

From: "Freshwater Planning" <FreshwaterPlanning@outlook.com>
Sent: Wed, 26 Jun 2024 06:27:59 +1000
To: "Dee Petersen" <DeeP@msc.qld.gov.au>
Subject: DEVELOPMENT APPLICATION - RECONFIGURING A LOT - 446 Ray Road, Mareeba
(Our Ref: F24/20)
Attachments: 2024.06.25 Town Planning Application.pdf

Good Morning MSC Planning Department,

Please find attached the Town Planning Application for a Reconfiguring a Lot – 1 Lot into 14 Lots and a Balance Area located at 446 Ray Road, Mareeba. The Town Planning Application comprises of the following:

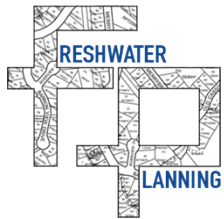
- Town Planning Letter
- Twine Surveys Pty Ltd Sketch Plans
- SmartMaps
- DA Form1

Can you please provide an Invoice for payment of the MSC Lodgement Fee so that prompt payment can be arranged.

Additionally, please do not hesitate to contact me to discuss should you require any additional information or have any questions or queries,

Thanks and Regards,

Matt Andrejic



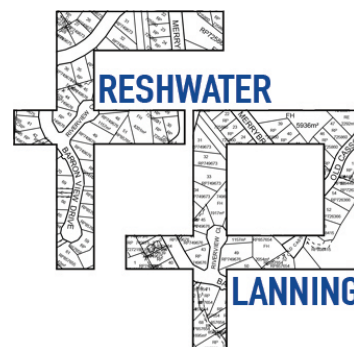
Matthew Andrejic
Director
Freshwater Planning Pty Ltd

M: 0402 729 004
E: freshwaterplanning@outlook.com
A: 17 Barron View Drive, Freshwater, Q4870

Your Ref:
Our Ref: F24/20

25 June, 2024

Chief Executive Officer
Mareeba Shire Council
PO Box 154
MAREEBA QLD 4880



Attention: Regional Planning Group

Dear Sir,

**RE: APPLICATION FOR RECONFIGURING A LOT – 1 LOT INTO 14 LOTS AND A BALANCE AREA
LOT 224 ON SP276715, 446 RAY ROAD, MAREEBA.**

This application is for a Reconfiguring a Lot – 1 Lot into 14 Lots and a Balance Area over land described as Lot 224 on SP276715, situated at 446 Ray Road, Mareeba.

The application comprises of Application Forms, SmartMaps, Twine Surveys Sketch Plan and Overall Development Plan and this Town Planning Submission. It is understood that the proponent will provide payment of the Application Fee with the Mareeba Shire Council.

The Site

The subject land is described as Lot 224 on SP276715 and is situated at 446 Ray Road, Mareeba. The site is owned by Wylandra Properties Pty Ltd the applicant for the proposed Reconfiguration. The site is FreeHold, comprises of a single FreeHold allotment, is irregular in shape, has an area of 141.5 hectares, contains frontage to Wylandra, Domenic and Gallo Drives, and Ray and George Fabris Roads, and encompasses vacant land. The subject site is the balance parcel of the existing Wylandra Estate.

The site is accessed via existing crossovers and the termination of the existing Road Networks with the proposed Reconfiguration proposing a new Road and not affecting the existing. The site is provided with all available services, being Reticulated Water, Electricity and Telecommunications with no changes to the existing infrastructure proposed. The subject site contains an existing Easement, being Easement A on RP851482 which is understood to be for the purposes of Electrical Infrastructure with no change to the existing Easement envisaged.

In relation to the current State Governmental Mapping the site is Not Mapped as containing Remnant Vegetation, Regrowth Vegetation or Essential Habitat nor is Mapped as containing a Referable Wetland. The site is not located within 25 metres of a State Controlled nor within 25 metres of a Railway Corridor. It is understood that the proposal does not require Referral to any State Agencies.

The Proposed Development

The proposed development is for a Reconfiguring a Lot – 1 Lot into 14 Lots and a Balance Area in the Rural Residential Zone's 4,000 m² Precinct of the Mareeba Shire Council's Planning Scheme. The site is located at 446 Ray Road, Mareeba and is more particularly described as Lot 224 on SP276715. The site is irregular in shape, has an area of 141.5 hectares and contains vacant land, being the Balance of Wylandra Estate.

Page
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A Development Permit is sought to subdivide Lot 224 on SP276715 creating fourteen (14) Rural Residential Allotments and a Balance Area within the existing Wylandra Estate and Mareeba's Southern Rural Residential Area. No change to the existing Rural Residential nature or character of the Zone is envisaged with the Reconfiguration. The proposal will provide for fourteen (14) additional Rural Residential Allotments while maintaining the existing amenities and aesthetics of the site. The proposed Reconfiguration is for the further development of the Rural Residential Area of Wylandra Estate in Mareeba and is considered acceptable and appropriate.

The Reconfiguration of a Lot proposes fourteen (14) Rural Residential Allotments, being the next Stage within the Wylandra Estate described as proposed Lots 172 – 177, 187 – 193, 215 and Balance Lot 500. The proposed areas of the allotments are:

Proposed Lot 172	4,127 m ²	Proposed Lot 189	4,004 m ²
Proposed Lot 173	4,008 m ²	Proposed Lot 190	4,004 m ²
Proposed Lot 174	4,000 m ²	Proposed Lot 191	4,000 m ²
Proposed Lot 175	4,000 m ²	Proposed Lot 192	4,000 m ²
Proposed Lot 176	4,000 m ²	Proposed Lot 193	4,000 m ²
Proposed Lot 177	4,000 m ²	Proposed Lot 215	4,173 m ²
Proposed Lot 187	4,000 m ²		
Proposed Lot 188	4,000 m ²	Balance Area Lot 500	134.1 Ha.

The site is accessed via existing crossovers and the termination of the existing Road Networks with the proposed Reconfiguration proposing a new Road and not affecting the existing. It is accepted that each allotment contains the safe provision of access to the newly proposed Road Network. The site is connected to all available services, being Water, Power and Telecommunications with each proposed Allotment able to be provided with the necessary services. No change to the existing is proposed, with each proposed allotment of sufficient size for the provision of an effective Effluent Disposal System and an appropriate level of Stormwater Disposal. The proposed Subdivision will ensure that no change to the existing nature, character and amenity of the site and surrounding area is envisaged.

The subject site contains an existing Easement, being Easement A on RP851482 which is understood to be for the purposes of Electrical Infrastructure with no change to the existing Easement envisaged. The Reconfiguration additionally proposes two (2) new Easements, being Easement AA and Easement AB which are for the purposes of Stormwater Drainage.

The proposed allotments are considered to appropriately meet the minimum area requirements, ensuring appropriate areas and dimensions for the provision of a dwelling unit on each allotment as required by the Mareeba Shire Council's Planning Scheme's Reconfiguring a Lot Code for allotments in the Rural Residential Zone's 4,000 m² Precinct. It is not considered that the proposed Reconfiguration will be detrimental to the adjacent sites or adversely impact on the surrounding area. It is considered that the Performance Outcomes of the Rural Residential Zone Code and the Reconfiguration of a Lot Code can be met in this instance.

The proposed Reconfiguration is located in the Rural Residential Zone's 4,000 m² Precinct of the Mareeba Shire Council's Planning Scheme. Reconfiguring a Lot is a Code Assessable Use within this Zone. The application is Code Assessable.

Far North Queensland Regional Plan 2009-2031

Lot 224 on SP276715 is identified as being in the Rural Living Area designation of the FNQ Regional Plan Mapping.

The proposal provides for a Rural Residential Subdivision located within the Rural Living Area designation. The Reconfiguration results in similar sizes to that of the immediate and surrounding vicinity. The proposal provides for the provision of additional allotments achieving greater population densities without affecting the existing natural environment in accordance with the Intent of the FNQ Regional Plan.

It is considered that the proposed Reconfiguration is not in conflict with the Intent for Rural Living Area designation in the FNQ Regional Plan 2009-2031.

Rural Residential Zone Code

The proposal is for a Development Permit for a Reconfiguring of 1 Lot into 14 Lots and a Balance Area is sought to provide additional Rural Residential Allotments within the surrounding Mareeba Environs. The proposal is for the next Stage within the Wylandra Rural Residential Estate. The site is designated within the Rural Residential Zone's 4,000 m² Precinct and no change to the existing Rural Residential Zone is proposed with the Reconfiguration. The proposal will maintain the existing amenities of the site and the surrounding properties.

No new buildings or structures are proposed with the Reconfiguration with any future dwellings or structures able to meet the Rural Residential Zone Code's requirements. The proposed Reconfiguration does not create allotments lesser than their designated Precinct. The site is surrounded by Rural Residential Allotments within Mareeba's Southern Rural Residential Area with no change to the existing is envisaged. The proposal is considered to comply with the purpose of the Rural Residential Zone as the provision of Rural Residential Allotments will ensure that the existing Uses and Rural Residential Uses will be provided over the site now and within the future. The proposed Reconfiguration will provide additional allotments while maintaining the existing amenities and aesthetics of the site.

The proposed Reconfiguration results in allotment sizes similar to those of the immediate vicinity and the surrounding Rural Residential Area. The proposal provides for an additional Rural Residential Allotment without affecting the existing character and nature of the Rural Residential Area. No change to the existing services is proposed with the Reconfiguration and any further development of any of the newly created Allotments can be provided with all available and necessary services, an appropriate level of effluent disposal, in addition to an appropriate level of Stormwater disposal at the time of construction of any dwelling associated with that Rural Residential Allotment.

It is not considered that the proposal is in conflict with the relevant aspects of the Rural Residential Zone Code. The proposal offers similar character and nature to what is existing whilst enhancing the existing character. The proposed next Rural Residential Stage within the Wylandra Estate is considered acceptable and appropriate.

Airports Environs Overlay Code

The site is located within the 3km Bird and Bat Zone of the Bird and Bat Strike Zones, within the 6km Light Intensity, and inside the Inner Horizontal Limitations Surface Boundary – Mareeba Overlay Mapping. No new buildings or structures are proposed with the Reconfiguration nor is a waste disposal site proposed. The proposal

has been meticulously designed not adversely affecting the site, immediate vicinity, or surrounds and is not considered to contribute to the potentially serious hazard from wildlife (bird or bat) strike and will ensure that potential food and waste sources are covered and collected so that they are not accessible to wildlife. The proposal is for the next Stage within the Wylandra Estate proposing Rural Residential Allotments similar to the existing Estate. It is considered that the Airports Environs Overlay Code is Not Applicable to the proposed Subdivision as the proposed Reconfiguration will not affect the Bird and Bat Strike Zone, Light Intensity Zone nor the Inner Horizontal Limitations Surface Boundary.

Bushfire Hazard Overlay Code

The site is Mapped as containing areas of Medium Potential Bushfire Intensity and Potential Impact Buffer within the Bushfire Hazard Overlay Mapping over the site. The proposal is for a Reconfiguration creating additional Rural Residential Allotments. No new buildings or structures are proposed with the Reconfiguration. Any future structures are able to be provided with appropriate setbacks and firebreaks if located within the Mapped Hazard. The proponents will ensure that maintenance and upkeep of the site will be maintained to ensure no build-up of hazardous materials and that existing or proposed firebreaks are maintained. It is not considered that the proposal will affect the Bushfire Hazard of the property as the site will ensure to remove any piling of fuel loads, contains existing firebreaks, and is provided with appropriate water sources. Any appropriate water source will contain sufficient storage of water for Firefighting Supply and will be provided with the appropriate connections where required.

Slope Overlay Code

The site is Mapped as containing a very minor area of Slope Hazard 15% or greater within the Slope Hazard Overlay Mapping. This Mapped area is provided within the Balance Area and not in proximity to any proposed development. No clearing is proposed and if any works are proposed over land greater than 15% a Geotechnical Report can be provided. It is considered that the Slope Overlay Code is Not Applicable to the proposed Reconfiguration.

Reconfiguration of a Lot Code

The proposal is for a Reconfiguring a Lot – 1 Lot into 14 Lots and Balance Area in the Rural Residential Zone's 4,000 m² Precinct of the of the Mareeba Shire Council's Planning Scheme. The proposal is sought to create fourteen (14) additional Rural Residential Allotment within the Wylandra Estate and Mareeba's Southern Rural Residential Area. The proposed Subdivision is to preserve the existing nature of the site and the immediate and surrounding amenity in accordance with the Mareeba Shire Council's Planning Scheme.

The minimum lot size in the Rural Residential Zone's 4,000 m² Precinct is 4,000 m² requiring a minimum frontage of 40 metres. Existing Lot 224 on SP276715 has an area of 141.5 hectares and frontage to the Wylandra, Domenic and Gallo Drives, and Ray and George Fabris Roads. The proposed Lots and areas are as follows:

Proposed Lot 172	4,127 m ²	Proposed Lot 189	4,004 m ²
Proposed Lot 173	4,008 m ²	Proposed Lot 190	4,004 m ²
Proposed Lot 174	4,000 m ²	Proposed Lot 191	4,000 m ²
Proposed Lot 175	4,000 m ²	Proposed Lot 192	4,000 m ²
Proposed Lot 176	4,000 m ²	Proposed Lot 193	4,000 m ²
Proposed Lot 177	4,000 m ²	Proposed Lot 215	4,173 m ²
Proposed Lot 187	4,000 m ²		
Proposed Lot 188	4,000 m ²	Balance Area Lot 500	134.1 Ha.

Each proposed allotment contains areas of, or greater than, the minimum requirements within the Code. The site gains access from the existing Road Network, with the proposal providing access via the proposed New Road Network connecting with Wylandra Drive. No change to any of the existing accesses and frontages are envisaged with the proposal. Each proposed Allotment contains a frontage of 46.10 metres or greater and it is accepted that each allotment contains the safe provision of access to the New Road Network without affecting the functioning of Wylandra Drive.

The site is connected to all available and necessary services with each individual allotment able to be connected to all available and necessary services. No change to the existing Infrastructure is proposed, with each proposed allotment of sufficient size for the provision of an effective Effluent Disposal System and an appropriate level of Stormwater Disposal. The proposed Subdivision will ensure that no change to the existing nature of the site and surrounding area is envisaged.

The proposed Reconfiguration results in the protection of the existing Rural Residential nature and character of the immediate and surrounding environs ensuring that Rural Residential Activities can be provided over the site now and within the future. The proposal is for the next Stage within the Wylandra Estate and no change to the nature and character of the Rural Residential Allotments is envisaged with the Reconfiguration.

The proposed allotments are considered to be appropriate and acceptable in area in relation to the Mareeba Shire Council's Planning Scheme Reconfiguring a Lot Code. It is not considered that the proposed Reconfiguration will be detrimental to the adjacent sites or adversely impact on the surrounding area. It is considered that the Performance Outcomes of the Reconfiguring a Lot Code can be met in this instance.

Works, Services and Infrastructure Code

The proposal is for a Reconfiguring a Lot – 1 Lot into 14 Lots and a Balance Area in the Rural Residential Zone's 4,000 m² Precinct within the Mareeba Shire Council's Planning Scheme. The site is connected to all available and necessary services. No change to the existing services is proposed with the Reconfiguration and any new Rural Residential Allotment will be provided with the same level of servicing in addition to being provided with an appropriate level of Stormwater disposal, at the time of construction of any Dwelling House. The proposed Subdivision will ensure that no change to the existing nature, character and amenity of the site and surrounding area is envisaged.

No Excavation or Filling is proposed with the Reconfiguration however, if any significant Excavation or Filling associated with the proposed Reconfiguration is required then any resultant earthworks will be provided as part of an Operational Works Application.

The subject site contains an existing Easement, being Easement A on RP851482 which is understood to be for the purposes of Electrical Infrastructure with no change to the existing Easement envisaged. The Reconfiguration additionally proposes two (2) new Easements, being Easement AA and Easement AB which are for the purposes of Stormwater Drainage.

It is considered that the proposed Reconfiguration complies with the Intent of the Works, Services, and Infrastructure Code.

Conclusion

It is considered that the proposed development being a Reconfiguring a Lot – 1 Lot into 14 Lots and a Balance Allotment over land described as Lot 224 on SP276715 is appropriate. In particular, the proposed development:

- ✚ Can meet the Acceptable Outcomes and Performance Outcomes relating to minimum allotment size and dimension;
- ✚ Ensures no change to the existing Rural Residential nature or character of the area is envisaged, and the Subdivision will ensure that the new allotments will remain to be used as existing or for Rural Residential Uses;
- ✚ Can meet the Performance Outcomes, Purposes and the Intent of the Reconfiguring a Lot Code for land included in the Rural Residential Zone, in particular the 4,000 m² Precinct;
- ✚ Is not in conflict with the Airports Environs, Bushfire Hazard, and Slope Overlays;
- ✚ Can meet the Intent and Objectives and Intent for the Rural Residential Zone;
- ✚ Meets the Objectives of the Land Use Policies and is not in conflict with the Intent of the Far North Queensland Regional Plan 2009 – 2031, in particular the Rural Living Designation; and
- ✚ Is for the next Stage within the Wylandra Rural Residential Estate, providing additional Rural Residential Allotments within Mareeba's Southern Rural Residential Area.

Freshwater Planning Pty Ltd request that Council provide a copy of the Draft Conditions/Recommendation with sufficient time for review prior to Tabulating the Item on the Agenda or a Decision is provided. If you have any queries, please do not hesitate to contact Freshwater Planning Pty Ltd.

Yours faithfully,



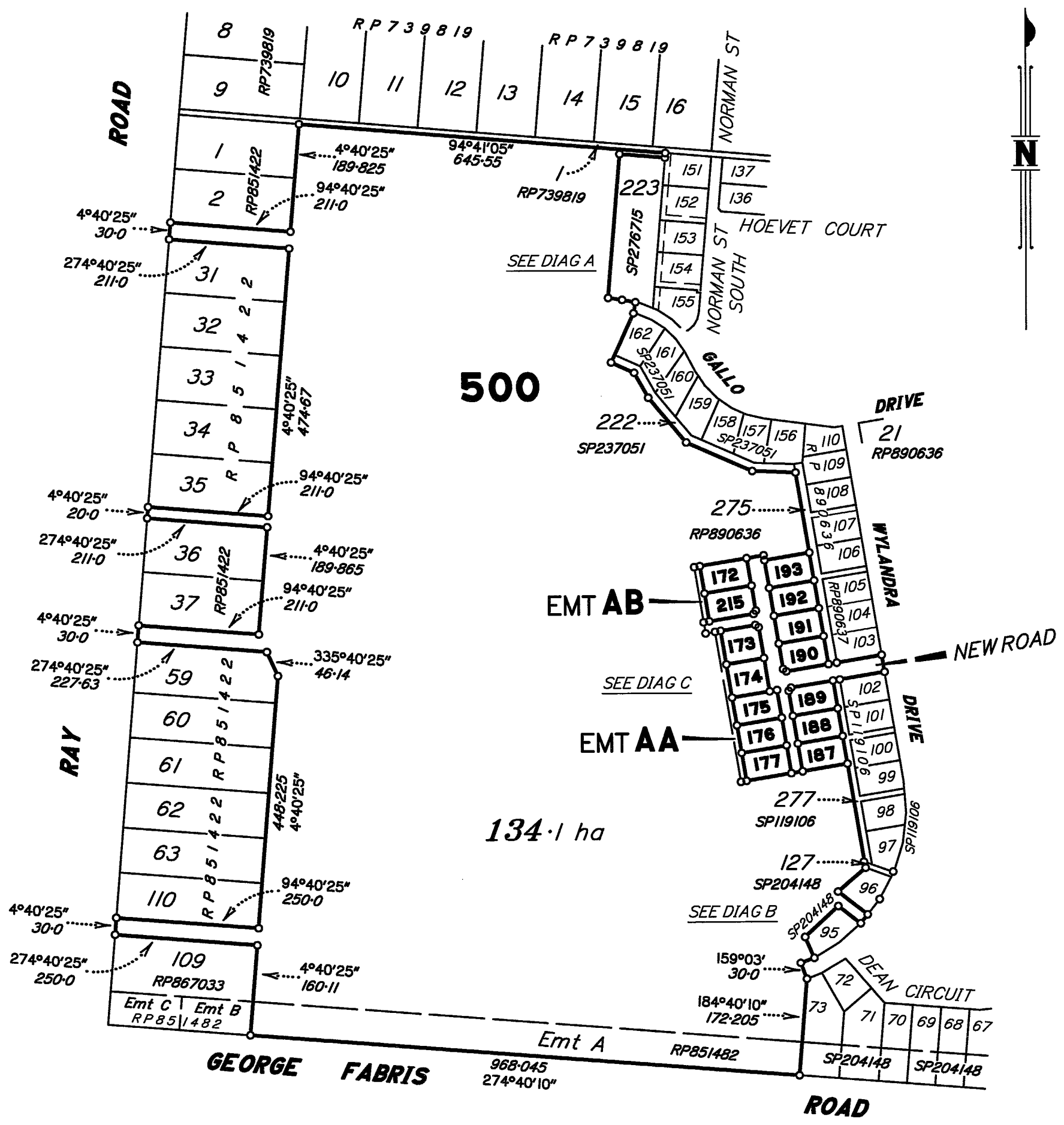
MATTHEW ANDREJIC

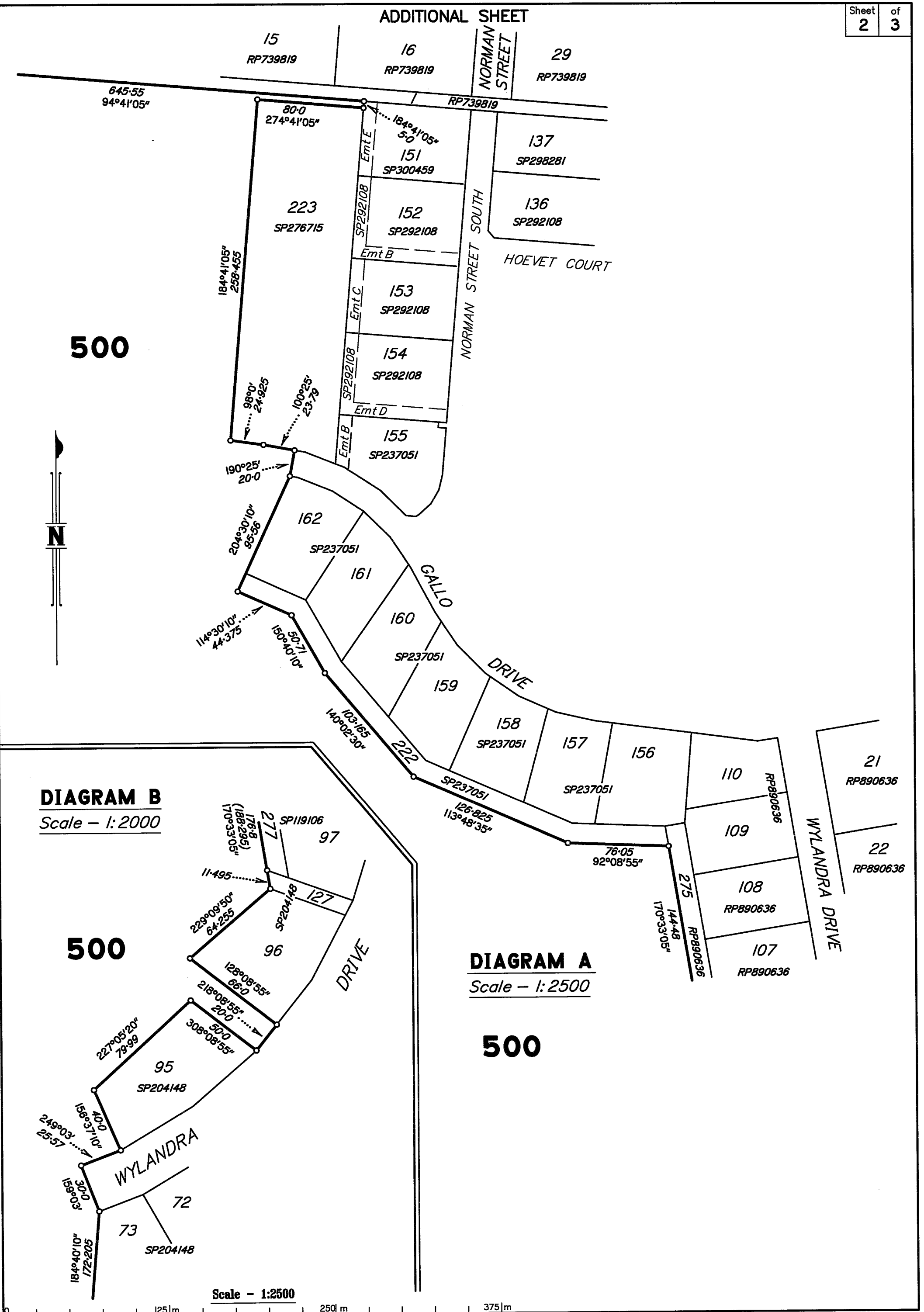
FRESHWATER PLANNING PTY LTD

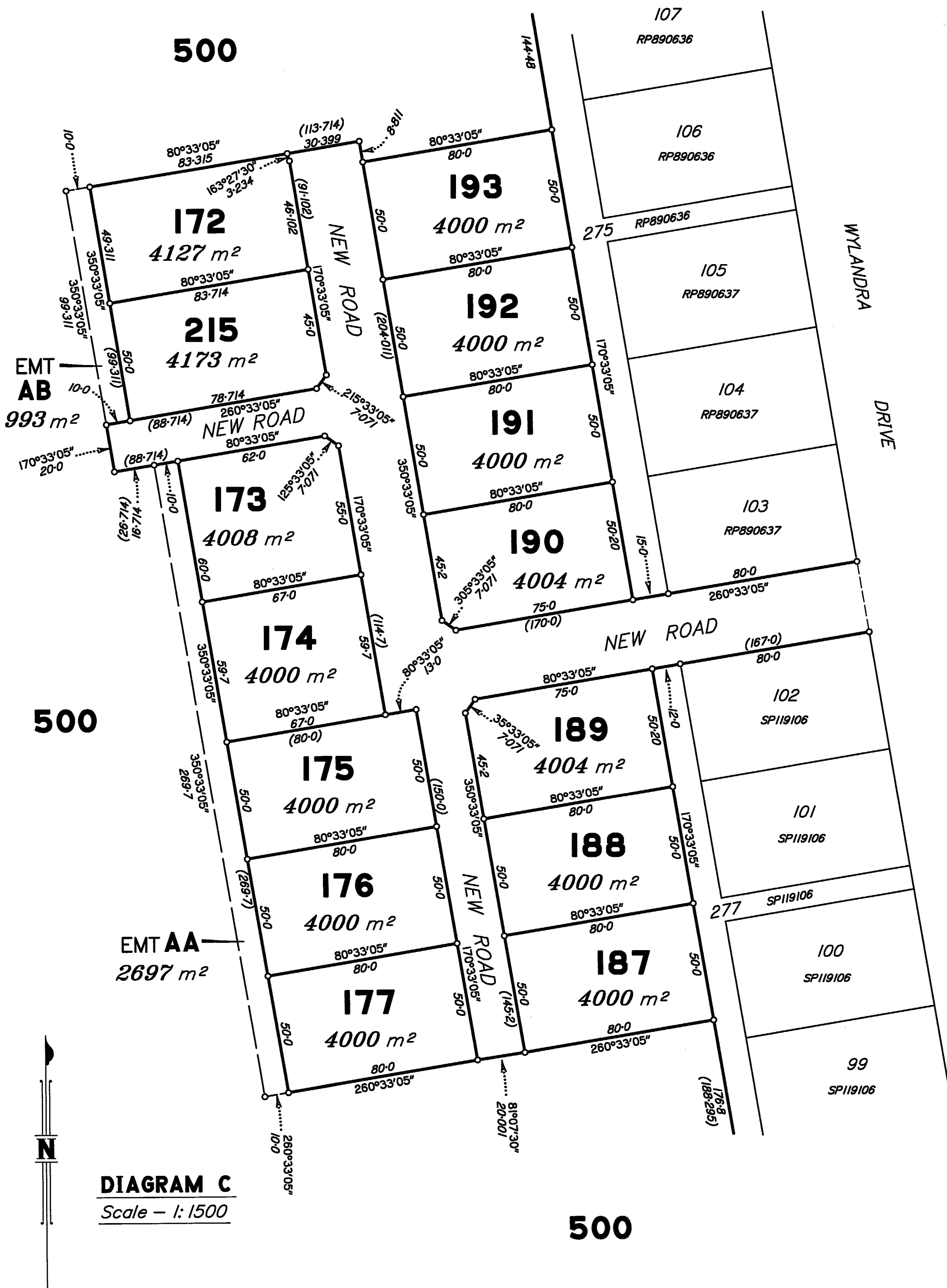
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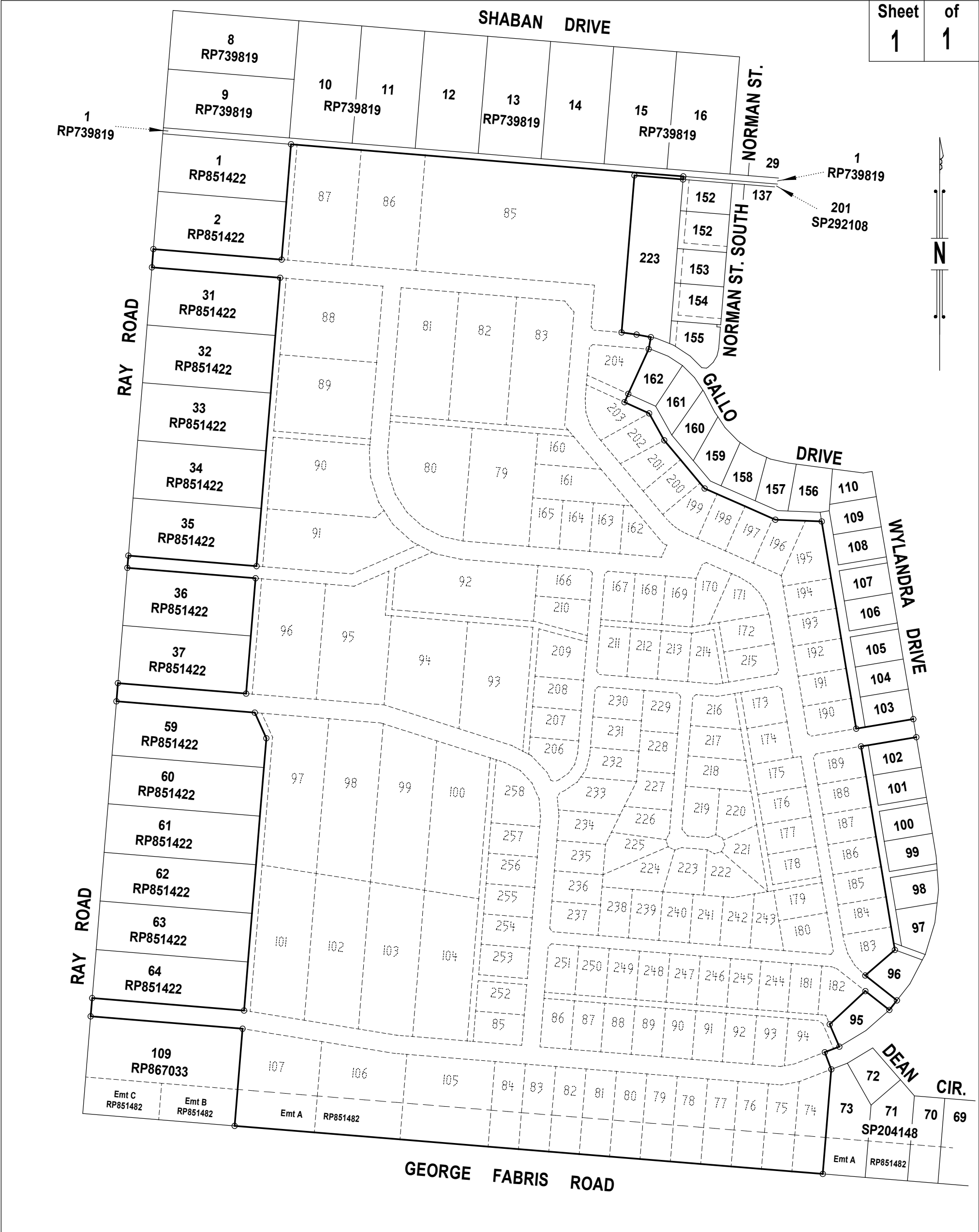
E: FreshwaterPlanning@outlook.com

17 Barron View Drive, FRESHWATER QLD 4870

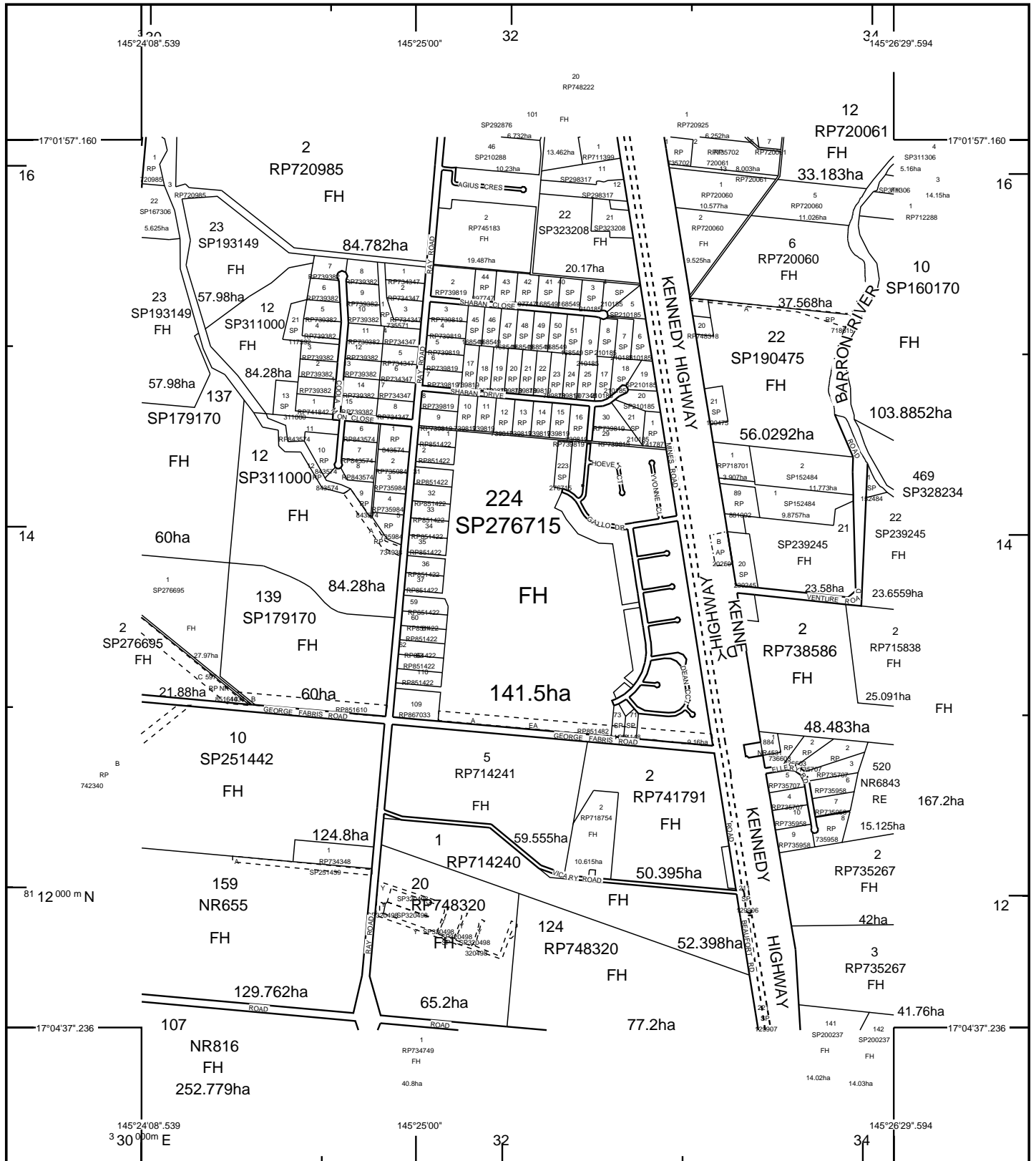






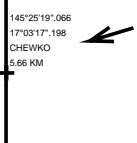


SCALE : 1 : 6000 0m 200m 400m 600m				PROPERTY DESCRIPTION LOT 224 ON SP276715		REGISTERED OWNER WYLANDRA PROPERTIES PTY LTD	
AMENDMENTS A - ORIGINAL		LOCAL GOVERNMENT: MSC LOCALITY: MAREEBA SITUATED AT : GALLO DRIVE & WYLANDRA DRIVE		DEVELOPMENT PLAN OF LOT 224 ON SP276715		TWINE SURVEYS PTY LTD 36 Mabel St, Atherton 4883 PO Box 146, Atherton 4883 P 07 40911303 E info@twinesurveys.com.au	
		DWG NO. 9406 - LL1		07.06.2024	REV A		



STANDARD MAP NUMBER
7963-11422

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	224/SP276715
Lot/Plan	141.5ha
Area/Volume	FREEHOLD
Tenure	MAREEBA SHIRE
Local Government	MAREEBA
Locality	21245/884
Segment/Parcel	

CLIENT SERVICE STANDARDS

PRINTED 25/06/2024

DCDB 24/06/2024 (Lots with an area less than 1.000ha are not shown)

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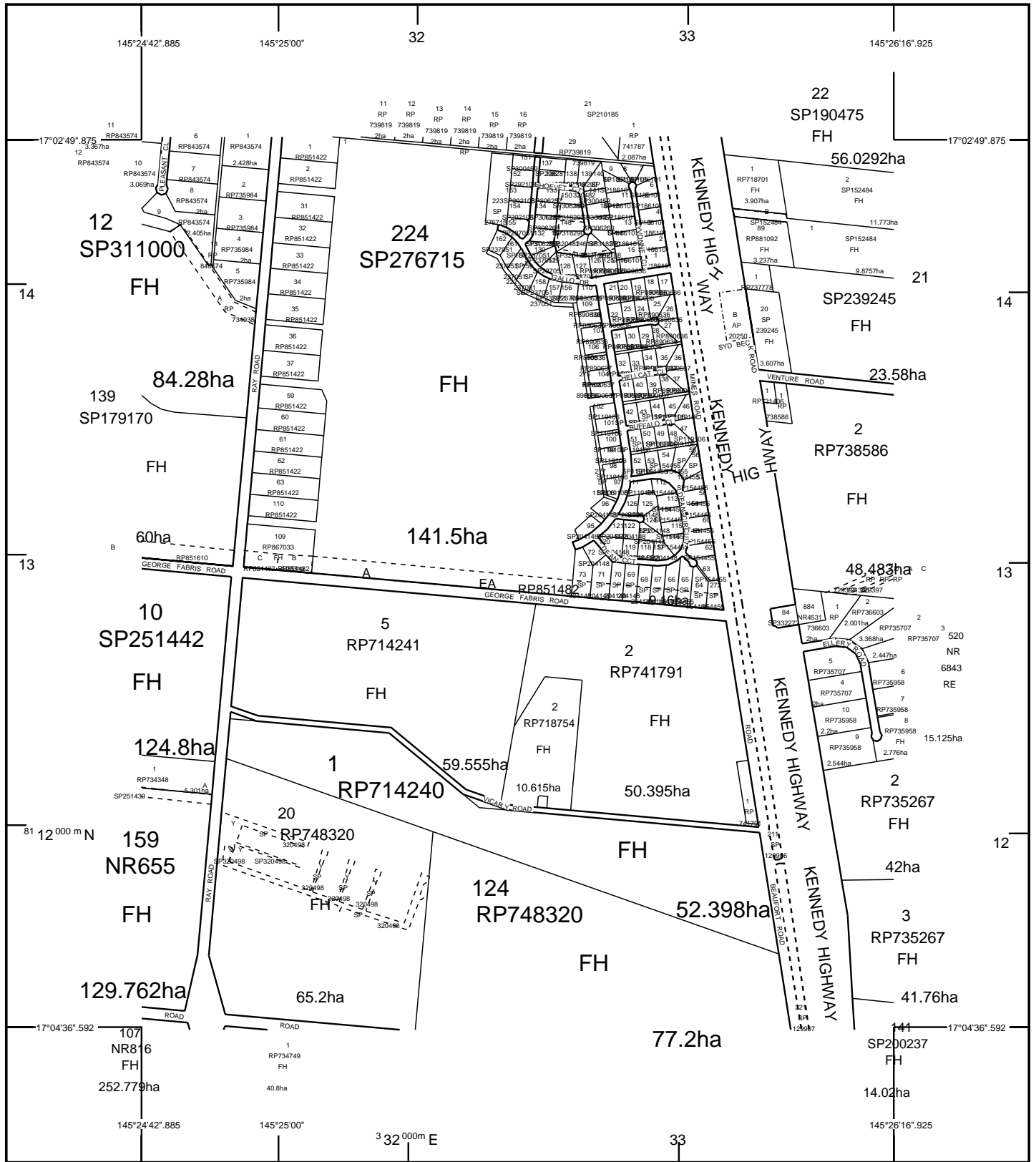
SmartMap

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SmartMap Information Services
Based upon an extraction from the
Digital Cadastral Data Base



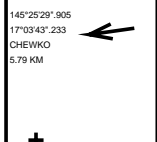
**Queensland
Government**

(c) The State of Queensland,
(Department of Resources) 2024.



STANDARD MAP NUMBER
7963-11422

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	A/RP851482
Lot/Plan	9.16ha
Area/Volume	EASEMENT
Tenure	MAREEBA SHIRE
Local Government	MAREEBA
Locality	21245/229
Segment/Parcel	

CLIENT SERVICE STANDARDS

PRINTED 25/06/2024

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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**

(c) The State of Queensland,
(Department of Resources) 2024.

DA Form 1 – Development application details

Approved form (version 1.4 effective 15 December 2023) 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)	Wylandra Properties Pty Ltd
Contact name (only applicable for companies)	
Postal address (P.O. Box or street address)	C/ Freshwater Planning Pty Ltd 17 Barronview Drive
Suburb	Freshwater
State	QLD
Postcode	4870
Country	Australia
Contact number	0402729004
Email address (non-mandatory)	FreshwaterPlanning@outlook.com
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	F24/20

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

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
		446	Ray Road	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	224	SP276715	Mareeba 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)
		<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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

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

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

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

Name of airport:

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

Reconfiguration of 1 Lot into 14 Lots and a Balance Area

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 checked="" type="checkbox"/> Yes – complete division 2
Operational work	<input 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?	
1	
9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)	
<input checked="" 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:
				Rural Residential
Number of lots created				14
10.2) Will the subdivision be staged?				
<input type="checkbox"/> Yes – provide additional details below				
<input checked="" 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 type="checkbox"/> Road work <input type="checkbox"/> Drainage work <input type="checkbox"/> Landscaping <input type="checkbox"/> Other – please specify:	<input type="checkbox"/> Stormwater <input type="checkbox"/> Earthworks <input 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 type="checkbox"/> Yes – specify number of new lots:	
<input type="checkbox"/> No	
14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)	
\$	

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application
Mareeba Shire Council
16) Has the local government agreed to apply a superseded planning scheme for this development application?
<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application <input type="checkbox"/> 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
- ☐ SEQ northern inter-urban break – tourist activity or sport and recreation activity
- ☐ 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 (*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: <input type="checkbox"/> Airport land <input type="checkbox"/> Environmentally relevant activities (ERA) <i>(only if the ERA has been devolved to local government)</i> <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 Transport Infrastructure Act 1994: <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: <i>By not agreeing to accept an information request I, the applicant, acknowledge:</i> <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. <i>Further advice about information requests is contained in the DA Forms Guide.</i>

PART 7 – FURTHER DETAILS

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

- ☐ 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
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

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

- ☐ 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)
\$		

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 69: 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.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			