application, I declare that all information in this development application is true and correct	
<input checked="" type="checkbox"/> Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the <i>Electronic Transactions Act 2001</i> <i>Note: It is unlawful to intentionally provide false or misleading information.</i>	
<p>Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.</p> <p>Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i>, <i>Planning Regulation 2017</i> and the <i>DA Rules</i> except where:</p> <ul style="list-style-type: none"> such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i>, and the access rules made under the <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i>; or required by other legislation (including the <i>Right to Information Act 2009</i>); or otherwise required by law. <p>This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i>.</p>	

PART 9 – FOR OFFICE USE ONLY

Date received: Reference number(s):

Notification of engagement of alternative assessment manager	
Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	

Relevant licence number(s) of chosen assessment manager	
---	--

QLeave notification and payment	
<i>Note: For completion by assessment manager if applicable</i>	
Description of the work	
QLeave project number	
Amount paid (\$)	
Date paid	
Date received form sighted by assessment manager	
Name of officer who sighted the form	

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

I/we, Sally Louise and Wayne G Linton

[insert full name.]

as owners of the premises identified as follows:

[insert street address, lot or plan description or coordinates of the premises the subject of the application.]

L141 Carbeen Road, Diwan, being Lot 141 on RP738-591

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

Veris Australia Pty Ltd

[insert name of applicant.]

on the premises described above for:

[insert details of the proposed development, e.g. material change of use for four storey apartment building.]

Dwelling House

W. Linton

Alcise

9/8/19

[signature of owner and date signed]

DONDEX

SHEDS, GARAGES & CARPORTS

PROPOSED : HABITABLE SHED

DESCRIPTION : L 17520 X W 6300 X H 2400

W 60C (C3)

CUSTOMER : WAYNE LINTON

LOCATION : DAINTREE

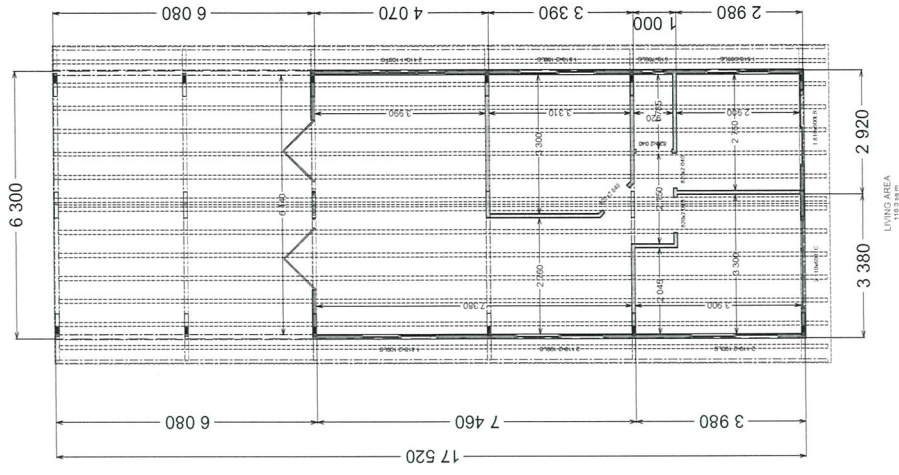
FLOOR AREA : 110 SQM

PREPARED BY : Andrea Beerling

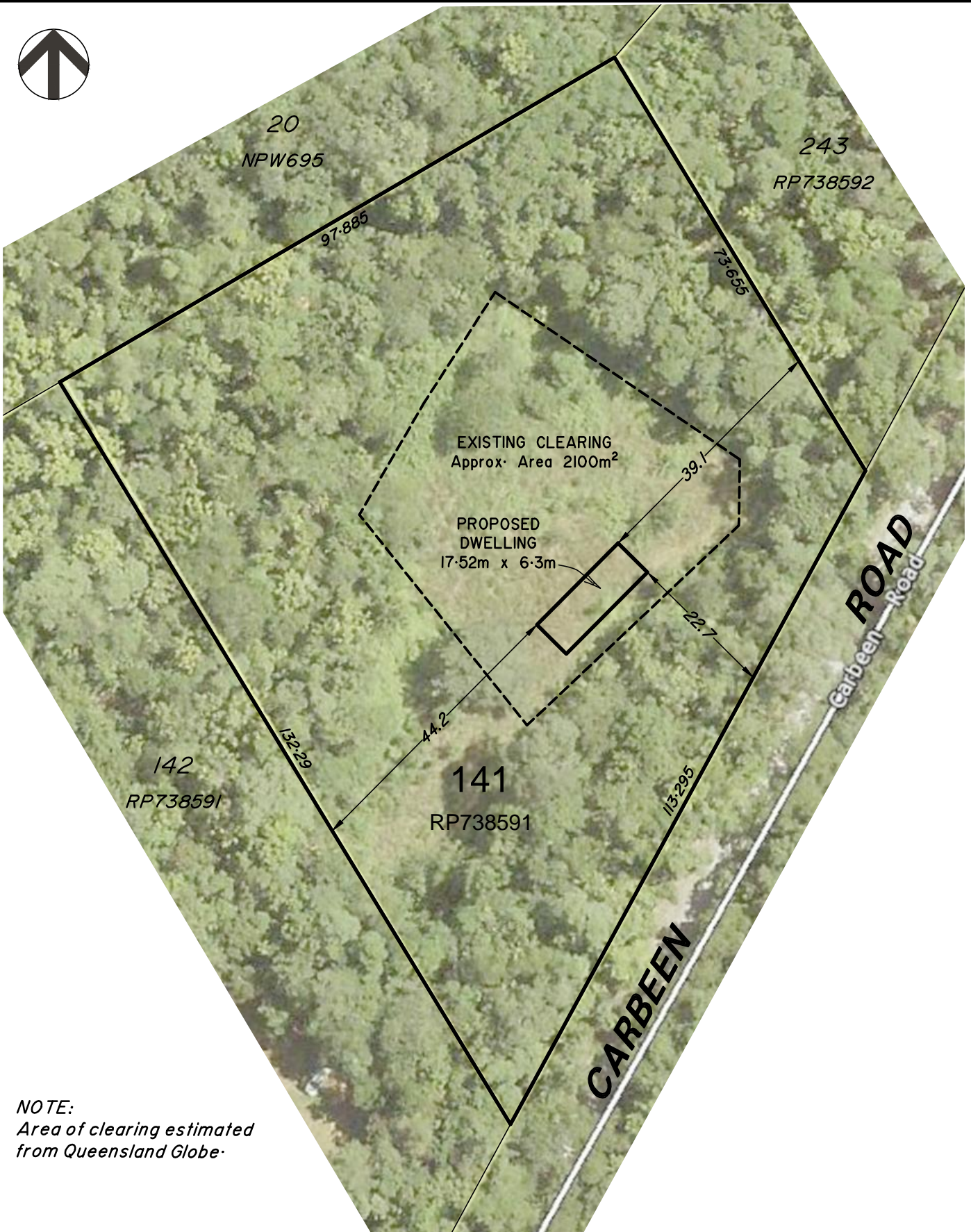
The building design can be adjusted and quoted to suit your requirements, just ask and we will make changes you may require.



PERSPECTIVE VIEW



FLOORPLAN



NOTE:
Area of clearing estimated from Queensland Globe.



<p>THESE DESIGNS AND DRAWINGS ARE COPYRIGHT AND ARE NOT TO BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF VERIS</p>		<p>Data Sources</p> <ul style="list-style-type: none"> Cadastral Boundaries RP738591 Contours / Topographic * Aerial Images Queensland Globe Flood Level * Engineering Design * Architectural Design * Landscape Design * 		<p>Locality: DIWAN Local Authority: DOUGLAS SHIRE Horizontal Meridian: RP738591 Vertical Level Datum: * Level Origin: * Scale: 1:800 @ A4 Surveyed: Drawn: EN Checked: JWM Plot Date: 07 Aug, 2019 Computer File Ref: 400602 PP 001 A.dwg</p>		<p>Wayne Linton</p>									
<p>IMPORTANT NOTES:</p> <p>This plan has been prepared for Wayne Linton for the purposes of locating a proposed dwelling within the subject lot.</p> <p>It is not to be used by any other person or corporation for any other purposes.</p> <p>Copyright © Veris Australia Pty Ltd. 2019</p>		<table border="1"> <thead> <tr> <th>Issue</th> <th>Revisions</th> <th>Date</th> <th>Drawn</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Original issue</td> <td>7/08/2019</td> <td>EN</td> </tr> </tbody> </table>		Issue	Revisions	Date	Drawn	A	Original issue	7/08/2019	EN	<p>Plan Showing Approximate Location of Proposed Dwelling within Lot 141 on RP738591</p>		<p>BRISBANE (07) 3666 4700 WHITSUNDAYS (07) 4646 1722 MACKAY (07) 4561 2911 CAIRNS (07) 4051 6722 veris.com.au ACN 615 735 727 Veris Australia Pty Ltd</p>	
Issue	Revisions	Date	Drawn												
A	Original issue	7/08/2019	EN												
						<p>Drawing No 400602 PP 001</p>		<p>Issue A</p>							