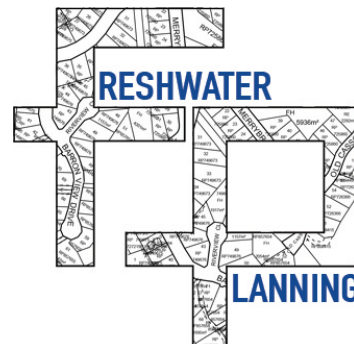


Your Ref:
Our Ref: F24/30

24 January, 2025

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



Attention: Regional Planning Group

Dear Sir,

**RE: APPLICATION FOR A MATERIAL CHANGE OF USE – NATURE-BASED TOURISM.
LOTS 64 AND 65 ON HG59, 211 BRUCE WEIR ROAD, DIMBULAH.**

This application is for a Material Change of Use – Nature-Based Tourism over land described as Lots 64 and 65 on HG59, situated at 211 Bruce Weir Road, Dimbulah is submitted on behalf of the Ryan Michael and Caryn Sheila Anderle, the owners of the site.

The application comprises of Application Forms, Proposal Plans, SmartMaps and this Town Planning Submission. It is understood that proponent will provide payment of the Application Fee with the Mareeba Shire Council.

The Site

The subject land is described as Lots 64 and 65 on HG59, Locality of Dimbulah and situated at 211 Bruce Weir Road, Dimbulah. The site is owned by Ryan Michael and Caryn Sheila Anderle who are also the applicants for the proposed development. The subject site comprises of two irregular shaped FreeHold allotments, has an area of 149.03 hectares and contains frontage to Bruce Weir Road. The site contains a Dwelling House, Sheds and associated structures, and abuts the Walsh River.

In relation to the current State Governmental Mapping the site is Mapped as containing Remnant 'Least Concern; Vegetation, and Not Mapped as containing Regrowth Vegetation or Essential Habitat. The site is designated as including a GES Wetland. The site is not located within 25 metres of a State Controlled Road nor within 25 metres of a Railway Corridor. It is not considered that the proposal requires Referral to any State Agencies.

Referral Agencies

The site is Mapped as containing a GES Wetland along the western boundary being the Walsh River. It is considered that the proposal **does not** require Referral to the Department of Housing, Local Government, Planning and Public Works as the existing allotments containing this GES Wetland are 16.0 hectares or greater and the proposal does not undertake High Impact Earthworks within the Mapped GES Wetland.

The site is Mapped as containing Remnant 'least concern' Vegetation over the site. No change to this Mapped Remnant Vegetation is envisaged nor does the proposal result in the creation of any new exemptions as the proposal is located within existing cleared areas and does not affect the Mapped Remnant Vegetation. Any new structures, if required, will be positioned significantly outside from any Mapped Remnant Vegetation. No clearing of the Mapped Remnant Vegetation is proposed, and no additional or new exemptions are created with the proposed Material Change of Use, therefore it is considered that the Development Application **does not** require Referral to the Department of Housing, Local Government, Planning and Public Works for Vegetation Purposes.

The Proposed Development

The proposed development is for a Material Change of Use – Nature-Based Tourism in the Rural Zone of the Mareeba Shire Council's Planning Scheme. The site is located at 211 Bruce Weir Road, Dimbulah and is more particularly described as Lots 64 and 65 on HG59. The site is irregular in shape, has an area of 140.03 hectares and contains a Dwelling House, sheds and associated structures. The site is connected to all available and necessary services with no change to the existing proposed.

A Development Permit for a Material Change of Use is sought to facilitate the provision of Nature-Based Tourism over the property in two (2) Stages. The first stage is to provide the initial Nature-Based Tourism Use with the second stage providing four (4) Campsites (possibly Cabins within the future). The Nature-Based Tourism will utilise the existing natural features, dams, vegetation, wildlife and walking trails throughout the property. The proposal will ensure to enhance the existing natural features of the property providing a Nature-Based attraction to support Dimbulah, surrounding Townships and Mareeba's Region.

The proponents have provided Freshwater Planning Pty Ltd with the following in relation to the proposed development of the site:

Our farm, addressed at 211 Bruce Weir Road Dimbulah, comprises of two titles that are roughly 380 acres in total. We are proposing our Nature-Based Tourism over the property which is slowly reverting back to its natural state now that the majority of the horticultural enterprise has been removed. This Farm has significant natural beauty and is loaded with native wildlife. We regularly encounter echidna and have resident breeding Wedgetailed eagles, Jabirus, and the list goes on. The property contains built dams which increase and attracts the wildlife. The farm has been securely fenced and has four different species of deer (roughly 250 deer), namely, red deer, fallow deer, rusa deer and chital deer. There are also some swamp water buffalo roaming the property and a small herd of camels as well as a few goats.

The entire farm is boundary fenced with 2m high ringlocked fence. Everything is free roaming and exists in a natural state with most of the deer are very quiet and can be fed. The site contains a few dams throughout the property and multiple existing walking trails. We are going to build a website that people can go on to learn about the Farm, the animals and also obtain access to the property.

The Farm will limit access to 30 vehicles per day with any visitor to park at the bottom of the driveway (Parking Area) and be allowed to explore the walking tracks and natural surroundings, utilise various picnic and gas bbq spots, and enjoy the animals. As we own a portaloo business, the site will be serviced via the use of Portable Toilets services (as we have all the gear for servicing/pumping them), so the provision of constructed amenities won't be need. The proposal is to include the provision of ten (10) to fifteen (15) 4m x4m corrugated iron roofs barbecue areas and provide picnic benches and seating along the trails. The Information and Amenities area will be provided with some vending machines for drinks

and the provision of potable water. There will be an area near the parking and adjoining the existing shed that will have some very tame animals for visitors to interact with.

The town of Dimbulah is only 5 minutes away and contains cafes, a new RV park, etc and the addition of our wildlife park will benefit these and other businesses in the area. We have already invested a significant amount of money on the Farm and would now like the public to be able to share in our joy. This farm used to have lime trees that we removed and so we no longer have workers driving here, we just want to swap them for tourists!!!!

The operation of the Nature-Based Tourism proposal (Park) would open daily at 7:30 am and close at 6:00 pm. The Park would like to operate at a daily maximum of 30 vehicles. This will be controlled via the Website where people can go on to learn about the Farm, the animals and obtain access to the property. These vehicles would buy access to the property prior to arrival via the website, thus controlling and recording numbers. The proponents have sourced a system as well as the booking company that they will utilise. It is understood that each visitor would be issued with a code that would allow access to their vehicle. Once the code is provided at the front gate, the visitors would make their way to the parking at the bottom of the driveway. There will be an office (the existing dwelling) with notice boards informing visitors of the animals and farm and safety procedures. There will also be Portable Toilets (portaloos) there for visitors to use in addition to the provision of potable water, vending machines for drinks/snacks as well as a feed dispenser for visitors to buy feed to feed the deer. There will be various gas bbq areas with seating around the property where people can relax and enjoy the surroundings while having lunch.

Stage 2 includes the opportunity to allow 4 campsites (possibly Cabins within the future) on the property. These would be cordoned off from the day visitors and be private. It is understood that each campsite will be provided with one of the portaloos and a portable shower both of which we would service with by the proponent's truck. Each site would also be provided with a gas bbq area but remain unpowered.

The site contains frontage to Bruce Weir Road and encompasses existing access with no change to the existing access proposed with the Nature-Based Tourism. The proposed Nature-Based Tourism is expected to have a lesser impact on the traffic for the site compared to the previous operation of the Lime Farm (with the Heavy Vehicles and Fruit picking staff). There is sufficient room onsite for the manoeuvring of vehicles and parking for the Nature-Based Tourism. The proposal is accessed via an internal gravel road to ensure that the Nature-Based Tourism natural aesthetics are maintained and enhanced. Any car parking spaces will be appropriately sealed (gravel/grassed) in keeping with the natural environment.

The site is located in the Rural Zone of the Mareeba Shire Council's Planning Scheme. A Material Change of Use for Nature-Based Tourism is an Impact Assessable Use within this Zone. The application is Impact Assessable.

This Submission provides a comprehensive assessment of the relevant planning instruments and site context for the proposed Uses. This is supported by the attached Proposal Plans and the assessment against the relevant aspects of the Mareeba Shire Council's Planning Scheme. It is considered that the proposed development is an appropriate Use for the site, immediate vicinity and surrounding environs providing eco-friendly Tourism within Mareeba and the Tablelands Region.

Lots 64 and 65 on HG59 are identified as being in the Regional Landscape and Rural Production Area designation of the FNQ Regional Plan Mapping.

The Regional Landscape Values note that the natural environment is also a major economic asset; it contributes substantially to the tourism and natural resources industries, as well as to residents' and visitors' quality of life and to recreational and scenic opportunities. The Objective of the Regional Landscape Values is to identify, protect and manage through an integrated Planning Approach. This is provided through the Land Use Policies that reference that the value of the landscape for the likes of scenic amenity is given appropriate recognition in Development Assessment. The proposal is not considered to significantly impact or adversely affect the existing Regional Landscape Values providing a Use that recognises the scenic amenity of the site, appropriately protecting this natural environment and major economic asset.

The Regional Plan provides for Tourist Development within the Region noting that:

The region's tourism industry is predominantly based on natural and cultural features, with Key visitor attractions include the Great Barrier Reef, the Wet Tropics rainforest, scenic landscapes, natural areas and a tropical climate. Protection of the natural attractions and character of the region is important to the sustainability of the tourism industry in the region. It further notes that nature-based activities are expected to remain the major drawcard and the focus of product promotion for the region. Sustainable opportunities must be identified and developed to cater for nature-based tourism needs over the long term. The Regional Plan manages this through its Land Use Policies which include 5.5.2 (a) and (b):

- 5.5.2 *Tourist development, including development that incorporates short-term accommodation for tourists, may be undertaken within the regional landscape and rural production area where there is an identified need in a subregion and the accommodation:*
- (a) is of a nature and scale that is sympathetic to the maintenance of the regional landscape and rural production values*
 - (b) minimises the impact on good-quality agricultural land*

The proposal is considered to be provided as a Nature-Based Use sympathetic to the Rural Landscape and Rural Production Area with the site being provided within the Rural Zone and not impacting on the Good Quality Agricultural Land whilst ensuring to enhance the nature of the site provided in an appropriate scale.

The Explanatory Notes state that *FNQ offers a choice of tourism styles, from conventional hotels and apartments in main centres such as Cairns and Port Douglas to small-scale nature based tourism ventures focused on the natural environment. The regional plan aims to maintain a mix of tourism choice by focusing medium to large-scale tourism developments in urban-footprint areas, while allowing smaller scale tourism developments within regional landscape and rural production areas. This also allows for opportunities for economic diversification for rural landholders. In the regional landscape and rural production area the intention is that proposals for small scale tourist accommodation be considered through the usual local government development assessment processes. Additionally, the plan 'recognises the requirement of low-impact, nature-based tourism attractions to be located within or in close proximity of areas of high ecological significance. These facilities play an important role in increasing the knowledge of visitors about the values that makes FNQ a region of outstanding ecological significance and improving the overall visitor experience. Smaller scale tourism development that includes short stay accommodation for visitors may also be appropriate for locations adjoining areas of high ecological significance or in strategic rehabilitation areas. These areas can provide attractive locations for this type of development and will generally result in enhanced ecological connectivity or habitat extension' (my underlining).*

The proposed Development conforms to the Explanatory Notes of the Tourist Development aspect of the FNQ Regional Plan and in particular in relation to the Regional Landscape and Rural Production Area designation. The proposal, in particular, meets the above underlined aspects of the Explanatory Notes clearly demonstrating that the Regional Plan supports the proposed Use over the site and within the Regional Landscape and Rural Production Area designation.

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 Regional Landscape and Rural Productions Area and converts the site into a supporting operation for the Tourism activities of the Region.

It is considered that the proposed Material Change of Use is not in conflict with the Intent and Objectives for the Regional Landscape and Rural Production Area Designation and Tourist Development within the FNQ Regional Plan 2009-2031.

Rural Zone Code

The site is designated in the Rural Zone of the Mareeba Shire Planning Scheme. The Purpose of the Rural Zone *'provide opportunities for non-rural uses that are compatible with agriculture, the environmental features, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes'*. The proposal provides for a Non-Rural Use that is compatible with any Agricultural Industries, environmental features, landscape character and Activities situated within Mareeba and on the Tablelands. The proposal is provided over a portion of the 140 hectare Rural property creating additional Tourism utilising the natural environment and landscape character within Dimbulah, Mareeba and the Tablelands. It is considered that the proposed development is considered to meet the Purposes of the Rural Zone.

Performance outcomes	Acceptable outcomes	Comments
For self-assessable and assessable development		
Height		
PO1 Building height takes into consideration and respects the following: (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: (a) 8.5 metres; and (b) 2 storeys above ground level.	Complies, Any new non-Rural structures will be less than 8.5 metres in height and not more than 2 storeys above ground level (single storey).
	AO1.2 Buildings and structures associated with a rural activity including machinery, equipment, packing or storage buildings do not exceed 10 metres in height.	Complies Any new Buildings or structures associated with the Rural Use will not exceed 10 metres in height.
Siting, where not involving a Dwelling house Note—Where for Dwelling house, the setbacks of the Queensland Development Code apply.		

Performance outcomes	Acceptable outcomes	Comments
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. 	Complies, Appropriate setbacks of greater than 10 metres from the adjoining allotments as provided. The site has been meticulously designed to incorporate the natural features of the site and surrounds while ensuring appropriate amenity and safety.
	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. Not Roadside Stall proposed.
	AO2.3 Buildings and structures, except where a Roadside stall, include a minimum setback of: <ul style="list-style-type: none"> (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; 	Complies, Appropriate setbacks of greater than 10 metres from the existing Road Network as provided. The site has been meticulously designed to incorporate the natural features of the site and surrounds while ensuring appropriate amenity and safety.
Accommodation density		
PO3 The density of Accommodation activities: <ul style="list-style-type: none"> (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. 	AO3.1 Residential density does not exceed one dwelling house per lot.	Not Applicable. No Residential Density proposed.
	AO3.2 Residential density does not exceed two dwellings per lot and development is for: <ul style="list-style-type: none"> (a) a secondary dwelling; or (b) Caretaker's accommodation and includes building work or minor building work with a maximum gross floor area of 100m²; or (c) Rural worker's accommodation. 	Not Applicable. No Residential Density proposed. The proposal is for Nature-Based Tourism which include Campsites within Stage 2. The proposal is considered to respect the nature of the surrounding Uses and is not in conflict with the surrounding Rural Allotments. The proposal complements the natural landscape values of the site.
For assessable development		
Site cover		
PO4 Buildings and structures occupy the site in a manner that: <ul style="list-style-type: none"> (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.	The provision of the Nature-Based Tourism will be sure to make efficient Use of the land, keeping with the Rural nature, natural and physical features of the site. Any new structures will be of appropriate scale and will ensure to balance the natural features of the site.

Performance outcomes	Acceptable outcomes	Comments
PO5 Development complements and integrates with the established built character of the Rural zone, having regard to: <ul style="list-style-type: none"> (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.	Any future structures will be provided to compliment the Rural Zone and in particularly the natural characteristics of the site. The proposal is for a Nature-Based Tourism over the site to complement the existing natural environment. Any structures will ensure to reflect the proposed Uses of the site and surrounding Rural Allotments.
Amenity		
PO6 Development must not detract from the amenity of the local area, having regard to: <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. 	AO6 No acceptable outcome is provided.	The proposal is for a Nature-Based Tourism, including Campsites within Stage 2, to provide additional Tourism Activities within Dimbulah Area and for Mareeba and the greater Tablelands. Any development over the site will ensure not to detract the amenity of the local area instead protecting the area and surrounding allotments amenity. The proposed will reflect the existing amenity of the site and surrounding area whilst supporting Mareeba.
PO7 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: <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. 	AO7 No acceptable outcome is provided.	The proposal is for a Nature-Based Tourism to support the surrounding Rural Township and the greater Tablelands. Any development over the site will ensure to ameliorate any existing negative environmental impacts. The purpose of the development is reliant on preserving the existing amenity and natural character of Dimbulah, Mareeba and the Tablelands.

The proposed development is considered to generally comply with the Code achieving the Acceptable Outcomes and where not able to be met, or are available, meet the Performance Outcomes of the Code. The proposed development is considered appropriate and not in conflict with the Rural Zone Code as it provides for a Tourism Use to supporting the surrounding Townships.

Bushfire Hazard Overlay Code

The site is Mapped as containing areas of Very High Bushfire Hazard and Potential Impact Buffer (100 metres) over the site. The Very High Hazard is provided along the Walsh River with the Potential Impact buffer buffering the vegetation in addition to buffering the natural vegetation provided over Lot 65 on HG59. The proposal is for the provision of Nature-Based Tourism outside of any Mapped Bushfire Hazard. The proposed Campsites within

Stage 2 will be provided within cleared areas of the site. Any new or future structures are able to be provided with appropriate setbacks and firebreaks if located within the Mapped Hazard and if required. The proponents will ensure that maintenance and upkeep of the site will be maintained to ensure no build-up of hazardous materials and that any 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.

Environment Significance Overlay Code

The site is Mapped as adjoining a MSES Waterway (the Walsh River) and contains a Waterway Buffer on the Environment Significance Map. All structures are existing, and any proposed Nature-Based Tourism Uses will be provide outside of the MSES Waterway Buffer. The proposal will not affect the existing adjoining Watercourse with existing and proposed appropriate setbacks to the Watercourse already provided and can be provided if required. It is not considered that the proposal will affect the areas of Environmental Significance over the site and can be conditioned to ensure its protection, if required. The proposal has been designed for the provision of Nature-Based Tourism providing relying on the existing natural and physical characteristics of the site. The proposed Nature-Based Tourism creates an additional Activity over the site without affecting the existing natural environment in accordance the Intent of the Environmental Significant Overlay Code. It is considered that the proposed development is not in conflict with the Purpose of the Environment Significance Overlay Code and is acceptable.

Landscaping Code

The proposed development is for the facilitation of a Nature-Based Tourism located within the Rural Zone of the Mareeba Shire Planning Scheme. The site contains an area of 140 hectares and encompasses vegetation providing existing landscaping and screening. The existing Landscaping is considered appropriate for the proposed development ensuring that these areas are easily maintained while allowing for casual surveillance and enhance the safety of pedestrians through the Crime Preventions Through Environmental Design (CPTED) principles. It is not considered that the provision of Landscaping is required for the provision of the Nature-Based Tourism and that the existing is acceptable.

Parking and Access Code

The site contains frontage to Bruce Weir Road and encompasses existing access. No change to the existing access is proposed for the Nature-Based Tourism resulting in a lesser impact on the traffic for the site compared to be previous operation of the Lime Farm (with the Heavy Vehicles and Fruit picking staff). A large parking Area is to be provided with ample parking spaces. There is sufficient room onsite for the manoeuvring of vehicles within the site and for parking for the Nature-Based Tourism. The proposal is access via an internal gravel road to ensure that the Nature-Based Tourism natural aesthetics are maintained and enhanced. Any car parking spaces can satisfy the requirements of Australian Standard AS2890.1 and will be appropriately sealed (gravel/grassed) in keeping with the natural environment. It is considered that the proposed development is not in conflict with the Purpose or Intent of the Parking and Access Code and is acceptable.

Works, Services, and Infrastructure Code

The proposed development is for the facilitation of a Nature-Based Tourism located within the Rural Zone of the Mareeba Shire Planning Scheme. The site is connected to all available and necessary services with no change to the existing services proposed. The site contains frontage to Bruce Weir Road with existing access being retained for the proposed Nature-Based Tourism. No change to the existing accesses is proposed with the Material Change

of Use. The proposed Nature-Based Tourism Uses will provide the provision of potable water and Portable Toilets (Portaloos) in addition to the existing servicing. The proposal is provided as an Eco-friendly Nature-Based Tourism and will be provided with eco-friendly servicing.

No Excavation or Filling is proposed with the Material Change of Use however, if any significant Excavation or Filling associated with the proposed Nature-Based Tourism is required then any resultant earthworks will be provided as part of an Operational Works Application.

It is considered that the proposed Nature-Based Tourism is not in conflict with the Purposes of the Works, Services, and Infrastructure Code. The proposal is considered acceptable and appropriate.

Conclusion

It is considered that the proposed development for a Material Change of Use to facilitate the provision of a Nature-Based Tourism within two (2) Stages over land described as Lots 64 and 65 on HG59 is appropriate. The proposed design of this development represents a small-scale development that has mitigated all possible negative effects of the surrounding environment maintaining and enhancing an attractive amenity. In particular, the proposed development:

- ✚ Utilises the existing natural aspects within the Rural Allotment enhancing them into a Nature-Based Tourism Activities providing additional Tourism to Dimbulah, Mareeba and the Region;
- ✚ Is not in conflict with the Intent or Purposes for land designated in the Rural Zone, as it provides for Nature-Based Tourism without affecting the existing or adjoining Rural Activities;
- ✚ Provides for appropriate and acceptable level of servicing without compromising the environmental values of Dimbulah and Mareeba;
- ✚ Will encompass no significant negative impacts to the existing nature and amenity of the area, instead enhancing the amenity and character as the Material Change of Use provides an attractive natural Eco-friendly service utilising the existing natural and physical features of the site, supporting the surrounding Townships and Mareeba;
- ✚ Is not in conflict with the Regional Plan's Regional Landscape and Rural Production Area Designation as the proposal provides a Nature-Based Use sympathetic to the Rural Landscape and Rural Production Area with the site whilst ensuring to be enhance the nature of the site provided in an appropriate scale; and
- ✚ The proposed development is for the facilitation of Nature-Based Tourism within the Dimbulah and Mareeba Townships ensuring additional Attractions and Accommodation Activities to support the surrounding Township and environs.

Freshwater Planning Pty Ltd request that Council provide a copy of the Draft Conditions with sufficient time for review prior to issuing a Decision Notice over the site or tabulating any Item on the Agenda. If you have any queries, please do not hesitate to contact Freshwater Planning Pty Ltd.

Yours faithfully,


MATTHEW ANDREJIC
FRESHWATER PLANNING PTY LTD

ANDERLE - Nature-Based Tourism

211 Bruce Weir Road, Dimbulah - Lots 64 & 65 on HG59

17°7'21"S 145°6'37"E

17°7'21"S 145°6'59"E



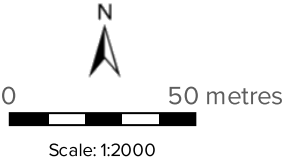
LEGEND

-  Campsite 2
-  Campsite 1
-  Campsite 3
-  Campsite 4
-  My Place 1
-  Portable Toilets
-  My Place 15
-  Information
-  Parking
-  Pig Rearing Pens
-  Deer Rearing Pens



17°7'37"S 145°6'37"E

17°7'37"S 145°6'59"E



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**Queensland
Government**

Department of Resources

ANDERLE - Nature-Based Tourism

211 Bruce Weir Road, Dimbulah - Lots 64 & 65 on HG59

17°7′3″S 145°6′26″E﻿ / ﻿17.11917°S 145.10722°E﻿ / -17.11917; 145.10722

17°7'3"S 145°7'52"E

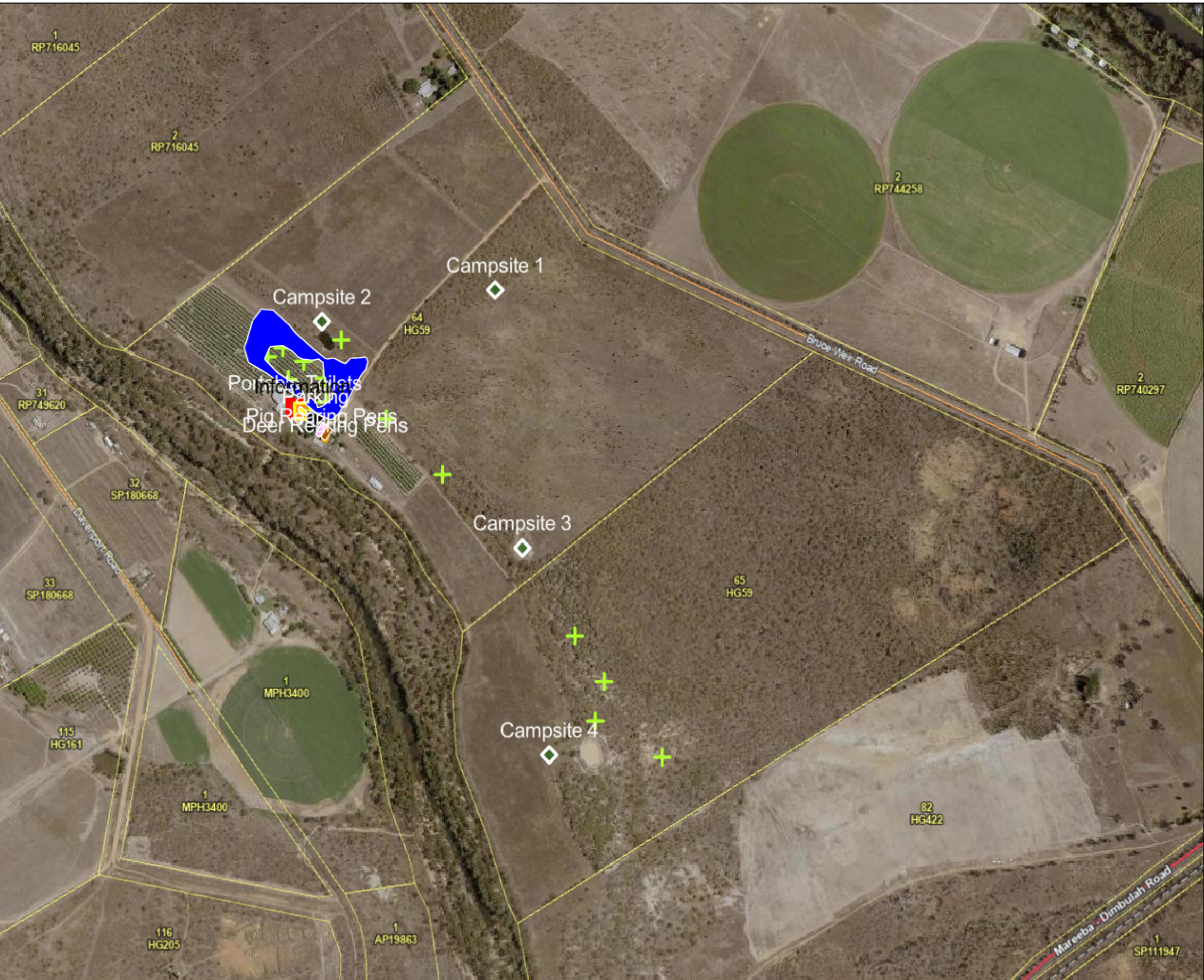


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**Queensland
Government**

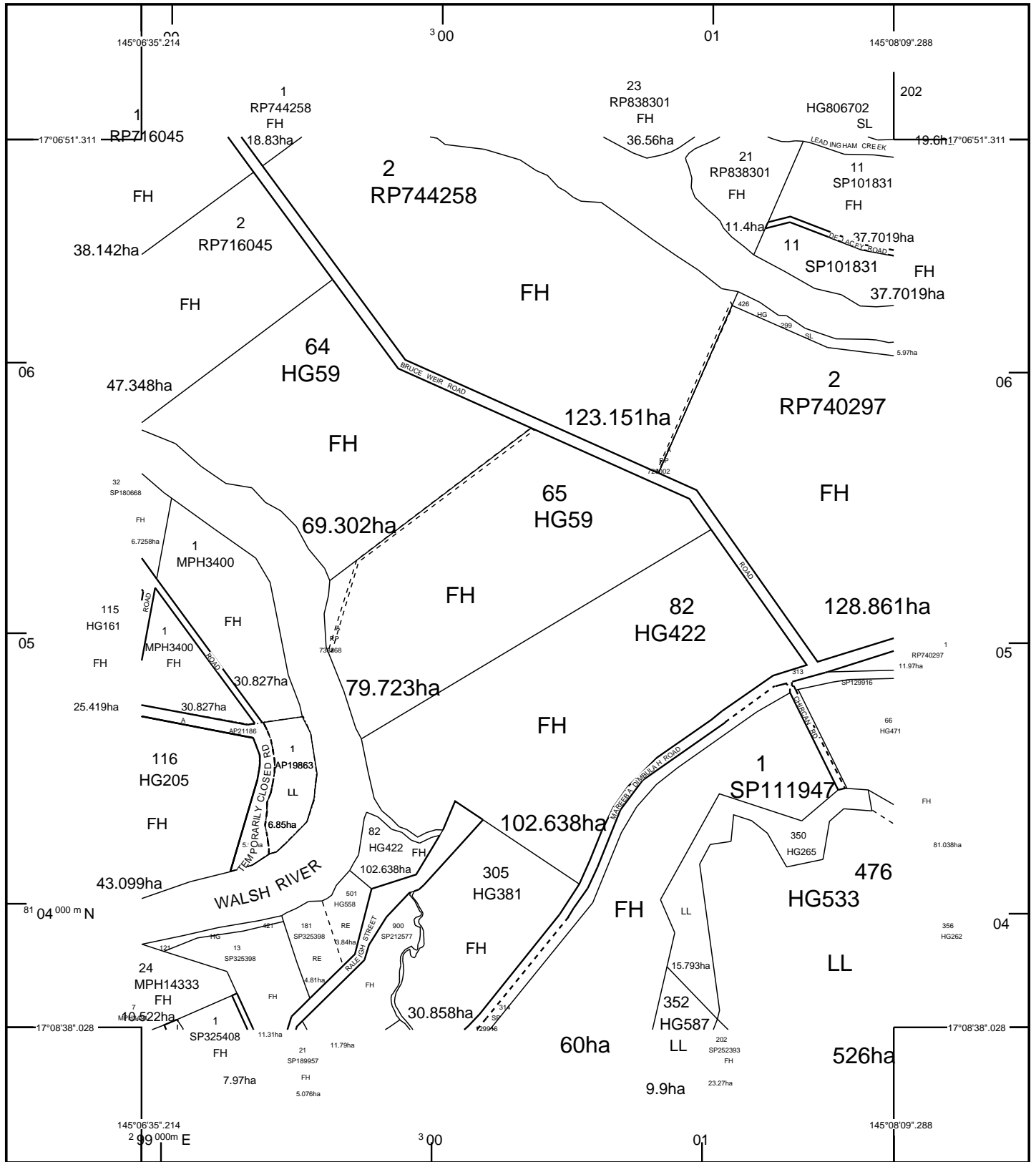
Department of Resources

17°8′7″S 145°6′26″E﻿ / ﻿17.13556°S 145.10722°E﻿ / -17.13556; 145.10722

17°8'7"S 145°7'52"E

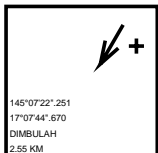
Document Set ID: 4453201

Version: 1, Version Date: 29/01/2025



STANDARD MAP NUMBER
7963-43111

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	65/HG59
Area/Volume	79.723ha
Tenure	FREEHOLD
Local Government	MAREEBA SHIRE
Locality	DIMBULAH
Segment/Parcel	21483/3

CLIENT SERVICE STANDARDS

PRINTED 22/11/2024

DCDB 21/11/2024 (Lots with an area less than 3000m² are not shown)

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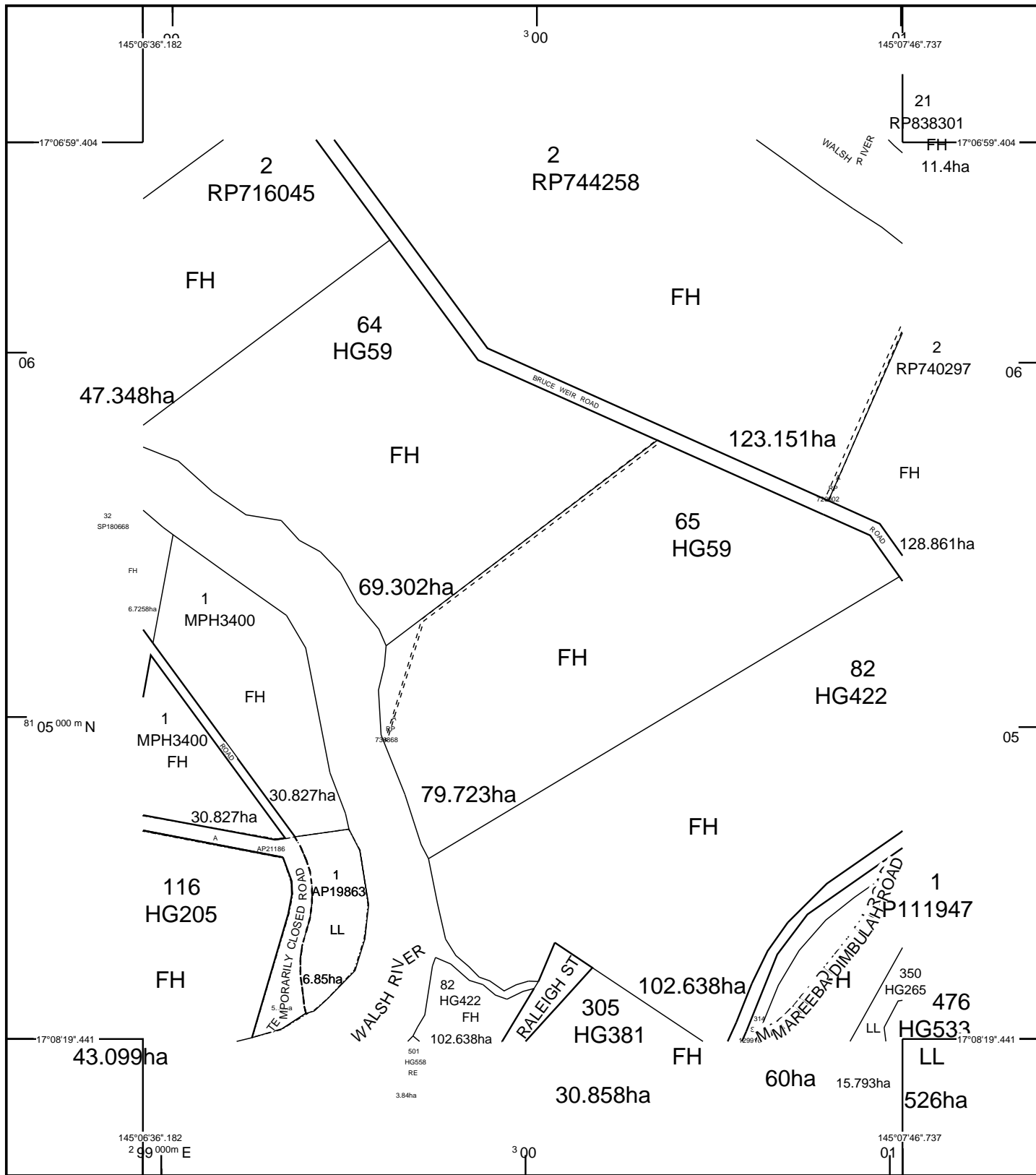
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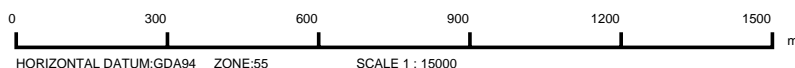
Based upon an extraction from the
Digital Cadastral Data Base



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

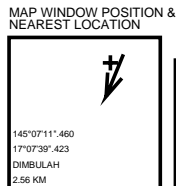


STANDARD MAP NUMBER
7963-43111



SmartMap

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



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	A/RP738868
Area/Volume	1.1663ha
Tenure	EASEMENT
Local Government	MAREEBA SHIRE
Locality	DIMBULAH
Segment/Parcel	21483/24

CLIENT SERVICE STANDARDS

PRINTED 24/01/2025

DCDB 23/01/2025 (Lots with an area less than 1500m² are not shown)

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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)	Ryan Michael and Caryn Sheila Anderle
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)	F24/30
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
		211	Bruce Weir Road	Dimbulah
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4872	64	HG59	Mareeba Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
		211	Bruce Weir Road	Dimbulah
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4872	64	HG59	Mareeba Shire Council

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row.

☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

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

4) Identify any of the following that apply to the premises and provide any relevant details

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

Name of water body, watercourse or aquifer: Walsh River

- ☐ 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):*

Nature-Based Tourism

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 checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input 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)
Nature-Based Tourism	Nature-Based Tourism	N/A	N/A

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

☒ Yes

☐ No

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

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

☒ No

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

Division 2 – Reconfiguring a lot

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

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

--

9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)

<input type="checkbox"/> Subdivision (complete 10)	<input type="checkbox"/> Dividing land into parts by agreement (complete 11)
<input type="checkbox"/> Boundary realignment (complete 12)	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road (complete 13)

10) Subdivision**10.1) For this development, how many lots are being created and what is the intended use of those lots:**

Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?

- ☐ Yes – provide additional details below
☐ No

How many stages will the works include?

What stage(s) will this development application apply to?

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?

Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment**12.1) What are the current and proposed areas for each lot comprising the premises?**

Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)

12.2) What is the reason for the boundary realignment?**13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement?**
(attach schedule if there are more than two easements)

Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work**Note:** This division is only required to be completed if any part of the development application involves operational work.**14.1) What is the nature of the operational work?**

- | | | |
|--|-------------------------------------|--|
| <input type="checkbox"/> Road work | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Water infrastructure |
| <input type="checkbox"/> Drainage work | <input type="checkbox"/> Earthworks | <input type="checkbox"/> Sewage infrastructure |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Signage | <input type="checkbox"/> Clearing vegetation |
| <input type="checkbox"/> Other – please specify: _____ | | |

14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)☐ Yes – specify number of new lots: _____☐ No

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

\$

PART 4 – ASSESSMENT MANAGER DETAILS

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

Mareeba Shire Council

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

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

PART 5 – REFERRAL DETAILS

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

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

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

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

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



Queensland
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- ☐ 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	