

25/08/2026

File No: 20265356

Chief Executive Officer
Douglas Shire Council
PO Box 723
QLD 4873

Dear Sir/Madam,

Referral Agency Application for a Single Storey Detached Dwelling and Garage located at Lot 86, Mowbray River Road, Mowbray QLD 4877 (86 SR584)

Please find our referral agency application and report which demonstrates compliance with the relevant performance requirements of the Douglas Shire Planning Scheme 2018 for a proposed Single Storey Detached Dwelling and Garage located at Lot 86, Mowbray River Road, Mowbray QLD 4877 (86 SR584).

The subject property is located within the Rural Zone under the Local Council planning Scheme. Within this zone, building work is self-assessable development, provided the development meets all the acceptable outcomes of the self-assessable criteria of the relevant Codes.

This referral agency application is in relation to the non-compliance issues with the Douglas Shire Planning Scheme 2018:-

- Rural Zone Code – Setbacks

Please find below our code assessment of the building work which demonstrates compliance with the applicable performance criteria.

If you have any queries or require any additional information, please do not hesitate to contact Ryan Wagemaker on 07 4222 9888.

Yours sincerely



Building Certifier: Ryan Wagemaker
QBCC Accreditation No: A15149682

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.

AO2(c) – 20 metre setback from the boundary with any other road

Applicant Response:

Does not comply. A minimum front boundary setback of 15 m is proposed in lieu of the 20 m setback required by AO2(c).

The reduced setback applies to portions of the proposed single-storey dwelling comprising the garage, Bedroom 2 and Bedroom 3. The dwelling has a maximum height of approximately 4.24 m and retains a substantial separation from Mowbray River Road.

The proposed siting maintains the rural character of the area by retaining a generous front setback and a low-scale built form. The reduced front setback is also a direct response to the site constraints, as positioning the dwelling further toward the road boundary provides additional separation and design margin from the riverine floodplain affecting the property. On this basis, the proposal achieves the intent of PO2 by maintaining an appropriate rural streetscape while responding to the environmental constraints of the site.

AO2(d) – 6 metre setback from side and rear property boundaries

Applicant Response:

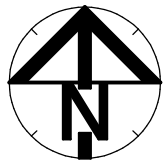
Does not comply. A minimum side boundary setback of 5.438 m is proposed in lieu of the 6 m setback required by AO2(d).

The non-compliance is minor and is limited to a small portion of the corner of the dwelling eaves, with the affected portion having a maximum height of approximately 2.96 m. The remainder of the dwelling maintains greater separation from the side boundary.

Given the very limited extent of the encroachment, the low height of the affected portion and the overall spacious siting of the dwelling, the proposal will continue to maintain an appropriate separation from the adjoining property and will not result in an unreasonable increase in bulk or visual dominance.

The reduced side setback also assists in positioning the dwelling further from the riverine floodplain affecting the site. The proposal therefore provides a balanced response to the site constraints while maintaining the rural character and separation intent of PO2.

The remaining applicable performance outcomes of the **Rural Zone Code and relevant overlays** have been assessed and are considered to comply. In relation to flooding, **Douglas Shire Council has issued Exemption Certificate EXEM 2026_5990 for the proposed dwelling house at Lot 86 Mowbray River Road, Mowbray.**



*ALL EARTHWORKS BY CLIENT

89°54'00" 137.130

NOTES

Level Datum: AHD
Origin of Levels: PM183915
RL: 3.403
Contour Interval: 0.2
Index: 1.0
Origin of Coordinates: Stn 9000 Pin
E: 4887.145
N: 9878.595
Meridian: IS336336
Field/Level Book: N/A

LEGEND

- Transformer Pole
- Timber Stake by Client
- Road Crown
- Edge of Bitumen
- Change of Grade
- Fence
- Underground Telstra (from records)
- Underground Water (from records)

Douglas Shire Planning Scheme 2018
15m setback proposed in lieu of the required 20m.

Highlighted area shows the portion of the proposed Dwelling encroaching on the Road Frontage.

86
SR584

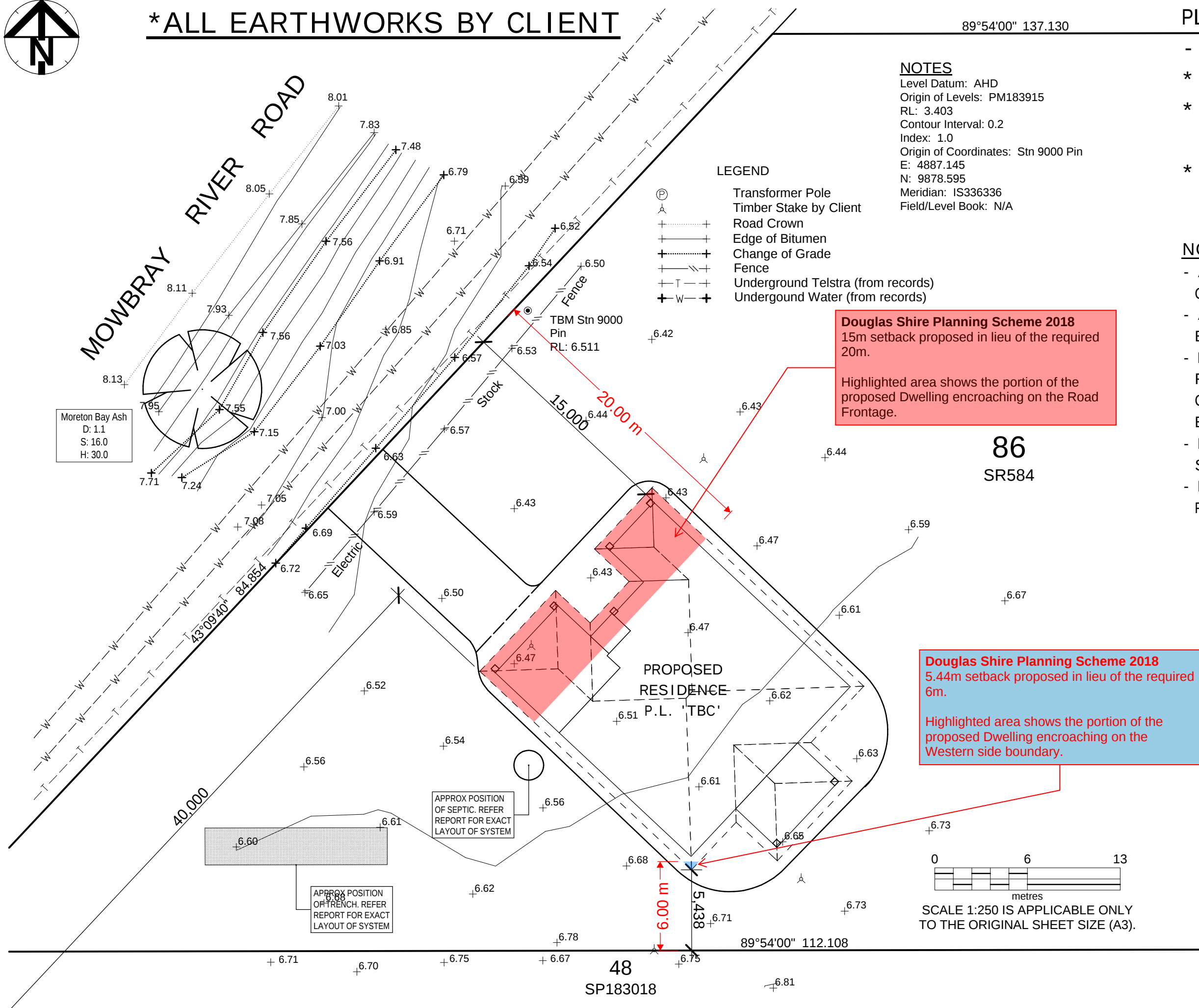
WIND-'C2' CONTOUR PLAN

AUSTART HOMES
Austart Homes Pty. Ltd.
QBSA Act. Licence No. 1200115
Address : P.O. Box 1077, SMITHFIELD, 4878
Phone: 0740383855 Fax: 0740383899

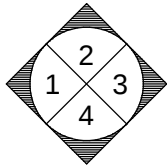
J. F. and C. J. ELARI
LOT 86 - MOWBRAY RIVER ROAD,
MOWBRAY

N.B. ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER
SCALED SIZES - THIS DESIGN IS THE EXCLUSIVE PROPERTY
OF AUSTART HOMES AUSTRALIA Pty. Ltd.

Design:	Drawn By:
Modified REGENT 291LH	
Facade:	Date:
CONTEMPORARY	10/03/2026
Inclusions:	Scale:
PREMIER PLUS	1:250
Amendments:	
Job Number:	Sheet Number:
801MOW	1 of 11

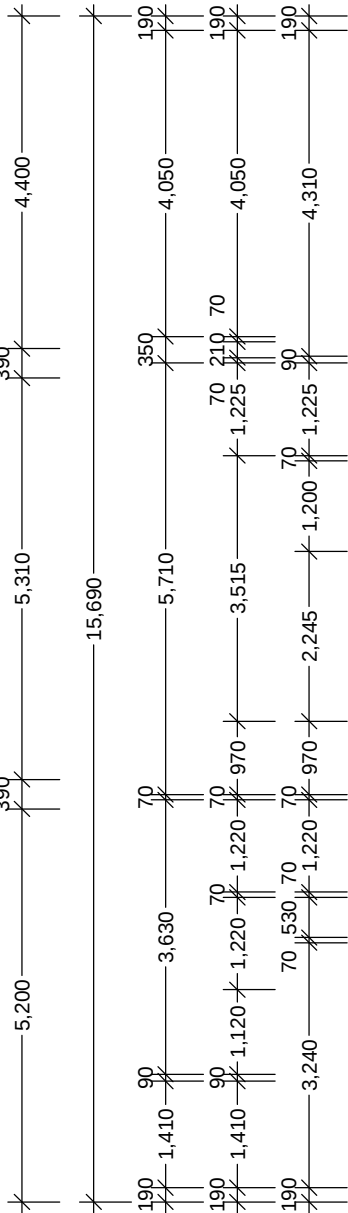


NOTE - ALL HOT and COLD WATER PIPING TO GO THROUGH CEILING DOWN TO STUD WALLS, OTHER THAN PIPING FOR ISLAND BENCH, ALSO GAS PIPING (IF APPLICABLE) TO RUN THROUGH CEILING and STUD WALLS.



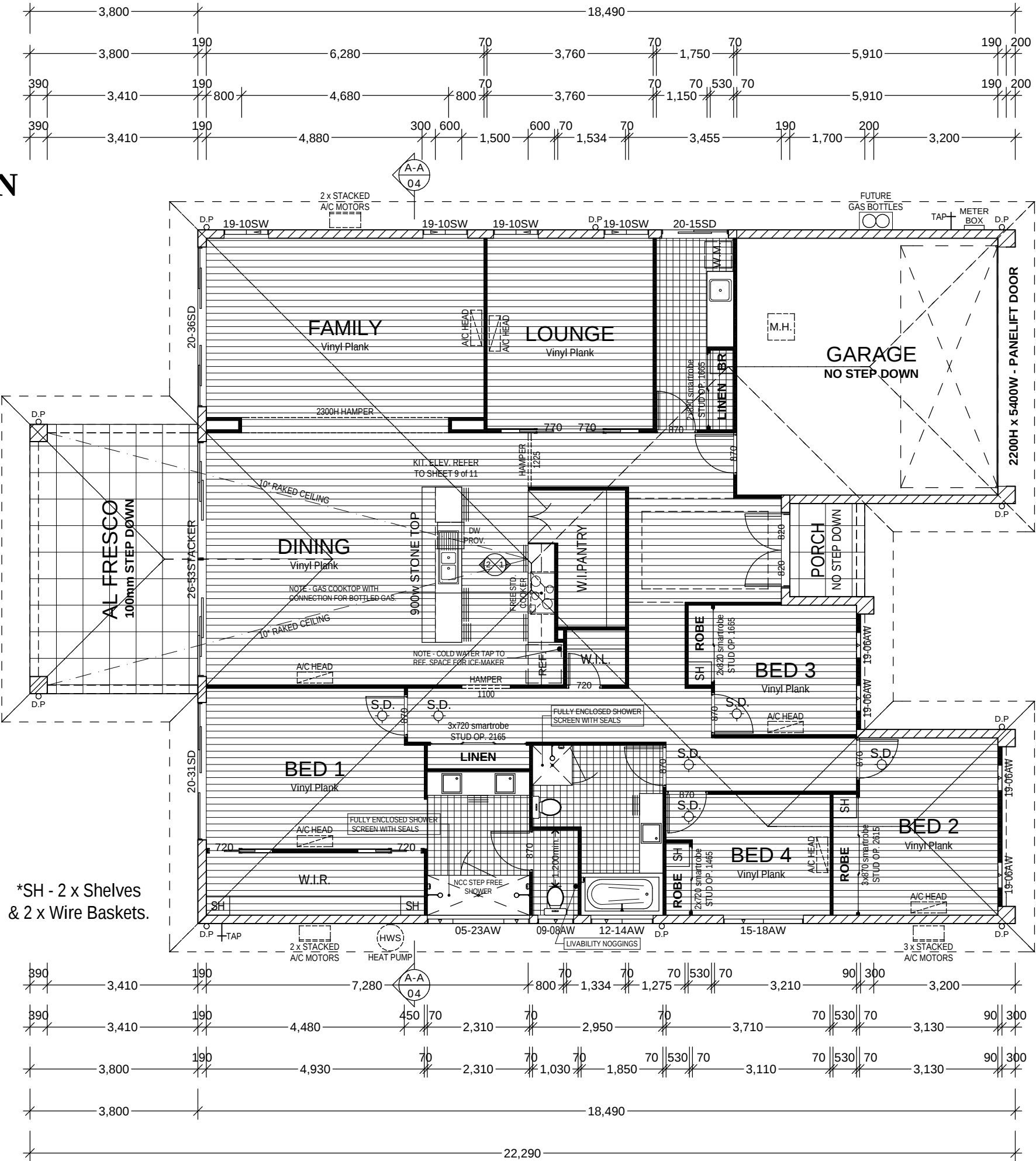
ELEVATION KEY

FLOOR PLAN



FLOOR AREAS
LIVING - 229.11
GARAGE - 37.68
AL FRESCO - 23.14
PORCH - 3.59
TOTAL - 293.53m²
31.58 SQUARES

NOTE - Floating vanities. (Additional bracing and noggings will be required)

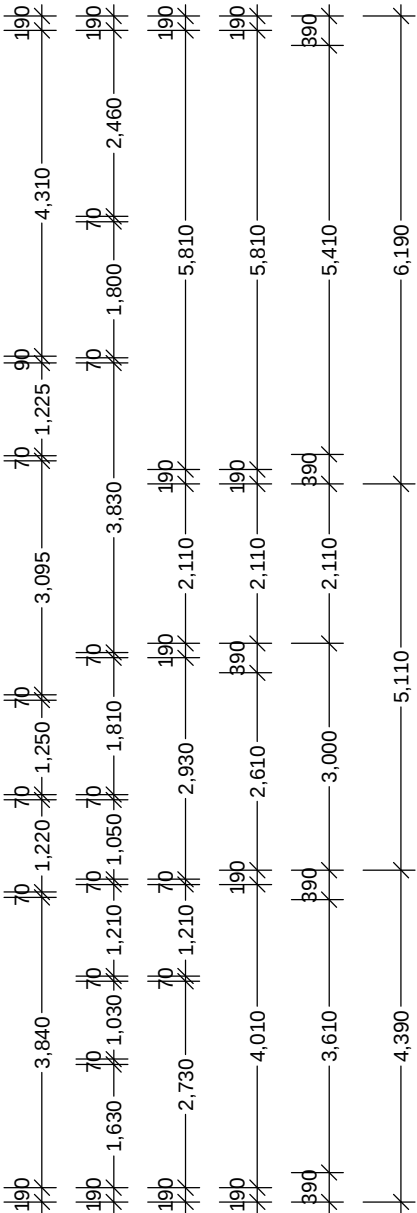


NOTE - "LIVABILITY NOGGINGS" TO ALL WET AREAS. REFER SHEET 3 of 12 FOR DETAILS

ALL DIMENSIONS SHOWN ARE TO FRAME AND BLOCKWORK, EXCLUDES GYPROCK

ENERGY EFFICIENCY NOTES:
: ALL TAPWARE & SHOWERS
TO BE 3 STAR min.
: ALL TOILETS TO BE 4 STAR
min.
: HEAT PUMP HOT WATER
SYSTEM TO BE INSTALLED.

WIND-'C2'

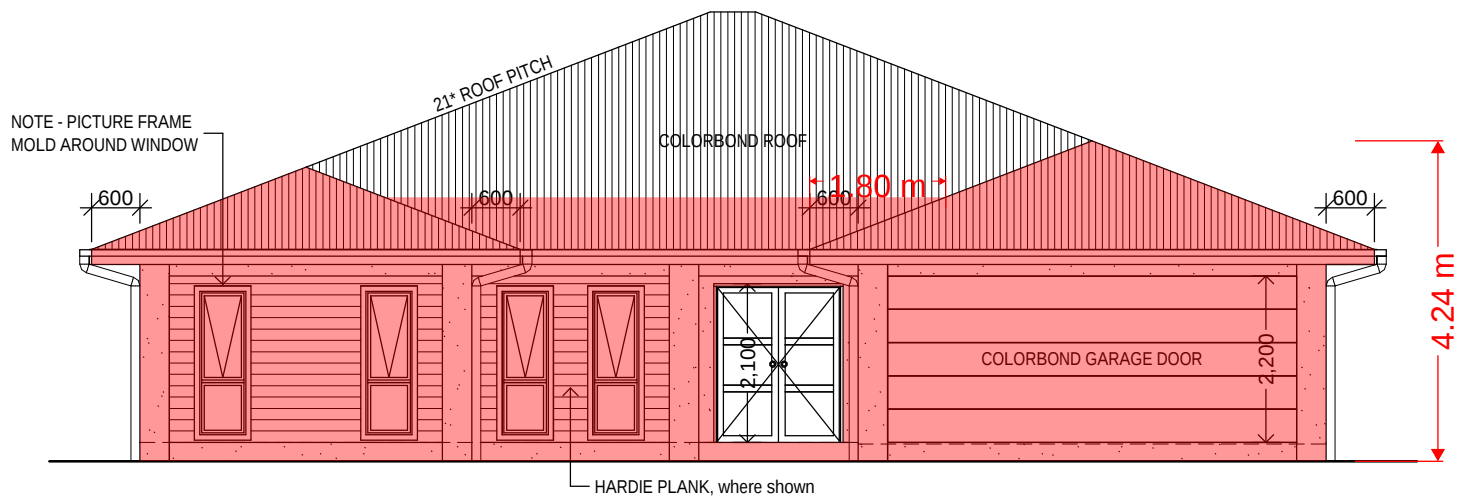


GENERAL NOTES :
: Tinted glass to all alum. framed glass doors and windows.
: Dishwasher prov. with SPP and cold water plumbing.
: Lift off hinges to wc.
: Mechanical exhaust to wc with no external opening.
: Niches-900H base with a 2100H head U.N.O.
: Hampers and Openings - 2100H head U.N.O.
: Bulkheads - 2200H U.N.O.

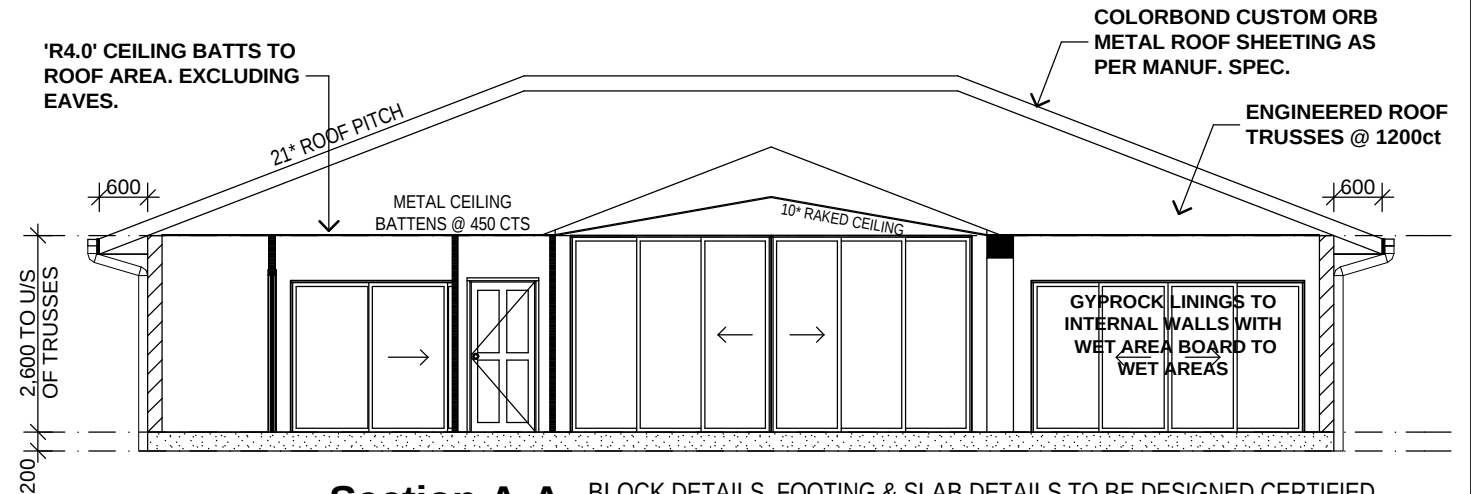
1. WATERPROOFING WET AREAS - Wet areas within the building must be waterproof or water resistant in accordance with NCC Vol. 2 Section H specifically ABCB Housing Provisions Standard 2022 Part 10.2 or AS3740-2021 and installed by a QBCC licensed installer.

Step free access to the entry level and circulation spaces (ie. 1M clear width to hallways and 820mm clear openings widths to doors) through the dwellings must be provided in accordance with the NCC Standard for Liveable Housing Design. Install wall reinforcement as per the Liveable Housing Design

 Austart Homes Pty. Ltd. QBSA Act. Licence No. 1200115 Address : P.O. Box 1077, SMITHFIELD, 4878 Phone: 07 40383855 Fax: 07 40383899	J. F. and C. J. ELARI LOT 86 - MOWBRAY RIVER ROAD, MOWBRAY		Drawn By: Modified REGENT 291LH	Amendments:
			Facade: CONTEMPORARY	Job Number: 801MOW
	N.B. ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES - THIS DESIGN IS THE EXCLUSIVE PROPERTY OF AUSTART HOMES AUSTRALIA Pty. Ltd.		Inclusions: PREMIER PLUS	Sheet Number: 2 of 11



Elevation 1

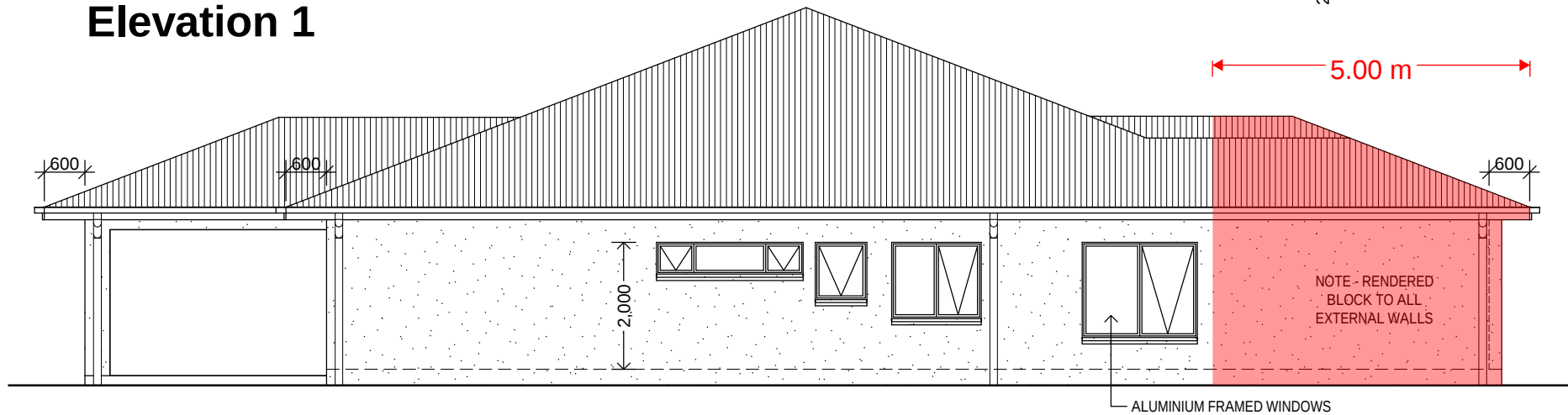


Section A-A BLOCK DETAILS, FOOTING & SLAB DETAILS TO BE DESIGNED, CERTIFIED AND INSPECTED BY A RPEQ ENGINEER PRIOR TO WORK BEING CARRIED OUT FOR A 'M' CLASS SITE AND WIND-'C2' WIND RATING.

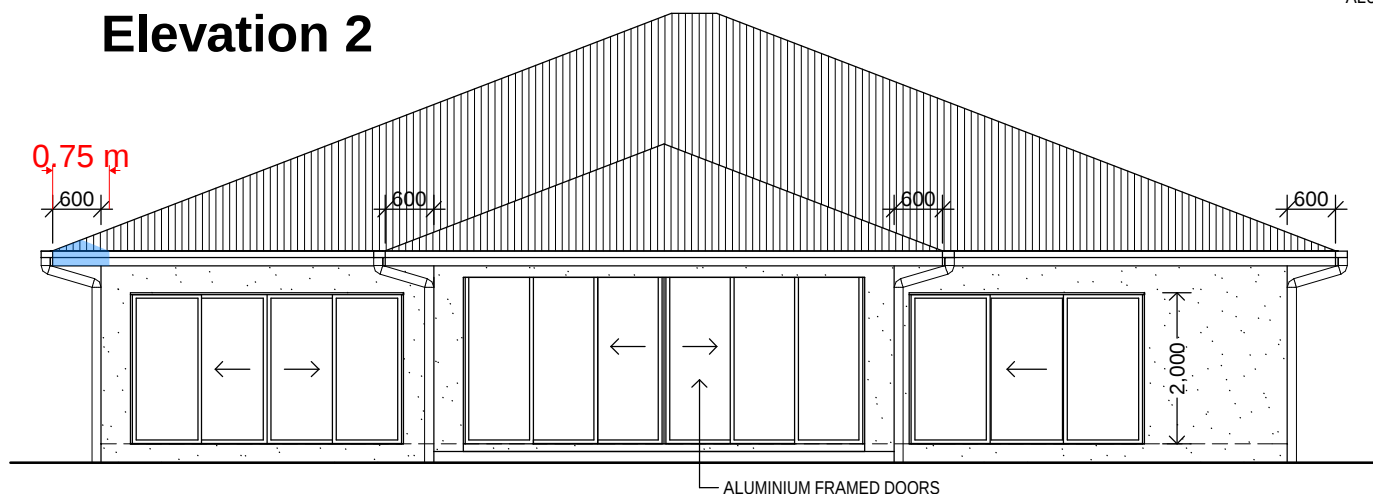
The requirements of the building code of Australia for the control of termites **provides that if the primary building elements are of termite resistant materials then a barrier does not need to be installed, Austart Homes has elected to install the primary building elements of termite resistant materials plus provide a termite barrier at all penetrations through the concrete slab.**

FLY SCREENS ONLY TO ALL OPENING WINDOWS AND SLIDING GLASS DOORS. (EXCLUDES GARAGE DOORS AND FRONT ENTRY DOOR).

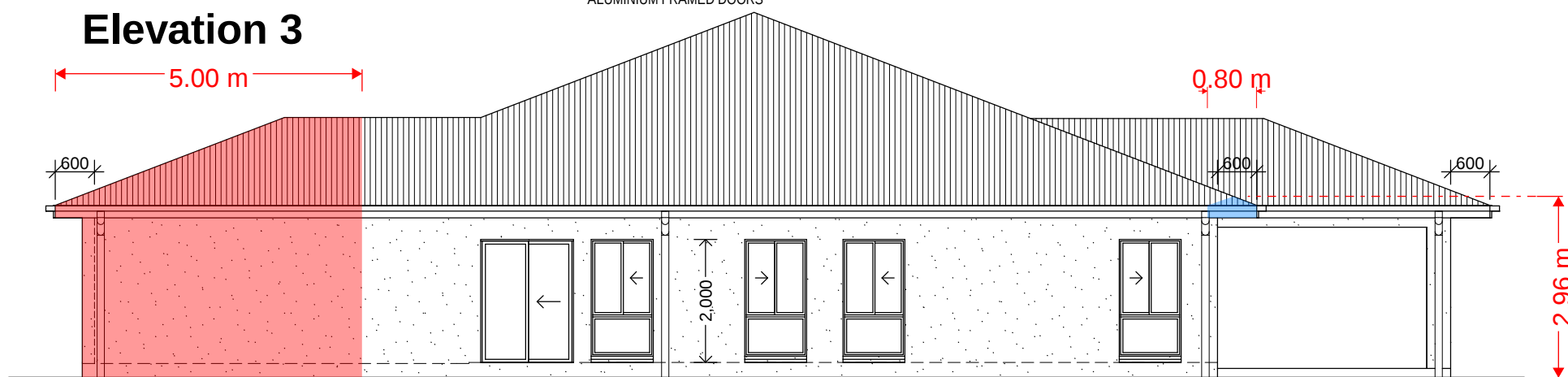
WIND-'C2'
ELEVATIONS



Elevation 2



Elevation 3



Elevation 4

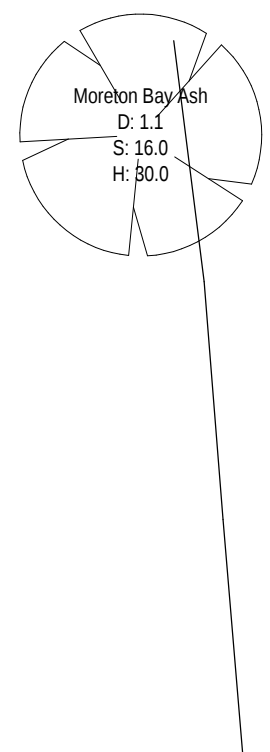
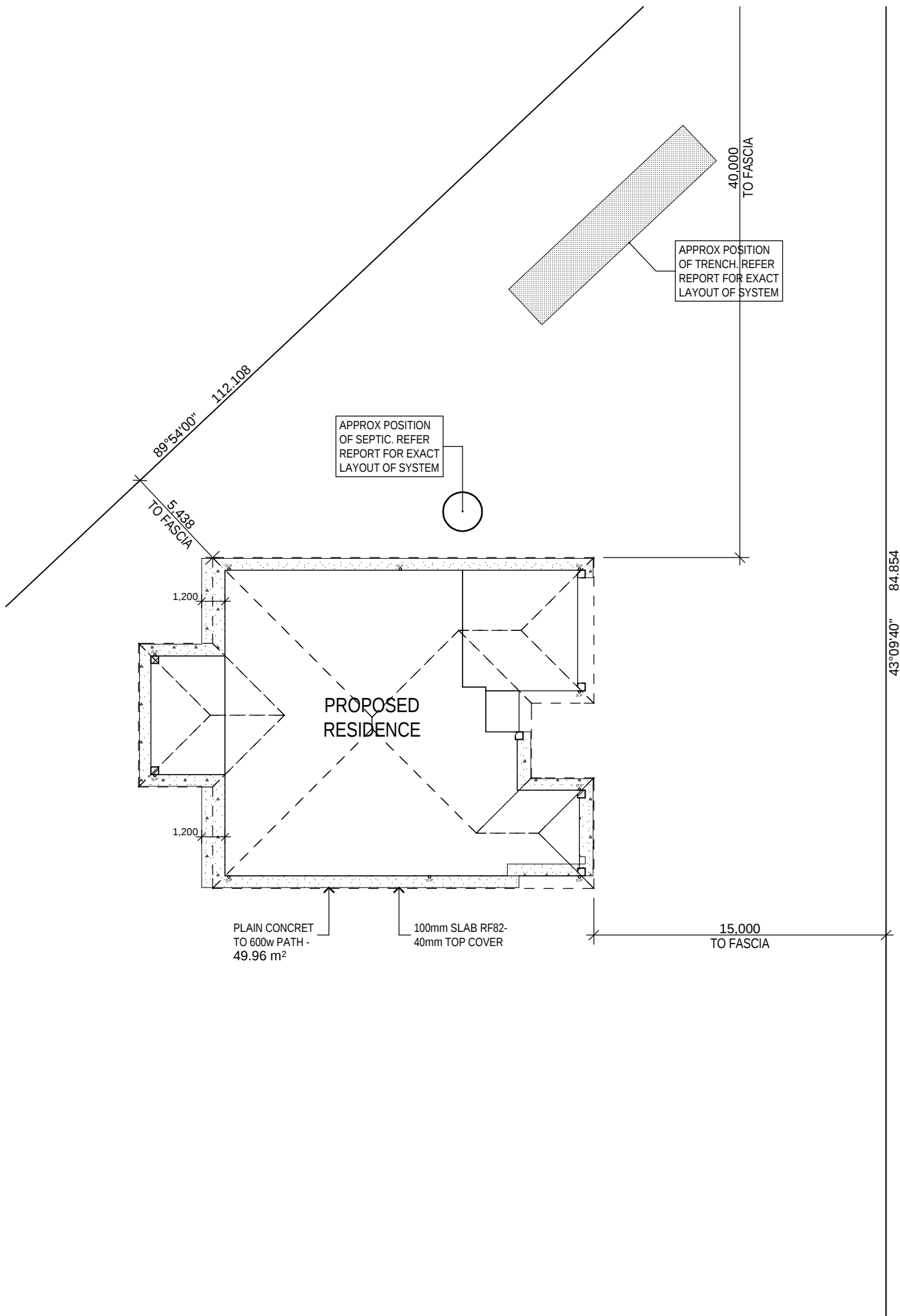
* GRADE SITE AWAY FROM THE BUILDING AT A MINIMUM SLOPE OF 1:20 FOR A MINIMUM DISTANCE OF 1000mm TO PERIMETER, SO THAT THE WATER DRAINS TO THE ROAD or UNDERGROUND DRAINAGE, NOT ONTO NEIGHBOURING PROPERTIES

AUSTART HOMES
Austart Homes Pty. Ltd.
QBSA Act. Licence No. 1200115
Address : P.O. Box 1077, SMITHFIELD, 4878
Phone: 0740383855 Fax: 0740383899

J. F. and C. J. ELARI
LOT 86 - MOWBRAY RIVER ROAD,
MOWBRAY

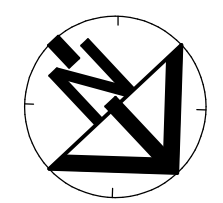
N.B. ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES - THIS DESIGN IS THE EXCLUSIVE PROPERTY OF AUSTART HOMES AUSTRALIA Pty. Ltd.

Design:	Modified REGENT 291LH	Drawn By:	
Facade:	CONTEMPORARY	Date:	10/03/2026
Inclusions:	PREMIER PLUS	Scale:	1:100
Amendments:			
Job Number:	801MOW	Sheet Number:	3 of 11



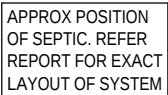
MOWBRAY RIVER ROAD

LOT 86 ON SR584
MOWBRAY RIVER ROAD,
MOWBRAY

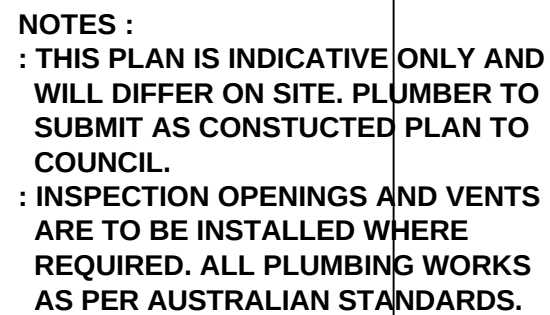


WIND-'C2' SETOUT PLAN

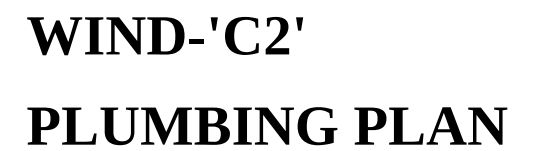
 AUSTART HOMES Austart Homes Pty. Ltd. QBSA Act. Licence No. 1200115 Address : P.O. Box 1077, SMITHFIELD, 4878 Phone: 0740383855 Fax: 0740383899	
J. F. and C. J. ELARI LOT 86 - MOWBRAY RIVER ROAD, MOWBRAY	
N.B. ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES - THIS DESIGN IS THE EXCLUSIVE PROPERTY OF AUSTART HOMES AUSTRALIA Pty. Ltd.	
Design: Modified REGENT 291LH	Drawn By:
Facade: CONTEMPORARY	Date: 10/03/2026
Inclusions: PREMIER PLUS	Scale: 1:250
Amendments:	
Job Number: 801MOW	Sheet Number: 10 of 11



APPROX POSITION
OF TRENCH. REFER
REPORT FOR EXACT
LAYOUT OF SYSTEM



S - SINK
V - VANITY BASIN
SH - SHOWER
B - BATH
SB - SPA BATH
WC - WATER CLOSET
T - TUB
I.G. - INSPECTION GULLY
FW - DRY FLOOR WASTE
I.O. - INSPECTION OPENING
ORG. - OVERFLOW RELIEF GULLY



AUSTART HOMES
Austart Homes Pty. Ltd.
QBSA Act. Licence No. 1200115
Address : P.O. Box 1077, SMITHFIELD, 4878
Phone: 0740383855 Fax: 0740383899

J. F. and C. J. ELARI
LOT 86 - MOWBRAY RIVER ROAD,
MOWBRAY

**N.B. ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER
SCALED SIZES - THIS DESIGN IS THE EXCLUSIVE PROPERTY
OF AUSTART HOMES AUSTRALIA Pty. Ltd.**

Design:	Drawn By:
Modified REGENT 291LH	
Facade:	Date:
CONTEMPORARY	10/03/2026
Inclusions:	Scale:
PREMIER PLUS	1:200
Amendments:	
Job Number:	Sheet Number:
801MOW	11 of 11

16°33'35"S 145°28'13"E

16°33'30"S 145°28'18"E



16°33'40"S 145°28'19"E

16°33'35"S 145°28'24"E

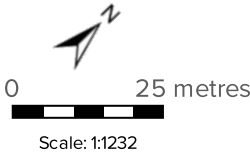
A product of

Legend located on next page



Includes material © State of Queensland 2026. You are responsible for ensuring that the map is suitable for your purposes. The State of Queensland makes no representation or warranties in relation to the map contents and disclaims all liability.

If imagery is displayed, imagery includes material © CNES reproduced under license from Airbus DS, all rights reserved © 21AT © Earth-i, all rights reserved, © Planet Labs PBC, 2025



Scale: 1:1232

Printed at: A4

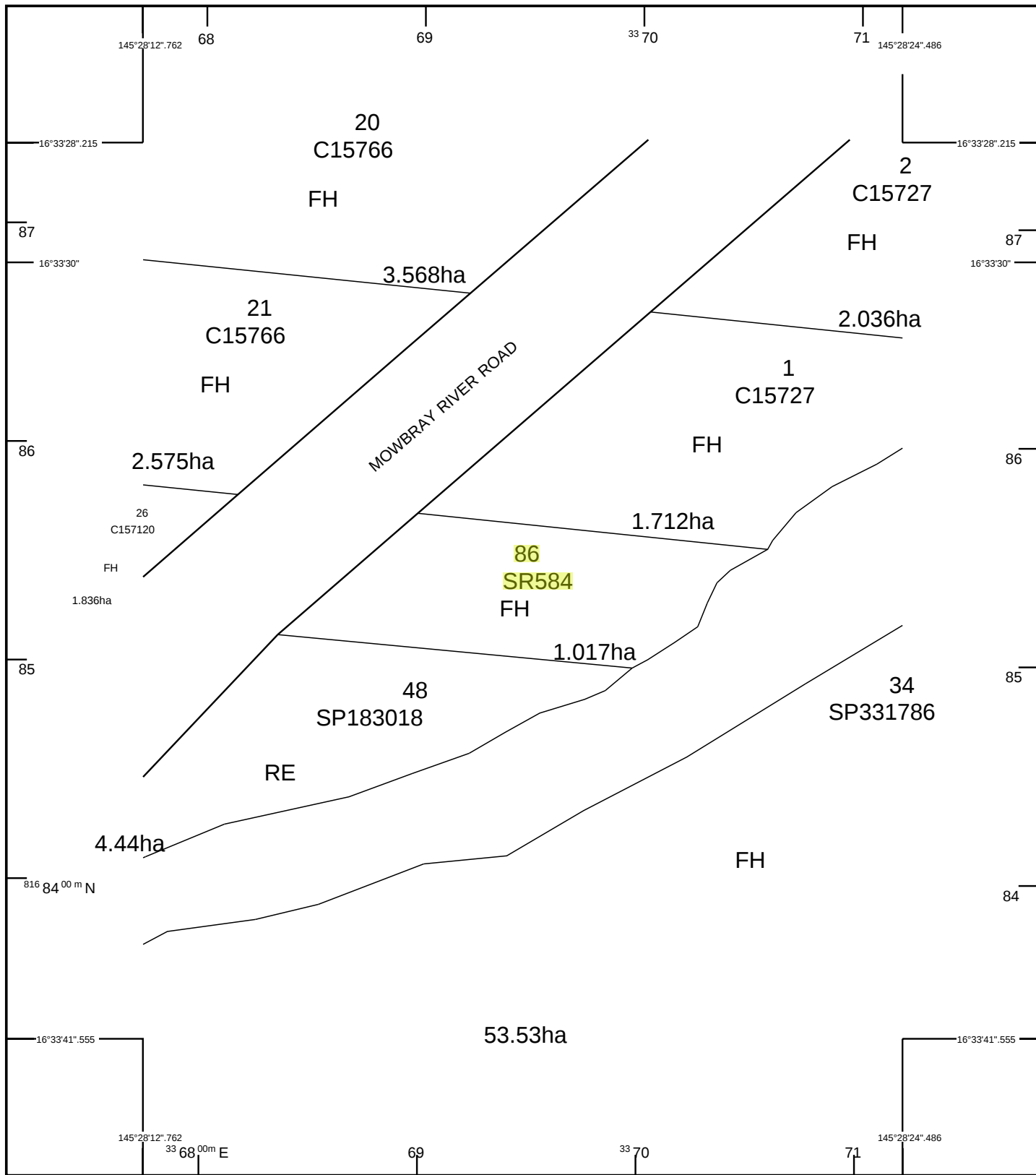
Print date: 1/6/2026

Not suitable for accurate measurement.
Projection: Web Mercator EPSG 102100 (3857)

For more information, visit
<https://qldglobe.information.qld.gov.au/help-info/Contact-us.html>



Department of Natural Resources and Mines,
Manufacturing, and Regional and Rural Development



STANDARD MAP NUMBER
7964-11123

0 50 100 150 200 250 m
HORIZONTAL DATUM: GDA94 ZONE: 55 SCALE 1 : 2500

MAP WINDOW POSITION &
NEAREST LOCATION

145°28'18\"/>

+

SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	86/SR584
Area/Volume	1.017ha
Tenure	FREEHOLD
Local Government	DOUGLAS SHIRE
Locality	MOWBRAY
Segment/Parcel	8612/21

CLIENT SERVICE STANDARDS

PRINTED 01/06/2026

DCDB 22/05/2026

Users of the information recorded in this document (the Information) accept all responsibility and risk associated with the use of the Information and should seek independent professional advice in relation to dealings with property.

Despite Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development best efforts, NRMMD makes no representations or warranties in relation to the Information, and, to the extent permitted by law, exclude or limit all warranties relating to correctness, accuracy, reliability, completeness or currency and all liability for any direct, indirect and consequential costs, losses, damages and expenses incurred in any way (including but not limited to that arising from negligence) in connection with any use of or reliance on the Information.

For further information on SmartMap products visit
<https://www.qld.gov.au/housing/buying-owning-home/property-land-valuations/smartmaps>

SmartMap

An External Product of
SmartMap Information Services

Based upon an extraction from the
Digital Cadastral Data Base



**Queensland
Government**

© The State of Queensland,
(Department of Natural Resources and Mines,
Manufacturing and Regional and Rural
Development) 2026.



Referral checklist for building work

This referral checklist is required where any aspect of building work for a development application requires referral as identified in *DA Form 2 – Building work details*.

All relevant referral requirements for the development application are to be identified on this checklist. This checklist is to accompany *DA Form 2 – Building work details* for all development applications for building work that require referral.

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

1) Referral requirements relevant to any building work identified on *DA Form 2 – Building work details*

Note: The *Planning Regulation 2017* will determine if referral is required for a development application.

Matters requiring referral to the **Chief Executive of the *Planning Act 2016***:

- Premises seaward of coastal building line
- Declared fish habitat area
- State transport corridor
- Future State transport corridor
- Queensland heritage place
- Koala habitat in SEQ region

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

- Particular class 1 and 10 buildings and structures involving possible amenity and aesthetic impacts
- Particular buildings for residential purposes
- Design and siting
- Fire safety in particular budget accommodation buildings
- Higher risk personal appearance services
- Building work for residential services
- Building work for removal or rebuilding
- Building work for particular class 1 buildings relating to material change of use
- Temporary accommodation buildings
- Building work relating to end of trip facilities for Queensland Development Code, part 4.1
- Building work for class 1 building on premises with on-site wastewater management system
- Flood hazard area
- Local heritage place

Matters requiring referral to the **Queensland Fire and Emergency Service**:

- Fire safety systems – special fire services required or alternative solution proposed
- Fire safety systems – budget accommodation building
- Fire safety systems – residential care building
- Water-based fire safety installations
- Fire safety for farm buildings

Matters requiring referral to **Safe Food Production QLD**:

- Retail meat premises

Matters requiring referral to the **Chief Health Officer under the *Hospital and Health Boards Act 2011***:

- Private health facilities

Matters requiring referral to the **Chief Executive of the *Pastoral Workers' Accommodation Act 1980***:

- Pastoral workers' accommodation

Matters requiring referral to the **relevant service provider**:

- Building work over or near relevant infrastructure relating to Queensland Development Code, part 1.4

DA Form 2 – Building work details

Approved form (version 1.2 effective 7 February 2020) made under Section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving building work**.

For a development application involving **building work only**, use this form (DA Form 2) only. The DA Forms Guide provides advice about how to complete this form.

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

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)	Charmaine Matthews Austart Homes Pty Ltd C/- Buildable Approvals Pty Ltd
Contact name (only applicable for companies)	Ryan Wagemaker
Postal Address (PO Box or street Address)	Suite 2.7, 2 Chelsea Lane
Suburb	Redlynch
State	QLD
Postcode	4870
Country	Australia
Contact number	07 4222 9888
Email Address (non-mandatory)	nqadmin@buildable.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	20265356

PART 2 – LOCATION DETAILS

2) Location of the premises (complete 2.1 and 2.2 if 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 .			
2.1) 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).			
Unit No.	Street No.	Street Name and Type	Suburb
		Mowbray River Road	Mowbray

Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
4877	86	SR584	Douglas Shire Council

2.2) Additional premises

Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application
 Not required

3) 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 the [DA Forms Guide](#)

Yes – All easement locations, types and dimensions are included in plans submitted with this development application
 No

PART 3 – FURTHER DETAILS

4) Is the application only for building work assessable against the building assessment provisions?

Yes – proceed to 8)
 No

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

Douglas Shire Council

6) 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
 The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
 No

7) Information request under Part 3 of the DA Rules

I agree to receive an information request if determined necessary for this development application
 I do not agree to accept an information request for this development application

Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties.
- Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.

Further advice about information requests is contained in the [DA Forms Guide](#).

8) Are there any associated development applications or current approvals?

Yes – provide details below or include details in a schedule to this development application
 No

List of approval/development application	Reference	Date	Assessment manager
Approval Development application	EXEM 2026_5990/1	24/08/2026	Douglas Shire Council
Approval Development application			

9) Has the portable long service leave levy been paid?

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

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 (A, B or E)
\$2,749.00	01/06/2026	S-0052929

10) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

Yes – show cause or enforcement notice is attached

No

11) Identify any of the following further legislative requirements that apply to any aspect of this development application

The proposed development is on a place entered in the **Queensland Heritage Register** or in a local government's **Local Heritage Register**. See the guidance provided at www.des.qld.gov.au about the requirements in relation to the development of a Queensland heritage place

Name of the heritage place:	Place ID:
-----------------------------	-----------

PART 4 – REFERRAL DETAILS

12) Does this development application include any building work aspects that have any referral requirements?

Yes – the *Referral checklist for building work* is attached to this development application

No – proceed to Part 5

13) Has any referral agency provided a referral response for this development application?

Yes – referral response(s) received and listed below are attached to this development application

No

Referral requirement	Referral agency	Date referral response

Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application (if applicable)

PART 5 – BUILDING WORK DETAILS

14) Owner's details

Tick if the applicant is also the owner and proceed to 15). Otherwise, provide the following information.

Name(s) (individual or Company full name)	Jamie and Charlotte Elari
Contact name (applicable for companies)	Jamie and Charlotte Elari
Postal Address (P.O. Box or street Address)	14 Sandpiper Close
Suburb	Port Douglas
State	QLD
Postcode	4877
Country	Australia
Contact number	

Email Address <i>(non-mandatory)</i>	charlotteelari@gmail.com
Mobile number <i>(non-mandatory)</i>	0407 608 842
Fax number <i>(non-mandatory)</i>	

15) Builder's details

Tick if a builder has not yet been engaged to undertake the work and proceed to 16). Otherwise provide the following information.

Name(s) <i>(individual or Company full name)</i>	Austart Homes Pty Ltd
Contact name <i>(applicable for companies)</i>	
QBCC licence or owner – builder number	1200115
Postal Address <i>(P.O. Box or street Address)</i>	PO Box 1077
Suburb	Smithfield
State	QLD
Postcode	4878
Contact number	07 4038 3855
Email Address <i>(non-mandatory)</i>	admin@austarthomes.com.au
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	

16) Provide details about the proposed building work

What type of approval is being sought?			
Development permit			
Preliminary approval			
b) What is the level of assessment?			
Code assessment			
Impact assessment <i>(requires public notification)</i>			
c) Nature of the proposed building work (tick all applicable boxes)			
New building or structure		Repairs, alterations or additions	
Change of Building Classification <i>(involving building work)</i>		Relocation or removal	
Demolition		Swimming Pool and/ or pool fence	
d) Provide a description of the work below or in an attached schedule.			
Single Storey Detached Dwelling and Garage			
e) Proposed construction materials			
External walls	Double Brick Brick Veneer Stone/concrete	Steel Timber Fibre cement	Curtain glass Aluminium Other
Frame	Timber Other	Steel	Aluminium
Floor	Concrete	Timber	Other
Roof covering	Slate/Concrete Aluminium	Tiles Steel	Fibre cement Other
f) Existing building use/classification? <i>(if applicable)</i>			
Vacant Lot			
g) New building use/classification? <i>(if applicable)</i>			
1a, 10a			

h) 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 works are attached to the development application

17) What is the monetary value of the proposed building work?

\$525,813.00

18) Has Queensland Home Warranty Scheme Insurance been paid?

Yes – provide details below

No

Amount paid	Date paid (dd/mm/yy)	Reference number
\$5,537.40	29/05/2026	015159327

PART 6 – CHECKLIST AND APPLICANT DECLARATION

19) Development application checklist

The relevant parts of <i>Form 2 – Building work details</i> have been completed	Yes
This development application includes a material change of use, reconfiguring a lot or operational work and is accompanied by a completed <i>Form 1 – Development application details</i>	Yes Not applicable
Relevant plans of the development are attached to this development application Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans .	Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 9)	Yes Not applicable

20) Applicant declaration

By making this development application, I declare that all information in this development application is true and correct

Where an Email Address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application.

All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 7 – FOR COMPLETION BY THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: 01/06/2026

Reference numbers: 20265356

For completion by the building certifier		
Classification(s) of approved building work		
1a, 10a		
Name	QBCC Certification Licence number	QBCC Insurance receipt number
Ryan Wagemaker	A15149682	015159327

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	

Additional information required by the local government			
Confirm proposed construction materials:			
External walls	Double Brick Brick Veneer Stone/concrete	Steel Timber Fibre cement	Curtain glass Aluminium Other
Frame	Timber Other	Steel	Aluminium
Floor	Concrete	Timber	Other
Roof covering	Slate/concrete Aluminium	Tiles Steel	Fibre cement Other

QLeave notification and payment			
<i>Note: For completion by assessment manager if applicable</i>			
Description of the work		Single Storey Detached Dwelling and Garage	
QLeave project number		S-0052929	
Amount paid (\$)	\$2,749.00	Date paid (dd/mm/yy)	01/06/2026
Date receipted form sighted by assessment manager		01/06/2026	
Name of officer who sighted the form		Ryan Wagemaker	

Additional building details required for the Australian Bureau of Statistics			
Existing building use/classification? (if applicable)		Vacant Lot	
New building use/classification?		1a, 10a	
Site area (m ²)	10150	Floor area (m ²)	293.53

25/08/2026

File No: 20265356

Charmaine Matthews, Austart Homes Pty Ltd
2/2 Mount Milman Drive
Smithfield QLD 4878

Confirmation Notice

To Whom it May Concern:

(Given under section 2 of the Development Assessment Rules)

The development application described below was properly made to Buildable Approvals Pty Ltd on 01/06/2026.

Applicant Name	Charmaine Matthews Austart Homes Pty Ltd
Applicant Contact	
Our Reference	20265356
Description of Works	Single Storey Detached Dwelling and Garage
Address	Lot 86, Mowbray River Road, Mowbray QLD 4877
Lot and Plan	86 SR584

Public notification details

Part 4 of the Development Assessment Rules is not applicable to this development application.

Referral Agencies

Part 2 of the Development Assessment Rules is applicable to the development application. The development application must be referred to all relevant referral agency(s) within 10 business days starting the day after receiving this notice, or a further period agreed with the assessment manager; otherwise the application will lapse under section 31 of the Development Assessment Rules.

The development application must be referred to the following referral agencies if applicable:

Douglas Shire Council

Information Request



The assessment manager does intend to make an information request, and if you need further clarification please contact Buildable Approvals on 07 4222 9888 who will be happy to assist.

Yours sincerely

A handwritten signature in black ink, appearing to read "Ryan Wagemaker", with a long horizontal flourish extending to the right.

Building Certifier: Ryan Wagemaker
QBCC Accreditation No: A15149682

DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) 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 only 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)	Jamie and Charlotte Elari
Contact name (only applicable for companies)	Ryan Wagemaker C/- Buildable
Postal address (P.O. Box or street address)	701 Albany Creek Road, Albany Creek QLD 4035
Suburb	Albany Creek
State	QLD
Postcode	4035
Country	Australia
Contact number	1300 001 771
Email address (non-mandatory)	admin@buildable.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	20265356

1.1) Home-based business

☐ Personal details to remain private in accordance with section 264(6) of *Planning Act 2016*

2) Owner's consent

2.1) Is written consent of the owner required for this development application?

☒ Yes – the written consent of the owner(s) is attached to this development application

☐ 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
			Mowbray River Road	Mowbray
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4877	86	SR584	Douglas Shire Council
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.

- ☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		☐ WGS84 ☐ GDA94 ☐ Other:	

- ☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		☐ 54 ☐ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ Other:	

3.3) Additional premises

- ☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development 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:	
☐ Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>	
EMR site identification:	
☐ 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):*

Single Storey Detached Dwelling and Garage

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

6.4) Is the application for State facilitated development?

- ☐ Yes - Has a notice of declaration been given by the Minister?
- ☒ No

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 <i>DA Form 2 – Building work details</i>

Division 1 – Material change of use

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

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)
Single Storey Detached Dwelling and Garage		1	293

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

- ☐ Yes
- ☒ No

8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?

- ☐ Yes – provide details below or include details in a schedule to this development application
- ☒ No

Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

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 constructed 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?		
☐ Road work ☐ Drainage work ☐ Landscaping ☐ Other – please specify:	☐ Stormwater ☐ Earthworks ☐ Signage	☐ Water infrastructure ☐ Sewage infrastructure ☐ Clearing vegetation
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)		
☐ Yes – specify number of new lots:		
☐ No		

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

\$525,813.00

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
- ☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- ☒ No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have 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 Act 2016:**

- ☐ Clearing native vegetation
- ☐ Contaminated land (*unexploded ordnance*)
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- ☐ Fisheries – aquaculture
- ☐ Fisheries – declared fish habitat area
- ☐ Fisheries – marine plants
- ☐ Fisheries – waterway barrier works
- ☐ Hazardous chemical facilities
- ☐ Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- ☐ Infrastructure-related referrals – designated premises
- ☐ Infrastructure-related referrals – state transport infrastructure
- ☐ Infrastructure-related referrals – State transport corridor and future State transport corridor
- ☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- ☐ Infrastructure-related referrals – near a state-controlled road intersection
- ☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- ☐ Koala habitat in SEQ region – key resource areas
- ☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- ☐ Ports – Brisbane core port land – environmentally relevant activity (ERA)
- ☐ Ports – Brisbane core port land – tidal works or work in a coastal management district
- ☐ Ports – Brisbane core port land – hazardous chemical facility
- ☐ Ports – Brisbane core port land – taking or interfering with water
- ☐ Ports – Brisbane core port land – referable dams
- ☐ Ports – Brisbane core port land – fisheries
- ☐ Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- ☐ 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
- ☐ SEQ northern inter-urban break – tourist activity or sport and recreation activity



Queensland
Government

☐ SEQ northern inter-urban break – community activity ☐ SEQ northern inter-urban break – indoor recreation ☐ SEQ northern inter-urban break – urban activity ☐ SEQ northern inter-urban break – 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 <i>(from a watercourse or lake)</i> ☐ Water-related development – referable dams ☐ Water-related development – levees <i>(category 3 levees only)</i> ☐ Wetland protection area
Matters requiring referral to the local government: ☐ Airport land ☐ Environmentally relevant activities (ERA) <i>(only if the ERA has been devolved to local government)</i> ☐ Heritage places – Local heritage places
Matters requiring referral to the Chief Executive of the distribution entity or transmission entity: ☐ Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to: • 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 ☐ Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council: ☐ Ports – Brisbane core port land
Matters requiring referral to the Minister responsible for administering the Transport Infrastructure Act 1994: ☐ Ports – Brisbane core port land <i>(where inconsistent with the Brisbane port LUP for transport reasons)</i> ☐ Ports – Strategic port land
Matters requiring referral to the relevant port operator, if applicant is not port operator: ☐ Ports – Land within Port of Brisbane's port limits <i>(below high-water mark)</i>
Matters requiring referral to the Chief Executive of the relevant port authority: ☐ Ports – Land within limits of another port <i>(below high-water mark)</i>
Matters requiring referral to the Gold Coast Waterways Authority: ☐ Tidal works or work in a coastal management district <i>(in Gold Coast waters)</i>
Matters requiring referral to the Queensland Fire and Emergency Service: ☐ Tidal works or work in a coastal management district <i>(involving a marina (more than six vessel berths))</i>

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

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

☒ I agree to receive an information request if determined necessary for this development application

☐ I do not agree to accept an information request for this development application

Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties
- Part 3 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or
- Part 2 under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development

Further advice about information requests is contained in the [DA Forms Guide](#).

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

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

☒ No

List of approval/development application references	Reference number	Date	Assessment manager
☐ Approval			
☐ Development application			
☐ Approval			
☐ Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

☒ 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

☐ 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 (A, B or E)
\$2,749.00	01/06/2026	S-0052929

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

- ☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below
- ☒ No

Note: Application for an environmental authority can be found by searching “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 536: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application
- ☒ 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)
- ☒ 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 habitat in SEQ Region

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

- ☐ Yes – the development application involves premises in the koala habitat area in the koala priority area
- ☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area
- ☒ No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.desi.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 Resources at www.resources.qld.gov.au for further information.

DA templates are available from planning.statedevelopment.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 planning.statedevelopment.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 Resources at www.resources.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, Science and Innovation at www.desi.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.resources.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.desi.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.desi.qld.gov.au for information requirements regarding development of Queensland heritage places. For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at www.planning.statedevelopment.qld.gov.au for information regarding assessment of Queensland heritage places.

Name of the heritage place:		Place ID:	
-----------------------------	--	-----------	--

Decision under section 62 of the Transport Infrastructure Act 1994

23.14) 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

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.15) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

☒ No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

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

☒ Yes

Note: See the Planning Regulation 2017 for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application

☒ Yes

☐ Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#).

☒ Yes

Relevant plans of the development are attached to this development application

☒ Yes

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

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21) ☒ Yes ☐ Not applicable

25) Applicant declaration

- ☒ By making this development application, I declare that all information in this development application is true and correct
- ☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

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

QLeave notification and payment

Note: For completion by assessment manager if applicable

Description of the work	
QLeave project number	
Amount paid (\$)	Date paid (dd/mm/yy)
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	