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)	Barcoo Retirement Village Incorporated
Contact name (only applicable for companies)	Elizabeth Baillie
Postal address (P.O. Box or street address)	PO Box 277
Suburb	Blackall
State	Qld
Postcode	4472
Country	Australia
Contact number	0488 025 906
Email address (non-mandatory)	barcooretirement@bigpond.com
Mobile number (non-mandatory)	0488 025 906
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?
Yes – the written consent of the owner(s) is attached to this development application
No – proceed to 3)



PART 2 – LOCATION DETAILS

 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 <u>DA</u> Forms Guide: Relevant plans. 								
3.1) Street address and lot on plan								
Street address AND lot on plan (all lots must be listed), or								
					or adjacent property of the s must be listed).	e premises (appropriate for development in		
	Unit No.	Street No.	Stree	Street Name and Type		Suburb		
a)		80	Thist	Thistle Street		Blackall		
а)	Postcode	Lot No.	Plan	Plan Type and Number (e.g. RP, SP)		Local Government Area(s)		
	4472	4	SP15	59849		Blackall-Tambo		
	Unit No.	Street No.	Stree	et Name and	Туре	Suburb		
b)		80	Thist	le Street		Blackall		
5)	Postcode	Lot No.	Plan	Type and Nu	imber (e.g. RP, SP)	Local Government Area(s)		
		1	RP60	08399		Blackall-Tambo		
e.g. cha Note : Pl	nnel dredging i lace each set o	in Moreton Bay) If coordinates in	a separat		set of coordinates is required fo	a lot or in water not adjoining or adjacent to land r this part.		
Longitu	ude(s)	Lat	itude(s)		Datum	Local Government Area(s) (if applicable)		
	Unique de la construction de la							
	ordinates of	premises by	easting	and northing)			
Easting	g(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)		
	□ 54 □ WGS84 □ 55 □ GDA94 □ 56 □ Other:							
3.3) Ao	dditional pre	mises						
 Additional premises are relevant to this development application and their details have been attached in a schedule to this application Not required 								
4) Identify any of the following that apply to the premises and provide any relevant details								
In or adjacent to a water body or watercourse or in or above an aquifer								
Name	of water boo	dy, watercou	rse or a	quifer:				

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 Environmental Protection Act 1994					
EMR site identification:					
Listed on the Contaminated Land Register (CLR) under the Environmental Protection Act 1994					
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 <u>DA Forms Guide</u>.

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? (tic.	b) What is the approval type? (tick only one box)							
🛛 Development permit								
		a variation approval						
c) What is the level of assessme	nt?							
Code assessment	Impact assessment (requir	res public notification)						
d) Provide a brief description of t lots):	he proposal (e.g. 6 unit apartment b	uilding defined as multi-unit dwelling, r	econfiguration of 1 lot into 3					
Extension to existing retirement f	acility.							
e) Relevant plans <i>Note</i> : Relevant plans are required to be s <u>Relevant plans.</u>	submitted for all aspects of this develop	oment application. For further information	on, see <u>DA Forms quide:</u>					
Relevant plans of the propose	ed development are attached to	the development application						
6.2) Provide details about the see	cond development aspect							
a) What is the type of developme	nt? (tick only one box)							
Material change of use	Reconfiguring a lot	Operational work	Building work					
b) What is the approval type? (tic.	k only one box)							
Development permit	Preliminary approval	Preliminary approval that approval	includes a variation					
c) What is the level of assessme	nt?							
Code assessment	Impact assessment (requir	es 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 <u>DA Forms Guide:</u> <u>Relevant plans</u>. □ Relevant plans of the proposed development are attached to the development application 								
Relevant plans.			on, see <u>DA Forms Guide.</u>					

6.3) Additional aspects of development

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

Section 2 - Further development details

7) Does the proposed develo	opment application involve any of the following?
Material change of use	$oxed{i}$ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	Yes – complete division 2
Operational work	Yes – complete division 3
Building work	Yes – complete DA Form 2 – Building work details

Division 1 - Material change of use

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

8.1) Describe the proposed material change of use							
Provide a general description of the proposed use	Provide the pl (include each de	anning scheme definition	Number of dwelling units (<i>if applicable</i>)	Gross floor area (m²) <i>(if applicable)</i>			
Extension to retirement facility	Retirement Fa	acility	6	824m2			
8.2) Does the proposed use involve the	8.2) Does the proposed use involve the use of existing buildings on the premises?						
☐ Yes							
⊠ No							

Division 2 – Reconfiguring a lot

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

9.1) What is the total number of existing lots making up the premises?

9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)				
Subdivision (complete 10))	Dividing land into parts by agreement (complete 11))			
Boundary realignment (complete 12))	Creating or changing an easement giving access to a lot from a construction road (complete 13))			

10) Subdivision 10.1) For this development, how many lots are being created and what is the intended use of those lots:						
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:		
Number of lots created						
10.2) Will the subdivision be stag	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 developm apply to?	ent application					

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?							
12.1) what are the current and pr	roposed areas for each lot comp	prising the premises?					
Curren	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	Stormwater	Water infrastructure		
Drainage work	Earthworks	Sewage infrastructure		
Landscaping	🗌 Signage	Clearing vegetation		
Other – please specify:				
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)				
Yes – specify number of new lots:				
□ No				
14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)				
\$				

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application
Blackall-Tambo Regional Council
16) Has the local government agreed to apply a superseded planning scheme for this development application?
 Yes – a copy of the decision notice is attached to this development application Local government is taken to have agreed to the superseded planning scheme request – relevant documents attached No

PART 5 - REFERRAL DETAILS

17) Do any aspects of the proposed development require referral for any referral requirements? Note: A development application will require referral if prescribed by the Planning Regulation 2017.
No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6
Matters requiring referral to the Chief Executive of the Planning Regulation 2017:
Clearing native vegetation
Contaminated land (unexploded ordnance)
Environmentally relevant activities (ERA) (only if the ERA have not been devolved to a local government)
Fisheries – aquaculture
Fisheries – declared fish habitat area
Fisheries – marine plants
Fisheries – waterway barrier works
Hazardous chemical facilities
Queensland heritage place (on or near a Queensland heritage place) Infrastructure – designated premises
Infrastructure – designated premises
 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 – taking of 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:
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
Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council:
Brisbane core port land
Matters requiring referral to the Minister under the Transport Infrastructure Act 1994:
Brisbane core port land (inconsistent with Brisbane port LUP for transport reasons)
Strategic port land
Matters requiring referral to the relevant port operator:
Land within Port of Brisbane's port limits (below high-water mark)
Matters requiring referral to the Chief Executive of the relevant port authority:
Land within limits of another port (below high-water mark)
Matters requiring referral to the Gold Coast Waterways Authority:
Tidal works, or work in a coastal management district in Gold Coast waters
Matters requiring referral to the Queensland Fire and Emergency Service:
Tidal works marina (more than six vessel berths)

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

 \Box Yes – referral response(s) received and listed below are attached to this development application \boxtimes No

Referral requirement	Referral agency	Date of referral response	
Identify and describe any changes made to the proposed development application that was the subject of the referral response and the development application the subject of this form, or include details in a schedule to this development application <i>(if applicable).</i>			

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules

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 <u>DA Forms Guide</u>.

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	As per council records		
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
\$		

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

 \Box Yes – show cause or enforcement notice is attached \boxtimes 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 <u>www.qld.gov.au</u>. An ERA requires an environmental authority to operate. See www.business.gld.gov.au for further information. 				
Proposed ERA number:		Proposed ERA threshold:		
Proposed ERA name:				
Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.				
Hazardous chemical facilities				
23.2) Is this development application for a hazardous chemical facility?				
 Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application No Note: See www.business.old.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 <i>Vegetation Management Act 1999</i> is satisfied the clearing is for a relevant purpose under section 22A of the <i>Vegetation Management Act 1999</i> ?
 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 <u>https://www.qld.gov.au/environment/land/vegetation/applying</u> 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 <i>Environmental Offsets Act 2014</i> ?
 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 <u>www.gld.gov.au</u> for further information on environmental offsets.
Koala conservation
23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work within an assessable development area under Schedule 10, Part 10 of the Planning Regulation 2017?
☐ Yes ⊠ No
Note : See guidance materials at <u>www.des.qld.gov.au</u> 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 <i>Water Act 2000</i> ?
Yes – the relevant template is completed and attached to this development application and I acknowledge that a
relevant authorisation or licence under the <i>Water Act 2000</i> may be required prior to commencing development No
Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information.
DA templates are available from <u>https://planning.dsdmip.qld.gov.au/</u> . 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 waterspace lake or enring: complete DA Form1 Template 3
 Taking or interfering with water in a watercourse, lake or spring: complete DA Form1 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 I I I I I I I I I I I I I I I I I I I
DA templates are available from <u>https://planning.dsdmip.qld.gov.au/</u> . 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 <i>resource</i> allocation authority is attached to this development application, if required under the <i>Fisheries Act 1994</i> No
Note : See guidance materials at <u>www.daf.qld.gov.au</u> 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 <i>Water Act 2000?</i>

 Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development No Note: Contact the Department of Natural Resources, Mines and Energy at <u>www.dnrme.gld.gov.au</u> and <u>www.business.gld.gov.au</u> 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 <i>Coastal Protection and Management Act</i> 1995?
☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development ⊠ No
Note: Contact the Department of Environment and Science at <u>www.des.qld.gov.au</u> for further information.
<u>Referable dams</u>
23.11) Does this development application involve a referable dam required to be failure impact assessed under section 343 of the <i>Water Supply (Safety and Reliability) Act 2008</i> (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 <u>www.dnrme.qld.gov.au</u> 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 <u>www.des.gld.gov.au</u> for further information.
<u>Queensland and local heritage places</u> 23.13) Does this development application propose development on or adjoining a place entered in the Queensland heritage register or on a place entered in a local government's Local Heritage Register?
 Yes – details of the heritage place are provided in the table below No
Note: See guidance materials at www.des.gld.gov.au for information requirements regarding development of Queensland heritage places. Name of the heritage place: Place ID:
<u>Brothels</u> 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 <i>Prostitution Regulation 2014</i> 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 <i>Transport</i> Infrastructure Act 1994 (subject to the conditions in section 75 of the <i>Transport Infrastructure Act 1994</i> being satisfied) No

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist	
I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17 <i>Note</i> : See the Planning Regulation 2017 for referral requirements	⊠ Yes
If building work is associated with the proposed development, Parts 4 to 6 of <i>DA Form 2 – Building work details</i> have been completed and attached to this development application	☐ Yes ⊠ Not applicable
Supporting information addressing any applicable assessment benchmarks is with development application Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see <u>DA</u> <u>Forms Guide: Planning Report Template</u> .	⊠ Yes
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 <u>DA Forms Guide: Relevant plans.</u>	🛛 Yes
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 OFFICE USE ONLY

Date received:

Reference number(s):

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

Relevant licence number(s) of chosen assessment	
manager	

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