

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)	Luke Adrian William Posma
Contact name (only applicable for companies)	C/ Twine Surveys Pty Ltd
Postal address (P.O. Box or street address)	PO BOX 146
Suburb	Atherton
State	QLD
Postcode	4883
Country	Australia
Contact number	0428792507
Email address (non-mandatory)	cassie@twinesurveys.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

1.1) Home-based business

☐ Personal details to remain private in accordance with section 264(6) of *Planning Act 2016*

2) Owner's consent

2.1) Is written consent of the owner required for this development application?

- ☒ Yes – the written consent of the owner(s) is attached to this development application
☐ No – proceed to 3)

PART 2 – LOCATION DETAILS

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
		49	Slape Rd	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	23	SP193149	Mareeba Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
		165	Slape Road	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	23	SP193149	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:

- ☐ 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):*

Boundary Realignment

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?

2

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 checked="" type="checkbox"/> Boundary realignment (complete 12)	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road (complete 13)

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?	
<input type="checkbox"/> Yes – provide additional details below <input type="checkbox"/> No	
How many stages will the works include?	
What stage(s) will this development application apply to?	

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

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)
Lot 23 SP193149	579,800 m ²	Lot 23 SP193149	581,400m ²
Lot 1 RP749138	1000 m ²	Lot 1 RP7491383	8384 m ²
12.2) What is the reason for the boundary realignment?			
To move the boundaries slightly so that the bore that is currently on Lot 1 RP7491383 is located within the boundaries of Lot23 SP193149- hence increasing its agricultural capacity and efficiency.			

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

Division 3 – Operational work

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

14.1) What is the nature of the operational work?	
<input type="checkbox"/> Road work <input type="checkbox"/> Drainage work <input type="checkbox"/> Landscaping <input type="checkbox"/> Other – please specify:	<input type="checkbox"/> Stormwater <input type="checkbox"/> Earthworks <input type="checkbox"/> Signage <input type="checkbox"/> Water infrastructure <input type="checkbox"/> Sewage infrastructure <input type="checkbox"/> Clearing vegetation
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)	
<input type="checkbox"/> Yes – specify number of new lots:	
<input type="checkbox"/> No	

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

\$

PART 4 – ASSESSMENT MANAGER DETAILS

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

Mareeba Shire Council

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

- ☐ 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

- ☐ 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	

4/36 Mabel Street
Atherton QLD 4883

P 07 4091 1303
E info@twinesurveys.com.au
W twinesurveys.com.au



Our Ref:9789 – Posma
Friday 21 February 2025

Chief Executive Officer
Mareeba Shire Council
65 Rankin Street
Mareeba, QLD, 4880

Attention: Planning Department

Dear Sir/Madam,

**DEVELOPMENT APPLICATION SEEKING A DEVELOPMENT PERMIT
RECONFIGURE A LOT – BOUNDARY REALIGNMENT
SITUATED AT 49 & 165 SLAPE ROAD, MAREEBA
LOT 1 ON RP749138 & LOT 23 ON SP193149**

We represent Luke Posma in preparing and submitting the following Development Application seeking a Development Permit for Reconfiguring a Lot (Boundary Realignment) under the *Planning Act 2016 for the abovementioned properties*.

To assist with Council's assessment of the proposed development, the following report has been prepared to accompany the Development Application.

Table of Contents

The Site	3
Site Critical Information Summary	3
Figure 1a: Lot 23 on SP193149 (Source: Queensland Globe 2024).	4
Figure 1b: Lot 1 on RP749138 (Source: Queensland Globe 2024).	4
Initial Site Investigation	5
Development Proposal	6
Planning Considerations.....	7
Compliance with Mareeba Shire Planning Scheme	7
6.2.9 Rural Zone Code	7
9.4.2 Landscaping Code.....	8
9.4.3 Parking and Access Code.....	8
9.4.4 Reconfiguring a Lot Code	9
9.4.5 Works, Services and Infrastructure Code	10
Environmental Significance Overlay	10
APPENDICIES.....	Error! Bookmark not defined.
Appendix 1 : Land Owners Consent.....	12
Appendix 2 Smart Map and Survey Plans	13
Appendix 3 Title Searches.....	17
Appendix 4 Queensland Globe Map.....	19
Appendix 5 DAMS Map	20
Land Use.....	20
Native Vegetation Clearing	21
Appendix 7 Development Plan prepared by Twine Surveys	22
Appendix 8 : Detailed Assessment against the required Mareeba Shire Planning Scheme Codes.....	23
Rural Zone Code	23
Zone Mapping	23
6.2.9.3 Rural Zone Code - Criteria for assessment	24
Landscaping Code.....	27
9.4.2.3A – Criteria for assessment	27
Parking and access code	30
9.4.3.3 Criteria for assessment.....	30
Reconfiguring a Lot code	36
9.4.4.3 Criteria for assessment.....	36
Works, services and infrastructure code	44
9.4.5.3 Criteria for assessment.....	44

The Site

Site Critical Information Summary

Address	Description	Area	Frontage	Owner
49 Slape Rd, Mareeba	<i>Lot 23 SP193149</i>	<i>57.98ha</i>	<i>788.695m Onto Slape Rd</i>	<i>Luke Adrian William Posma (applicant)</i>
165 Slape Rd, Mareeba	<i>Lot 1 RP749138</i>	<i>1ha</i>	<i>125.08m Onto Slape Rd.</i>	<i>Margriet Elizabeth Sophia & Keith Alwyn Howe (Land Owners Consent provided in Appendix #1)</i>

Smart Maps showing current lot configuration in relation to surrounding allotments are found in Appendix # 2.

Address	49 Slape Rd, Mareeba	165 Slape Rd, Mareeba
Description	<i>Lot 23 SP193149</i>	<i>Lot 1 RP749138</i>
Area	<i>57.98ha</i>	<i>1ha</i>
Frontage	<i>788.695m Onto Slape Rd</i>	<i>125.08m Onto Slape Rd</i>
Owner	<i>Luke Adrian William Posma (applicant)</i>	<i>Margriet Elizabeth Sophia & Keith Alwyn Howe (Land Owners Consent provided in Appendix #1)</i>
Tenure	Freehold	Freehold
Land Use	Regional Landscape and Rural Production area (<i>Appendix 5</i>)	Regional Landscape and Rural Production area (<i>Appendix 5</i>)
Easements	Easement exists on SW corner of the lot.	

Title searches verifying ownership can be found in Appendix #3.

Figure 1a: Lot 23 on SP193149 (Source: Queensland Globe 2024).

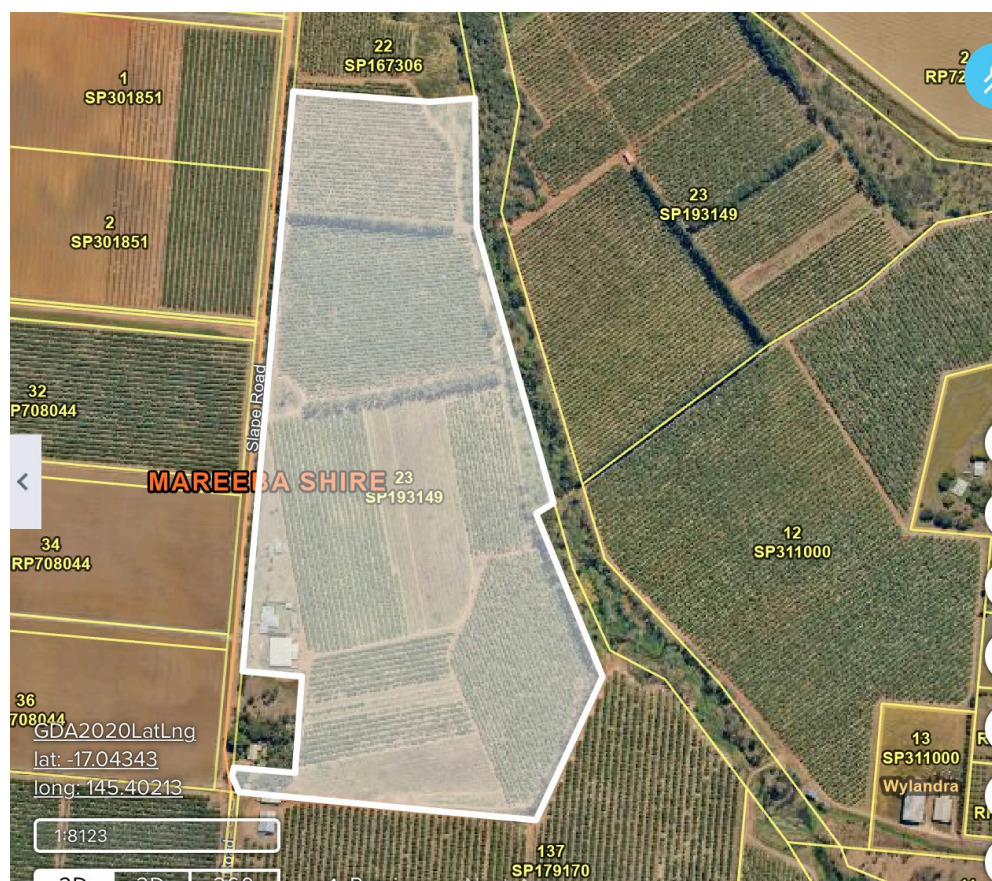


Figure 1b: Lot 1 on RP749138 (Source: Queensland Globe 2024).



Initial Site Investigation

Local Government	Mareeba Shire Council
Zoning	Rural Zone
Strategic Framework	Rural Agricultural Area

Lots are accessed from Slape Road using existing crossovers with the proposed reconfiguration not changing any existing accesses. Both sites have zone appropriate access to services with no changes to the existing infrastructure proposed within this development. The bore that is currently in use for Lot 23 on SP193149 is positioned adjacent to the northern boundary of Lot 1 RP749138 and attaching it to the agricultural lot is the primary motive for this boundary realignment (Appendix #4).

The area of Lot 1 RP749138 is currently 1 ha Lot 23 on SP193149 is currently 57.98ha and is predominantly cleared of native vegetation for agricultural use. It is bisected by a watercourse and the associated Category R vegetation, described on the Regulated vegetation map, as native woody vegetation located within 50m of a regrowth watercourse (Appendix # 5). Consideration has been given to this aspect of the property, however the proposed development will require no clearing of vegetation or disturbance to this section of the property.

Development Proposal

The Development Application seeks approval to realign the common boundary between Lot 23 on SP193149 and Lot 1 on RP 749138, as identified on the Plan of Proposed Development to ensure that the bore is located within the boundary of the agricultural block (Item # 1 in Appendix 5).

Facilitating this adjustment will invoke the following changes to lot sizes and frontages:

Lot	Current Area	Proposed Area	Current Frontage	Proposed Frontage
Lot 23 on SP193149	57.98ha	58.14ha	788.695	807.74
Lot 1 on RP749138	1 ha	8384m ²	125.08m	106.035m

A proposed development plan has been prepared by Twine Surveys (Appendix # 7) that maps the intended configuration.

This minor adjustment to the boundaries is projected to increase the agricultural capacity and efficiency of the larger farming lot by ensuring the bore is situated on the farming allotment. The existing structures, access arrangements, crossovers and infrastructure will remain in their current form, as such no improvements are required to support the proposal.

The solitary purpose for the realignment is to locate the bore within the boundaries of the farming lot, no additional land will be utilised for farming and as such will not impact residential/farmland buffers. Compliance is maintained with the current character and facility of the area.

Planning Considerations

Compliance with Mareeba Shire Planning Scheme

Development Considerations – *Planning Act 2016*

Table 1 outlines the legislative framework for the development application in accordance with the Planning Act 2016 and the Planning Regulation 2017.

Assessable Development	Assessable under the Mareeba Shire Council Planning Scheme. Section 44(3) of the <i>Planning Act 2016</i> a development approval is required.
Assessment Manager	As stipulated by Schedule 8 in the <i>Planning Regulation 2017</i> - the Assessment Manager for this application is Mareeba Shire Council.
Category of Assessment	The <i>Mareeba Shire Council Planning Scheme 2016</i> dictates that this development is Code Assessable
Public Notification	With reference to Section 53 of the <i>Planning Act 2016</i> , this Code Assessable application requires no Public Notification.
Referrals	The assessment of the proposed application against Schedule 10 of the <i>Planning Regulation 2017</i> concluded that the proposal does not trigger any referrals.
Owners Consent	As stipulated by Section 51 of the <i>Planning Act 2016</i> , Landowners Consent is not required for Lot 23 SP193149 as the applicant has been confirmed as the registered landowner. Landowner consent has been obtained from the owners of Lot 1 on RP749138 – and is included in Appendix 1.

The proposed Boundary Realignment is minor and does not require the clearing of any vegetation, new access points or cross overs and does not involve any new structures. Appendix # 8 provides a thorough assessment of the proposed development against the required codes stated below, as dictated by Table 5.6.1 – Reconfiguring a Lot in the Mareeba Shire Planning Scheme.

6.2.9 Rural Zone Code

(1) The purpose of the Rural Zone Code is to:

- a) Provide for rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities;
- b) 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;
- c) Protect or manage significant natural resources and processes to maintain the capacity for primary production.

(2) Mareeba Shire Council's purpose of the Rural zone code is to recognise the importance of primary productions to the economy of the region and to maintain and strengthen the range of primary industries which contribute to the rural economy.

The purpose of the Rural zone code is to:

- a) Recognise the diversity of rural uses that exists throughout the region;
- b) Protect the rural character of the region;
- c) Provide facilities for visitors and tourists that are accessible and offer unique experience;
- d) Protect the infrastructure of the Mareeba-Dimbulah Irrigation Scheme Area from development which may compromise long term use for primary production;
- e) Maintain distinct boundaries between the rural areas and the villages, towns and urban areas of the region;

- f) Provide for a range of uses, compatible and associated with rural or ecological values including recreational pursuits and tourist activities;*
- g) Prevent adverse impacts of development on ecological values;*
- h) Preserve land in large holdings; and*
- i) Facilitate the protection of strategic corridors across the landscape which link remnant areas of intact habitat and transport corridors.*

(3) The purpose of the Rural zone code will be achieved through the following overall outcomes:

- a) Areas for use for primary production are conserved and not fragmented below 60ha unless for a public reconfiguration purpose;*
- b) The establishment of a wide range of rural pursuits is facilitated, including cropping, intensive horticulture, forestry, intensive animal industries, animal husbandry and animal keeping and other compatible primary production uses;*
- c) The establishment of extractive industries, mining and associated activities and alternative forms of energy generation is appropriate where environmental impacts and land use conflicts are minimised;*
- d) Uses that require isolation from urban areas as a consequence of their impacts such as noise or odour may be appropriate where land use conflicts are minimised;*
- e) Development is reflective of and responsive to the environmental constraints of the land;*
- f) Residential and other development is appropriate only where directly associated with the rural nature of the zone;*
- g) Low-impact tourism and recreation activities do not compromise the long-term use of the land for rural purposes;*
- h) The viability of both existing and future rural uses and activities is protected from the intrusion of incompatible uses;*
- i) Visual impacts of clearing, building, materials, access ways and other aspects of development are minimised or appropriately managed;*
- j) Adverse impacts of development both on-site and from adjoining areas are avoided and any impacts are minimised through location, design, operation and management; and*
- k) Natural features such as creeks, gullies, waterways, wetlands and bushland are retained, managed, enhanced and separated from adjacent development.*

This proposal aims to reduce the size of a lot that is primarily a residential block to benefit the adjoining agricultural allotment. The sacrifice of this area from the residential block will provide vast benefits and increase the efficiency of the agricultural lot. This aligns the development with the overall objectives of the Rural zoning and strategic planning requirements.

Upon assessment against all outcomes, the development poses no conflict with the relevant aspects of the Rural Zone Code, keeping with, and enhancing existing character and nature of the zone.

9.4.2 Landscaping Code

This Reconfiguration of a Lot application seeks to realign the common boundary between two lots, it does not propose or require any new landscape development, and therefore there are no outcomes of the Landscaping Code that are relevant to this application.

9.4.3 Parking and Access Code

This development does not propose or require the creation of any additional parking or access facilities. All existing parking and access facilities are retained and as such there are no outcomes from this code that are relevant to this application.

9.4.4 Reconfiguring a Lot Code

The purpose of the Reconfiguring a lot code is to ensure that land is:

- (a) arranged in a manner which is consistent with the intended scale and intensity of development within the area;*
- (b) provided with access to appropriate movement and open space networks; and*
- (c) contributes to housing diversity and accommodates a range of land uses.*

The purpose of the code will be achieved through the following overall outcomes:

- (a) Subdivision of land achieves the efficient use of land and the efficient provision of infrastructure and transport services;*
- (b) Lots are of a suitable size and shape for the intended or potential use having regard to the purpose and overall outcomes of the relevant zone or precinct.*
- (c) Subdivision of land creates lots with sufficient area and dimensions to accommodate the ultimate use, meet user requirements, protect environmental features and account for site constraints;*
- (d) A range and mix of lot sizes is provided to facilitate a variety of industry and housing types;*
- (e) Subdivision design incorporates a road network that provides connectivity and circulation for vehicles and provide safe and efficient access for pedestrians, cyclists and public transport;*
- (f) Subdivision design provides opportunities for walking and cycling for recreation and as alternative methods of travel;*
- (g) Subdivision of land provides and integrates a range of functional parkland, including local and district parks and open space links for the use and enjoyment of the residents of the locality and the shire;*
- (h) Subdivision of land contributes to an open space network that achieves connectivity along riparian corridors and between areas with conservation values;*
- (i) Subdivision within the Rural zone maintains lots equal to or larger than 60ha, except for where:*
 - (a) The subdivision results in no additional lots (boundary realignment) and does not create an additional rural lifestyle lot or rural residential purposes lot; or*
 - (b) The subdivision is limited to the creation of one additional allotment to accommodate a public reconfiguration purpose;*
- (j) Land in historical townships is not reconfigured to be used for urban purposes; and*
- (k) Residential subdivision and greenfield development is designed to consider and respect:*
 - (i) topography;*
 - (ii) climate responsive design and solar orientation;*
 - (iii) efficient and sustainable infrastructure provision;*
 - (iv) environmental values;*
 - (v) water sensitive urban design;*
 - (vi) good quality agricultural land; and*
 - (vii) the character and scale of surrounding development.*

This application proposes the realignment of a boundary only, with no new lots to be created as a result. The proposed realignment of the 2 adjoining subject lots in this development serves to improve the overall agricultural and productive outcomes of the benefiting block by ensuring the bore is located within its boundaries, with no agricultural disadvantage placed upon the other block.

To summarize the compliance, the current configuration of the 2 existing lots give both acceptable access from Slape Rd, as well as suitable existing infrastructure, all of which will be retained in this proposal. The subject boundary realignment aligns with the outcomes and overall purpose of the Reconfiguring a lot - Rural Zone code by not only protecting, but improving the farming activities that already exist, whilst not negatively impacting the production across the lots and keeping with the intended scale and intensity of development within the area, as stipulated by the Rural Zone Code.

9.4.5 Works, Services and Infrastructure Code

This boundary alignment is located within a Rural Zone, as such there are limited services and infrastructure that are required to be provided. All existing service provisions, access and crossovers are retained and therefore this code is not relevant to this application.

Environmental Significance Overlay

The site is mapped as containing areas of Regulated Vegetation in the Environmental Significance Overlay. Lot 23 on SP193149 is bisected by a watercourse and the associated Category R vegetation, as described on the Regulated vegetation map, as native woody vegetation located within 50m of a regrowth watercourse (Appendix #5).

Consultation with the requirements for this overlay reveal that referral is required if there is to be clearing of vegetation – which is not the case for this application.

Consideration has been given to this aspect of the property in consultation with the requirements of this type of regulated vegetation. This revealed that as the proposed development will require no clearing of vegetation or disturbance to this section of the property, it should not trigger referral to an external agency.

APPENDIX

Individual owner's consent for making a development application under the *Planning Act 2016*

We, Keith and Margriet Howe

as owner of the premises identified as follows:

165 Sape Road, Mareeba
Lot 1 RP749138

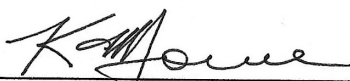
consent to the making of a development application under the *Planning Act 2016* by:

Luke Posma

on the premises described above for:

Reconfiguration of a Lot – Boundary Realignment

Signed




Full Name

KEITH ALWYN HOWE

Date

17/02/2025

Signed



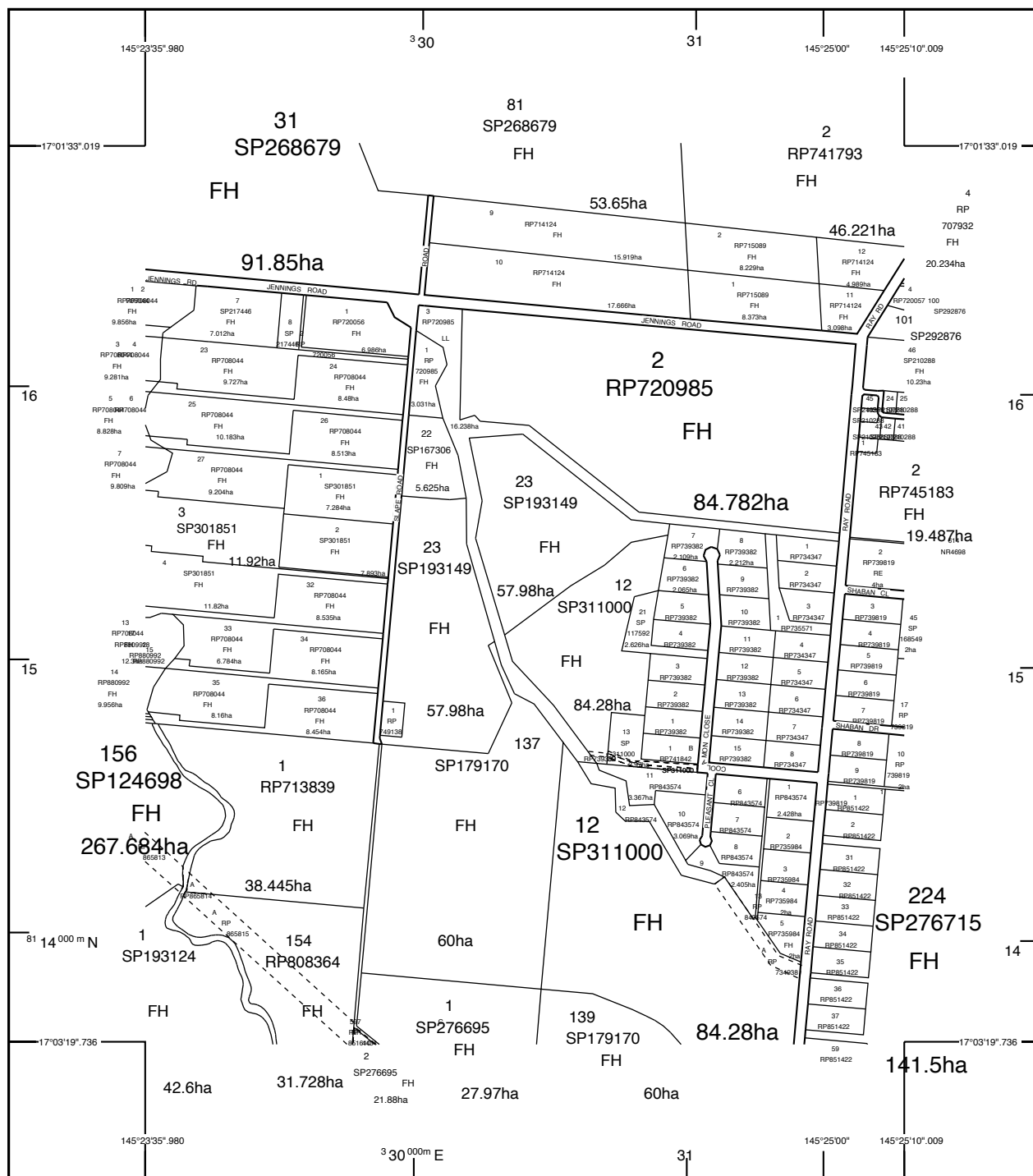
Full Name

MARGRIET ELIZABETH SOFIA HOWE

Date

17/02/2025

Appendix 2 Smart Map and Survey Plans



STANDARD MAP NUMBER
7963-11424

HORIZONTAL DATUM: GDA94 ZONE: 55 SCALE 1 : 20000

MAP WINDOW POSITION &
NEAREST LOCATION

145°24'22\"/>



SUBJECT PARCEL DESCRIPTION

DCDB
Lot/Plan 23/SP193149
Area/Volume 57.98ha
Tenure FREEHOLD
Local Government MAREEBA SHIRE
Locality MAREEBA
Segment/Parcel 21244/115

CLIENT SERVICE STANDARDS

PRINTED 10/02/2025

DCDB 09/02/2025 (Lots with an area less than 3000m² are not shown)

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SmartMap

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Based upon an extraction from the
Digital Cadastral Data Base

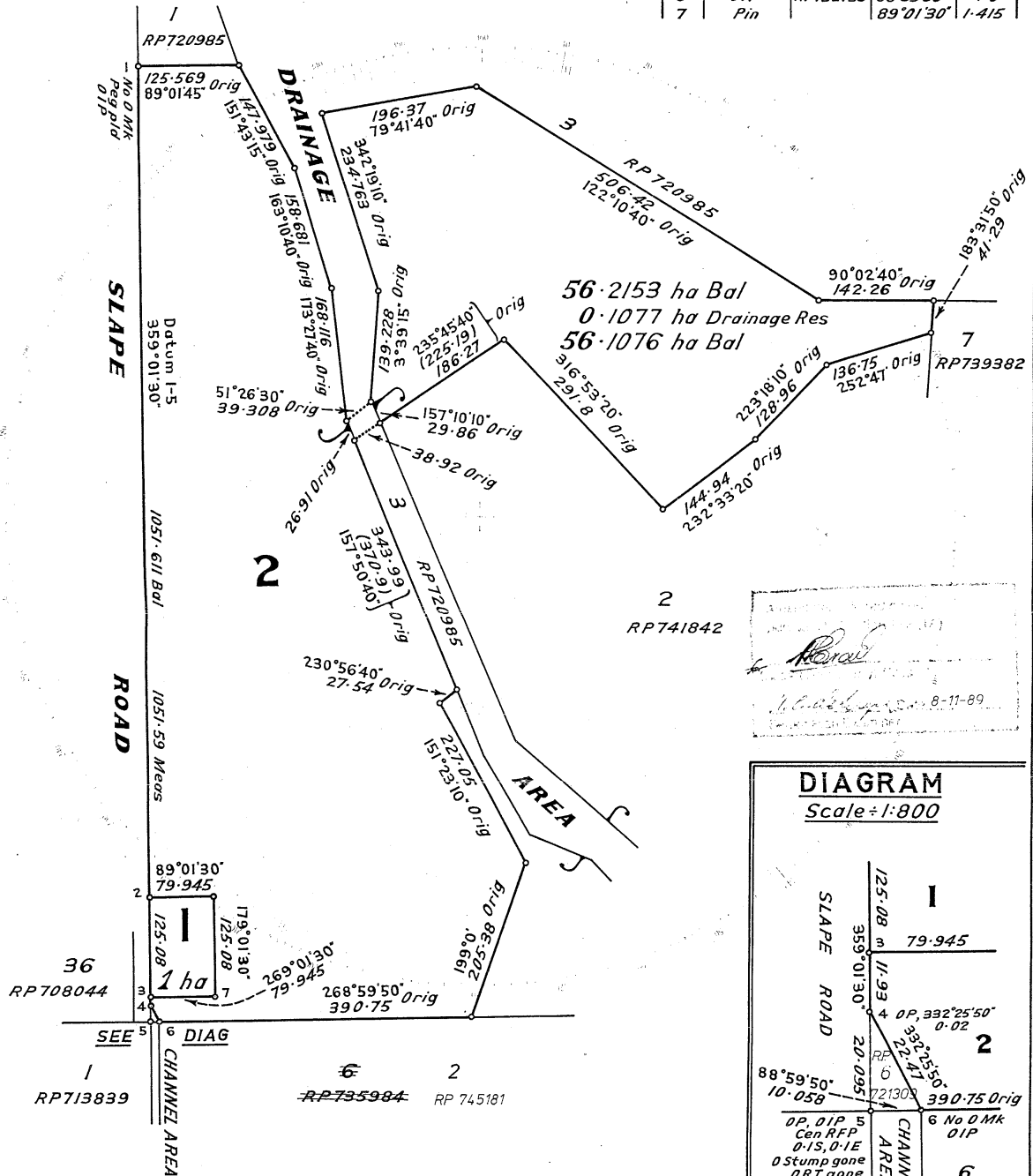


Queensland
Government
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(Department of Resources) 2025.

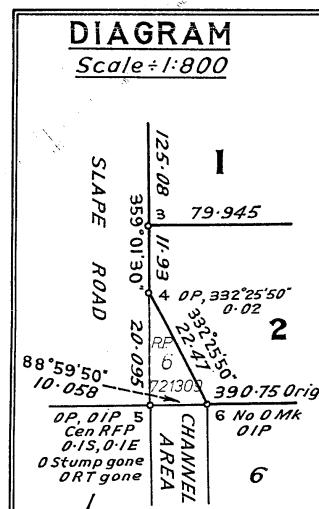
Peg pld at all new corners

Original information compiled from
RP732733 in the Dept of Freehold
Land Titles, Townsville.

Reference			Marks	
Stn	To	Remks	Bearing	Dist
1	OIP	RP720985	269°01'45"	0-986
2	Pin		269°01'30"	19-133
3	"		89°01'30"	0-975
5	OIP	RP713839	179°02'	1-006
5	ORT gone	"	123°18'50"	10-622
5	OStmp gone	"	244°08'50"	9-897
6	OIP	RP732733	88°59'50"	1-0
7	Pin		89°01'30"	1-415



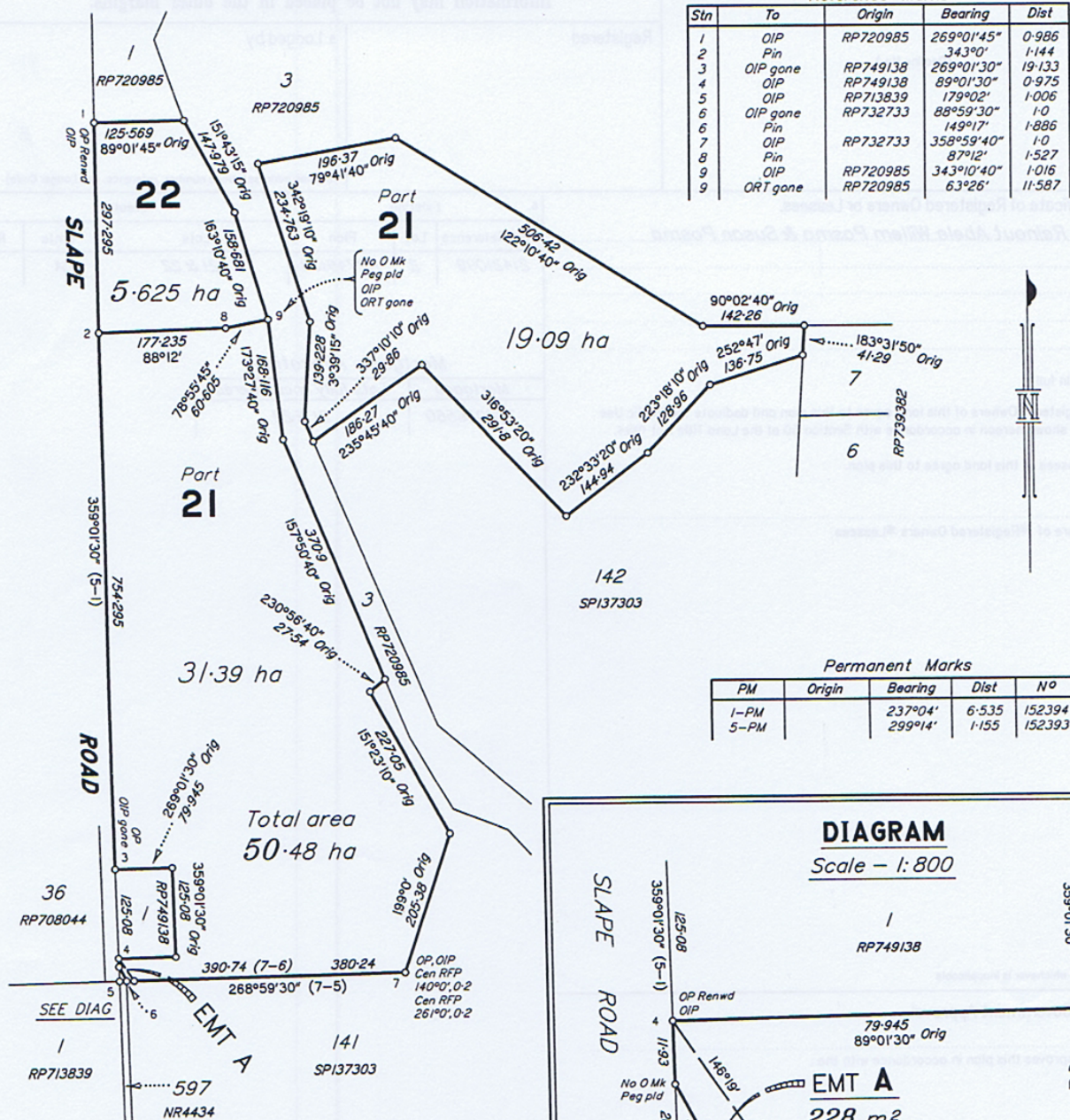
[Signature]
8-11-89



No. FIELD NOTES LODGED		PLAN OF Lots 1&2		ORIG. PORTION <u>151</u>	
ORIGINAL GRANT		<u>Cancelling Lot 2 on RP732733</u>		TOWN	
Conveyance No. N470427				PARISH <u>TINAROO</u>	
				COUNTY <u>Nares</u>	
MAP REF. <u>PM-5ht</u>	PROCLAIMED SURVEY AREA	SURVEYED BY <u>L.S. Twine</u> ...6...1989	MERIDIAN <u>RP732733</u>	SCALE <u>1:5000</u>	REGISTERED PLAN <u>749138</u>

GRANITE CREEK
1:10000

CROWN COPYRIGHT RESERVED, REGISTRAR OF TITLES, QUEENSLAND



Peg pld at all new corners

*Original information compiled from
RP749138 in the Department of
Natural Resources and Mines*

I, Lloyd Stanley Twine hereby certify that Roger Lloyd Twine has surveyed the land comprised in this plan and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 1-6-2004

L. D. Swine
Cadastral Surveyor

11:10:2004.
Date

Plan of Lots 21 & 22 & Easement A
in Lot 21

Cancelling Lot 2 on RP749138

PARISH: **TINAROO**

COUNTY: *Nares*

Meridian: *Of RP749138*

F/N's:	No
--------	----

Scale: **1:6000**

Format: STANDARD



SP167306

Plan Status:

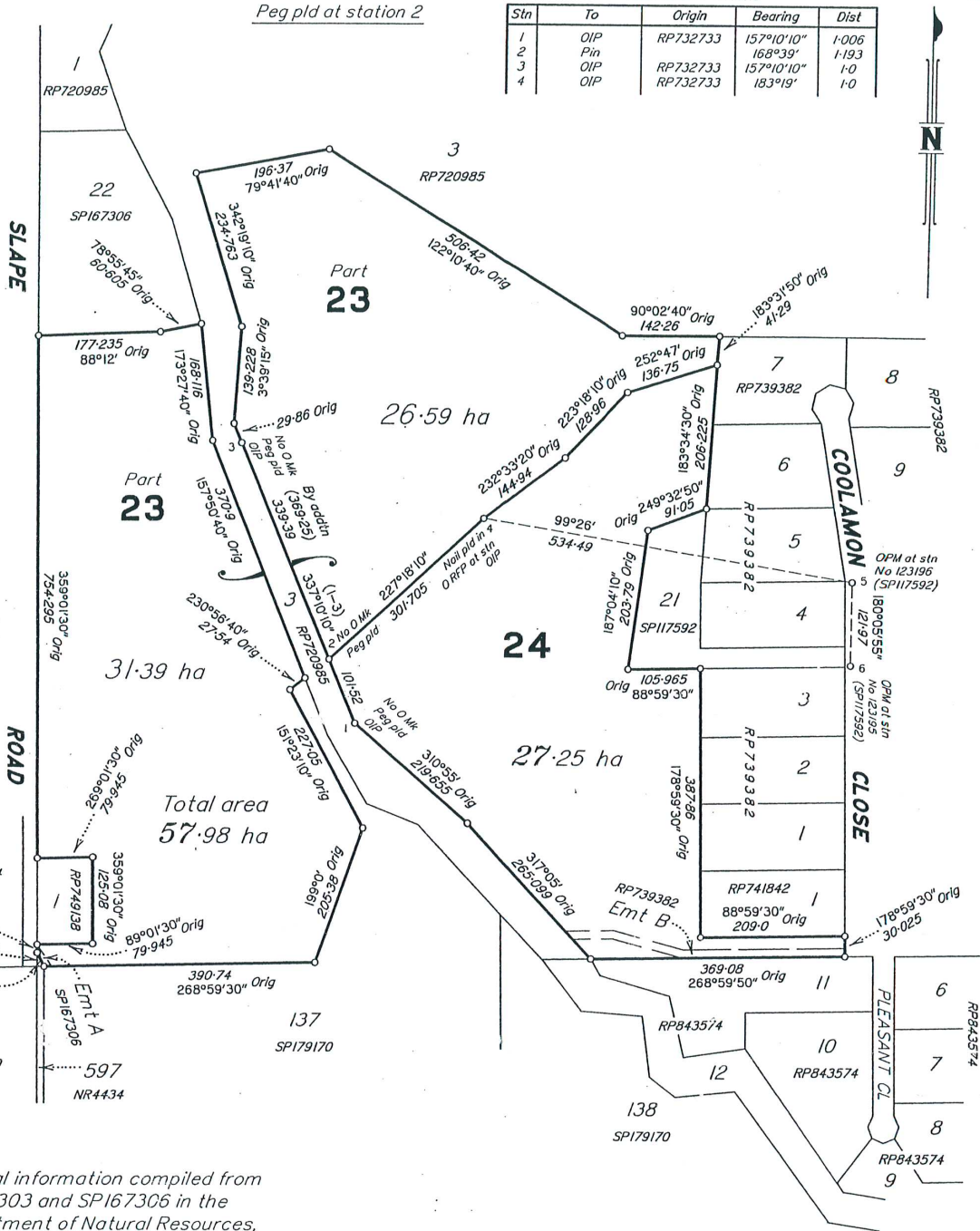
status: 5450

SURVEY PLAN

Sheet 1 of 1

Reference Marks

Stn	To	Origin	Bearing	Dist
1	OIP	RP732733	157°10'10"	1-006
2	Pin		168°39'	1-193
3	OIP	RP732733	157°10'10"	1-0
4	OIP	RP732733	183°19'	1-0



Original information compiled from
SPI37303 and SPI67306 in the
Department of Natural Resources,
Mines and Water

Twine Surveys Pty Ltd ACN 109 476 422
hereby certify that the land comprised in
this plan was surveyed by Ivan Mervyn
Luscombe, Cadastral Surveyor, for whose
work the company accepts responsibility
and that the plan is accurate, that the said
survey was performed in accordance with the
Survey and Mapping Infrastructure Act 2003
and Surveyors Act 2003 and associated
Regulations and Standards and that the said
survey was completed on 2-5-2006

Ivan Mervyn Luscombe
Ivan Mervyn Luscombe
Director and
Cadastral Surveyor

Roger Lloyd Twine
Roger Lloyd Twine
Director
Date 8-5-2006

0 300m 600m 900m State copyright reserved.	
Plan of Lots 23 & 24	
Cancelling Lot 142 on SPI37303 and Lot 21 on SPI67306	
PARISH: TINAROO	COUNTY: Nares
Meridian: Of SPI67306	F/N's: No
Scale: 1:6000	
Format: STANDARD	
SP193149	
Plan Status: 5771	



Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Current Title Search

Title Reference:	50619056	Search Date:	21/02/2025 11:47
Date Title Created:	28/07/2006	Request No:	50974730
Previous Title:	50354865, 50534351		

ESTATE AND LAND

Estate in Fee Simple

LOT 23 SURVEY PLAN 193149
Local Government: MAREEBA

REGISTERED OWNER

Dealing No: 719253497 11/02/2019

LUKE ADRIAN WILLIAM POSMA

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by Deed of Grant No. 21141022 (POR 151)
2. Rights and interests reserved to the Commonwealth by Conveyance No. 601083504 (N470427) (POR 151)
3. EASEMENT No 708299350 16/12/2004 at 11:41 burdening the land to LOT 141 ON SP137303 OVER EASEMENT A ON SP167306
4. MORTGAGE No 719253498 11/02/2019 at 11:28 SUNCORP-METWAY LIMITED A.C.N. 010 831 722

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Corrections have occurred - Refer to Historical Search
Caution - Charges do not necessarily appear in order of priority
** End of Current Title Search **

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 21421098

Search Date: 17/02/2025 12:33

Date Title Created: 15/11/1989

Request No: 50909811

Previous Title: 21070212

ESTATE AND LAND

Estate in Fee Simple

LOT 1 REGISTERED PLAN 749138
Local Government: MAREEBA

REGISTERED OWNER

KEITH ALWYN HOWE
MARGRIET ELIZABETH SOPHIA HOWE JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Commonwealth by
Conveyance No. 601083504 (N470427) (POR 151)
2. MORTGAGE No 712979441 07/01/2010 at 14:54
QUEENSLAND TEACHERS' CREDIT UNION LIMITED A.C.N. 087 651 054

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Appendix 4 Queensland Globe Map

17°2'37"S 145°24'3"E

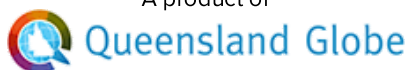
17°2'37"S 145°24'10"E



17°2'44"S 145°24'3"E

17°2'44"S 145°24'10"E

A product of

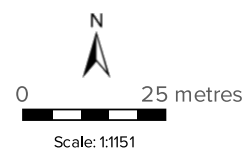


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Not suitable for accurate measurement.
Projection: Web Mercator EPSG 102100 (3857)
For more information, visit
<https://qldglobe.information.qld.gov.au/help-info/Contact-us.html>



Queensland Government

Department of Natural Resources and Mines,
Manufacturing, and Regional and Rural Development

Appendix 5 DAMS Map

Land Use

- Cadastre (10k)
- Regional land use categories
(SEQ, MIW, FNQ)
- Category
- Rural Living Area
- Regional Landscape and Rural Production Area

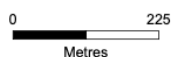


DA Mapping System - Export Map

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Scale: 1:9,100

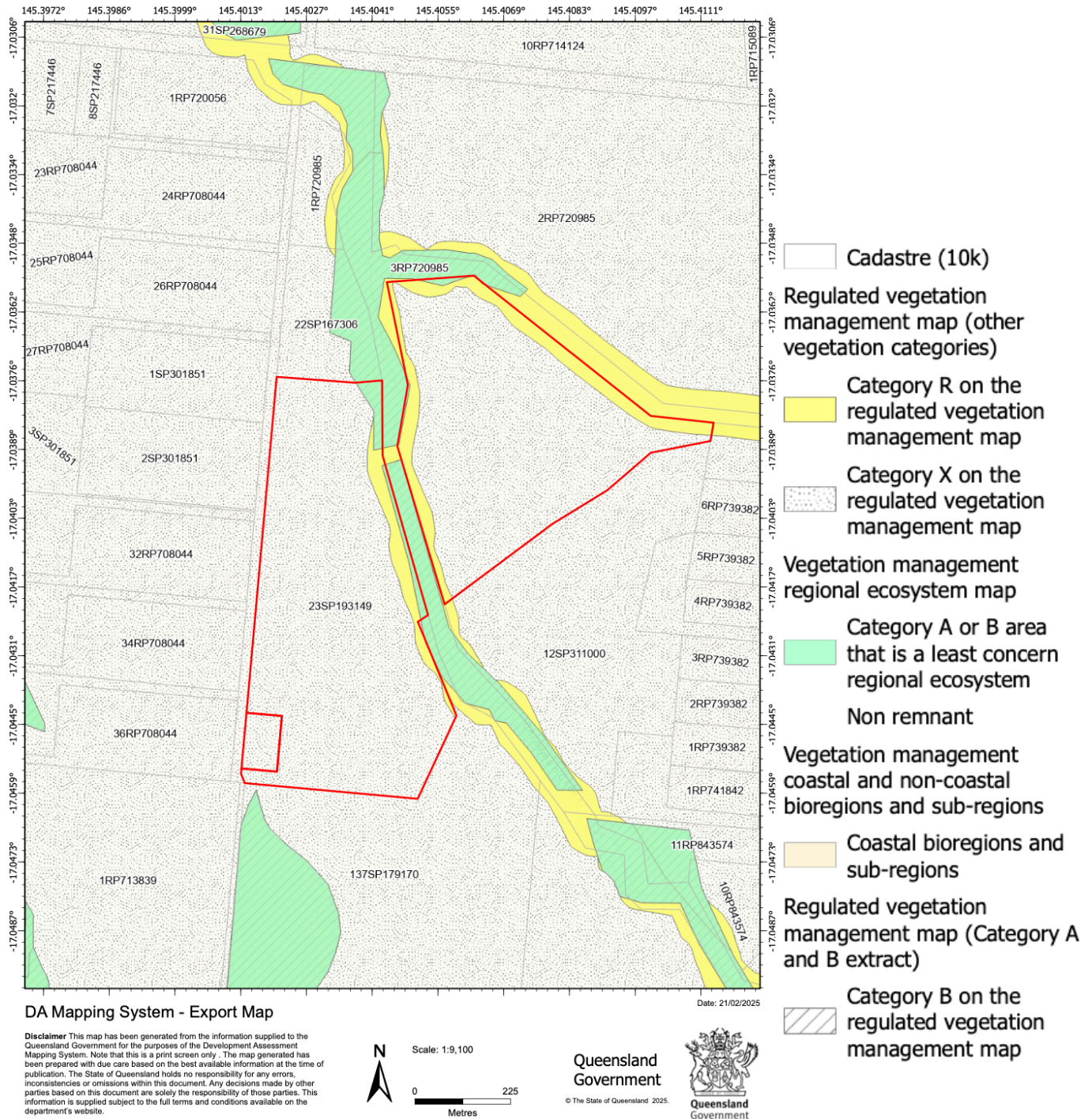


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Native Vegetation Clearing



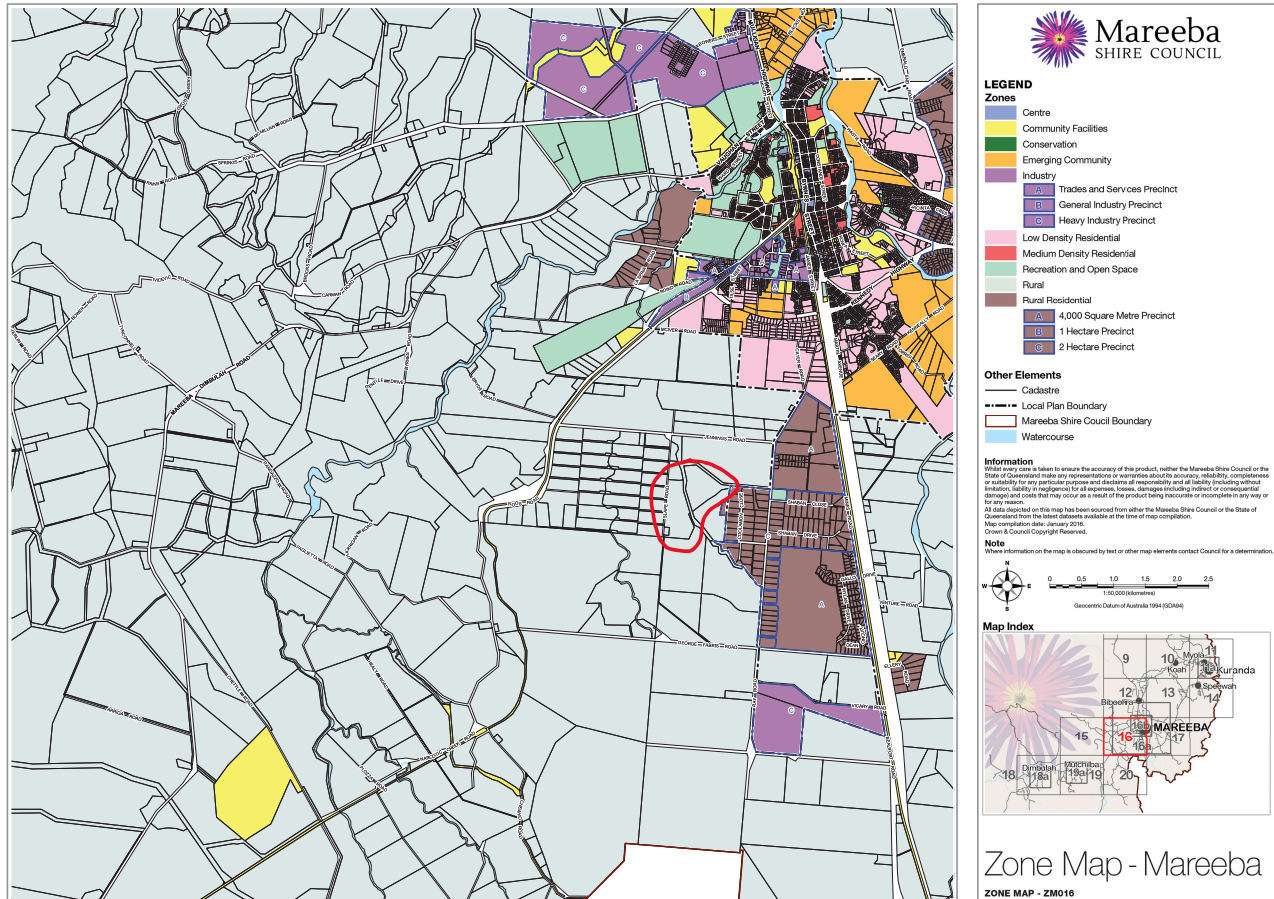


Appendix 8 : Detailed Assessment against the required Mareeba Shire Planning Scheme Codes.

Rural Zone Code

6.2.9 Rural Zone Code

Zone Mapping



6.2.9.3 Rural Zone Code - Criteria for assessment

Performance Outcomes	Acceptable outcomes	Compliance
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.	n/a Not applicable in this Boundary Realignment
	AO1.2 Buildings and structures associated with a rural activity including machinery, equipment, packing or storage buildings do not exceed 10 metres in height.	n/a Not applicable in this Boundary Realignment
Siting, where not involving a Dwelling house		
PO2 Development is sited in a manner that considers and respects: (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: (a) 40 metres from a frontage to a State-controlled road; and (b) 10 metres from a boundary to an adjoining lot.	n/a Not applicable in this Boundary Realignment
	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.	n/a Not applicable in this Boundary Realignment
	AO2.3 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;	n/a Not applicable in this Boundary Realignment
Accommodation Density		
PO3 The density of Accommodation activities: a) Respects the nature and density of surrounding land use;	AO3.1 Residential density does not exceed one dwelling per house lot.	n/a Not applicable in this Boundary Realignment

<ul style="list-style-type: none"> 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. 	<p>AO3.2</p> <p>Residential density does not exceed two dwellings per lot and development is for:</p> <ul style="list-style-type: none"> a) a secondary dwelling; or b) Caretakers accommodation and includes building work or minor building work with a maximum gross floor area of 100m²; or c) Rural workers accommodation. 	<p>n/a</p> <p>Not applicable in this Boundary Realignment</p>
For assessable development		
Site cover		
<p>PO4</p> <p>Buildings and structures occupy the site in a manner that:</p> <ul style="list-style-type: none"> a) Makes efficient use of the land b) Is consistent with the bulk and scale of buildings in the surrounding area; and c) Appropriately balances built and natural features. 	<p>AO4</p> <p>No acceptable outcome is provided.</p>	<p>n/a</p> <p>Not applicable in this Boundary Realignment</p>
<p>PO5</p> <p>Development complements and integrates with the established built character of the Rural zone, having regard to:</p> <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. 	<p>AO5</p> <p>No acceptable outcome is provided</p>	<p>n/a</p> <p>Not applicable in this Boundary Realignment</p>
Amenity		
<p>PO6</p> <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>AO7</p> <p>No acceptable outcome is provided.</p>	<p>The proposed development promises no detract from the existing amenity of the site or local area. No intensification is proposed and the overall alignment will have no impact on</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>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>n/a</p> <p>Not applicable in this Boundary Realignment</p>
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Assessment against Mareeba Shire Planning Scheme Codes

9.4.2 Landscaping code

9.4.2.3A – Criteria for assessment

Performance Outcomes	Acceptable Outcomes	Compliance
For accepted development subject to requirements and assessable development		
<p>PO1</p> <p>Development, other than in the Rural zone, includes landscaping that:</p> <p>(a) contributes to the landscape character of the Shire;</p> <p>(b) compliments the character of the immediate surrounds;</p> <p>(c) provides an appropriate balance between built and natural elements; and</p> <p>(d) provides a source of visual interest.</p>	<p>AO1</p> <p>Development, other than in the Rural zone, provides:</p> <p>(a) a minimum of 10% of the site as landscaping;</p> <p>(b) planting in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species;</p> <p>(c) for the integration of retained significant vegetation into landscaping areas;</p> <p>(d) on-street landscaping works in accordance with the Design Guidelines set out in Section D9 Landscaping, of the Planning Scheme Policy 4 - FNQROC Regional Development Manual.</p> <p><i>Note—Where development exceeds a site cover of 90%, areas of landscaping may be provided above ground level to achieve a total supply of landscaping equivalent to 10% of the site area.</i></p>	<p>n/a</p> <p>The subject lots are located within a Rural Zone</p>
<p>PO2</p> <p>Development, other than in the Rural zone, includes landscaping along site frontages that:</p> <p>(a) creates an attractive streetscape;</p> <p>(b) compliments the character of the immediate surrounds;</p> <p>(c) assists to break up and soften elements of built form;</p> <p>(d) screen areas of limited visual interest or servicing;</p> <p>(e) provide shade for pedestrians; and</p> <p>(f) includes a range and variety of planting.</p>	<p>AO2</p> <p>Development, other than in the Rural zone, includes a landscape strip along any site frontage:</p> <p>(a) with a minimum width of 2 metres where adjoining a car parking area;</p> <p>(b) with a minimum width of 1.5 metres in all other locations; and</p> <p>(c) in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</p> <p><i>Note—Where development is setback from a frontage less than 1.5 metres, the setback area is provided as a landscape strip.</i></p>	
<p>PO3</p> <p>Development includes landscaping and fencing along side and rear boundaries that:</p> <p>(a) screens and buffer land uses;</p>	<p>AO3.1</p> <p>Development provides landscape treatments along side and rear boundaries in accordance with Table 9.4.2.3B.</p>	<p>N/A</p> <p>Development does not propose any new landscaping. Located in Rural Zone.</p>

<p>(b) assists to break up and soften elements of built form; (c) screens areas of limited visual interest; (d) preserves the amenity of sensitive land uses; and (e) includes a range and variety of planting.</p>	<p>AO3.2 Shrubs and trees provided in landscape strips along side and rear boundaries: (a) are planted at a maximum spacing of 1 metre; (b) will grow to a height of at least 2 metres; (c) will grow to form a screen of no less than 2 metres in height; and (d) are mulched to a minimum depth of 0.1 metres with organic mulch.</p>	<p>N/A Development does not propose any new landscaping. Located in Rural Zone.</p>
	<p>AO3.3 Any landscape strip provided along a side or rear boundary is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</p>	<p>N/A Development does not propose any new landscaping. Located in Rural Zone.</p>
<p>PO4 Car parking areas are improved with a variety of landscaping that: (a) provides visual interest; (b) provides a source of shade for pedestrians; (c) assists to break up and soften elements; and (d) improves legibility.</p>	<p>AO4.1 Landscaping is provided in car parking areas which provides: (a) a minimum of 1 shade tree for every 4 parking spaces, or part thereof, where the car parking area includes 12 or more spaces; (b) a minimum of 1 shade tree for every 6 parking spaces, or part thereof, otherwise; and (c) where involving a car parking area in excess of 500m²: (i) shade structures are provided for 50% of parking spaces; and (ii) a minimum of 10% of the parking area as landscaping.</p> <p><i>Note—Where a shade structure is provided over part of a car parking area, shade tree planting is not required in this area of the car parking area.</i></p>	<p>N/A Development does not propose any new landscaping or carparking. Located in Rural Zone.</p>
	<p>AO4.2 Landscaping in car parking areas is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</p>	<p>N/A Development does not propose any new landscaping or carparking. Located in Rural Zone.</p>
<p>PO5 Landscaping areas include a range and variety of planting that: (a) is suitable for the intended purpose and local conditions; (b) contributes to the natural character of the Shire; (c) includes native species; (d) includes locally endemic species, where practical; and (e) does not include invasive plants or weeds.</p>	<p>AO5.1 Plant species are selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.</p>	<p>N/A Development does not propose any new landscaping. Located in Rural Zone.</p>
	<p>AO5.2 A minimum of 25% of (new and existing) plants is provided as larger, advanced stock with a minimum plant height of 0.7 metres and mulched to a minimum depth of 0.1 metres with organic mulch.</p>	<p>N/A Development does not propose any new landscaping. Located in Rural Zone.</p>
<p>PO6 Landscaping does not impact on the ongoing provision of infrastructure and services to the Shire.</p>	<p>AO6.1 Tree planting is a minimum of (a) 2 metres from any underground water, sewer, gas, electricity or telecommunications infrastructure;</p>	<p>N/A Development does not propose any new landscaping. Located in Rural Zone.</p>

	and (b) 4 metres from any inspection chamber.	
	AO6.2 Vegetation below or within 4 metres of overhead electricity lines and power poles has a maximum height of 3.5 metres at maturity.	N/A Development does not propose any new landscaping. Located in Rural Zone.
	AO6.3 Vegetation adjoining an electricity substation boundary, at maturity, will have: (a) a height of less than 4 metres; and (b) no foliage within 3 metres of the substation boundary, unless the substation has a solid wall along any boundary.	N/A Development does not propose any new landscaping. Located in Rural Zone.
For assessable development		
PO7 Landscaping areas are designed to: (a) be easily maintained throughout the ongoing use of the site; (b) allow sufficient area and access to sunlight and water for plant growth; (c) not cause a nuisance to occupants of the site or members of the public; and (d) maintain or enhance the safety of pedestrians through the use of Crime Prevention Through Environmental Design principles.	AO7 No acceptable outcome is provided.	N/A Development does not propose any new landscaping. Located in Rural Zone.

9.4.3.3 Criteria for assessment

Performance Outcomes	Acceptable outcomes	Compliance
Car Parking Spaces		
PO1 Development provides sufficient car parking to accommodate the demand likely to be generated by the use, having regard to the: (a) nature of the use; (b) location of the site; (c) proximity of the use to public transport services; (d) availability of active transport infrastructure; and (e) accessibility of the use to all members of the community.	AO1 The number of car parking spaces provided for the use is in accordance with Table 9.4.3.3B . <i>Note—Car parking spaces provided for persons with a disability are to be considered in determining compliance with AO1.</i>	N/A Use does not require the provision of car parking spaces/facilities
Vehicle Crossovers		
PO2 Vehicle crossovers are provided to: (a) ensure safe and efficient access between the road and premises; (b) minimize interference with the function and operation of roads; and (c) minimise pedestrian to vehicle Conflict.	AO2.1 Vehicular access to/from Council roads is designed and constructed in accordance with the Standard drawings in Planning Scheme Policy 4 - FNQROC Regional Development Manual.	N/A Use does not require the provision of any new crossovers.
	AO2.2 Development on a site with two or more road frontages provides vehicular access from: (a) the primary frontage where involving Community activities or Sport and recreation activities, unless the primary road frontage is a State-controlled road; or (b) from the lowest order road in all other instances.	N/A Use does not require the provision of any new crossovers.
	AO2.3 Vehicular access for particular uses is provided in accordance with Table 9.4.3.3E .	N/A Use does not require the provision of any new crossovers.

P03 Access, manoeuvring and car parking areas include appropriate pavement treatments having regard to: (a) the intensity of anticipated vehicle movements; (b) the nature of the use that they service; and (c) the character of the surrounding locality.	A03 Access, manoeuvring and car parking areas include pavements that are constructed in accordance with Table 9.4.3.3C .	N/A The proposed Boundary Alignment does not require any new access, manoeuvring or car parking areas to be created.
For assessable development		
Parking area location and design		
P04 to: Car parking areas are located and designed (a) ensure safety and efficiency in operation; and (b) be consistent with the character of the surrounding	A04.1 Car parking spaces, access and circulation areas have dimensions in accordance with AS/NZS 2890.1 Off-street car parking.	N/A Use does not require the provision of car parking spaces/facilities
	A04.2 Disabled access and car parking spaces are located and designed in accordance with AS/NZS 2890.6 Parking facilities - Off-street parking for people with disabilities.	N/A Use does not require the provision of car parking spaces/facilities
	A04.3 The car parking area includes designated pedestrian routes that provide connections to building entrances.	N/A Use does not require the provision of car parking spaces/facilities
	A04.4 Parking and any set down areas are: (a) wholly contained within the site; (b) visible from the street where involving Commercial activities, Community activities, Industrial activities or a use in the Recreation and open space zone; (c) are set back behind the main building line where involving a Dual occupancy, Multiple dwelling,	N/A Use does not require the provision of car parking spaces/facilities

	Residential care facility or Retirement facility; and (d) provided at the side or rear of a building in all other instances.	
Site access and manoeuvring		
PO5 Access to, and manoeuvring within, the site is designed and located to: (a) ensure the safety and efficiency of the external road network; (b) ensure the safety of pedestrians; (c) provide a functional and convenient layout; and (d) accommodate all vehicles intended to use the site	A05.1 Access and manoeuvrability is in accordance with : (a) AS28901 – Car Parking Facilities (Off Street Parking); and (b) AS2890.2 – Parking Facilities (Off-street Parking) Commercial Vehicle Facilities. Note—Proposal plans should include turning circles designed in accordance with AP34/95 (Austroads 1995) Design Vehicles and Turning Path Templates.	N/A Provision of new access or manoeuvring areas not required for proposed use.
	A05.2 Vehicular access has a minimum sight distance in accordance with Part 5 of AUSTROADS.	N/A Provision of new access points not required for proposed use.
	A05.3 Vehicular access is located and designed so that all vehicles enter and exit the site in a forward gear.	N/A Provision of new access points not required for proposed use.
	A05.4 Pedestrian and cyclist access to the site: (a) is clearly defined; (b) easily identifiable; and (c) provides a connection between the site frontage and the entrance to buildings and end of trip facilities (where provided).	N/A Provision of any pedestrian and cyclist access to the site is not required for proposed use.
PO6 Development that involves an internal road network ensures that it's design: (a) ensure safety and efficiency in operation;	A06.1 Internal roads for a Tourist park have a minimum width of: (a) 4 metres if one way; or (b) 6 metres if two way.	N/A – Not a Tourist Park

<p>(b) does not impact on the amenity of residential uses on the site and on adjoining sites, having regard to matters of:</p> <p>(i) hours of operation;</p> <p>(ii) noise</p> <p>(iii) light; and</p> <p>(iv) odour;</p> <p>(c) accommodates the nature and volume of vehicle movements anticipated to be generated by the use;</p> <p>(d) allows for convenient access to key onsite features by pedestrians, cyclists and motor vehicles; and</p> <p>(e) in the Rural zone, avoids environmental degradation.</p>	<p>A06.2</p> <p>For a Tourist park, internal road design avoids the use of cul-de-sacs in favour of circulating roads, where unavoidable, cul-de-sacs provide a full turning circle for vehicles towing caravans having:</p> <p>(a) a minimum approach and departure curve radius of 12 metres; and</p> <p>(b) a minimum turning circle radius of 8metres.</p>	<p>N/A –</p> <p>Not a Tourist Park</p>
	<p>A06.3</p> <p>Internal roads are imperviously sealed and drained, apart from those for an Energy and infrastructure activity or Rural activity.</p>	<p>N/A</p> <p>No internal roads required.</p>
	<p>A06.4</p> <p>Speed control devices are installed along all internal roads, apart from those for an Energy and infrastructure activity or Rural activity, in accordance with Complete Streets.</p>	<p>N/A</p> <p>No internal roads required.</p>
	<p>A06.5</p> <p>Internal roads, apart from those for an Energy and infrastructure activity or Rural activity, are illuminated in accordance with AS 4282 (as amended) - Control of Obtrusive effects of outdoor lighting.</p>	<p>N/A</p> <p>No internal roads required.</p>
	<p>A06.6</p> <p>Where involving an accommodation activity, internal roads facilitate unobstructed access to every dwelling, accommodation unit, accommodation site and building by emergency services vehicles.</p>	<p>N/A</p> <p>No internal roads required. No accommodation activity involved.</p>
	<p>A06.7</p> <p>For an Energy and infrastructure activity or Rural activity, internal road gradients:</p> <p>(a) are no steeper than 1:5; or</p> <p>(b) are steeper than 1:5 and are sealed.</p>	<p>N/A</p> <p>No internal roads required.</p>

Servicing		
PO7 Development provides access, maneuvering and servicing areas on site that: (a) accommodate a service vehicle commensurate with the likely demand generated by the use; (b) do not impact on the safety or efficiency of internal car parking or maneuvering areas; (c) do not adversely impact on the safety or efficiency of the road network; (d) provide for all servicing functions associated with the use; and (e) are located and designed to minimise their impacts on adjoining sensitive land uses and streetscape quality.	A07.1 All unloading, loading, service and waste disposal areas are located: (a) on the site; (b) to the side or rear of the building, behind the main building line; (c) not adjacent to a site boundary where the adjoining property is used for a sensitive use.	N/A Requires no amendments to existing services.
	A07.2 Unloading, loading, service and waste disposal areas allow service vehicles to enter and exit the site in a forward gear.	N/A Requires no amendments to existing services.
	A07.3 Development provides a servicing area, site access and maneuvering areas to accommodate the applicable minimum servicing vehicle specified in Table 9.4.3.3B .	N/A Requires no amendments to existing services.
Maintenance		
PO8 Parking areas are used and maintained for their intended purpose.	A08.1 Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking and circulation of vehicles.	N/A Carparking facilities not required
	A08.2 All parking areas will be compacted, sealed, drained, line marked and maintained until such time as the development ceases.	N/A Carparking facilities not required
End of trip facilities		
PO9 Development within the Centre zone; Industry zone or Emerging community zone	A09.1 The number of bicycle parking spaces provided for the use is in accordance with Table 9.4.3.3D .	N/A Not in applicable zone

<p>provides facilities for active transport users that:</p> <p>(a) meet the anticipated demand generated from the use;</p> <p>(b) comprise secure and convenient bicycle parking and storage; and</p> <p>(c) provide end of trip facilities for all active transport users.</p>	<p>A09.2</p> <p>End of trip facilities are provided in accordance with Table 9.4.3.3D.</p>	<p>N/A</p> <p>Not in applicable zone</p>
<p>If for Educational establishment or Child care centre where involving more than 100 vehicle movements per day or Renewable activities or Tourist park</p>		
<p>PO10</p> <p>The level of traffic generated by the development on the surrounding local road network must not result in unacceptable impacts on adjacent land and local road users.</p>	<p>AO10</p> <p>A traffic impact report is prepared by a suitably qualified person that identifies:</p> <p>(a) the expected traffic movements to be generated by the facility;</p> <p>(b) any associated impacts on the road network; and</p> <p>(c) any works that will be required to address the identified impacts.</p>	<p>N/A</p> <p>Proposal is not a child care centre or Tourist Park</p>

Reconfiguring a Lot code

9.4.4.3 Criteria for assessment

Performance Outcomes	Acceptable Outcomes	Compliance
Area of frontage of lots – except for Rural zone		
PO1 Lots include an area and frontage that: (a) is consistent with the design of lots in the surrounding area; (b) allows the desired amenity of the zone to be achieved; (c) is able to accommodate all buildings, structures and works associated with the intended land use; (d) allow the site to be provided with sufficient access; (e) considers the proximity of the land to: (i) centres; (ii) public transport services; and (iii) open space; and (f) allows for the protection of environmental features; and (g) accommodates site constraints.	AO1.1 Lots provide a minimum area and frontage in accordance with Table 9.4.4.3B .	N/A The site is zoned Rural.
Area of frontage of lots – Rural Zone		
PO1.1 No lots are created with an area of less than 60ha, except for where: (a) The subdivision results in no additional lots (boundary realignment) and does not create an additional <i>rural lifestyle lot or rural residential purposes lot</i> ; or (b) The subdivision is limited to the creation of one additional allotment to accommodate a <i>public reconfiguration purpose</i> . Note: This also applies to applications for boundary realignment.	AO1.1 No acceptable outcome is provided.	Complies with PO1.1 – The Boundary Alignment results in no additional lots nor does it create an additional <i>lifestyle or rural residential</i> Lot. The purpose of the Realignment is to increase the farming capacity of Lot 23 SP193149.
PO1.2 Where for a boundary realignment, the realignment only occurs where it would: (a) Improve agricultural efficiency; or (b) Facilitate agricultural activity or	AO1.3 No acceptable outcome is provided.	Complies with PO1.2 a) The boundary realignment aims to increase agricultural efficiency by containing the bore within the farming boundaries.

conservation outcomes; or (c) Resolve boundary issues where a house, structure or works is built over the boundary line of the lots.		c) The bore structure currently sits within the boundaries of the residential Lot, the realignment aims to move the boundary to rectify this.
PO1.3 Where for a boundary realignment, the proposed lots are: (a) Able to accommodate all buildings, structures and works associated with the rural use; (b) Suitable to allow the site to be provided with sufficient access; (c) Include enough space within the new lots to accommodate buffers from adjoining land uses to mitigate adverse impacts such as chemical spray drift, odour, noise, fire, smoke and ash; (d) Do not constrain existing industries from expanding or new agricultural enterprises from being established; (e) Do not create new lots for <i>rural lifestyle or rural residential purposes</i> ; and (f) Are not for the purposes of creating a separate house lot.	AO1.3 No acceptable outcome is provided.	Complies with PO1.3 a) The changes do not compromise the other buildings, structures and works that are associated with rural use – it enhances them. b) All existing access arrangements will be retained. c) The repositioning of the boundary is for the purpose of aligning the bore with the farming block. No additional land will be cultivated as a result and as such the buffers that exist between the adjoining land uses will be retained. d) No restrictions will be imposed on current or future agriculture enterprises as a result of the change. e&f) no new lots will be created.
PO1.4 Where for the creation of one additional lot to accommodate a <i>public reconfiguration purpose</i> : (a) The lot has sufficient area to be able to accommodate all buildings, structures and works associated with the intended use; and (b) The intended use commences on the lot prior to its creation, or a statutory covenant is registered on the title restricting the future use of the lot to the intended purpose.	AO1.4 No acceptable outcome is provided.	N/A No additional lots will be created.
PO1.5	AO1.5 No acceptable outcome is provided.	N/A

<p>Reconfiguring a lot that is severed by a gazetted road and that uses the road as the boundary of division only occurs where:</p> <p>(a) The subdivision divides one lot into two; and</p> <p>(b) The existing lot is severed by a road that was gazetted before 9 May 2008; and</p> <p>(c) The resulting lot boundaries use the road as the boundary of division; and</p> <p>(d) The development:</p> <p>(i) facilitates agricultural activity; or</p> <p>(ii) facilitates conservation outcomes; and</p> <p>(e) The development ensures agricultural activity is not compromised.</p>		<p>Lot is not severed by a gazetted road.</p>
<p>PO1.6</p> <p>All lots include a frontage that allows the site to be provided with sufficient access.</p>	<p>AO1.6</p> <p>Lots provided with a minimum frontage is accordance with Table 9.4.4.3B</p>	<p>Complies with PO1.6</p> <p>Whilst the frontage on Lot 1 RP749138 is less than the minimum requirement stated in Table 9.4.4.3B – the change from the existing is minimal – and imposes no change to the existing safe provision of access.</p>
<p>Existing buildings and easements</p>		
<p>PO2</p> <p>Reconfiguring a lot which contains existing land uses or existing buildings and structures ensures:</p> <p>(a) new lots are of sufficient area and dimensions to accommodate existing land uses, buildings and structures;</p> <p>and</p> <p>(b) any continuing use is not compromised by the reconfiguration.</p>	<p>AO2.1</p> <p>Each land use and associated infrastructure is contained within its individual lot</p> <p>AO2.2</p> <p>All lots containing existing buildings and structures achieve the setback requirements of the relevant zone.</p>	<p>Complies</p> <p>AO2.1 This change has been initiated to ensure that the farming land use and the associated bore are contained within the same lot.</p> <p>AO2.2</p> <p>N/A</p> <p>The proposed changes does not change the existing setbacks -</p>
<p>PO3</p> <p>Reconfiguring a lot which contains an existing easement ensures:</p> <p>(a) future buildings, structures and accessways are able to be sited to avoid the easement; and</p> <p>(b) the reconfiguration does not compromise the purpose of the</p>	<p>AO3</p> <p>No acceptable outcome is provided.</p>	<p>Complies</p> <p>The easement present at the southern end of 1RP749138 has been preserved and the purpose of the easement has not been compromised by the realignment of the boundary.</p>

easement or the continued operation of any infrastructure contained within the easement.		
Boundary realignment		
PO4 The boundary realignment retains all attendant and existing infrastructure connections and potential connections.	AO4 No acceptable outcome is provided.	Complies PO4 The proposed boundary realignment retains and protects all potential and existing infrastructure connections.
Access and road network		
PO5 Access to a reconfigured lot (including driveways and paths) must not have an adverse impact on: (a) safety; (b) drainage; (c) visual amenity; (d) privacy of adjoining premises; and (e) service provision.	AO5 No acceptable outcome is provided.	N/A There have been no changes to the access for either lot. Therefore the existing safety, drainage, visual amenity, privacy and service provision remains unchanged.
PO6 Reconfiguring a lot ensures that access to a lot can be provided that: (a) is consistent with that provided in the surrounding area; (b) maximises efficiency and safety; and (c) is consistent with the nature of the intended use of the lot. <i>Note—The Parking and access code should be considered in demonstrating compliance with PO6.</i>	AO6 Vehicle crossover and access is provided in accordance with the design guidelines and specifications set out in Planning Scheme Policy 4 – FNQROC Regional Development Manual.	N/A There have been no changes to the access for either lot.
PO7 Roads in the Industry zone are designed having regard to: (a) the intended use of the lots; (b) the existing use of surrounding land; (c) the vehicular servicing requirements of the intended use; (d) the movement and turning requirements of B-Double vehicles.	AO7 No acceptable outcome is provided.	N/A – not in Industry zone.

<i>Note—The Parking and access code should be considered in demonstrating compliance with PO7</i>		
Rear lots		
PO8 Rear lots are designed to: (a) provide a high standard of amenity for residents and other users of the site; (b) provide a high standard of amenity for adjoining properties; and (c) not adversely affect the safety and efficiency of the road from which access is gain	AO8.1 Rear lots are designed to facilitate development that adjoins or overlooks a park or open space.	N/A – No Rear lot exists or will be created.
	AO8.2 No more than two rear lots are created behind any lot with a road frontage.	
	AO8.3 Access to lots is via an access strip with a minimum width of: (a) 4 metres where in the Low density residential zone or Medium density residential zone; or (b) 8 metres otherwise.	
	AO8.4 A single access strip is provided to a rear lot along one side of the lot with direct frontage to the street. <i>Note—Figure A provides further guidance in relation to the desired outcome.</i>	
	AO8.5 No more than 1 in 10 lots created in a new subdivision are rear lots.	
	AO8.6 Rear lots are not created in the Centre zone or the Industry zone.	
Crime prevention and safety		
PO9 Development includes design features which enhance public safety and seek to prevent opportunities for crime, having regard to: (a) sightlines; (b) the existing and intended pedestrian	AO9 No acceptable outcome is provided.	Complies There will be no impact on public safety or sight lines as a result of this boundary realignment.

movement network; (c) the existing and intended land use pattern; and (d) potential entrapment locations.		
Pedestrian and cycle movement network		
PO10 Reconfiguring a lot must assist in the implementation of a Pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks.	AO10 No acceptable outcome is provided.	Complies The pedestrian movement or cycle routes will not be impacted or compromised by this development.
Public Transport network		
PO11 Where a site includes or adjoins a future public transport corridor or future public transport site identified through a structure planning process, development: (a) does not prejudice the future provision of the identified infrastructure; (b) appropriately treats the common boundary with the future corridor; and (c) provides opportunities to integrate with the adjoining corridor where a it will include an element which will attract pedestrian movement	AO11 No acceptable outcome is provided.	N/A The lots do not adjoin any future public transport corridors or sites.
Residential Subdivision		
PO12 Residential lots are: (a) provided in a variety of sizes to accommodate housing choice and diversity; and (b) located to increase variety and avoid large areas of similar lot sizes.	AO12 No acceptable outcome is provided.	N/A No new lots
Rural Residential zone		
PO13 New lots are only created in the Rural residential zone where land is located within the 4,000m ² precinct, the 1 hectare precinct or the 2 hectare precinct.	AO13 No acceptable outcome is provided.	N/A No new lots
Additional provisions for greenfield development only		
PO14	AO14 No acceptable outcome provided.	N/A Not a greenfield development

<p>The subdivision design provides the new community with a local identity by responding to:</p> <ul style="list-style-type: none"> (a) site context (b) site characteristics (c) setting (d) landmarks (e) natural features; and (f) views. 		
<p>PO15</p> <p>The road network is designed to provide a high level of connectivity, permeability and circulation for local vehicles, public transport, pedestrians and cyclists.</p>	<p>AO15</p> <p>No acceptable outcome provided.</p>	<p>N/A</p> <p>Not a greenfield development</p>
<p>PO16</p> <p>The road network is designed to:</p> <ul style="list-style-type: none"> (a) minimise the number of cul-de-sacs; (b) provide walkable catchments for all residents in cul-de-sacs; and (c) include open cul-de-sacs heads. <p><i>Note—Figure B provides further guidance in relation to the desired outcome.</i></p>	<p>AO16</p> <p>No acceptable outcome provided.</p>	<p>N/A</p> <p>Not a greenfield development</p>
<p>PO17</p> <p>Reconfiguring a lot provides safe and convenient access to the existing or future public transport network.</p>	<p>AO17</p> <p>The subdivision locates 90% of lots within 400 metres walking distance of a future public transport route.</p>	<p>N/A</p> <p>Not a greenfield development</p>
<p>PO18</p> <p>The staging of the lot reconfiguration prioritises delivery of link roads to facilitate efficient bus routes</p>	<p>AO18</p> <p>No acceptable outcome provided.</p>	<p>N/A</p> <p>Not a greenfield development</p>
<p>PO19</p> <p>Provision is made for sufficient open space</p> <p>To:</p> <ul style="list-style-type: none"> (a) meet the needs of the occupiers of the lots and to ensure that the environmental and scenic values of 	<p>AO19.1</p> <p>A minimum of 10% of the site area is dedicated as open space.</p>	<p>N/A</p> <p>Not a greenfield development</p>

<p>the area are protected;</p> <p>(b) retain riparian corridors, significant vegetation and habitat areas and provides linkages between those areas; and</p> <p>(c) meet regional, district and neighbourhood open space requirements.</p>	<p>AO19.2</p> <p>A maximum of 30% of the proposed open space can consist of land identified as significant vegetation or riparian corridor buffer.</p>	
<p>PO20</p> <p>A network of parks and community land is provided:</p> <p>(a) to support a full range of recreational and sporting activities;</p> <p>(b) to ensure adequate pedestrian, cycle and vehicle access;</p> <p>(c) which is supported by appropriate infrastructure and embellishments;</p> <p>(d) to facilitate links between public open spaces;</p> <p>(e) which is co-located with other existing or proposed community infrastructure;</p> <p>(f) which is consistent with the preferred open space network; and</p> <p>(g) which includes a diversity of settings;</p>	<p>AO20</p> <p>No acceptable outcome is provided.</p>	<p>N/A</p> <p>Not a greenfield development</p>

Performance Outcomes	Acceptable Outcomes	Compliance
<p>PO1</p> <p>Each lot has an adequate volume and supply of water that:</p> <p>a) meets the needs of users; is adequate for fire-fighting purposes;</p> <p>b) ensures the health, safety and convenience of the community; and</p> <p>c) minimises adverse impacts on the receiving environment.</p>	<p>AO1.1</p> <p>Development is connected to a reticulated water supply system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p> <p>Other than where located:</p> <p>(a) in the Conservation zone, Rural zone or Rural residential zone; and</p> <p>(b) outside a reticulated water supply service area.</p>	<p>N/A</p> <p>Not connected to reticulated water supply network – is located in the Rural Zone</p>
	<p>AO1.2</p> <p>Development, where located outside a reticulated water supply service area and in the Conservation zone, Rural zone or Rural residential zone is provided with:</p> <p>(a) a bore or bores are provided in accordance with the Design Guidelines set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; or (b) on-site water storage tank/s:</p> <p>i) with a minimum capacity of 90,000L;</p> <p>ii) fitted with a 50mm ball valve with a camlock fitting; and</p> <p>iii) which are installed and connected prior to the occupation or use of the development.</p>	<p>Complies</p> <p>The development will align the farming block with the bore to provide adequate water for agriculture requirements. Other previous water supplies will be maintained.</p>
<p>PO2</p> <p>Each lot provides for the treatment and disposal of effluent and other waste water that:</p> <p>a) meets the needs of users;</p> <p>b) is adequate for fire-fighting purposes;</p> <p>c) ensures the health, safety and convenience of the community;</p>	<p>AO2.1</p> <p>Development is connected to a reticulated sewerage system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located:</p> <p>(a) in the Conservation zone, Rural zone or Rural residential zone; and</p>	<p>N/A</p> <p>Site located outside the reticulated sewerage service area.</p>

d) and minimizes adverse impacts on the receiving environment.	(b) outside a reticulated sewerage service area.	
	<p>AO2.2 An effluent disposal system is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located:</p> <p>(a) in the Conservation zone, Rural zone or Rural residential zone; and</p> <p>(b) outside a reticulated sewerage service area.</p>	<p>N/A Not applicable to the proposed Boundary Realignment.</p>
<p>PO3 Stormwater infrastructure is designed and constructed to collect and convey the design storm event to a lawful point of discharge in a manner that mitigates impacts on life and property.</p>	<p>AO3.1 Where located within a Priority infrastructure area or where stormwater infrastructure is available, development is connected to Council's stormwater network in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	<p>N/A Not located in a priority infrastructure area or serviced by the stormwater infrastructure network.</p>
	<p>AO3.2 On-site drainage systems are constructed:</p> <p>(a) to convey stormwater from the premises to a lawful point of discharge; and</p> <p>(b) in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	<p>Complies Not applicable to proposed Boundary Realignment</p>
<p>PO4 Each lot is provided with an adequate supply of electricity.</p>	<p>AO4 The premises:</p> <p>(a) is connected to the electricity supply network;</p> <p>(b) or has arranged a connection to the transmission grid;</p> <p>(c) or where not connected to the network, an independent energy system with sufficient capacity to service the development (at near average energy demands associated with the use) may be provided as an alternative to reticulated electricity where: it is approved by the relevant regulatory authority; and</p> <p>(d) it can be demonstrated that no air or noise emissions; and</p>	<p>Complies All existing infrastructure connections are retained.</p>

	(e) it can be demonstrated that no adverse impact on visual amenity will occur.	
PO5 Each lot is provided with an adequate supply of telecommunication infrastructure.	AO5 Development is provided with a connection to the national broadband network or telecommunication services.	Complies All existing infrastructure connections are retained.
PO6 Development and associated works do not affect the efficient functioning of public utility mains, services or installations.	AO6 Public utility mains, services are relocated, altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	Complies Proposed development is deemed to provide no disruptions to any public utility services.
PO7 Excavation or filling must not have an adverse impact on the: streetscape; scenic amenity; environmental values; slope stability; accessibility; or privacy of adjoining premises.	AO7.1 Excavation or filling does not occur within 1.5 metres of any site boundary.	N/A Not applicable to this Boundary Realignment
	AO7.2 Excavation or filling at any point on a lot is to be no greater than 1.5 metres above or below natural ground level.	N/A Not applicable to this Boundary Realignment
	AO7.3 Earthworks batters: (a) are no greater than 1.5 metres in height; (b) are stepped with a minimum width 2 metre berm; (c) do not exceed a maximum of two batters and two berms (not greater than 3.6 metres in total height) on any one lot; (d) have a slope no greater than 1 in 4; and (e) are retained.	N/A Not applicable to this Boundary Realignment
	AO7.4 Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from: (a) adjoining premises; or (b) a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation.	N/A Not applicable to this Boundary Realignment

	AO7.5 All batters and berms to be constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	N/A Not applicable to this Boundary Realignment
	AO7.6 Retaining walls have a maximum height of 1.5 metres and are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	N/A Not applicable to this Boundary Realignment
	AO7.7 Excavation or filling at any point on a lot is to include measures that protect trees at the foot or top of cut or fill batters by the use of appropriate retaining methods and sensitive earth removal or placement and in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	N/A Not applicable to this Boundary Realignment
PO8 The development has access to a transport network of adequate standard to provide for the safe and efficient movement of vehicles, pedestrians and cyclists.	AO8.1 Vehicle access, crossovers, road geometry, pavement, utilities and landscaping to the frontage/s of the site are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	Complies None of the proposed changes will have a negative impact on the movement of vehicles, pedestrians and cyclists.
	AO8.2 Development provides footpath pavement treatments in accordance with Planning Scheme Policy 9 – Footpath Paving.	Complies There are no existing footpaths nor are their any proposed.
PO9 The design, construction and provision of any infrastructure that is to be dedicated to Council is cost effective over its life cycle and incorporates provisions to minimise adverse impacts.	AO9 Development is in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	Complies No council dedicated infrastructure required.

<p>PO10 Development has a non-worsening effect on the site and surrounding land and is designed to:</p> <ul style="list-style-type: none"> a) Optimise the interception, retention and removal of waterborne pollutants, prior to the discharge to receiving waters. b) Protect the environmental values of waterbodies affected by the development, including upstream, onsite and downstream waterbodies. c) Achieve specified water quality objectives. d) Minimise flooding. e) Maximise the use of natural channel design principles. f) Maximise community benefit. g) Minimise risk to public safety. 	<p>AO10.1 The following reporting is prepared for all Material change of use or Reconfiguring a lot proposals:</p> <ul style="list-style-type: none"> (a) a Stormwater Management Plan and Report that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; and (b) an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia), including: <ul style="list-style-type: none"> (i) drainage control; (ii) erosion control; (iii) sediment control; and (iv) water quality outcomes. 	<p>N/A Not applicable to this Boundary Realignment</p>
	<p>AO10.2 For development on land greater than 2,500m² or that result in more than 5 lots or more than 5 dwellings or accommodation units, a Stormwater Quality Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) is prepared that demonstrates that the development:</p> <ul style="list-style-type: none"> (a) meets or exceeds the standards of design and construction set out in the Urban Stormwater Quality Planning Guideline and the Queensland Water Quality Guideline; (b) is consistent with any local area stormwater water management planning; (c) accounts for development type, construction phase, local climatic conditions and design objectives; and (d) provides for stormwater quality treatment measures reflecting land use constraints, 	<p>N/A Not applicable to this Boundary Realignment</p>

	such as soil type, landscape features (including landform), nutrient hazardous areas, acid sulfate soil and rainfall erosivity.	
PO11 Storage areas for stormwater detention and retention: (a) protect or enhance the environmental values of receiving waters; (b) achieve specified water quality objectives; (c) where possible, provide for recreational use; (d) maximise community benefit; and (e) minimise risk to public safety.	AO11 No acceptable outcome is provided.	N/A No stormwater detention / retention areas are proposed as part of this development.
PO12 Traffic generated by filling or excavation does not impact on the amenity of the surrounding area.	AO12.1 Haul routes used for transportation of fill to or from the site only use major roads and avoid residential areas.	N/A Not applicable to the Boundary Realignment
	AO12.2 Transportation of fill to or from the site does not occur: (a) within peak traffic times; and (b) before 7am or after 6pm Monday to Friday; (c) before 7am or after 1pm Saturdays; and (d) on Sundays or Public Holidays.	N/A Not applicable to the Boundary Realignment
PO13 Air pollutants, dust and sediment particles from excavation or filling, do not cause significant environmental harm or nuisance impacts.	AO13.1 Dust emissions do not extend beyond the boundary of the site.	N/A Not applicable to the Boundary Realignment
	AO13.2 No other air pollutants, including odours, are detectable at the boundary of the site.	N/A Not applicable to the Boundary Realignment N/A Not applicable to the Boundary Realignment
	AO13.3 A management plan for control of dust and air pollutants is prepared and implemented.	N/A Not applicable to the Boundary Realignment
PO14 Access to the premises (including driveways and paths) does not have an adverse impact on: (a) safety;	AO14 Access to the premises (including all works associated with the access): (a) must follow as close as possible to the existing contours;	N/A Not applicable to the Boundary Realignment

(b) drainage; (c) visual amenity; (d) and privacy of adjoining premises.	(b) be contained within the premises and not the road reserve, and (c) are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	
PO15 Development prevents the spread of weeds, seeds or other pests into clean areas or away from infested areas.	AO15 No acceptable outcome is provided.	N/A Not applicable to the Boundary Realignment
PO16 Development is located and designed to ensure that users and nearby sensitive land uses are not exposed to unacceptable levels of contaminants.	AO16 Development is located where: (a) soils are not contaminated by pollutants which represent a health or safety risk to users; (b) or contaminated soils are remediated prior to plan sealing, operational works permit, or issuing of building works permit.	
PO17 Fire hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	AO17.1 Fire hydrants are located in accessways or private roads held in common private title at a maximum spacing of: (a) 120 metres for residential development; and (b) 90 metres for any other development.	N/A Not applicable to the Boundary Realignment
	AO17.2 Fire hydrants are located at all intersections of accessways or private roads held in common private title.	N/A Not applicable to the Boundary Realignment

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