

DA Form 1 – Development application details

Approved form (version 1.3 effective 28 September 2020) 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)	Watcon Building Group Pty Ltd C/- RMA Engineers Pty Ltd
Contact name (only applicable for companies)	Mark Lobwein
Postal address (P.O. Box or street address)	PO Box 66
Suburb	Toowoomba
State	QLD
Postcode	4350
Country	Australia
Contact number	07 4639 4100
Email address (non-mandatory)	mark.lobwein@rmaeng.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	22E-0182

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

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REGIONAL COUNCIL

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
		12452	New England Highway	Top Camp
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4350	8	SP199141	Toowoomba Regional Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
		12452	New England Highway	Top Camp
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4350	9	SP199141	Toowoomba Regional Council

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)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

- ☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

- ☐ Additional premises are relevant to this development application and 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

<input type="checkbox"/> In or adjacent to a water body or watercourse or in or above an aquifer
Name of water body, watercourse or aquifer:
<input type="checkbox"/> On strategic port land under the <i>Transport Infrastructure Act 1994</i>
Lot on plan description of strategic port land:
Name of port authority for the lot:
<input type="checkbox"/> In a tidal area
Name of local government for the tidal area (if applicable):
Name of port authority for tidal area (if applicable):
<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>
Name of airport:

<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification: <input type="text"/>
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification: <input type="text"/>

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):*

2 into 27 lot rural residential subdivision.

e) Relevant plans

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

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

6.2) Provide details about the second development aspect

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

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

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

- ☐ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☐ Code assessment ☐ Impact assessment *(requires public notification)*

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

e) Relevant plans

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

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

6.3) Additional aspects of development

- ☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application

- ☒ Not required

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	<input type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input checked="" type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> 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)
8.2) Does the proposed use involve the use of existing buildings on the premises?			
<input type="checkbox"/> Yes			
<input type="checkbox"/> 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)	
<input type="checkbox"/> Subdivision (complete 10))	<input type="checkbox"/> Dividing land into parts by agreement (complete 11))
<input type="checkbox"/> Boundary realignment (complete 12))	<input type="checkbox"/> 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?				
<input type="checkbox"/> Yes – provide additional details below				
<input type="checkbox"/> No				
How many stages will the works include?				
What stage(s) will this development application apply to?				

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)
12.2) What is the reason for the boundary realignment?			

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

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

14.1) What is the nature of the operational work?	
<input checked="" type="checkbox"/> Road work <input checked="" type="checkbox"/> Drainage work <input type="checkbox"/> Landscaping <input type="checkbox"/> Other – please specify:	<input checked="" type="checkbox"/> Stormwater <input checked="" type="checkbox"/> Earthworks <input checked="" type="checkbox"/> Signage <input type="checkbox"/> Water infrastructure <input type="checkbox"/> Sewage infrastructure <input type="checkbox"/> Clearing vegetation
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)	
<input checked="" type="checkbox"/> Yes – specify number of new lots:	27
<input type="checkbox"/> No	
14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)	
\$1,114,150	

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application
Toowoomba Regional Council
16) Has the local government agreed to apply a superseded planning scheme for this development application?
<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application <input type="checkbox"/> The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached <input checked="" type="checkbox"/> 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
- ☐ Tidal works or works in a coastal management district
- ☐ Reconfiguring a lot in a coastal management district or for a canal
- ☐ Erosion prone area in a coastal management district
- ☐ Urban design
- ☐ Water-related development – taking or interfering with water
- ☐ Water-related development – removing quarry material (*from a watercourse or lake*)
- ☐ Water-related development – referable dams
- ☐ Water-related development – 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 has been devolved to local government*)

<input type="checkbox"/> Heritage places – Local heritage places
Matters requiring referral to the Chief Executive of the distribution entity or transmission entity:
<input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to:
<ul style="list-style-type: none"> • The Chief Executive of the holder of the licence, if not an individual • The holder of the licence, if the holder of the licence is an individual
<input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council:
<input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the Minister responsible for administering the <i>Transport Infrastructure Act 1994</i>:
<input type="checkbox"/> Ports – Brisbane core port land <i>(where inconsistent with the Brisbane port LUP for transport reasons)</i>
<input type="checkbox"/> Ports – Strategic port land
Matters requiring referral to the relevant port operator , if applicant is not port operator:
<input type="checkbox"/> 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:
<input type="checkbox"/> Ports – Land within limits of another port <i>(below high-water mark)</i>
Matters requiring referral to the Gold Coast Waterways Authority:
<input type="checkbox"/> 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:
<input type="checkbox"/> 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?		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application		
<input checked="" type="checkbox"/> No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and 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 Part 3 of the DA Rules
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application
<input type="checkbox"/> I do not agree to accept an information request for this development application
Note: By not agreeing to accept an information request I, the applicant, acknowledge: <ul style="list-style-type: none"> • that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties • Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules. Further advice about information requests is contained in the DA Forms Guide .

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)			
<input checked="" type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input type="checkbox"/> No			
List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval <input checked="" type="checkbox"/> Development application	RAL/2022/6330/A	28/09/2023	Toowoomba Regional Council
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

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

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

23) Further legislative requirements			
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 <i>Environmental Protection Act 1994</i> ?			
<input type="checkbox"/> Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below <input checked="" type="checkbox"/> No 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:			
<input type="checkbox"/> 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 ?			
<input type="checkbox"/> Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application <input checked="" type="checkbox"/> No 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.des.qld.gov.au for further information.

Water resources

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

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

☒ No

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

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

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

Waterway barrier works

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

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

☒ No

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

Marine activities

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

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

☒ No

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

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake** under the *Water Act 2000*?

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

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

Quarry materials from land under tidal waters

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

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

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

Referable dams

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

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

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

Tidal work or development within a coastal management district

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

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

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

Queensland and local heritage places

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

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

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

Name of the heritage place:		Place ID:	
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Brothels

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

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

Decision under section 62 of the Transport Infrastructure Act 1994

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

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

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

23.16) 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.dsdmip.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

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 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	

27 November 2023



Toowoomba Regional Council
Via email: development@tr.qld.gov.au
Attention: Development Services

Project Name: Development - 12452 New England Hwy
Project No: 22E-0182
Council reference: RAL/2022/6330A

Dear Sir/Madam,

On behalf of our client, Watcon Building Group Pty Ltd, we enclose for your approval the following documents as required:

- DA Form 1
- Complete set of engineering drawings
- Engineering Certificate of Operational Works signed by RPEQ Engineer

As the estimated cost of works on this project exceeds [REDACTED], the Portable Long Service Levy is payable. The client will pay the QLeave amount of [REDACTED]0 (based on an estimated dollar value for construction works of [REDACTED]2 excl. G.S.T) directly to QLeave and provide a receipt to council.

Toowoomba Regional Council fees and charges are based on an estimated dollar value for construction works excluding GST. We estimate these costs to be approximately [REDACTED] (excl. GST) to develop this site as documented. The applicant will contact Council to arrange payment of [REDACTED] based on Council's standard fees and charges [REDACTED]

- | | | |
|--------------------------|---|------------|
| • Roadworks & Earthworks | = | [REDACTED] |
| • Stormwater | = | [REDACTED] |
| • Water Reticulation | = | [REDACTED] |

DESIGN SUMMARY/EXCEPTIONS REPORT

The engineering design has been undertaken generally in accordance with Toowoomba Regional Council Planning Scheme Policies and the Toowoomba Regional Council Development Permit (RAL/2022/6330A).

In order to achieve a balanced and practical outcome for the proposed operational works, RMA have been required to offer performance-based solutions which are not prescribed in the current Toowoomba Regional Council Planning Scheme Policies. In these instances, RMA have adopted solutions that, in our opinion, reflect good engineering practice. RMA have outlined these exceptions below.

Road 1 entrance vertical curve

As previously discussed, and depicted in earlier sketches submitted to the Council, the natural terrain and existing road gradients make it impractical to achieve a compliant vertical curve at the entrance to Road 1. Consequently, the current configuration results in an intersection that does not meet the required approach sight distances. Given the localised nature of the road, where the restrictions predominantly impact vehicles exiting the road that they initially entered due to its one-way configuration, the associated safety risk is relatively low. Nevertheless, to further enhance safety in all circumstances, the proposed design includes the installation of a T-intersection warning sign (W2-3) on Road 1 in accordance with section 2.9.4 of AS1742.2:2022.

Lot 12 on RP131521

The need for a retaining wall in the road reserve is no longer applicable. The fill extent will now be carried out within private lot. Driveway location also to be relocated. Please find attached the written consent from the owners of Lot 12 on RP131521.

Lot 13 on RP131521

Lot 13 driveway located within the proposed development's lot. Driveway location to be relocated. Please find attached the written consent from the owners of Lot 13 on RP131521.

Yours sincerely,

Mark Lobwein
Senior Engineer
RMA ENGINEERS PTY LTD

Enclosures:

1. *DA Form 1*
2. *Engineering plans (ref: 22E-0182)*
3. *Engineering design certificate*



Level 1 32 Cordelia Street, South Brisbane, QLD 4101

PROJECT: Development - 12452 New England Highway | Top Camp
22E-0182

DATE: 28/11/2023

SUBJECT: Operational Works Application - RAL/2022/6330A

TRANSMITTAL ID: 0023

PURPOSE: For your approval

VIA: Info Exchange

FROM

NAME	COMPANY	EMAIL	PHONE
Mark Lobwein	RMA Engineers	mark.lobwein@rmaeng.com.au	07 3361 9309

TO

NAME	COMPANY	EMAIL	PHONE
development@tr.qld.gov.au		development@tr.qld.gov.au	

REMARKS: **Project Name: Development - 12452 New England Hwy**
Project No: 22E-0182
Council reference: RAL/2022/6330A

Dear Sir/Madam,

On behalf of our client, Watcon Building Group Pty Ltd, we enclose for your approval the following documents as required: (please click the link to download files)

- DA Form 1
- Complete set of engineering drawings
- Engineering Certificate of Operational Works signed by RPEQ Engineer

As the estimated cost of works on this project exceed [REDACTED], the Portable Long Service Levy is payable. The client will pay the QLeave amount of [REDACTED] (based on an estimated dollar value for construction works of [REDACTED] excl. G.S.T) directly to QLeave and provide a receipt to council.

Toowoomba Regional Council fees and charges are based on an estimated dollar value for construction works excluding GST. We estimate these costs to be approximately [REDACTED] (excl. GST) to develop this site as documented. The applicant will contact

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Council to arrange payment of [REDACTED], based on Council's standard fees and charges (2023/24 FY).

- Roadworks & Earthworks [REDACTED]
- Stormwater [REDACTED]
- Water Reticulation [REDACTED]

Regards,

Transmittal

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DESCRIPTION OF CONTENTS

RMA No.	REV.	TITLE	PDF NAME
C-COMB	0	Combined Drawing Set	File: 22E-0182-C-COMB-0.pdf
C-D0101	0	Stormwater Notes and Standard Details	File: 22E-0182-C-D0101-0.pdf
C-D0201	0	Stormwater Catchment Plan	File: 22E-0182-C-D0201-0.pdf
C-D0301	0	Stormwater Master Plan	File: 22E-0182-C-D0301-0.pdf
C-D0401	0	Stormwater Layout Plan - 1	File: 22E-0182-C-D0401-0.pdf
C-D0402	0	Stormwater Layout Plan - 2	File: 22E-0182-C-D0402-0.pdf
C-D0501	0	Stormwater Longitudinal Sections	File: 22E-0182-C-D0501-0.pdf
C-D0601	0	Stormwater Junction Setout Details - 1	File: 22E-0182-C-D0601-0.pdf
C-D0701	0	Stormwater Calculation Tables - 1	File: 22E-0182-C-D0701-0.pdf
C-D0702	0	Stormwater Calculation Tables - 2	File: 22E-0182-C-D0702-0.pdf
C-D0801	0	Stormwater Culvert Layout Plan and Sections - 1	File: 22E-0182-C-D0801-0.pdf
C-D0802	0	Stormwater Culvert Layout Plan and Sections - 2	File: 22E-0182-C-D0802-0.pdf
C-D0803	0	Stormwater Culvert Layout Plan and Sections - 3	File: 22E-0182-C-D0803-0.pdf
C-D0804	0	Culvert Visualisation Plan - Headwall H1-2	File: 22E-0182-C-D0804-0.pdf
C-D0805	0	Culvert Visualisation Plan - Headwall H1-4	File: 22E-0182-C-D0805-0.pdf
C-E0101	0	Bulk Earthworks Notes and Standard Details	File: 22E-0182-C-E0101-0.pdf
C-E0201	0	Cut to Fill Extent Layout Plan	File: 22E-0182-C-E0201-0.pdf
C-E0501	0	Earth Retaining Structures Notes and Details	File: 22E-0182-C-E0501-0.pdf
C-E0801	0	Erosion and Sediment Control Notes and Details	File: 22E-0182-C-E0801-0.pdf
C-E0901	0	Erosion and Sediment Control Layout Plan	File: 22E-0182-C-E0901-0.pdf
CERT-01	0	RPEQ Design Certificate	File: 231127 22E-0182 Op Works RPEQ Certificate.pdf
C-G0101	0	General Layout and Drawing Index Plan	File: 22E-0182-C-G0101-0.pdf
C-G0102	0	Project Notes	File: 22E-0182-C-G0102-0.pdf
C-G0201	0	Survey Setout and Existing Features Plan	File: 22E-0182-C-G0201-0.pdf
C-G0202	0	Demolition Plan	File: 22E-0182-C-G0202-0.pdf

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RMA No.	REV.	TITLE	PDF NAME
C-G0301	0	Combined Services Master Plan	File: 22E-0182-C-G0301-0.pdf
C-G0401	0	Easement Plan	File: 22E-0182-C-G0401-0.pdf
C-R0101	0	Roadworks and Footpath Notes and Standard Details	File: 22E-0182-C-R0101-0.pdf
C-R0102	0	Roadworks, Driveway and Footpath Typical Details - 1	File: 22E-0182-C-R0102-0.pdf
C-R0103	0	Roadworks, Driveway and Footpath Typical Details - 2	File: 22E-0182-C-R0103-0.pdf
C-R0201	0	Asphalt Pavement Design Plan	File: 22E-0182-C-R0201-0.pdf
C-R0202	0	Concrete Pavement Design Plan	File: 22E-0182-C-R0202-0.pdf
C-R0300	0	Road Control Line Setout Tables	File: 22E-0182-C-R0300-0.pdf
C-R0301	0	Road 1 Layout Plan and Longitudinal Section - 1	File: 22E-0182-C-R0301-0.pdf
C-R0302	0	Road 1 Layout Plan and Longitudinal Section - 2	File: 22E-0182-C-R0302-0.pdf
C-R0303	0	Road 1 Layout Plan and Longitudinal Section - 3	File: 22E-0182-C-R0303-0.pdf
C-R0304	0	Road 1 Cross Sections - 1	File: 22E-0182-C-R0304-0.pdf
C-R0305	0	Road 1 Cross Sections - 2	File: 22E-0182-C-R0305-0.pdf
C-R0306	0	Road 1 Cross Sections - 3	File: 22E-0182-C-R0306-0.pdf
C-R0307	0	Road 1 Cross Sections - 4	File: 22E-0182-C-R0307-0.pdf
C-R0308	0	Road 1 Cross Sections - 5	File: 22E-0182-C-R0308-0.pdf
C-R0309	0	Road 1 Cross Sections - 6	File: 22E-0182-C-R0309-0.pdf
C-R0310	0	Road 1 Cross Sections - 7	File: 22E-0182-C-R0310-0.pdf
C-R0311	0	Road 1 Cross Sections - 8	File: 22E-0182-C-R0311-0.pdf
C-R0312	0	Road 1 Cross Sections - 9	File: 22E-0182-C-R0312-0.pdf
C-R0313	0	Road 1 Cross Sections - 10	File: 22E-0182-C-R0313-0.pdf
C-R0314	0	Road 1 Cross Sections - 11	File: 22E-0182-C-R0314-0.pdf
C-R0315	0	Road 1 Cross Sections - 12	File: 22E-0182-C-R0315-0.pdf
C-R0316	0	Road 1 Cross Sections - 13	File: 22E-0182-C-R0316-0.pdf
C-R0317	0	Road 1 Cross Sections - 14	File: 22E-0182-C-R0317-0.pdf
C-R0318	0	Road 1 Cross Sections - 15	File: 22E-0182-C-R0318-0.pdf

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RMA No.	REV.	TITLE	PDF NAME
C-R0319	0	Road 1 Cross Sections - 16	File: 22E-0182-C-R0319-0.pdf
C-R0320	0	Road 1 Cross Sections - 17	File: 22E-0182-C-R0320-0.pdf
C-R0321	0	Road 1 Cross Sections - 18	File: 22E-0182-C-R0321-0.pdf
C-R0322	0	Road 1 Cross Sections - 19	File: 22E-0182-C-R0322-0.pdf
C-R0323	0	Road 1 Cross Sections - 20	File: 22E-0182-C-R0323-0.pdf
C-R0324	0	Road 1 Cross Sections - 21	File: 22E-0182-C-R0324-0.pdf
C-R0325	0	Road 1 Cross Sections - 22	File: 22E-0182-C-R0325-0.pdf
C-R0326	0	Road 2 Layout Plan and Longitudinal Section - 1	File: 22E-0182-C-R0326-0.pdf
C-R0327	0	Road 2 Layout Plan and Longitudinal Section - 2	File: 22E-0182-C-R0327-0.pdf
C-R0328	0	Road 2 Cross Sections - 1	File: 22E-0182-C-R0328-0.pdf
C-R0329	0	Road 2 Cross Sections - 2	File: 22E-0182-C-R0329-0.pdf
C-R0330	0	Road 2 Cross Sections - 3	File: 22E-0182-C-R0330-0.pdf
C-R0331	0	Road 2 Cross Sections - 4	File: 22E-0182-C-R0331-0.pdf
C-R0332	0	Road 2 Cross Sections - 5	File: 22E-0182-C-R0332-0.pdf
C-R0333	0	Road 2 Cross Sections - 6	File: 22E-0182-C-R0333-0.pdf
C-R0334	0	Road 2 Cross Sections - 7	File: 22E-0182-C-R0334-0.pdf
C-R0335	0	Crebra Crescent Layout Plan and Longitudinal Section	File: 22E-0182-C-R0335-0.pdf
C-R0336	0	Crebra Crescent Cross Sections - 1	File: 22E-0182-C-R0336-0.pdf
C-R0337	0	Crebra Crescent Cross Sections - 2	File: 22E-0182-C-R0337-0.pdf
C-R0400	0	Intersection Setout Coordinates	File: 22E-0182-C-R0400-0.pdf
C-R0401	0	Intersection Layout Plan - 1	File: 22E-0182-C-R0401-0.pdf
C-R0402	0	Intersection Layout Plan - 2	File: 22E-0182-C-R0402-0.pdf
C-R0601	0	Signage and Linemarking Notes and Standard Details	File: 22E-0182-C-R0601-0.pdf
C-R0801	0	Landscaping and Driveway Access Plan	File: 22E-0182-C-R0801-0.pdf
C-R0901	0	Horizontal Site Distance Layout Plan	File: 22E-0182-C-R0901-0.pdf
C-W0101	0	Water Reticulation Notes and Standard Details	File: 22E-0182-C-W0101-0.pdf

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RMA No.	REV.	TITLE	PDF NAME
C-W0201	0	Water Reticulation Master Plan	File: 22E-0182-C-W0201-0.pdf
C-W0301	0	Water Reticulation Layout Plan - 1	File: 22E-0182-C-W0301-0.pdf
C-W0302	0	Water Reticulation Layout Plan - 2	File: 22E-0182-C-W0302-0.pdf
FORM-01	A	IDAS Form 1	File: DAForm1.pdf
LAND-01	0	Land Owners - Lot 12	File: Cooper Lot 12.pdf
LAND-02	0	Land Owners - Lot 13	File: Tibballs lot 13.pdf
LET-01	A	Cover Letter	File: 231126 22E-0182 OW Application Letter.pdf
WIAR	0	Water Infrastructure Assessment Report	File: 231127 22E-0182 Report.pdf

COPIES:

Joe Watson

(Watcon Building Group Pty Ltd)