

Reconfig Lot

Planning

Application - Planning Report

**Proposed Reconfiguration of Lot (Boundary
Realignment) 12/N157447 and Lot 4/N157389
Parish of Salisbury (Captain Cook Highway and
Heritage Lane Port Douglas)**

Katandra Farming Pty Ltd

December 2018

Real Property Descriptions	Lot 12/N157447 and Lot 4N157389
Area of Lot	Lot 12 36.422 Ha and Lot 4 60.703 Ha
Designation	Rural Zone
Current Use	Two cleared Rural Lots containing two (2) houses and used for cane growing and vanilla growing
Proposal	To Reconfigure the two lots by way of boundary realignment to contain the vanilla growing activity on one lot and cane growing on the balance area. No new or extra lots are being created.
Development Activity	Reconfiguration of a lot – Code Assessable

Preamble

The proposal is generally as detailed in our request to Council dated 17th April 2018, and subsequent discussions with Council Officers. In summary it involves the increase in the area of lot 4 to approximately 96.25 Ha and the reduction of lot 12 to a size of around 0.87 Ha.

The intent being that the whole of the vanilla horticulture activity and the adjacent house will be contained on one lot. And the balance, and expanded area, will continue to be used for cane farming activities.

As indicated previously, we have seed funded the vanilla production activity by the provision of an area of land for the use, and the activity has proven to be very successful, actually broadening the base of horticultural activity in the Shire. The reconfiguration will allow us to pass the lot to the farmer to cement the stability of the business.

This will occur at no cost to the vanilla farmer, other than for planning, survey and associated costs.

Important characteristics of the proposal are:-

- No new lots are created.
- No new accesses to the Captain Cook Highway are created.
- The existing fully serviced (electricity, communications, water, sewerage and access) houses remain on the relevant lots.
- No vegetation will be cleared and no earthworks or any form of operational works will be required.
- The area to be allocated to vanilla production is actually already quarantined and physical separated from the rural production cane farming area by way of the existence of a farm drainage system and is bounded to the south by heritage lane. The proposal gives some extra area to expand the vanilla growing activity.
- The proposal results in a consolidation of the cane land area increasing the Lot 4 size to over 96 Ha.
- The proposal only involves a resurvey of the lots.

Consideration of Relevant Codes

Rural Zone Code

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
PO1 The height of buildings is compatible with the rural character of the area and must not detrimentally impact on visual landscape amenity.	A01.1 Dwelling houses are not more than 8.5 metres in height. Note – Height is inclusive of roof height. A01.2 Rural farm sheds and other rural structures are not more than 10 metres in height.

Existing Buildings Comply and no further buildings are proposed

Performance outcomes	Acceptable outcomes
Setbacks	
PO2 Buildings and structures are setback to maintain the rural character of the area and achieve separation from buildings on adjoining properties.	AO2 Buildings are setback not less than: (a) 40 metres from the property boundary and a State-controlled road; (b) 25 metres from the property boundary adjoining Cape Tribulation Road; (c) 20 metres from the boundary with any other road; (d) 6 metres from side and rear property boundaries. <i>Existing Buildings generally comply with the house on lot 4 being constructed prior to the scheme provisions</i>
PO3 Buildings/structures are designed to maintain the rural character of the area.	AO3 White and shining metallic finishes are avoided on external surfaces of buildings. <i>Complies</i>
For assessable development	
PO4 The establishment of uses is consistent with the outcomes sought for the Rural zone and protects the zone from the intrusion of inconsistent uses.	AO4 Uses identified in Table 6.2.10.3.b are not established in the Rural zone. <i>Complies</i>
PO5 Uses and other development include those that: (a) promote rural activities such as agriculture, rural enterprises and small scale industries that serve rural activities; or (b) promote low impact tourist activities based on the appreciation of the rural character, landscape and rural activities; or (c) are compatible with rural activities.	AO5 No acceptable outcomes are prescribed. <i>Uses are cane farming and vanilla production - Complies</i>
PO6 Existing native vegetation along watercourses and in, or adjacent to areas of environmental value, or areas of remnant vegetation of value is protected.	AO6 No acceptable outcomes are prescribed. <i>Complies- no clearing of any areas is proposed</i>

<p>PO7</p> <p>The minimum lot size is 40 hectares, unless</p> <p>(a) the lot reconfiguration results in no additional lots (e.g. amalgamation, boundary realignments to resolve encroachments); or</p> <p>(b) the reconfiguration is limited to one additional lot to accommodate:</p> <p>(i) Telecommunications facility;</p> <p>(ii) Utility installation.</p>	<p>A07</p> <p>No acceptable outcomes are prescribed.</p> <p><i>Complies – no extra lots are created – the lot generally quarantined by the drain and road become one lot and the cane growing area is consolidated</i></p>
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Coastal Communities Local Plan Code

Not applicable

Mossman Local Plan Code

Not applicable

Port Douglas/Craiglie Local Plan Code

Not applicable

Acid Sulphate Soils Overlay Code

Complies

Lot 4 is included in the overlay however no excavation is proposed as part of this application or the future use and therefore it fully complies with the Code.

Bush Fire Hazard Overlay Code

Complies

Lot 12 is included in the overlay however no extra buildings are proposed in this application and those that are existent are well separated from the existing vegetation and the surrounding area is fully cleared.

Coastal Environment Overlay Code

Not applicable

Flood and Storm Tide Overlay Code

Not applicable

Hill Slopes Overlay Code

Complies

The back section of the current Lot 12 is included in the Hillslopes Overlay. With the proposed boundary realignment this area will be completely included in the revised large Lot 4. No works or clearing is proposed as part of this application and the area will remain untouched. And the revised boundaries of Lot 12 are all outside the vegetated area and no boundary of Lot 12 to be closer than 15 metres to the existing vegetation.

Landscape Values Overlay Code

Complies

The back section of the current Lot 12 is included in the Landscape Values Overlay. With the proposed boundary realignment this area will almost completely be included in the revised large Lot 4. No works or clearing is proposed as part of this application and the area will remain untouched.

Natural Areas Overlay Code

Complies

A small section at the back of the current Lot 12 is included in the Natural Areas Overlay. With the proposed boundary realignment this area will almost completely be included in the revised large Lot 4. No works or clearing is proposed as part of this application and the area will remain untouched.

Places of Significance Overlay Code

Not Applicable

Potential Landslide Hazard Overlay Code

Not Applicable

Transport Network Overlay Code

Complies

Lot 4 fronts onto the Captain Cook Highway. It is not affected by the Pedestrian and Cycle Overlay, and is included in Road Hierarchy and the Transport Noise Overlays.

The existing house is situated approximately 30 metres from its shared boundary with the road reserve, and this boundary is more than 30 metres to the centre line of

the existing road. A high value and high voltage powerline runs close to the boundary.

The large separation distance from the existing house to the road reserve and the existence of the powerline confirm that the existing house would not be expected to be affected by noise and nor would it impede the duplication of the road, however unlikely in the distant future. No new driveway accesses are proposed and land uses remain unchanged.

The existing road access arrangements for Lots 4 and 12 remain unchanged by the proposed boundary realignment.

Access, Parking and Servicing Code

Complies

The existing lots are fully serviced with a Dwellings existing on both lots. Access driveways to the lots have existed for many years and function safely and effectively. There have been no reported accidents at either the access to Lot 4 or Lot 12 over the last 20 to 30 years.

Each house has a covered/enclosed parking space and more than ample space for parking of motor vehicles on-site.

Environmental Performance Code

Complies

The existing lots are fully serviced with a Dwelling existing on both lots. The dwellings are well separated from adjoining premises and sensitive environments. There have been no noise, lighting or nuisance complaints relating to the use of the existing Lots, and the boundary realignment could not be expected to change this situation.

Filling and Excavation Code

Complies

The existing lots are fully serviced with a Dwelling existing on both lots. Accordingly no filling or excavation will be required as part of this application. The only works contemplated is a resurvey to facilitate the boundary realignment.

Infrastructure Works Code

Complies

The existing lots are fully serviced with a Dwelling existing on both lots. Accordingly no extra infrastructure will be required as part of this application. The only works contemplated is a resurvey to facilitate the boundary realignment.

Landscaping Code

Complies

The existing lots are fully serviced with a Dwelling existing on both lots. The only works contemplated is a resurvey to facilitate the boundary realignment. Nothing in the proposal changes the visual or landscape amenity of the area, with land uses continuing to be consistent with the adjoining cane farming and rural activities.

Reconfiguring a Lot Code

Complies

This application relates to the realignment of a boundary to consolidate lands used for cane growing and to facilitate the ongoing success of vanilla production which involves a very high value crop being produced in quite large quantities on a relatively small lot. The Lots are, and will remain fully serviced including good quality rural access points.

The provisions in the Code relating to urban or rural residential type development are not applicable to the arrangements proposed by the boundary realignment of the Rural Land.

The existing lots are fully serviced with a Dwelling existing on both lots.

Vegetation Management Code

Complies

The only work contemplated by this application is a resurvey to facilitate the boundary realignment. No vegetation will be removed or damaged as a result of this application.

This application involves no earthworks or vegetation clearing and indeed the vegetation will likely be even better protected when it is most all included in the new large area Lot 4.

Accordingly it believed Council can ensure compliance with intents of the Codes, where applicable, by restricting the works which can be undertaken as part of any approval.

As there is no change of access onto the Cook Highway and all revised boundaries of Lot 12 are 15 metres or more away from existing vegetation, none of which will be cleared, it is understood that referral is not required.

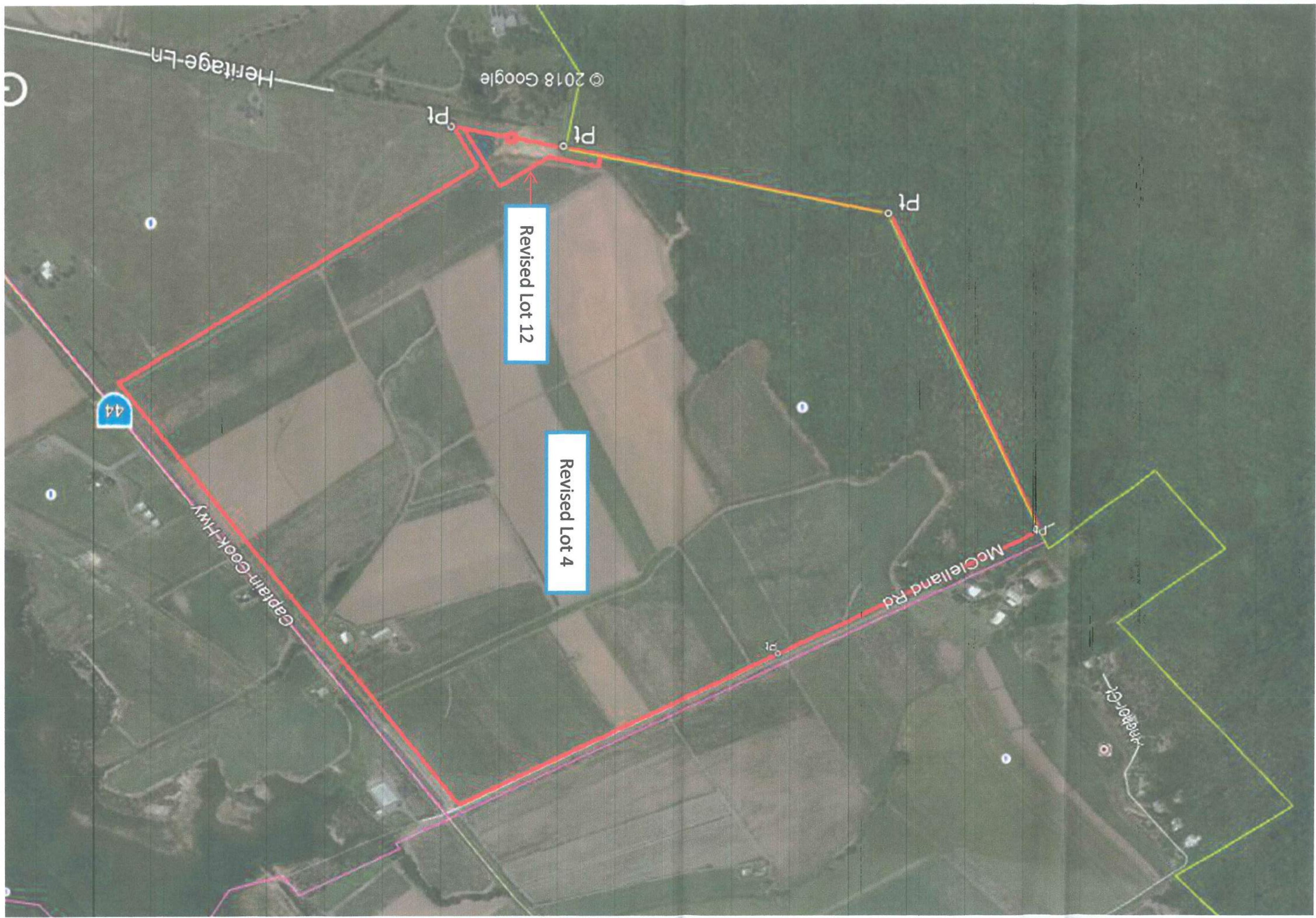
Attached are aerial overlays detailing the proposed boundary realignment. Measurements are indicative and clearly indicate the intent of the proposal. Access to Heritage Lane is preserved for the revised lot 4 which to all intent and purposes is an amalgamation of most all of previous lots 4 and 12. This will ensure no extra traffic is directed to the Captain Cook Highway.

A detailed survey will be initiated should the application be approved. Also attached for reference is a "Smart Map detailing the boundaries of current lots 12 and 4.

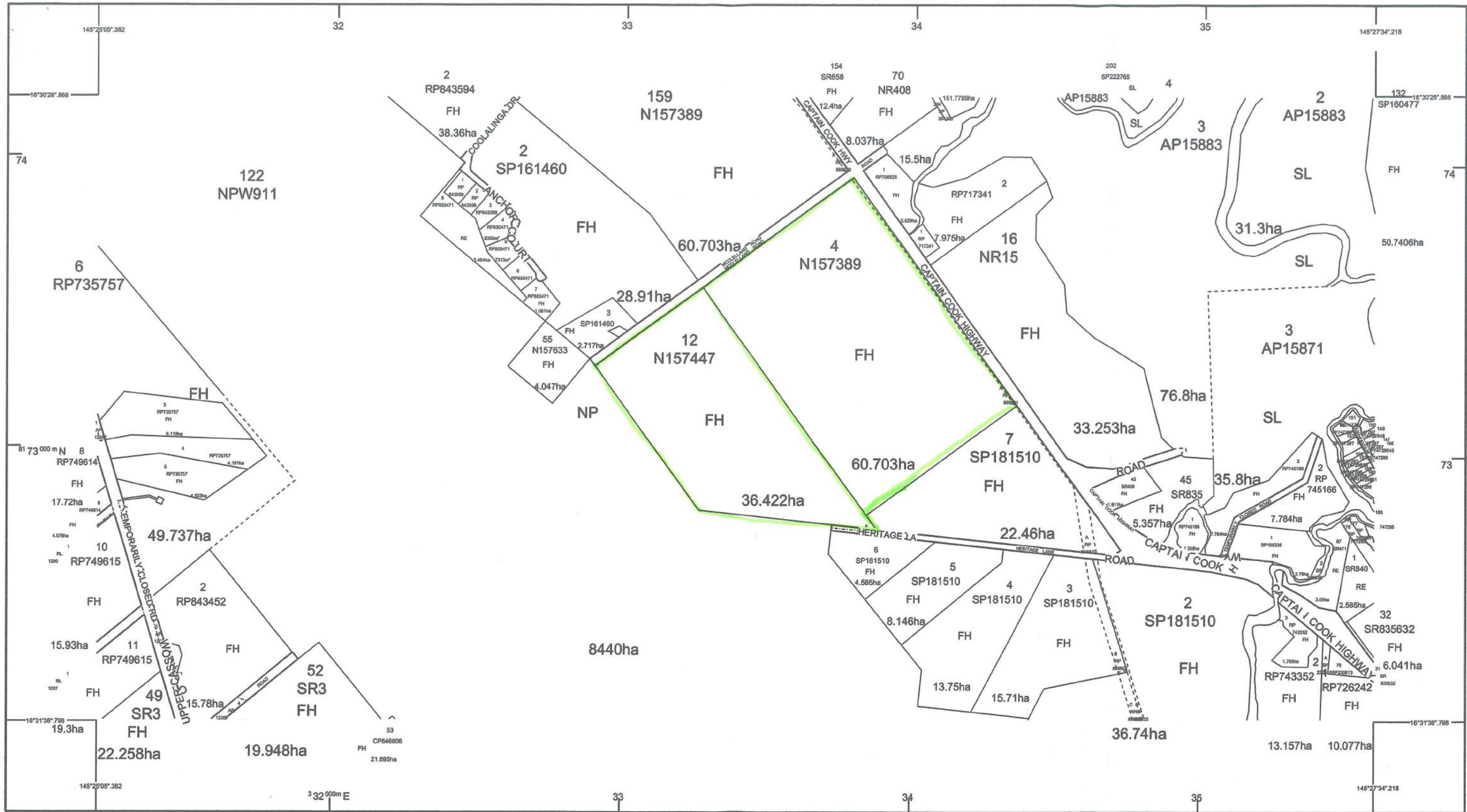
Please do not hesitate to contact me if further information is required.

Orazia (Grace) Cavallaro.

Grace Cavallaro,
Director/Company Secretary
For and on Behalf of Katandra Pty Ltd







STANDARD MAP NUMBER
7964-11143

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	12N157447
Area/Volume	36.422ha
Tenure	FREEHOLD
Local Government	DOUGLAS SHIRE
Locality	CRAIGLIE
Segment/Parcel	8596/8

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 29/11/2018

DCDB 29/11/2018 (Lots with an area less than 1500m² are not shown)

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SmartMap

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Based upon an extraction from the
Digital Cadastral Data Base



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Natural Resources,
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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) (individual or company full name)	Katandra Farming Pty Ltd
Contact name (only applicable for companies)	Grace Cavallaro
Postal address (P.O. Box or street address)	PO Box 89
Suburb	Mossman
State	QLD
Postcode	4873
Country	Australia
Contact number	0419644812
Email address (non-mandatory)	grace@kentlen.co.au
Mobile number (non-mandatory)	0419644812
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input checked="" type="checkbox"/> No – proceed to 3)	



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PART 2 - LOCATION DETAILS

3) Location of the premises (corrected 3-10-97) and a 3-10-97 report

3.1: Street address and lot or part

- ☐ 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).

Water lot adjoining or adjacent to land (e.g. jeep, portacom, airste must be listed)				
a)	Unit No.	Street No.	Street Name and Type	Suburb
			Heritage Lane	Port Douglas
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4877	12	N157447	Douglas Shire
b)	Unit No.	Street No.	Street Name and Type	Suburb
			Captain Cook Highway	Port Douglas
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4877	4	N157389	Douglas Shire

[illegible]

- ☐
- Coordinates of premises by longitude and latitude

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

X 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: Easements are a type of interest in land that gives one person the right to use another person's land for a specific purpose. They can be created by deed or by operation of law. For further information on easements, see the [Planning and Environment website](#).

☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application

☒ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect:			
a) What is the type of development? <i>(tick only one box)</i>			
<input type="checkbox"/> Material change of use	<input checked="" type="checkbox"/> Reconfiguring a lot	<input type="checkbox"/> Operational work	<input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>			
<input checked="" type="checkbox"/> Development permit	<input type="checkbox"/> Preliminary approval	<input type="checkbox"/> Preliminary approval that includes a variation approval	
c) What is the level of assessment?			
<input checked="" type="checkbox"/> Code assessment		<input type="checkbox"/> Impact assessment <i>(requires public notification)</i>	
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots)</i> :			
Boundary realignment between two lots Re survey only –no works proposed			
e) Relevant plans			
<i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.</i>			
<input checked="" type="checkbox"/> Relevant plans of the proposed development are attached to the development application			
6.2) Provide details about the second development aspect:			
a) What is the type of development? <i>(tick only one box)</i>			
<input type="checkbox"/> Material change of use	<input type="checkbox"/> Reconfiguring a lot	<input type="checkbox"/> Operational work	<input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>			
<input type="checkbox"/> Development permit	<input type="checkbox"/> Preliminary approval	<input type="checkbox"/> Preliminary approval that includes a variation approval	
c) What is the level of assessment?			
<input type="checkbox"/> Code assessment		<input type="checkbox"/> Impact assessment <i>(requires public notification)</i>	
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots)</i> :			
e) Relevant plans			
<i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>			
<input type="checkbox"/> Relevant plans of the proposed development are attached to the development application			

8.3: 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
X Not required

Section 2 – Further development details

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

Material change of use	<input type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	X Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete DA Form 2 – Building work details

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use

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

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

<input type="checkbox"/> Yes		
<input type="checkbox"/> No Not Applicable		

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?

Two (2)

9.2) What is the nature of the lot reconfiguration? (tick all that apply)

<input type="checkbox"/> Subdivision (complete 10))	<input type="checkbox"/> Dividing land into parts by agreement (complete 11))
X Boundary realignment (complete 12))	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a construction road (complete 13))

10) Subdivision

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

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

10.2) Will the subdivision be staged?

☐ Yes – provide additional details below
☐ No

How many stages will the works include?

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

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

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

12) Boundary realignment

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

Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)
Lot 12 N157447	364220	Lot 12 N157447	8700
Lot 4 N157389	607030	Lot 4 N157389	962550

12.2) What is the reason for the boundary realignment?

To consolidate cane land and create a lot for a successful vanilla farm

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (Please refer to the relevant lot(s) and easement(s) in the plan.)

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

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: NIL survey only		

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

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

14.3) What is the monetary value of the proposed operational work? (e.g. \$45,000, \$100,000, \$1,000,000)

\$ N/A

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

PART 5 – REFERRAL DETAILS

1/ Do any aspects of the proposed development require referral for any referral requirements?

Note: A development application is required to be referred to the Chief Executive of the Planning Regulation 2017.

X 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 X No it is understood referral is not required		
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
X 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: By not agreeing to accept an information request I, the applicant, acknowledge: <ul style="list-style-type: none"> • that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties • Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules. Further advice about information requests is contained in the <u>DA Forms Guide</u> .

PART 7 – FURTHER DETAILS

20: Are there any associated development applications or current approvals? *(e.g. planning approval)*

☐ Yes – provide details below or include details in a schedule to this development application

X 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 required for building and construction work, see www.business.qld.gov.au/industries/sectors/construction)*

☐ Yes – a 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

X 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?

☐ Yes – show cause or enforcement notice is attached

X 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 ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below

X No

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.

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

X No

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

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)

X 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

X 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 assessed development area under Schedule 10, Part 10 of the Planning Regulation 2017?

☐ Yes

X No

Note: See guidance materials at www.das.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

X 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

X 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*

X 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
X 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
X 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 2000* (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
X 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

X 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

X 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*

X 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)

X No

PART 8 – CHECKLIST AND APPLICANT DECLARATION

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

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

PART 9 – FOR OFFICE USE ONLY

Date received:

Reference number(s):

Notification of engagement of alternative assessment manager

Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment

Note: QLeave notification by assessment manager if required

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	