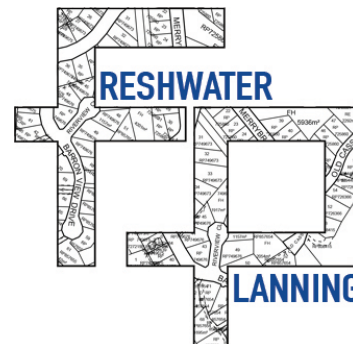


Your Ref:
Our Ref: F24/19

25 March, 2025

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



Attention: Carl Ewin
Regional Planning Group

Dear Sir,

RE: AMENDED APPLICATION FOR RECONFIGURING A LOT – 1 LOT INTO 2 LOTS
LOT 20 ON SP239245, 5351 KENNEDY HIGHWAY, MAREEBA.

This Amended Application is for a Reconfiguring a Lot – 1 Lot into 2 Lots over land described as Lot 20 on SP239245, situated at 5351 Kennedy Highway, Mareeba.

The Amened Application comprises of Application Forms, SmartMap, Twine Surveys Pty Ltd Sketch Plan and Cadastral Overlay, Ileheld Pty Ltd Letter, 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 20 on SP239245 and is situated at 5351 Kennedy Highway, Mareeba. The site is owned by ILEHELD PTY LTD, who is also the applicant for the proposed Reconfiguration. The site is FreeHold, comprises of a single allotment, is regular in shape, has an area of 3.607 hectares, contains frontage to the Kennedy Highway, Syd Beck and Venture Roads, and encompasses existing dwellings, sheds, structures, Hanger and a Dam. The site is cleared and provides for an existing vegetated buffer separating the adjoining Rural Uses.

The site is accessed from the Kennedy Highway and Syd Beck Road via existing crossovers with the proposed Reconfiguration no changing any existing Accesses. The site is provided with all available services, being the ability for reticulated Electricity and Telecommunications and is provided with the necessary services of a domestic Water Supply (bores and Dam) and effective Effluent Disposal Systems with no changes to the existing infrastructure proposed.

In relation to the current State Governmental Mapping the site is Mapped as containing Remnant Vegetation, Regrowth Vegetation and Essential Habitat and is Not Mapped as containing a Referable Wetland. The site is located within 25 metres of a State Controlled, being the Kennedy Highway. The site is not located within 25 metres of a Railway Corridor. It is understood that the proposed development may require Referral to the State Agency for Main Road concerns.

The Proposed Development

The proposed development is for a Reconfiguring a Lot – 1 Lot into 2 Lots in the Rural Zone of the Mareeba Shire Planning Scheme. The site is located at 5351 Kennedy Highway, Mareeba and is more particularly described as Lot 20 on SP239245. The site is regular in shape, has an area of 3.607 hectares and contains Dwelling Houses, sheds, associated structures, a Hanger and a Dam. The site is accessed from the existing Road Network, being the Kennedy Highway and Syd Beck Road, and is provided with all available and necessary services. The site, for the majority, is cleared other than an existing Vegetated Buffer providing appropriate and acceptable buffering and separating the site from the adjoining Rural Uses.

Page
2

A Development Permit is sought to subdivide Lot 20 on SP239245 creating an additional Rural Allotment within the existing Area on the southern outskirts of Mareeba. The site is considered to be non-productive due to its size, existing Improvements and previous Commercial Uses over the site. This is further supported through Local and State Government correspondence (Rates Notices, Valuations, Approvals, etc). No change to the existing Rural nature or character of the Zone is envisaged with the Reconfiguration. The proposal will provide for an additional Rural Allotment while maintaining the existing amenities and aesthetics of the site.

The proponents, in addition to the following brief history and background of the site outlined below, have provided Freshwater Planning Pty Ltd with a documented History and Background of the site with attachments which is attached to this Amended Submission. The proponents outline the following:

We seek the subdivision of our existing block on the Kennedy Highway (Rural number 5351). It is at present approximately 3.6 hectares, currently rated at Category C Non-residential. It was sub-divided to this size in the late 2000s as a result of the Valuer, despite Council at the time NOT requesting it, valuing a section of our farm as capable of being used separately (our family had established, with Council Approval, an aviation and military museum on this section of our farm) and thus able to be valued separately.

We objected to this separate valuation. Our objections were dismissed in letters from the Department of Natural Resources, Mines and Water dated 21 November 2006 (copies attached). The legislation allowing for this kind of separate valuation also provided that a portion capable of separate use had also to be capable of separate ownership. We therefore applied for, and were granted, a subdivision despite the resulting lot being far smaller than would normally have been permitted for rural land. As the separate use was a tourist facility, Main Roads required a bitumen access with under and overtaking lanes, which we constructed. Note this was in addition to the existing access which remains in place and use.

We note this block is, even now, not rated as farming. It is also in our opinion far too small for any viable farming use (of its existing area a large portion is occupied by workshops, storage facilities and accommodation). It has not been used for any productive farming activity for decades.

The subdivision we are seeking is to divide off the former museum end (southern end) to create a lot with a house, 30mx60m shed (the Igloo) and entry/office block and bitumen, under and overtaking equipped access road. This would, we believe, create a far more appealing opportunity for any buyer to put it to any of a wide variety of uses. While we cannot predict what a buyer will use the subdivided portion for, we can say it will be priced considering the full, bitumen access to the Kennedy Highway, the 30metre x 60metre clear-span igloo, the existing concrete block entrance/office/administration/storage building, loading ramp and carpark area along with the house.

Considering those factors we anticipate a sale based on commercial use of one kind or another of this sub-divided part of the property.

The northern portion would retain the existing original house and other buildings and the existing, original access point to the Kennedy Highway and provide us with continuing use as a 'home'. On the northern side of our existing block the adjoining hectare block is under avocados, as is the eastern side. Both of those sides have an irrigated windbreak/buffer of pine trees and lily-pillies. The northern portion of the windbreak is on the boundary, the eastern a little on our side of the boundary. The southern side is adjoined by a powerline easement and Venture Road; the western side by Venture Road, the stockroute, the Kennedy Highway and then the rail trail.

Subdividing this property will not remove a single square metre from existing farming activity or other rural production. It will not create any additional residences. It has the written support of the only neighbours. It does not create any additional highway access. It will free up significant existing infrastructure for any of a range of economically beneficial activities.

It will allow all of this while not creating any precedent as we are unaware of any block already unfarmably small, unfarmed for decades, recognized and rated as separate from rural use for decades, with existing accesses (the original farm access and the newer one that is Syd Beck Road) already in place and 40 years history of being used, with local government permission, for other than rural purposes.

The Reconfiguring a Lot proposes two (2) Rural Allotments described as proposed Lots 1 and 2. The proposed areas of the allotments are:

Proposed Lot 1	1.160 hectares
Proposed Lot 2	2.447 hectares

The site gains access from the existing Road Network, being the Kennedy Highway and Syd Beck Road, via existing crossovers with no change to the existing is envisaged with the Reconfiguration. Whilst proposed Lots 1 and 2 have frontages less than the minimum requirement, the accesses are existing with no change to the existing safe provision of access is envisaged. The site contains two (2) existing dwellings and will ensure that each Allotment contain a single dwelling. The site is connected to all available and necessary services with no change to the existing servicing proposed with the Subdivision. The proposal can ensure that each proposed Rural Allotment will be appropriately and individually serviced. The proposed Subdivision will ensure that no change to the existing nature of the site and surrounding area is envisaged.

The existing and proposed Rural Allotments do not meet the minimum allotment size within the Mareeba Shire Planning Scheme's Reconfiguring a Lot Code for allotments in the Rural Zone. However, the proposed Reconfiguration results in the separation of the existing Dwelling Houses over the site in addition to the separation of the existing and previous Commercial Uses. The proposed Subdivision does not create any additional fragmentation of any productive Rural Lands and will ensure to result in the future provision of new and exciting Ventures and Activities to occur. 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 Objectives and Performance Outcomes of the Rural Zone Code and the Reconfiguring a Lot Code can be met in this instance.

The site is located in the Rural Zone of the Mareeba Shire Council's Planning Scheme. It is understood that this proposed Subdivision, in this instance, is an Impact Assessable Use within the Rural Zone. The Application is understood to be Impact Assessable.

Lot 20 on SP239245 is identified as being in the Regional Landscape and Rural Production Area designation of the FNQ Regional Plan Mapping.

The Regional Plan introduces controls on subdivision of Rural Zoned land in the Regional Landscape and Rural Production Area. These controls serve two purposes – To maintain larger lots sizes to ensure the economic viability or rural land holdings and to protect important agricultural lands and areas of ecological significance from encroachment by urban and rural residential development.

It is noted that the FNQ Regional Plan has no mention of a Minimum Area for this type of Subdivision. With the Repeal of the Regulatory Provisions, the Regional Plan is now silent on any allotment size within the Regional Landscape and Rural Production Area. Hence, it is understood that there is no minimum allotment size, and the proposal is considered to reflect the Intent of the FNQ Regional Plan, Local Governments Planning Schemes and is considered appropriate.

The proposed Subdivision does not reduce any cultivated area within the Regional Landscape and Rural Production Area. The proposal does not fragment the existing Regional Landscape and Rural Production Area in an impractical way as the site, its Commercial Infrastructure and existing Improvements along with the Department's rating clearly demonstrates that the site contains no productivity area nor is a regional landscape. The size and existing improvements over the site in addition to the surrounding Rural Allotment sizes and development over the highway ensures the non Rural productivity of the site. The proposal provides for similar areas to those immediately adjoining and adjacent allotments and allotments within the immediate and surrounding vicinity.

It is additionally noted that a separate assessment against the Regional Plan is not required due to the fact that the Mareeba Shire Council Planning Scheme appropriately advances the Far North Queensland Regional Plan 2009-2031, as it applies to the Planning Scheme area. However, the Objective of Rural Subdivisions within the FNQ Regional Plan is for '*the region's Rural Production Areas and Natural Resources are protected by limiting land fragmentation*'. The proposed development is not in conflict with this Objective as it does not further fragment the existing Rural Productions Area as the site is considered to only contain non-productive areas.

It is considered that the proposed Reconfiguration is not in conflict with the Intent and Objectives for Regional Landscape and Rural Production Area in the FNQ Regional Plan 2009-2031.

Strategic Framework

The site is designated as Rural Agricultural Area of the Rural Area on the Strategic Framework Mapping. The proposal is for the Subdivision of an existing site that has significant Commercial Infrastructure and Improvements over the site which has continually been rated, valued and noted as not containing Rural Uses. The Strategic Outcomes of the Strategic Framework note that '*Future development maintains this settlement pattern and the distinct character that it provides to the shire. The settlement pattern also ensures the continuing viability of the shire's rural economy, particularly through the provision of high quality services*'. The proposal is for a Reconfiguration separating the two existing Residential Uses over the site while maintaining the existing Commercial Improvements over the site for future Activities and Ventures. The proposal is not considered to affect the existing settlement pattern and character of the Rural Area or Shire, instead formalising the existing. The proposal will ensure to the continued viability of the site and Rural Economy but providing the future ability for the provision of additional high quality services.

The site, as detailed within the above brief background and within the attached Ileheld Pty Ltd Letter, is continually reaffirmed by the Local and State Governments that the property is considered not to be of Rural Uses and therefore not utilised as a Primary Industry. This results in the proposal being unable to further fragment any Rural Area. The existing and previous Uses and current Improvements have not, and will not, compromise or fragment any adjoining or surrounding Primary Industries nor will the Subdivision result in an unsustainable development that detrimental impacts on Rural productivity. The proposal, while not resulting in any additional Residential Density, will preserve the values, relaxed rural lifestyle, character and scenic qualities with the Subdivision, as any Reconfiguration will maintain and enhance the existing.

The Specific Outcomes of the Rural Areas Element notes that importantly, the *Rural Areas include rural activities and land uses of varying scale, consistent with surrounding rural land use, character and site conditions*. This is achieved with the Subdivision by separating the existing Residents over the site, ensuring to additionally provide existing Infrastructure and Improvement to allow for future Land Uses, Ventures and Activities similar to the previously Approved and operated. The Reconfiguration result is allotments sizes similar to those within the immediately adjoining and surrounding vicinity. While the Specific Outcomes aim to maintain larger lot sizes to ensure that “regional landscape and rural production values are not compromised by fragmentation, alienation or incompatible land uses”, the proposal has clearly demonstrated that the resulting Subdivision does not further fragment or alienate the existing Rural values. The Strategic Framework notes that Rural Subdivisions are not supported under 60ha, however, the site while within the Rural Zone, has Approved Commercial and Tourist Uses, significant Commercial Infrastructure, two existing Residence and multiple State and Local Government documentation clearly identifying that the site does not contain Rural Uses or Activities. Further to this, the site is considerably less than 60ha in size and is adjoining and surrounded by smaller Rural Allotments with the proposal resulting in similar Rural Allotments to those existing. The Rural Areas Framework allows for Tourism and other Uses within the Rural Area in a way that “*does not impede or conflict with agricultural activities and production; and does not compromise rural character and scenic qualities; and does not adversely impact on ecological and biodiversity values.*” The property already contains these Approved Uses without affecting, impeding, impacting or compromising the existing Rural Areas. This is further supported by the letter of support for the Reconfiguration by the adjoining Rural Property.

The Specific Outcomes of the Rural Areas state that “*Agricultural areas will be retained in large holdings (60ha or greater) and not fragmented or compromised by unsuitable development. Uses and development within this precinct will not cause land use conflicts with primary production or will ensure these conflicts are mitigated*” and “*Rural areas preserve lands for future uses beyond the life of the planning scheme*”. The proposal is considered to appropriately comply with these requirements with the Reconfiguration. As aforementioned, the Local and State Government, through multiple various correspondence, clarify the site not of Rural or Agricultural Uses with the Agricultural Area (separate rating, Approvals, Valuations, etc) ensuring that any Reconfiguration will not Fragment or compromise any Rural Areas and that any Subdivision will preserve the existing, Approved and previous Uses over the site beyond the life of the Planning Scheme.

It is considered, that while the proposal provides for an additional Rural Zoned Allotment, the existing, previous and Approved Uses and existing Improvements and Infrastructure of the site ensure that no fragmentation, alienation, impacts or compromise of the existing Rural Area will occur. The proposal is considered, in this instance, to comply with the intent of the Strategic Framework within the Mareeba Shire Planning Scheme.

Rural Zone Code

The proposal is for a Reconfiguration within the Rural Zone of the Mareeba Shire Council's Planning Scheme. The proposed Reconfiguration will create an additional Rural Allotment within the southern outskirts of Mareeba. The site is surrounded by Rural Allotments with no change to the existing Rural Zone and Area is proposed with the Subdivision.

The proposal is considered to comply with the purpose of the Rural Zone as the provision of Rural Allotments will ensure that the existing Uses will be provided over the site now and within the future with the opportunity of new Ventures for the site. The proposal will provide an additional Allotment while maintaining the existing amenities and aesthetics of the site without affecting the existing character and nature of the Rural Area. No new buildings are proposed with this Reconfiguration as the site contains existing Improvements. The proposal will separate the existing Dwellings and infrastructure over the site.

Performance outcomes	Acceptable outcomes	Comments
For self-assessable and assessable development		
Height		
PO1 Building height takes into consideration and respects the following: <ul style="list-style-type: none"> (a) the height of existing buildings on adjoining premises; (b) the development potential, with respect to height, on adjoining premises; (c) the height of buildings in the vicinity of the site; (d) access to sunlight and daylight for the site and adjoining sites; (e) privacy and overlooking; and (f) site area and street frontage length. 	AO1.1 Development, other than buildings used for rural activities, has a maximum building height of: <ul style="list-style-type: none"> (a) 8.5 metres; and (b) 2 storeys above ground level. 	Not Applicable. No Buildings proposed with the development. The site contains existing Improvements with no changes to the existing proposed.
	AO1.2 Buildings and structures associated with a rural activity including machinery, equipment, packing or storage buildings do not exceed 10 metres in height.	Not Applicable. No Buildings proposed with the development. The site contains existing Improvements with no changes to the existing proposed.
Siting, where not involving a Dwelling house Note—Where for Dwelling house, the setbacks of the Queensland Development Code apply.		
PO2 Development is sited in a manner that considers and respects: <ul style="list-style-type: none"> (a) the siting and use of adjoining premises; (b) access to sunlight and daylight for the site and adjoining sites; (c) privacy and overlooking; (d) air circulation and access to natural breezes; (e) appearance of building bulk; and (f) relationship with road corridors. 	AO2.1 Buildings and structures include a minimum setback of: <ul style="list-style-type: none"> (a) 40 metres from a frontage to a State-controlled road; and (b) 10 metres from a boundary to an adjoining lot. 	Not Applicable. No Buildings proposed with the development. The site contains existing Improvements with no changes to the existing proposed.
	AO2.2 Buildings and structures, where for a Roadside stall, include a minimum setback of 0 metres from a frontage to a road that is not a State-controlled road.	Not Applicable. No Buildings proposed with the development nor is a Roadside Stall proposed.

Performance outcomes	Acceptable outcomes	Comments
	A02.3 Buildings and structures, except where a Roadside stall, include a minimum setback of: (a) 10 metres from a frontage to a sealed road that is not a State-controlled road; and (b) 100 metres from a frontage to any other road that is not a State-controlled road;	Not Applicable. No Buildings proposed with the development.
Accommodation density		
PO3 The density of Accommodation activities: (a) respects the nature and density of surrounding land use; (b) is complementary and subordinate to the rural and natural landscape values of the area; and (c) is commensurate to the scale and frontage of the site.	A03.1 Residential density does not exceed one dwelling house per lot. A03.2 Residential density does not exceed two dwellings per lot and development is for: (a) a secondary dwelling; or (b) Caretaker's accommodation and includes building work or minor building work with a maximum gross floor area of 100m ² ; or (c) Rural worker's accommodation.	The proposal is for a Reconfiguration of 1 Rural Allotment into 2 Rural Allotments with two (2) dwellings located on site currently. The proposal will result in the separation of the Dwellings ensuring a single Dwelling per allotment. The proposal ensures appropriate Residential Density per allotment not exceeding the Residential density of two dwellings per lot.
For assessable development		
Site cover		
PO4 Buildings and structures occupy the site in a manner that: (a) makes efficient use of land; (b) is consistent with the bulk and scale of buildings in the surrounding area; and (c) appropriately balances built and natural features.	AO4 No acceptable outcome is provided.	Not Applicable. No Buildings proposed with the development. The site contains existing Improvements with no changes to the existing proposed.
PO5 Development complements and integrates with the established built character of the Rural zone, having regard to: (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size and location.	AO5 No acceptable outcome is provided.	Not Applicable. No Buildings proposed with the development. The site contains existing Improvements with no changes to the existing proposed.
Amenity		
PO6	AO6 No acceptable outcome is provided.	The proposal is not considered to detract from the existing amenity of the site nor the local amenity of the immediate and

Performance outcomes	Acceptable outcomes	Comments
<p>Development must not detract from the amenity of the local area, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions. 		<p>surrounding area. The proposal is for a Reconfiguration of 1 Rural Lot into 2 Rural Lots. Any new Rural Allotments are not considered to significantly detract from the local amenity in relation to noise, traffic, privacy, and visual amenity as each resultant allotment contains an existing Dwelling and structures. No intensification of the site is proposed with the Reconfiguration. It is not considered that the proposal will detract from the amenity of the local area and is considered acceptable.</p>
<p>PO7</p> <p>Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions. 	<p>A07</p> <p>No acceptable outcome is provided.</p>	<p>The proposal is considered to ameliorate against any existing negative environmental impacts as the proposal is for a Reconfiguration creating two (2) Rural Allotments with existing Dwellings and structures. It is not considered that the proposal will have any significant adverse impacts nominated within the Performance Outcomes.</p>

It is not considered that the proposal is in conflict with the relevant aspects of the Rural Zone Code. The proposal offers similar character and nature to what is existing whilst enhancing the existing character.

Airports Environs Overlay Code

The site is located within the 3km Buffer of the Bird and Bat Strike Zones, within the 6km Light Intensity, and inside the Inner Horizontal Limitations Surface Boundary – Mareeba Overlays 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 site contains significant improvements with no change to the existing proposed with the Reconfiguration. The Subdivision offers similar size and shaped allotments to those within the immediate and surrounding vicinity. 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.

The site is Mapped as containing minimal areas of Medium Hazards within the Bushfire Hazard Overlay Mapping over the site. The site for the majority is within the Potential Impact Buffer which buffers the Medium Bushfire Hazard provided within the Kennedy Highway Road Reserve. The proposal is for a Reconfiguration creating an additional Rural Allotment. No change to the existing Dwelling Houses and structures are provided over the site nor is any new Building or structure proposed. The site for the majority is cleared other than an existing Vegetated Buffer separating the site from the adjoining Rural Uses. The Medium Bushfire Hazard Mapping is considered to be incorrectly Mapped due to the large scale and pixels of the Mapping. However, 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.

Reconfiguration of a Lot Code

The proposal is for a Reconfiguring a Lot – 1 Lot into 2 Lots in the Rural Zone of the Mareeba Shire Council's Planning Scheme. The proposal is sought to create additional Rural Allotment within the southern outskirts of Mareeba. 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 Zone is 60.0 hectares requiring a minimum frontage of 400 metres. Existing Lot 20 on SP239245 has an area of 3.607 hectares and frontage to the Kennedy Highway and Syd Beck and Venture Roads of 426 metres. The proposed Lots and areas are as follows:

<u>Proposed Allotments</u>	<u>Area (ha)</u>	<u>Frontage (m)</u>
Proposed Lot 1	1.160 ha	113.36 m
Proposed Lot 2	2.447 ha	312.56 m.

The proposed Reconfiguration results in the separation of the existing Improvements over the site to allow for future Ventures to occur. The site gains access from the existing Road Network, being the Kennedy Highway and Syd Beck Road, via existing crossovers with no change to the existing is envisaged with the Reconfiguration. Whilst proposed Lots 1 and 2 have frontages less than the minimum requirement, the accesses are existing with no change to the existing safe provision of access is envisaged. The site contains two (2) existing dwellings and will ensure that each Allotment contains a single dwelling. The site is connected to all available and necessary services with no change to the existing servicing proposed with the Subdivision. The proposal can ensure that each proposed Rural Allotment will be appropriately and individually serviced. 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 Uses and Rural nature and character of the immediate and surrounding environs ensuring that the existing Uses and Activities can be provided over the site now and within the future. No change to the nature and character of the Rural Allotments is envisaged with the Reconfiguration. It is considered that the Objectives and 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 2 Lots in the Rural Zone within the Mareeba Shire Council's Planning Scheme. The site is connected to all available and provided with all the necessary services. No change to the existing services is proposed with the Reconfiguration and the resultant proposal will ensure that each allotment can be individually serviced. The proposed Subdivision will ensure that no change to the existing nature of the site and surrounding area is envisaged.









The site gains access from the existing Road Network, being the Kennedy Highway and Syd Beck Road, via existing crossovers with no change to the existing is envisaged with the Reconfiguration. It is accepted that each allotment contains the safe provision of access to the existing Road Network.

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

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 2 Lots over land described as Lot 20 on SP239245 is appropriate. In particular, the proposed development:

-  Can meet the Performance Outcomes relating to minimum allotment size and dimension as the proposal provides for similar allotment sizes to those within the immediate vicinity and surrounding environs;
-  It is not considered that the proposal is in conflict with the Intent or Elements of the Strategic Framework within Rural Areas of the Mareeba Shire;
-  No change to the existing Uses or Rural nature or character of the area is envisaged, and the Subdivision will ensure that the newly created Allotments will remain to be used as existing whilst allowing for future Ventures to occur;
-  Can meet the Performance Outcomes, Purposes and the Intent of the Reconfiguring a Lot Code for land included in the Rural Zone. The proposal offers similar character and nature to what is existing whilst enhancing the existing character;
-  Is not in conflict with the Airports and Environs and Bushfire Hazard Overlays;
-  Can meet the Intent and Objectives and Intent for the Rural Zone;
-  Meets the Objectives of the Land Use Policies and is not in conflict with the Intent in relation to Reconfiguration within the Regional Landscape and Rural Production Area Designation of the FNQ Regional Plan 2009-2031. The proposed development is not in conflict with the FNQ Regional Plan's Objective as it does not further fragment the existing Rural Productions Area as the site is considered to only contain non-productive areas;
-  The size and existing improvements over the site in addition to the surrounding Rural Allotment sizes and development over the highway ensures the non-Rural productivity of the site; and



Provides for an additional Rural Allotment within southern outskirts Mareeba whilst complimenting the existing Rural Area, by resulting in similar shaped and sized allotments to the immediate surrounds.

Freshwater Planning Pty Ltd request that Council provide a copy of the Draft Conditions with sufficient time for review prior to a Decision being provided. If you have any queries, please do not hesitate to contact Freshwater Planning Pty Ltd.

Yours faithfully,

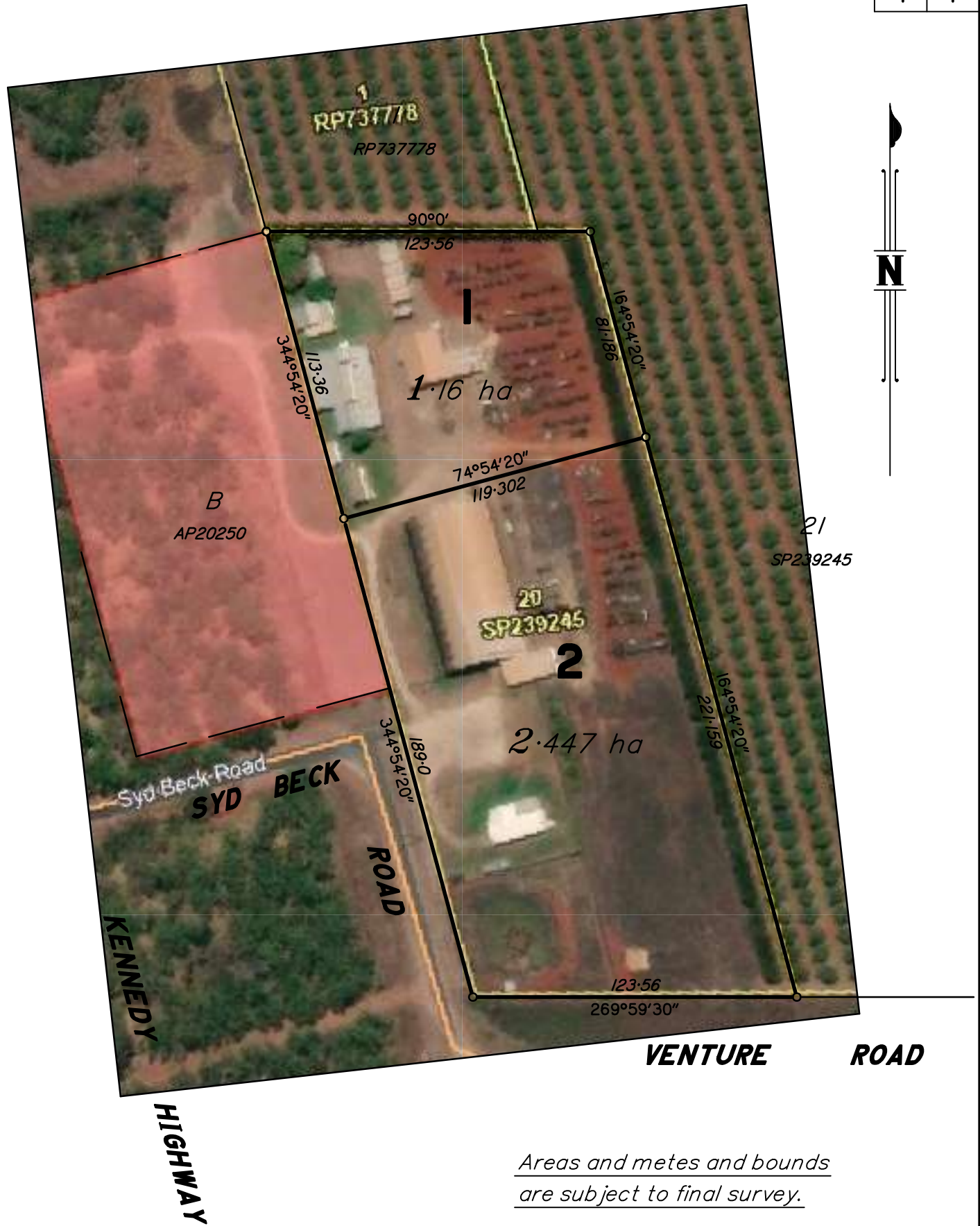
MATTHEW ANDREJIC

FRESHWATER PLANNING PTY LTD

P: 0402729004

E: FreshwaterPlanning@outlook.com

17 Barron View Drive, FRESHWATER QLD 4870

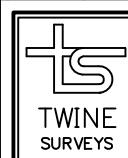


*Areas and metes and bounds
are subject to final survey.*

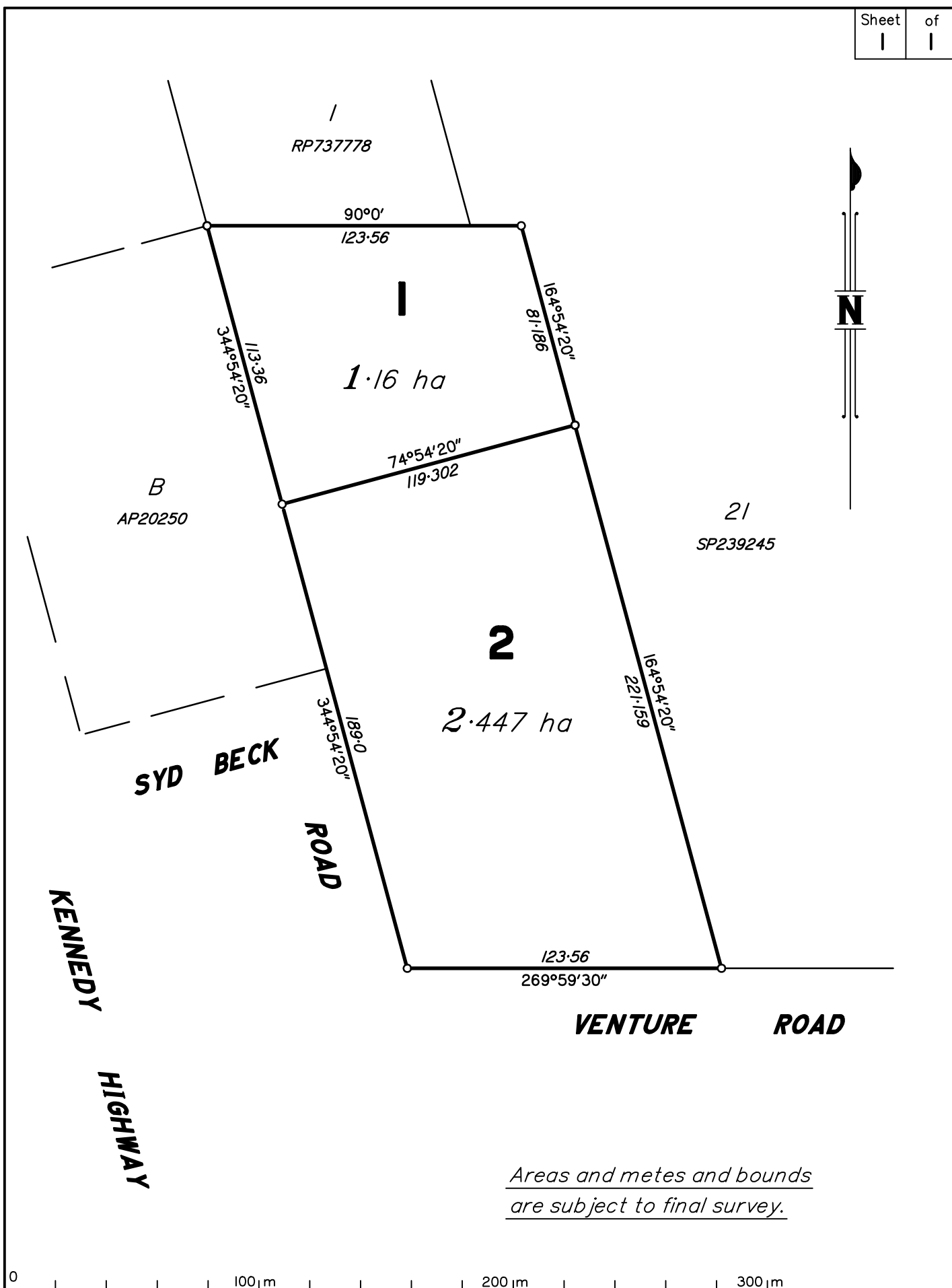
0 100m 200m 300m

LOCAL GOVERNMENT: MSC
LOCALITY: Mareeba
Scale 1:2000 (A4)
Reference: 9698 LLI – Rev A
Date – 4.10.2024

DEVELOPMENT PLAN
Plan of Lots 1 & 2
Cancelling Lot 20 on SP239245



TWINE SURVEYS PTY LTD
36 Mabel Street, Atherton QLD 4883
PO Box 146, Atherton QLD 4883
P: 07 4091 1303
E: info@twinesurveys.com.au



Areas and metes and bounds
are subject to final survey.

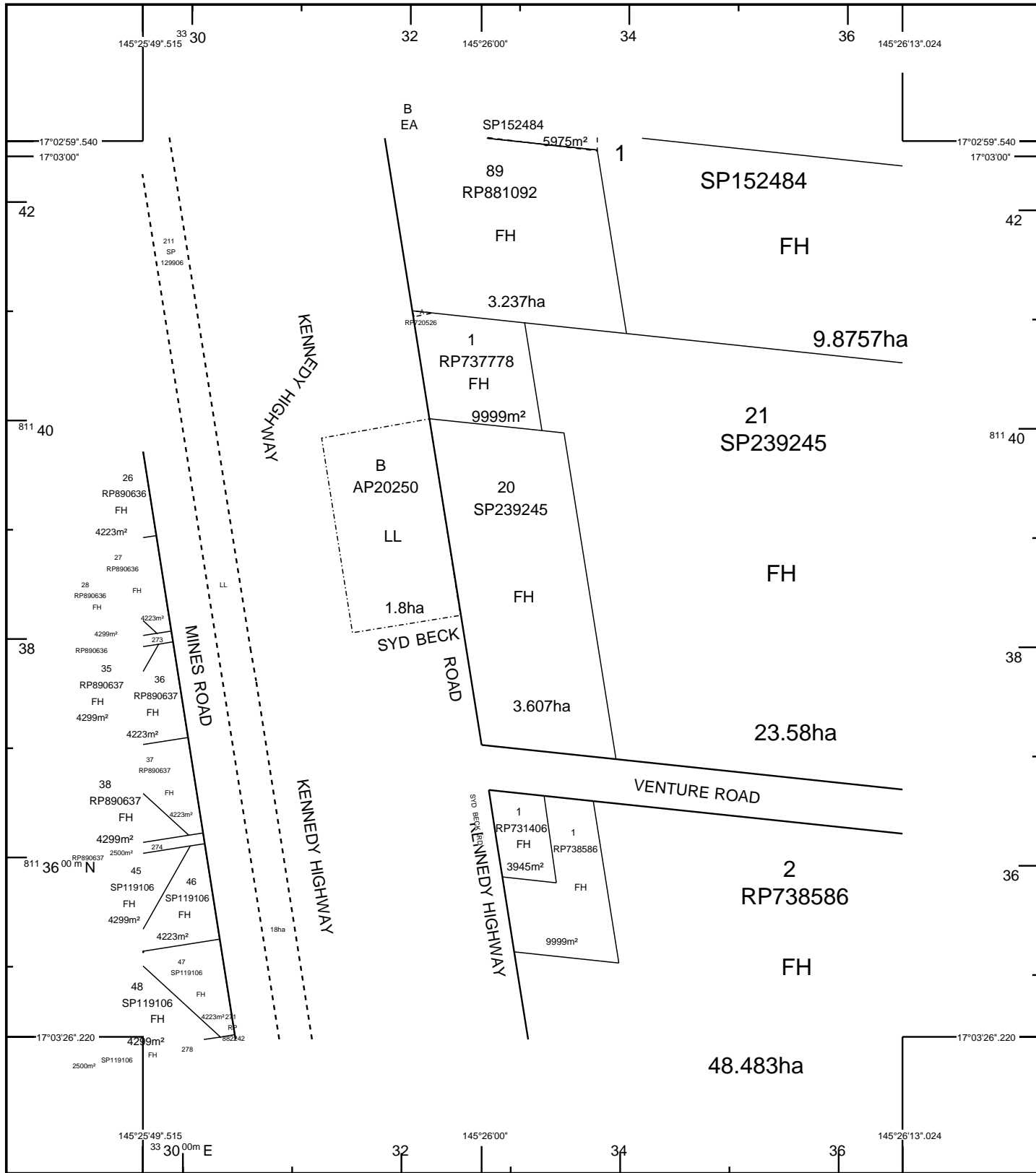
0 100m 200m 300m

LOCAL GOVERNMENT: MSC
LOCALITY: Mareeba
Scale 1:2000 (A4)
Reference: 9698 LLI – Rev A
Date – 4.10.2024

DEVELOPMENT PLAN
Plan of Lots 1 & 2
Cancelling Lot 20 on SP239245



TWINE SURVEYS PTY LTD
36 Mabel Street, Atherton QLD 4883
PO Box 146, Atherton QLD 4883
P: 07 4091 1303
E: info@twinesurveys.com.au



STANDARD MAP NUMBER
7963-11422

0 100 200 300 400 500 m
HORIZONTAL DATUM:GDA94 ZONE:55 SCALE 1 : 5000

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	20/SP239245
Area/Volume	3.607ha
Tenure	FREEHOLD
Local Government	MAREEBA SHIRE
Locality	MAREEBA
Segment/Parcel	63381/496

CLIENT SERVICE STANDARDS

PRINTED 21/11/2024
DCDB 20/11/2024
Users of the information recorded in this document (the Information) accept all responsibility and risk associated with the use of the Information and should seek independent professional advice in relation to dealings with property.
Despite Department of Resources best efforts, RESOURCES makes no representations or warranties in relation to the Information, and, to the extent permitted by law, exclude or limit all warranties relating to correctness, accuracy, reliability, completeness or currency and all liability for any direct, indirect and consequential costs, losses, damages and expenses incurred in any way (including but not limited to that arising from negligence) in connection with any use of or reliance on the Information
For further information on SmartMap products visit https://www.qld.gov.au/housing/buying-owning-home/property-land-valuations/smartmaps

SmartMap

An External Product of
SmartMap Information Services
Based upon an extraction from the
Digital Cadastral Data Base



**Queensland
Government**

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



Subdivision of 5351 Kennedy Highway. Lot 20 SP 239245 (Lot 1 RL 8064)

For Ileheld Pty Ltd

The Beck Collection Aviation and Military Museum was originally open and operating from a site in the then-Thuringowa Shire – now Townsville City Council. In the early 1980s the growth of nearby suburbs made it clear there was no long-term future in retaining that property so an approach was made to Thuringowa Council about subdividing, including keeping an area for the already open and operating museum.

The response from Council was that it was possible; but that rates would be levied over the museum area equal to however many houseblocks to which it was equivalent.

This was clearly unsustainable and so a new location was sought. Charters Towers, due to its climate being very amenable to preservation of museum items and Mareeba, due to its then-strong passing tourist trade (tourists would largely take the scenic train to Kuranda, see the sights there and then bus across the Tablelands. At the time the present Kennedy Highway property was purchased some 30-plus 60-seater coaches passed the site every day).

Prior to purchase discussions were held with the Mareeba Shire Council of the time to establish there were no hinderances to this property with the intention to build a tourist attraction here – The Beck Collection Aviation and Military Museum.

Council feedback at the time was very encouraging, along the lines of all those tourist coaches were driving past Mareeba (to attractions further along the Tablelands) and the more facilities encouraging them to stop locally, the better.

Purchase was made in late 1985. Note the attached letter from the Queensland Government Minister for Natural Resources and Mines, Henry Palaszczuk dated 8 September 2006 stating that there was a Tourist Use town planning consent in place here since the mid-1980s. (Attachment 1a and 1b).

Clearly the purchase of this property was always for the purposes of a tourist facility on part of it (located on a major tourist route and close to a large town) and NOT primarily for farming, though that was the existing use. A fact recognized by the then-Mareeba Shire Council granting that Town Planning consent.

The fact this use was recognized and accepted is found in the attached Tablelands Regional Council rates notice of 20 August 2012 rating the property as Cat C INDUSTRIAL/COMMERCIAL (Attachment 2). Note, the reference to a correction relates to the relevant Lot Number having been missed in the identification line.

Clearly there has been decades-long official acceptance a portion of this property was NOT under rural use.

We had also held discussions with the Main Roads Department about where they wished an access point to the Kennedy Highway for the tourist use, see attached letter from Queensland Transport dated 29 November 1994 (Attachment 3a and 3b) and referring to an earlier letter (Main Roads reference 133/32A/102 DWH:HJT) from 28 April, 1987. We needed an early indication of this so as to best locate the museum buildings on the property.

Moving the Museum was a very substantial task and took several years before we had items moved and buildings erected and we were near opening. We then sought Main Roads advice about exactly

what kind of entry they wished. At this point, after years of expense and effort, they wanted to change the access to a spot several hundred metres away from where they had initially indicated.

After lobbying they allowed an entry at their originally-identified location (See Attachment 3a and b), but refused to allow anything less than full under and overtaking lanes, all to cater for the TOURIST facility traffic. The existing small access remains in place, so the subdivision we request will not create additional access to the highway.

In the late 2000s the State Valuer valued a portion of this property differently to the majority of it, specifically as that portion was being used separately (ie the museum portion) to the farm area.

This valuation had not been sought by us, nor by the then Mareeba Shire Council. Despite objections by us the State Government maintained this separate valuation making particular note of the 'separate use'. See Decision on Objection letter from the Director General dated 21 November 2006 (Attachment 4a and 4b). Note 4a refers specifically to the site NOT qualifying for a farming concession. See also attached letter from the Minister for Natural Resources and Mines Andrew Cripps dated 24 December 2012 clearly identifying the Museum Freehold and noting it was NOT valued on an agricultural basis (Attachment 5a and 5b).

As a result the existing lot Lot 20 on SP 239245 was subdivided so as to create an area including the existing museum including room for museum growth while freeing the remaining portion to stay Rural and unencumbered by a bizarre valuation. Note, this subdivision only took place because the State Government insisted on the separate use valuation over our objections.

The resulting subdivision created a lot of 3.8 hectares despite the not-under-60-hectares policy already being in place due, as noted above, to the State Government's own valuation based on a portion used other than rural.

Given the amount of that small area taken up by buildings, infrastructure, buffer zones/windbreaks and storage (see Attachment 6) there is only a very small portion not already in use. None of it has been used for farming activities for decades and as can be seen, is well separated by buffers/stockroutes/easements from surrounding uses.

The Beck Museum remained open daily until 2014 when family circumstances meant seven-days-a-week operations were unachievable, and anything less than that unsustainable.

Opportunities to re-open as circumstances changed were then severely impacted by external factors (existing ones such as Skyrail which, on opening saw those passing coaches fall from 30-odd a day to only a handful as tourists would travel up on the train or Skyrail, see Kuranda and then travel back via the other and the Warbirds aviation museum at Mareeba Airport and new ones especially Covid and the impact it had on domestic and international tourist travel).

Subdividing this property will not remove a single square metre from existing farming activity or other rural production. It will not create any additional residences. It has the written support of the only neighbours (see Attachment 7). It does not create any additional highway access. It will free up significant existing infrastructure for any of a range of economically beneficial activities.

It will allow all of this while not creating any precedent as we are unaware of any block already unfarmably small, unfarmed for decades, recognized and rated as separate from rural use for decades, with existing accesses (the original farm access and the newer one that is Syd Beck Road) already in place and 40 years history of being used, with local government permission, for other than rural purposes.

On the northern side of our existing block the adjoining block is under avocados, as is the eastern side. Both of those sides have an irrigated windbreak/buffer of pine trees and lily-pillies. The northern portion of the windbreak is on the boundary, the eastern a little on our side of the boundary. The southern side is adjoined by a powerline easement and Venture Road; the western side by Venture Road, the stockroute, the Kennedy Highway and then the rail trail.

Please also find attached a letter from our only neighbours, (Attachment 7) who own the property under avocados to our north and east, regarding our subdivision request.

Existing residential subdivision already exists on the western side of the Highway, to the west of the rail trail and has done for decades and we note existing farm land near the airport is being subdivided.

It is a flaw of one-size-fits-all rules to suggest this site, with infrastructure built to all approvals for non-rural use for decades and valued and rated, despite objections, as separate to rural use for decades must only be considered under 'rural' requirements.

(Can we put a museum on this site? Yes, say Council. Can we build a highway access for a tourist activity on this site? Yes, say Main Roads. The State Government want to value the museum area SEPARATE to rural? Yes, the Department says. We object but the State Government say too bad, its SEPARATE USE so it will be valued SEPERATELY and Council rates it separately. This results in a subdivision, allowed regardless of minimum size requirements because the State Government says IT IS BEING USED SEPERATELY to rural. We now ask, decades later, to subdivide the resulting block, unviably small for farming, not used for farming for decades, and existing specifically because the Government insisted it was being used separately to rural to be told no, IT'S RURAL. Seriously?)

Further, whether it is presently in use or not (it is used primarily to store museum items) does not change the fact that the buildings, bitumen road and full highway intersection are in place and capable of providing an economic benefit to the Shire.

Note, the proposed dividing line is very much the museum end of the lot, and a small remnant end to allow for our continued residential occupation.

The block is, even now, rated by Mareeba Shire Council as Category C Non-residential which, of itself, recognizes it is NOT used for farming.

We ask our subdivision be considered with all of the above in mind

Norman Beck for

Ileheld Pty Ltd



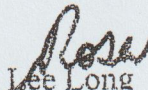
Queensland
Government

Hon Henry Palaszczuk MP
Member for Inala

Minister for Natural Resources
and Mines

Ref CTS 07981/06

- 8 SEP 2006
Ms Rosa Lee Long MP
Member for Tablelands
210 Byrnes Street
Mareeba Qld 4880

Dear Ms  Lee Long

I refer to your letter of 25 July 2006 on behalf of Mr Syd Beck of Mareeba concerning altered valuations.

Valuations are a tool available to Councils to establish equity in the taxes they levy on communities. To achieve this goal, the Mareeba Shire Council requested on the 16 June 2006 that valuations be provided for extractive industry permit areas for the purpose of creating a separate rating category.

A Department of Natural Resources, Mines and Water valuer undertook an inspection of the subject property with Mr Beck in May 2006. It was acknowledged at that time that the existing valuation was a concessional farming valuation that did not have regard to the extractive industry permit or any ancillary separate use.

In addition to the extractive industry permit, part of the subject land had a *Tourist Use Town* Planning consent from the Mareeba Shire Council since the mid 1980's and a Military Museum had been in operation since that time. The existing valuation did not reflect the additional use of this Military Museum.

Section 34(2) of the *Valuation of Land Act 1944* states in part that "*parcels of land shall be valued separately if buildings are erected thereon which are obviously adapted to separate occupation and which may be respectively be lawfully held under separate ownerships.*"

In the subject case, the Military Museum operated by Mr Beck satisfies the above criteria and has therefore been separately valued.

The quarry site (or Extractive Industry Permit area) is utilised occasionally by Mr Beck and a separate valuation has been provided in accordance with Mareeba Shire Council's request.

Consequently three new valuations were issued; one covering the museum, one covering the quarry site; and one covering the balance of the farm.

Level 13 Mineral House
41 George Street Brisbane Qld 4000
PO Box 15456 City East
Queensland 4002 Australia
Telephone +61 7 3896 3688
Facsimile +61 7 3210 6214
Email NRM@ministerial.qld.gov.au
Website www.nrm.qld.gov.au

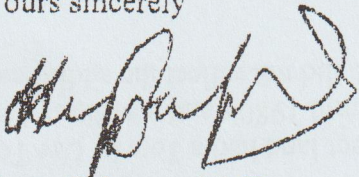
Natural justice provisions allow for owners aggrieved by their valuation, to initially lodge an objection to that valuation, and then if the outcome is still unsatisfactory, lodge an appeal to the Land Court. An owner may consider the valuation of their land too high or too low, and in seeking a review the owner must demonstrate that the valuation is incorrect.

It is noted that Mr Beck has lodged objections to these new valuations and a formal decision will be made upon consideration of the issues raised by Mr Beck.

Valuations are not the sole basis on which rates are set. Rating is a matter that the Department has no jurisdiction over, however the Department is aware that Councils have options including rate capping, averaging and differential rating that could be used to negate rate fluctuations that occur from year to year.

Thank you for bringing this matter to my attention and I trust this information is of assistance when replying to your constituent.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Henry Palaszczyk', with a stylized flourish at the end.

Henry Palaszczyk MP
**Minister for Natural Resources and Mines
and Minister Assisting the Premier on Water**



RATE NOTICE

FIRST AND FINAL NOTICE

TABLELANDS REGIONAL COUNCIL

45 Mabel Street

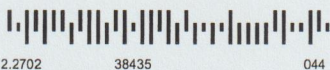
Tel: 1300 362 242

PO Box 573

Fax: 07 4091 4300

ATHERTON QLD 4883

ABN: 77 642 342 175



2.2702 38435 044
Ileheld Pty Ltd
PO Box 947
MAREEBA QLD 4880

For Half Year Ending 31 December 2012

Billing No: 5383120

Property No: 38436

Levy Date: 20/08/2012

Valuation: \$220,000.00

Valuation Method: Unimproved Value

Property Valuation Method: Rural

Property Address: 5351 Kennedy Highway, MAREEBA QLD 4880

Property Description: Lot 1 RL 8064 , Lot 20 of SP 239245

BALANCE Brought Forward from 29/03/2012

0.00

RATES AND CHARGES

General Rate Cat C Industrial/Commercial	220,000.00	Minimum Charge	1289.50
Waste Management Levy Special Rate	1.00	\$131.00 per property	65.50
Mareeba Urban Fire Group 1	1.00	\$34.80 per parcel	17.40
Mareeba Urban Fire Group 4	1.00	\$648.20 per parcel	324.10
			1,696.50

TOTAL GROSS RATES and CHARGES

1,696.50

Discount

-128.95

TOTAL PAYABLE IF PAID BY 20/09/2012

1,567.55

CORRECTED
NOTICE ISSUED
AT TIME OF
PAYMENT

DISCOUNT OF 10% ON DIFFERENTIAL GENERAL RATE ONLY WILL BE ALLOWED IF ALL RATES AND CHARGES ARE RECEIVED BY THE DUE DATE

Refer along here

Due Date
20/09/2012

Discount Amount
-\$128.95

Payable
\$1,567.55

Please return this portion with your payment if forwarding payment by mail

SEE OVERLEAF FOR PAYMENT METHODS



Billpay Code: 0438

Ref: 5383 120

In person at any Post Office, by
Phone 13 18 16 or go to
postbillpay.com.au



Bill Code: 122234

Ref: 0005383120

Reference number
is unique to Rates
payments only

Gross Amount



*438 5383120

Discounted Amount



*438 5383120

Gross Amount: \$1,696.50

Due Date: 20/09/2012

Net Total Payable: \$1,567.55

Ileheld Pty Ltd



Please tick if a receipt is required



Please tick if your mailing address has changed and complete the details on the reverse page



Queensland Transport
Peninsula District
PO Box 6185
CAIRNS QLD 4870

Enquiries: Mr Stan Emmerson
Telephone: (070) 50 5476
Facsimile: (070) 51 0168
Our Ref: 133/32B/102 SJE178:SJE
Your Ref:

29 November 1994

Mr S Beck
Ileheld Pty Ltd
PO Box 947
MAREEBA QLD 4880

Dear Mr Beck

**Mareeba Shire: Kennedy Highway (Mareeba-Ravenshoe)
Proposed Aviation and Military Museum
Lot 2 on RP 737778, Portion 122, Parish of Tinaroo
Access Requirements**

I refer to your letters of 28 April 1994 and 24 October 1994. I apologise for the delay in replying. Further to my letter dated 1 February 1994 I advise of the following:

As stated in my previous letter, the duplication of the Kennedy Highway in front of your property will be many years away (likely to be at least 20 years). Therefore the operation of an access constructed to Queensland Transport standards will not be affected until that time.

Queensland Transport will not compromise the standard of design of the intersection, which has not changed since my original letter in 1987. However I have included the following conditions to replace conditions as stated in my letter dated 1 February 1994.

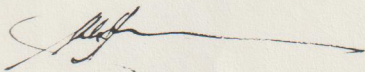
- (1) The access can be constructed either at the location of the existing house access, or constructed 182 metres south of this access, (location stated in my letter of 28 April 1987). Refer to enclosure 1.
- (2) The access shall be constructed generally in accordance with the attached plan (enclosure 2), but varied where necessary to suit site geometry.
- (3) Any approval is subject to the Conditions of Approval for Works Within State Controlled Road Boundaries by Developers as per enclosed Form QP6D (9/94) (enclosure 3).

- (4) An Indemnity Form (enclosure 4) and a bond are required to be submitted to the District Manager prior to work commencing.
- (5) Approvals and conditions on works within the road reserve will lapse after a two year period from the date of this letter.

Should you need any further information please do not hesitate to contact this office.

A copy of this letter has been forwarded to Mareeba Shire Council for their information.

Yours sincerely



(Lyall R Ford)

DISTRICT MANAGER (CAIRNS)



Decision on objection

Date of Issue : 21 November 2006



ILEHELD PTY LTD AS TTE
PO BOX 947
MAREEBA QLD 4880

044

Mareeba Rate Notice
AREA 6,5000 M2.

Dear Owner,

Re: Valuation of property at : KENNEDY HWY, MAREEBA QLD 4880

Local Government : MAREEBA

RPD : PTB L2 RP737778:PAR TINAROO

Property ID : 40728968

Grievance Id : 20071724

I have to advise that the objection against the above valuation of \$66,000 effective from 30 June 2006 with a date of valuation of 1 October 2005 has been DISALLOWED and the value remains unaltered.

The reasons for my decision are:

- The property does not qualify for a farming concession.
- The grounds of your objection have been considered by the delegate of the chief executive and it has been found that the valuation was carried out correctly under the terms and requirements of the Valuation of Land Act 1944.
- Your property has several buildings that are capable of separate occupation, with each parcel requiring an individual valuation.

The *Valuation of Land Act of 1944* provides that unless you appeal to the Land Court within 42 days after the Date of Issue of this notice, such valuation amount shall be deemed to be determined.

An appeal form may be obtained electronically from the Land Court's website at <http://landcourt.qld.gov.au/pdf/Form19.pdf>. The appeal form may also be obtained from the Registrar of the Land Court, GPO Box 5266, Brisbane 4001 or by phone on (07) 3247 5193.

Scott Spencer
Director General

For all enquiries about this notice:

Ph: (07)40398315

Ph: (07)40398458

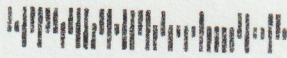


PO BOX 937
CAIRNS QLD 4870
4850 40709386



Decision on objection

Date of Issue : 21 November 2006



ILEHELD PTY LTD AS TTE
PO BOX 947
MAREEBA QLD 4880

044

Mareeba note 2006
12/11/06

Dear Owner,

Re: Valuation of property at : KENNEDY HWY, MAREEBA QLD 4880
Local Government : MAREEBA
RPD : PTA L2 RP715838 & PTA L2 RP737778: PAR TINAROO
Property Id : 40709386
Grievance Id : 20071722

I have to advise that the objection against the above valuation of \$610 effective from 30 June 2006 with a date of valuation of 1 October 2005 has been **DISALLOWED** and the value remains unaltered.

The reasons for my decision are:

- Your property has several buildings that are capable of separate occupation, with each parcel requiring an individual valuation.
- The grounds of your objection have been considered by the delegate of the chief executive and it has been found that the valuation was carried out correctly under the terms and requirements of the Valuation of Land Act 1944.

The *Valuation of Land Act of 1944* provides that unless you appeal to the Land Court within 42 days after the Date of Issue of this notice, such valuation amount shall be deemed to be determined.

An appeal form may be obtained electronically from the Land Court's website at <http://landcourt.qld.gov.au/pdf/Form19.pdf>. The appeal form may also be obtained from the Registrar of the Land Court, GPO Box 5266, Brisbane 4001 or by phone on (07) 3247 5193.

Scott Spencer
Director General

For all enquiries about this notice:

Ph: (07)40398315

Ph: (07)40398458



Queensland
Government
Natural Resources,
Mineral and Water

E000747-P000747-002



Hon Andrew Cripps MP
Minister for Natural Resources and Mines

Level 17 QMEC Building
61 Mary Street Brisbane Qld 4000
PO Box 15216 City East
Queensland 4002 Australia
Telephone +61 7 3225 1861
Facsimile +61 7 3224 2491
Email nrm@ministerial.qld.gov.au

Ref CTS 15240/12
M17342012

C/C The Honourable Mr Tim Nicholls MP
Treasurer and Minister for Trade
Member for Clayfield
GPO Box 611
BRISBANE QLD 4001

24 DEC 2012

Mr Sydney Beck
PO Box 947
MAREEBA QLD 4880

The Honourable Mr David Kempton MP
Assistant Minister for Aboriginal and
Torres Strait Islander Affairs
Member for Cook
PO Box 2251
MAREEBA QLD 4880

Referred by direction for information only.

Dear Mr Beck

Susan McDonald
Chief of Staff

Thank you for your letter of 6 May 2012 about your valuations and the potential this has upon your Land Tax liability.

As I understand, the matter of land tax liability and valuation has been resolved to all parties' satisfaction.

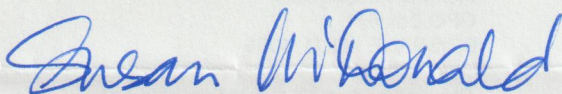
The current status of the valuations and their configuration are detailed below. These current valuations became effective for rating and taxing purposes from 30 June 2011 and 30 June 2012.

Property	Property Address and Real Property Description	Value	Area
Prop: 41065768 ISS The Farm	Address: 5351 KENNEDY HWY, MAREEBA QLD 4880 RPD: L1 RP737778 & L21-22 SP239245:PAR TINAROO	\$275 000	48.2358 Hectares
Prop: 41066054 ISS The Museum	Address: 5351 KENNEDY HWY, MAREEBA QLD 4880 RPD: LB AP20250:RL 9/8064:PAR TINAROO & L20 SP239245	\$220 000	5.407 Hectares
Prop: 41066056 FHD The Museum 'Freehold'	Address: 5351 KENNEDY HWY, MAREEBA QLD 4880 RPD: L20 SP239245:PAR TINAROO	\$215 000	3.607 Hectares
Prop: 41066055 REN Road Licence rental	Address: 5351 KENNEDY HWY, MAREEBA QLD 4880 RPD: LB AP20250:RL 9/8064:PAR TINAROO	\$4 000	1.8 Hectares

I can confirm that the property identified as 'The Farm' is valued on an agricultural basis. The properties identified as 'The Museum' and 'The Museum Freehold' are not valued on an agricultural basis.

If you have any questions about my advice to you, Mr Brett Bowen, Area Manager (Valuations), North Region, State Valuation Service, Department of Natural Resources and Mines will be pleased to assist you and can be contacted on telephone 4222 5500.

Yours sincerely



Susan McDonald
Chief of Staff

17°37'S 145°25'54"E

17°37'S 145°26'8"E



17°3'20"S 145°25'54"E

17°3'20"S 145°26'8"E

A product of
Queensland Globe



Includes material © State of Queensland 2024. You are responsible for ensuring that the map is suitable for your purposes. The State of Queensland makes no representation or warranties in relation to the map contents and disclaims all liability.

If imagery is displayed, imagery includes material © CNES reproduced under license from Airbus DS, all rights reserved © 21AT © Earth-1, all rights reserved, © Planet Labs PBC, 2023

N
0 25 metres
Scale: 1:1500

Printed at: A3
Print date: 11/9/2024

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

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



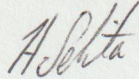
**Queensland
Government**
Department of Resources

26/05/2024

To Whom It May Concern

We are the only adjoining neighbours to the block (5351 Kennedy Highway) owned by Ileheld Pty Ltd (The Becks). We understand they are applying to subdivide, essentially in half. This letter indicates we have no objection to a subdivision.

Sincerely



HASIM SELITA

DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

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

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	ILEHELD 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)	F24/19
1.1) Home-based business	
<input type="checkbox"/> Personal details to remain private in accordance with section 264(6) of <i>Planning Act 2016</i>	
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
		5351	Kennedy Highway	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	20	SP239245	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)

<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>
Name of airport: <input type="text"/>
<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):*

Reconfiguring a Lot – 1 Lot into 2 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

6.2) Provide details about the second development aspect

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

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

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

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

c) What is the level of assessment?

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

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

e) Relevant plans

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

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

6.3) Additional aspects of development

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

6.4) Is the application for State facilitated development?

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

Section 2 – Further development details**7) Does the proposed development application involve any of the following?**

Material change of use	<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?

- ☐ Yes
- ☐ No

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

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

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

Division 2 – Reconfiguring a lot

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

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

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
Number of lots created				2

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

Tablelands Regional Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?

- ☐ Yes – a copy of the decision notice is attached to this development application
- ☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- ☒ No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

- ☐ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

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

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



Queensland
Government

- ☐ SEQ northern inter-urban break – community activity
- ☐ SEQ northern inter-urban break – indoor recreation
- ☐ SEQ northern inter-urban break – urban activity
- ☐ SEQ northern inter-urban break – combined use
- ☐ Tidal works or works in a coastal management district
- ☐ Reconfiguring a lot in a coastal management district or for a canal
- ☐ Erosion prone area in a coastal management district
- ☐ Urban design
- ☐ Water-related development – taking or interfering with water
- ☐ Water-related development – removing quarry material *(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)*
- ☐ Heritage places – Local heritage places

Matters requiring referral to the **Chief Executive of the distribution entity or transmission entity**:

- ☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

- The **Chief Executive of the holder of the licence**, if not an individual
- The **holder of the licence**, if the holder of the licence is an individual
- ☐ Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the **Brisbane City Council**:

- ☐ Ports – Brisbane core port land

Matters requiring referral to the **Minister responsible for administering the *Transport Infrastructure Act 1994***:

- ☐ Ports – Brisbane core port land *(where inconsistent with the Brisbane port LUP for transport reasons)*
- ☐ Ports – Strategic port land

Matters requiring referral to the **relevant port operator**, if applicant is not port operator:

- ☐ Ports – Land within Port of Brisbane's port limits *(below high-water mark)*

Matters requiring referral to the **Chief Executive of the relevant port authority**:

- ☐ Ports – Land within limits of another port *(below high-water mark)*

Matters requiring referral to the **Gold Coast Waterways Authority**:

- ☐ Tidal works or work in a coastal management district *(in Gold Coast waters)*

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

- ☐ Tidal works or work in a coastal management district *(involving a marina (more than six vessel berths))*

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

- ☐ Yes – referral response(s) received and listed below are attached to this development application
- ☒ No

Referral requirement	Referral agency	Date of referral response

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

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

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

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

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

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

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

PART 7 – FURTHER DETAILS

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

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

☒ No

List of approval/development application references	Reference number	Date	Assessment manager
<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 536: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application
- ☒ No

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

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

- ☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)
- ☒ No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

- ☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter
- ☒ No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala habitat in SEQ Region

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

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

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

Water resources

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

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

☒ No

Note: Contact the Department of Resources at www.resources.qld.gov.au for further information.

DA templates are available from planning.statedevelopment.qld.gov.au. If the development application involves:

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

Waterway barrier works

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

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

☒ No

DA templates are available from planning.statedevelopment.qld.gov.au. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

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

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

☒ No

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

Quarry materials from a watercourse or lake

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

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

☒ No

Note: Contact the Department of Resources at www.resources.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

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

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

☒ No

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

Referable dams

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

☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application

☒ No

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

Tidal work or development within a coastal management district

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

- ☐ Yes – the following is included with this development application:
- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 - ☐ A certificate of title

☒ No

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

Queensland and local heritage places

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

☐ Yes – details of the heritage place are provided in the table below

☒ No

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

Name of the heritage place:

Place ID:

Decision under section 62 of the Transport Infrastructure Act 1994

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

☐ Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)

☒ No

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

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

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

☒ No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

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

☒ Yes

Note: See the *Planning Regulation 2017* for referral requirements

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

☐ Yes

☒ Not applicable

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

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

☒ Yes

Relevant plans of the development are attached to this development application

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	