



15-17 Platypus Close, Kuranda
Lot 5-6 on RP892268

TOWN PLANNING REPORT

RECONFIGURING A LOT (BOUNDARY REALIGNMENT)

Applicant:
Murhop Pty Ltd ATF Murhop Trust
C/- wildPLAN Pty Ltd



A PROJECT CONTACT DETAILS

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CONTENTS

1.	Summary.....	4
1.1	Site details	4
1.2	Key Parties to Development Application.....	4
1.3	Development Application Details.....	4
1.4	State Planning instrument matters	4
1.5	Local Planning Instrument Matters.....	5
1.6	Applicable Fees and Charges	5
2.	Site Details.....	6
2.1	Site Features	8
3.	Proposed Development	9
3.1	Project Description	9
3.2	Development Summary.....	11
3.3	Infrastructure Charges	11
4.	State Planning matters.....	12
4.1	<i>Planning Act 2016</i>	12
4.2	<i>Planning Regulation 2017</i>	12
4.2.1	Referrals.....	12
4.3	State Planning Policy	20
4.4	Regional Plan	20
5.	Local Planning matters.....	21
5.1	Zone.....	21
5.2	Local Plan.....	21
5.3	Overlays.....	21
5.4	Categories of Development and Assessment.....	21
5.5	Assessment Benchmarks.....	21
5.5.1	Alternative Solutions.....	23
6.	Conclusion.....	25
	Schedule 1 Searches	
	Schedule 2 SARA DA Mapping	
	Schedule 3 Proposal Plans	
	Schedule 4 Planning Scheme Code Compliance	
	Schedule 5 DA Form 1	

1. SUMMARY

1.1 SITE DETAILS

Site address:	15 Platypus Close & 17 Platypus Close, Kuranda Qld 4881
Real property description:	Lot 5 and Lot 6 on RP892268
Site area:	Lot 5: 16,900m ² (1.69ha) Lot 6: 9,609m ² (0.9609ha) Total: 2.6509ha
Existing land use:	Dwelling House

1.2 KEY PARTIES TO DEVELOPMENT APPLICATION

Applicant:	Murhop Pty Ltd ATF Murhop Trust C/- wildPLAN Pty Ltd
Owner:	Lot 5 on RP892269: Linda Marie Ash Lot 6 on RP892269: Murhop Pty Ltd Refer Schedule 1 – Searches .
Assessment manager:	Mareeba Shire Council
Referral Agencies:	N/A

1.3 DEVELOPMENT APPLICATION DETAILS

Proposed development:	Reconfiguring a Lot (Boundary Realignment)
Type of approval sought:	Development Permit
Related approvals:	N/A
Level of assessment:	Code Assessment
Notification required:	N/A
Referral required:	N/A

1.4 STATE PLANNING INSTRUMENT MATTERS

State Matters of Interest:	The following matters of State interest are relevant to Lot 5 and Lot 6: <ul style="list-style-type: none"> Water resource planning area boundaries Regulated vegetation management map (Category A and B extract) Refer Schedule 2 – SARA DA Mapping .
Applicable SDAP Codes:	N/A
Regional Plan:	<i>Far North Queensland Regional Plan 2009–2031</i>
Regional Plan Designation:	Rural Living Area

1.5 LOCAL PLANNING INSTRUMENT MATTERS

Planning Scheme:	Mareeba Shire Council Planning Scheme 2016
Amendment:	Major Amendment No. 1 of 2023
TLPIs:	N/A
Zones:	Rural Residential Zone
Local Plan / Precinct	Rural Residential B (1 Hectare) Precinct
Overlays:	<ul style="list-style-type: none"> Environmental Significance Overlay <ul style="list-style-type: none"> Wildlife Habitat Hill and Slope Overlay Transport Infrastructure Overlay <ul style="list-style-type: none"> Access Road Major Rural Zone
Assessment requirements ¹ :	<p>The Assessment Benchmarks of the Planning Scheme, to the extent relevant, including:</p> <ul style="list-style-type: none"> Rural Residential Zone Reconfiguring a Lot Code Environmental Significance Overlay Code Hill and Slope Overlay Code Transport Infrastructure Overlay Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code.

1.6 APPLICABLE FEES AND CHARGES

The fee for the Development Application is identified to be **\$1,205.00**, pursuant to the Mareeba Shire Council and Charges 2024-2025). Refer **Table 1-6** for details.

TABLE 1-6 FEES AND CHARGES

Aspect of development	Development Type	Level of assessment	Fee	Fee Payable
Reconfiguring a Lot – Development Permit	<ul style="list-style-type: none"> Boundary realignment 	Code	\$1,205.00	\$1,205.00

¹ The applicability of codes is discussed in Section 5.5 of this Town Planning Report.

2. SITE DETAILS

This development application relates to land at 15 and 17 Platypus Close, Kuranda, which is more accurately known as Lot 5 and 6 on RP892268. Lot 5 (the northern lot) has an area of 16,900m² (1.69 hectares) and Lot 6 (the southern lot) has an area of 9,609m². The site has a total area of 2.6509ha. Each lot is improved by a Dwelling House and several associated buildings and structures.

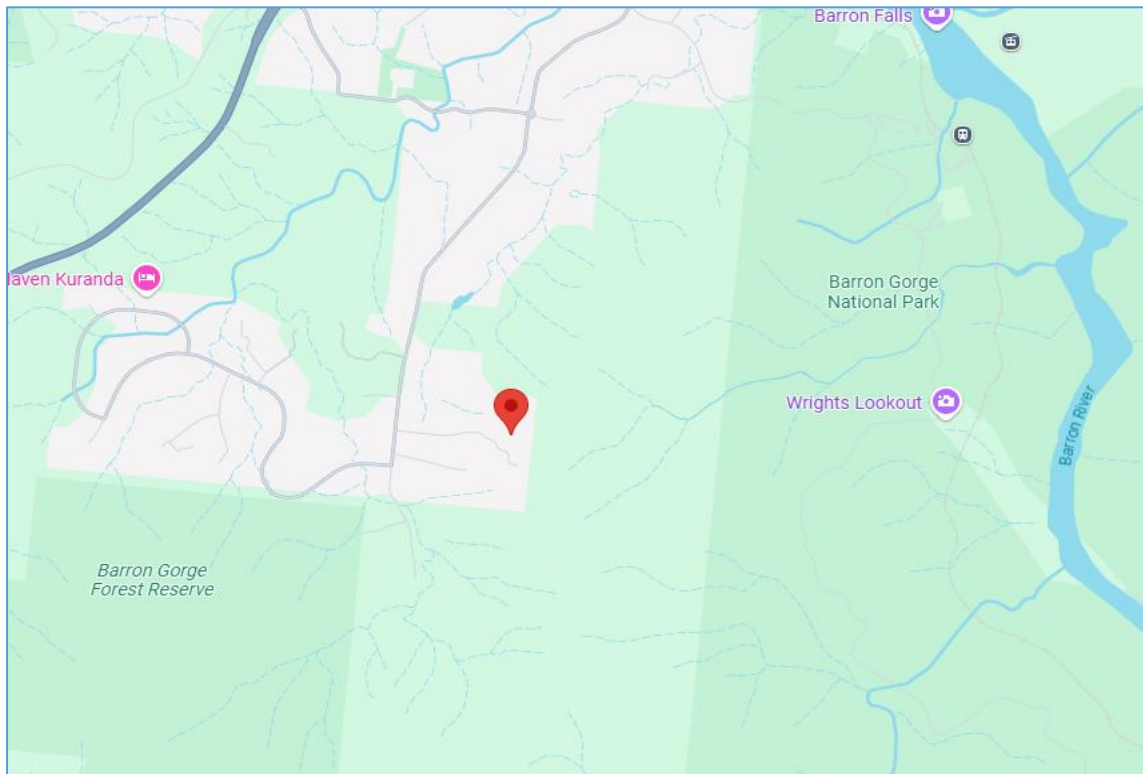


FIGURE 1 **SITE LOCATION**
SOURCE: GOOGLE, 2025

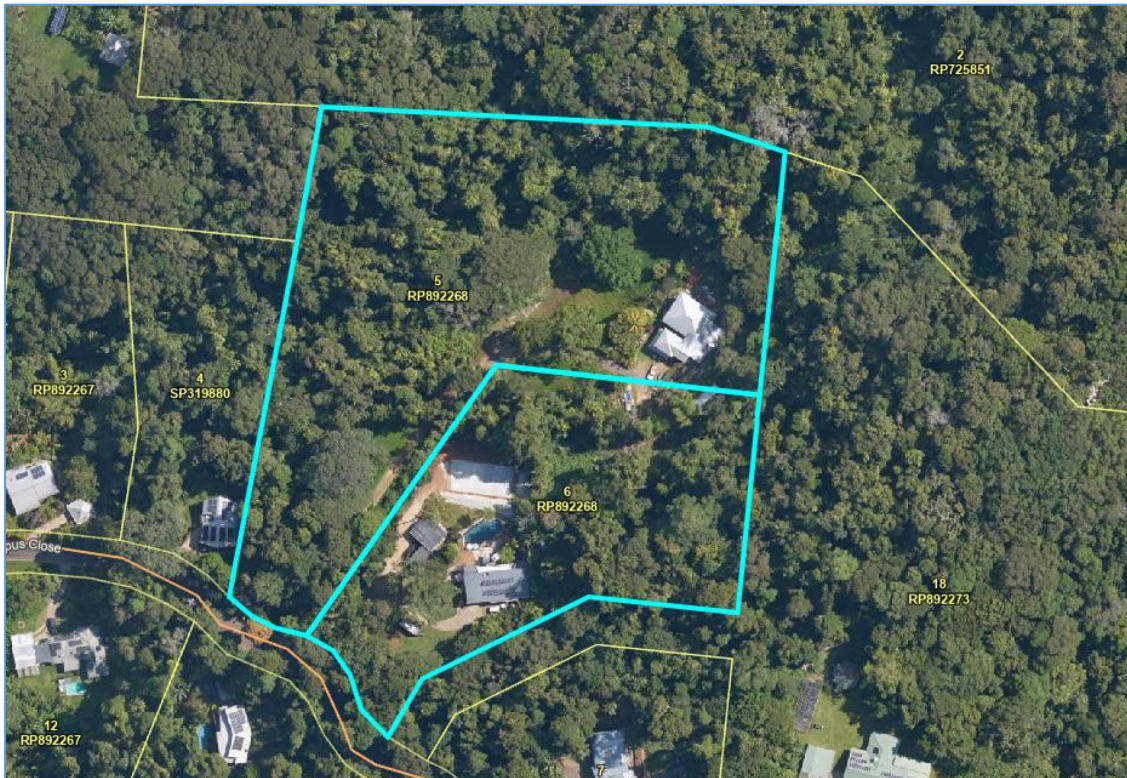


FIGURE 2 AERIAL IMAGERY OF SITE
SOURCE: STATE OF QUEENSLAND, 2025

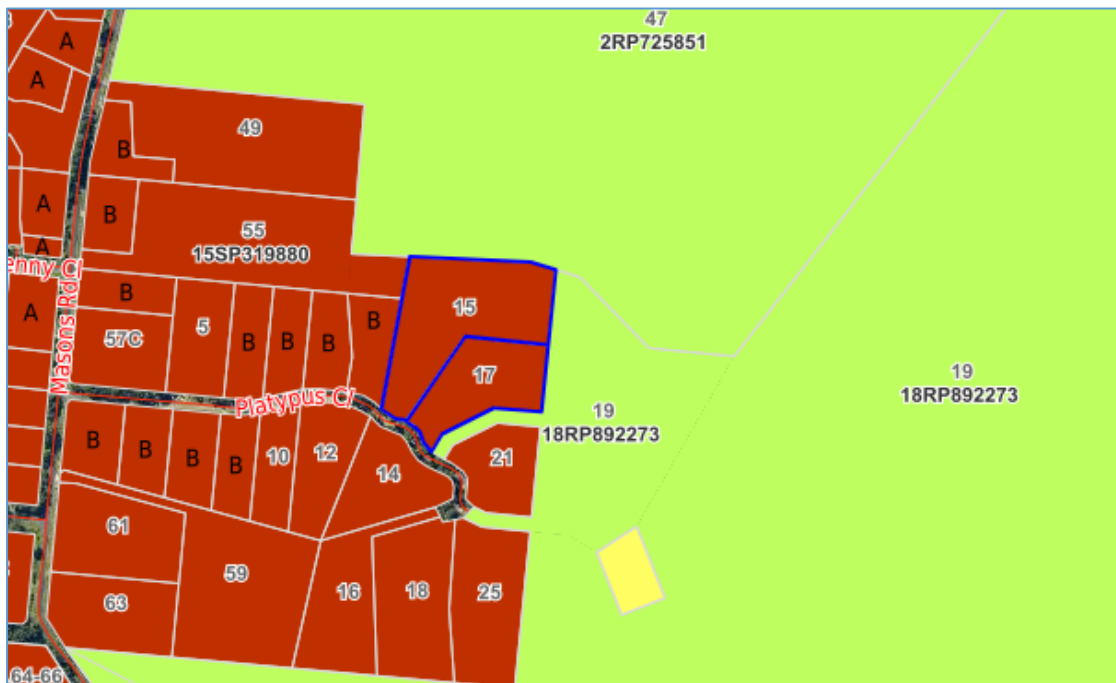


FIGURE 3 ZONING CONTEXT
SOURCE: MAREEBA SHIRE PLANNING SCHEME 2016, 2025

2.1 SITE FEATURES

TABLE 2-1 SITE CHARACTERISTICS AND SUPPORTING INFRASTRUCTURE

Site characteristic	Description
Site address	15 Platypus Close & 17 Platypus Close, Kuranda Qld 4881
Real property description	Lot 5 and Lot 6 on RP892268
Site area	<ul style="list-style-type: none"> Lot 5: 16,900m² (1.69ha) Lot 6: 9,609m² Total: 2.6509ha
Existing land use	Dwelling House
Infrastructure	
<ul style="list-style-type: none"> Services 	Each lot is connected to electricity, telecommunication and water services. The site is not within an area that is serviced by Council's reticulated sewer network.
<ul style="list-style-type: none"> Access 	Both lots are accessed via Platypus Close.
Environment	
<ul style="list-style-type: none"> Topography 	<ul style="list-style-type: none"> Lot 5: The site features elevations ranging from approximately 395m AHD in the north-west to 444m AHD in the south-east. Lot 6: The site features elevations ranging from approximately 420m AHD in the north to 454m AHD in the south-east.
<ul style="list-style-type: none"> Existing vegetation 	<p>The site is mapped as containing Category A and Category B vegetation</p> <p>Refer Schedule 2 – SARA DA Mapping.</p>
<ul style="list-style-type: none"> EMR / CLR 	The site is not listed on the Environmental Management Register ('EMR'), or Contaminated Land Register ('CLR') (refer Schedule 1 – Searches).
Other	
<ul style="list-style-type: none"> Easements 	The site is not burdened nor benefitted by any easements.

3. PROPOSED DEVELOPMENT

3.1 PROJECT DESCRIPTION

The proposed development seeks a Development Permit for Reconfiguring a Lot (Boundary Realignment).

The development proposes to realign the side property boundary line shared by 15 Platypus Close & 17 Platypus Close. The proposed boundary realignment will not create any additional lots and is intended to maintain generous lot sizes that are consistent with the expectations of the Rural Residential Zone and with the properties located in the local surrounding area.

The applicant seeks to rearrange the boundaries of the corresponding lots effecting a 'boundary realignment' with land being dedicated from Lot 6 (proposed Lot 2) to Lot 5 (proposed Lot 1) in order to rectify the existence of an encroaching structure currently affecting Lot 6.

The dividing boundary will be moved approximately 14 metres in a southern direction, reducing the lot size of Proposed Lot 2 (the southern lot) and increasing the lot size of proposed lot 1 (the northern lot) by approximately 574m². An extract of the boundary realignment plan is provided below (refer **Figure 4**).

It is important to note that Lot 6 currently presents an area of 9,609m² which is below the stated 1-hectare minimum lot size requirement as per Table 9.4.4.3B of the Rural Residential Zone Code (1 Hectare Precinct). Although the development will result in a further reduction in lot size the realignment will rectify an encroachment of Lot 5 into Lot 6 and will result in all buildings and structures being contained within their respective lots.

The boundary realignment does not propose any changes to the existing dwellings or to any infrastructure benefitting the properties. Access will remain unchanged in accordance with the existing arrangements. The proposed boundary realignment will not create any additional lots and will maintain the established generous lot sizes in order to accommodate land uses that are consistent with the purpose and overall outcomes of the applicable zone or zones.



FIGURE 4 **PROPOSAL PLAN EXTRACT**
SOURCE WILDPLAN PTY LTD, 2025

3.2 DEVELOPMENT SUMMARY

TABLE 3-1 DEVELOPMENT SUMMARY

Reconfiguring a Lot	
Proposed Development	Boundary Realignment
Existing Lots	<ul style="list-style-type: none"> Lot 5: 16,900m² (1.69ha) Lot 6: 9,609m² Total: 2.6509ha
Proposed Lots	<ul style="list-style-type: none"> Proposed Lot 1: 17,474m² (1.74ha) Proposed Lot 2: 9,035m² Total: 2.6509ha
Frontage	No change
Access	Access to both lots will continue via the lawfully established access arrangements
Infrastructure	No proposed changes to the existing infrastructure servicing the lots, including water, on-site sewer and electricity

3.3 INFRASTRUCTURE CHARGES

The proposed development does not result in the reconfiguration that will create additional allotments.

Infrastructure chargers are not applicable in this instance.

4. STATE PLANNING MATTERS

4.1 PLANNING ACT 2016

The current version of the *Planning Act 2016* is **29 November 2024**.

4.2 PLANNING REGULATION 2017

The current version of the *Planning Regulation 2017* ('the Regulation') is **3 February 2025**.

Schedule 10 of the *Planning Regulation 2017* identifies development that is prohibited development.

Table 4-1 provides a checklist against Schedule 10 and identifies that the development the subject of this development application does not include prohibited development.

TABLE 4-1 PROHIBITED DEVELOPMENT IDENTIFIED IN PLANNING REGULATION 2017

Prohibited Development	Prohibition Description (Schedule 10)	Applicable (Y/N)
Brothels	Part 2, Division 1	N
Development in Caboolture West Investigation Area	Part 2A, Division 1	N
Clearing native vegetation other than for a relevant purpose	Part 3, Division	N
Environmentally relevant activities – development in North Stradbroke Island Region	Part 5, Division 1	N
Development interfering with koala habitat in koala priority area and koala habitat area	Part 10, Division 1	N
Noise sensitive place on noise attenuation land	Part 11	N
SEQ regional landscape and rural production area and SEQ rural living area – Reconfiguring a Lot	Part 16, Division 1	N
SEQ regional landscape and rural production area and SEQ rural living area (Community activity) – Residential Care Facility	Part 16, Division 3, Subdivision 1	N
SEQ regional landscape and rural production area and SEQ rural living area (Residential development)	Part 16, Division 5	N
SEQ regional landscape and rural production area and SEQ rural living area (Urban activity - Shopping Centre)	Part 16, Division 6, Subdivision 1	N
Wetland Protection Area – operational work in wetland protection area	Part 20, Division 1	N

4.2.1 REFERRALS

Schedule 10 of the Regulation identifies when a development application requires referral to a referral agency. In respect to referrals, the Regulation identifies the:

- Trigger for referral
- Referral agency
- Limitations on referral agency's powers
- Matters the referral agency's assessment must or may be against (as applicable)
- Matters the referral agency's assessment must or may have regard to (as applicable)
- Fee for referral.

Table 4-2 and **Table 4-3** are referral checklists against the requirements of Schedule 9 and Schedule 10 and identifies that the subject development application is not subject to any referrals.

TABLE 4-2 REFERRALS IDENTIFIED IN SCHEDULE 9 OF THE *PLANNING REGULATION 2017*

Referral Aspect	Referral Requirement (Schedule 9)	Aspect of Development Trigger				Jurisdiction		Assessment Matter	Applicable (Y/N)
		OPW	ROL	MCU	BW	State	Other		
Premises seaward of coastal building line	Part 3, Division 1, Table 1, Item 1				•	•		SDAP	N
Declared fish habitat area	Part 3, Division 1, Table 2, Item 1				•	•		SDAP	N
State transport corridor	Part 3, Division 1, Table 3, Item 1				•	•		SDAP	N
Future State transport corridor	Part 3, Division 1, Table 4, Item 1				•	•		SDAP	N
Particular class 1 and 10 buildings and structures involving possible amenity and aesthetic impacts	Part 3, Division 2, Table 1, Item 1				•		•	Other ²	N
Particular buildings for residential purposes	Part 3, Division 2, Table 2, Item 1				•		•	Other ³	N
Design and siting	Part 3, Division 2, Table 3, Item 1				•		•	Other ⁴	N
Fire safety in particular budget accommodation buildings	Part 3, Division 2, Table 4, Item 1				•		•	Other ⁵	N
Higher risk personal appearance services	Part 3, Division 2, Table 5, Item 1				•		•	Other ⁶	N
Building work for residential services	Part 3, Division 2, Table 6, Item 1				•		•	Other ⁷	N
Building work for removal or rebuilding	Part 3, Division 2, Table 7, Item 1				•		•	Other ⁸	N

² Whether the building or structure will impact on the amenity or aesthetics of the locality, including, for example, whether the building or structure complies with a matter stated in a local instrument that regulates impacts on amenity or aesthetics

³ Whether the building is suitable for residential purposes

⁴ Whether the proposed building or structure complies with the performance criteria or qualitative statement stated in the paragraph

⁵ Whether, after the building work is completed, the building will comply with the fire safety standard under the Building Act

⁶ Whether the building work complies with the performance criteria stated in the Queensland Development Code, part 5.2 that are relevant to the acceptable solution

⁷ Whether, if the building work is carried out, the premises would comply with the Queensland Development Code, part 5.7

⁸ (a) Whether the local government should require security, of no more than the value of the building work, for the performance of the work (b) If security is required, the amount and form of security that is appropriate for the development

Referral Aspect	Referral Requirement (Schedule 9)	Aspect of Development Trigger				Jurisdiction		Assessment Matter	Applicable (Y/N)
		OPW	ROL	MCU	BW	State	Other		
Building work for particular class 1 buildings relating to Material Change of Use	Part 3, Division 2, Table 8, Item 1				•		•	Other ⁹	N
Temporary accommodation buildings	Part 3, Division 2, Table 9, Item 1				•		•	Other ¹⁰	N
Building work relating to end of trip facilities for Queensland Development Code, part 4.1	Part 3, Division 2, Table 10, Item 1				•		•	Other ¹¹	N
Building work for class 1 building on premises with on-site wastewater management system	Part 3, Division 2, Table 11, Item 1				•		•	Other ¹²	N
Flood hazard area	Part 3, Division 2, Table 12, Item 1				•		•	Other ¹³	N

⁹ The relevant provisions of a local instrument that would apply for the application if schedule 6, part 2, section 2(2) did not apply for the material change of use

¹⁰ Whether the building work complies with performance criteria 1 of the Queensland Development Code, part 3.3

¹¹ Whether the building work complies with performance criteria P12 of the Queensland Development Code, part 4.1

¹² Whether the building work complies with the Queensland Plumbing and Wastewater Code, part 1, performance criteria P2

¹³ Matters stated in Part 3, Division 2, Table 12, Item 4

TABLE 4-3 REFERRALS IDENTIFIED IN SCHEDULE 10 OF THE PLANNING REGULATION 2017

Referral Aspect	Referral Requirement (Schedule 10)	Aspect of Development Trigger				Jurisdiction		SDAP Code / Assessment Matter	Applicable (Y/N)
		OPW	ROL	MCU	BW	State	Other		
Airport Land	Part 1, Division 3, Table 1, Item 1 - Column 2	•	•	•	•		•	Other ¹⁴	N
Clearing native vegetation	Part 1, Division 4, Table 1-3, Item 1 – Column 2	•	•	•		•		16	N
Contaminated land	Part 4, Division 3, Table 1, Item 1 - Column 2		•	•		•		13 ¹⁵	N
Environmentally relevant activities	Part 5, Division 4, Table 1, Item 1 - Column 2			•			•	22	N
Fisheries (Aquaculture)	Part 6, Division 1, Subdivision 3, Table 1, Item 1 - Column 2			•		•		17	N
Fisheries (Declared Fish Habitat)	Part 6, Division 2, Subdivision 3, Table 1, Item 1 - Column 2	•				•		12	N
Fisheries (Marine Plants)	Part 6, Division 3, Subdivision 3, Table 1-2, Item 1 – Column 2	•	•	•		•		11	N
Fisheries (Waterway barrier works)	Part 6, Division 4, Subdivision 3, Table 1, Item 1 - Column 2	•				•		18	N
Hazardous chemical facilities	Part 7, Division 3, Table 1, Item 1 - Column 2			•		•		21	N
Heritage Places (Local heritage places)	Part 8, Division 1, Subdivision 3, Table 1, Item 1 - Column 2				•		•	Other ¹⁶	N
Heritage Places (Queensland heritage place)	Part 8, Division 2, Subdivision 3, Table 1-2, Item 1 – Column 2	•	•	•	•	•		14	N

¹⁴ The matters the Local Government as referral agency must be against include the impacts of the proposed development, identified by the local government, on land in its local government area, other than airport land.

¹⁵ Where for other than contamination because of unexploded ordnance, the Single Assessment Referral Agency (SARA) will assess contaminated land applications against the criteria in the Regulation.

¹⁶ For a local heritage place on the local government's local heritage register under the Heritage Act – assessment must be against the code in the *Queensland Heritage Regulation 2015*, schedule 2. For a local heritage place identified in the local government's planning scheme – the assessment must be against the relevant provisions of a local categorising instrument.

Referral Aspect	Referral Requirement (Schedule 10)	Aspect of Development Trigger				Jurisdiction		SDAP Code / Assessment Matter	Applicable (Y/N)
		OPW	ROL	MCU	BW	State	Other		
Infrastructure-related referrals (Designated premises)	Part 9, Division 1, Table 1, Item 1 - Column 2 (Assessable Development)	•	•	•	•	•		Other ¹⁷	N
Infrastructure-related referrals (Electricity infrastructure)	Part 9, Division 2, Table 1-3, Item 1 - Column 2	•	•	•			•	Other ¹⁸	N
Infrastructure-related referrals (Oil and gas infrastructure)	Part 9, Division 3, Table 1 - 3, Item 1 - Column 2	•	•	•		•		Other ¹⁹	N
Infrastructure-related referrals (State transport infrastructure generally)	Part 9, Division 4, Subdivision 1, Table 1, Item 1 - Column 2	•	•	•		•		6	N
Infrastructure-related referrals (State transport corridors and future State transport corridor)	Part 9, Division 4, Subdivision 2, Table 1-6, Item 1 - Column 2	•	•	•		•		1, 2, 3, 4	N
Infrastructure-related referrals (State-controlled transport tunnels and future State-controlled transport tunnels)	Part 9, Division 4, Subdivision 3, Table 1-3, Item 1 - Column 2	•	•	•		•		5	N
Ports (Brisbane core port land)	Part 13, Division 1, Subdivision 2, Table 1			•			•	Other ²⁰	N
Ports (Brisbane core port land)	Part 13, Division 1, Subdivision 2, Table 2-11	•	•	•	•	•		1 ²¹ , 22, 8, 21, 10, 20, 12	N
Ports (Land within Port of Brisbane's port limits—referral agency's assessment)	Part 13, Division 2, Table 1, Item 1 - Column 2	•	•	•		•		8	N

¹⁷ The referral agency's assessment must have regard to the designation.

¹⁸ The referral agency's assessment must be against the purposes of the Electricity Act and the Electrical Safety Act.

¹⁹ The referral agency's assessment must be against the purposes of the Petroleum and Gas Act.

²⁰ The matters Brisbane City Council assessment as referral agency must be against include the impacts of the proposed development, identified by the council, on land in its local government area, other than Brisbane core port land.

²¹ Where involving development that is inconsistent with Brisbane port LUP for transport reasons the matters the referral agency must be against include 'the transport reasons'.

Referral Aspect	Referral Requirement (Schedule 10)	Aspect of Development Trigger				Jurisdiction		SDAP Code / Assessment Matter	Applicable (Y/N)
		OPW	ROL	MCU	BW	State	Other		
Ports (Land within Port of Brisbane's port limits—referral agency's assessment)	Part 13, Division 2, Table 2, Item 1 – Column 2	•	•	•			•	Other ²²	N
Ports (Land within limits of another port – assessable development)	Part 13, Division 3, Table 1, Item 1 – Column 2	•	•	•			•	Other ²³	N
Ports (Strategic port land)	Part 13, Division 5, Subdivision 3, Table 1, Item 1 – Column 2	•	•	•		•		Other ²⁴	N
SEQ Development Area (Reconfiguring a lot – referral agency's assessment)	Part 15, Division 1, Table 1, Item 1 – Column 2		•			•		Other ²⁵	N
SEQ Development Area (Material Change of Use)	Part 15, Division 2, Subdivision 3, Table 1, Item 1 – Column 2			•		•		Other ²⁶	N
SEQ regional landscape and rural production area and SEQ rural living area (Tourist or sport and recreation activity)	Part 16, Division 2, Subdivision 3, Table 1, Item 1 – Column 2			•		•		Other ²⁷	N
SEQ regional landscape and rural production area and SEQ rural living area (Community activity)	Part 16, Division 3, Subdivision 4, Table 1, Item 1 – Column 2			•		•		Other ²⁸	N
SEQ regional landscape and rural production area and SEQ rural living area (Indoor recreation)	Part 16, Division 4, Subdivision 3, Table 1, Item 1 – Column 2			•		•		Other ²⁹	N

²² The referral agency's assessment must be against the safety and operational integrity of the port.

²³ The referral agency's assessment must be against the port authority functions under the Transport Infrastructure Act, Chapter 8, part 3.

²⁴ The referral agency's assessment must be against the Transport Infrastructure Act, section 287A.

²⁵ The referral agency's assessment must be against whether the development is consistent with the future planning intent for the area in which the premises are located.

²⁶ As stated in Part 15, Division 2, Subdivision 3, Table 1, Item 4

²⁷ As stated in Part 16, Division 2, Subdivision 3, Table 1, Item 4

²⁸ As stated in Part 16, Division 3, Subdivision 4, Table 1, Item 4

²⁹ As stated in Part 16, Division 4, Subdivision 3, Table 1, Item 4

Referral Aspect	Referral Requirement (Schedule 10)	Aspect of Development Trigger				Jurisdiction		SDAP Code / Assessment Matter	Applicable (Y/N)
		OPW	ROL	MCU	BW	State	Other		
SEQ regional landscape and rural production area and SEQ rural living area (Urban activity - biotechnology industry / service station / another urban activity)	Part 16, Division 6, Subdivision 4, Table 1, Item 1 – Column 2			•		•		Other ³⁰	N
SEQ regional landscape and rural production area and SEQ rural living area (Combined uses – community activity / indoor recreation / sport and recreation / tourist activity / urban activity)	Part 16, Division 7, Subdivision 3, Table 1, Item 1 – Column 2			•		•		Other ³¹	N
Tidal works or work in a coastal management district	Part 17, Division 3, Table 1-6, Item 1 – Column 2	•	•	•		•		7, 8	N
Urban design	Part 18			•		•		24	N
Water related development (Taking or interfering with water)	Part 19, Division 1, Subdivision 3, Table 1, Item 1 – Column 2	•				•		10	N
Water related development (Removing quarry material)	Part 19, Division 2, Subdivision 3, Table 1, Item 1 – Column 2	•				•		15	N
Water related development (Referable dams)	Part 19, Division 3, Subdivision 3, Table 1, Item 1 – Column 2	•				•		20	N
Water related development (Levees)	Part 19, Division 4, Subdivision 3, Table 1, Item 1 – Column 2	•				•		19	N
Wetland Protection Area	Part 20, Division 4, Table 1-2, Item 1 – Column 2	•	•	•		•		9	N

³⁰ As stated in Part 16, Division 6, Subdivision 4, Table 1, Item 4

³¹ As stated in Part 16, Division 7, Subdivision 3, Table 1, Item 4

4.3 STATE PLANNING POLICY

The current version of the State Planning Policy (SPP) is **July 2017**.

The *Mareeba Shire Planning Scheme 2016* is identified to appropriately reflect the SPP in effect as at the date of commencement of the Planning Scheme, to the extent relevant.

In that the provisions of the SPP as relevant to the site are not known to have changed substantially in the time since commencement of the Planning Scheme, assessment of the proposed development against the current version of the SPP has not been undertaken.

4.4 REGIONAL PLAN

The *Far North Queensland Regional Plan 2009 – 2031* ('the Regional Plan') is relevant to the site. The site is located within the Rural Living Area pursuant to the Regional Plan.

The Minister has identified that the Planning Scheme, specifically the strategic framework, appropriately advances the Regional Plan, as it applies in the Planning Scheme area.

On this basis, further assessment against the provisions of the Regional Plan has not been undertaken.

5. LOCAL PLANNING MATTERS

The *Mareeba Shire Council Planning Scheme 2016* ('the Planning Scheme') is the local planning instrument in force within the Mareeba Shire local government area.

The current version of the Planning Scheme is the 'Major Amendment No.1 of 2023', which took effect on and from 8 December 2023.

5.1 ZONE

The site is located within the Rural Residential Zone.

5.2 LOCAL PLAN

Not applicable.

5.3 OVERLAYS

The site is subject to the following overlays:

- Environmental Significance Overlay
 - Wildlife Habitat
- Hill and Slope Overlay
- Transport Infrastructure Overlay:
 - Access Road
 - Major Rural Road

5.4 CATEGORIES OF DEVELOPMENT AND ASSESSMENT

Table 5.6.1 of the Planning Scheme identifies that the proposed reconfiguring a lot is subject to Code Assessment when located within the Rural Residential Zone (Rural Residential B (1 Hectare) Precinct).

The level of assessment is not otherwise altered by any applicable overlay. The development application is therefore subject to Code Assessment.

5.5 ASSESSMENT BENCHMARKS

Pursuant to Table The following codes apply to the assessment of the proposed development:

- Rural Residential Zone Code
- Reconfiguring a Lot Code
- Environmental Significance Overlay Code
- Hill and Slope Overlay Code
- Transport Infrastructure Overlay Code
- Landscaping Code
- Parking and Access Code
- Works, Services and Infrastructure Code.

A detailed assessment of against the following Codes is provided within **Schedule 4**:

- Rural Residential Zone Code
- Reconfiguring a Lot Code.

The proposed development is considered to comply with the purpose and overall outcomes of the following Codes, as detailed below:

- **Environmental Significance Overlay Code:** No earthworks or vegetation clearing is required with respect to the proposed development. A detailed assessment therefore has not been undertaken for this code. Notwithstanding, development complies, or can comply, with the purpose of the Environmental Significance Overlay Code.
- **Hill and Slope Overlay Code:** No clearing of vegetation, building work or filling or excavation is proposed. The development complies and/or can comply with the Hillslopes Overlay Code, to the extent relevant.
- **Transport Infrastructure Overlay Code:** Development does not seek to alter the existing road network associated with Platypus Close. The proposed development is taken to comply and/or can comply with the Transport Network Overlay Code, to the extent relevant.
- **Landscaping Code:** No additional landscaping is proposed as the proposal is for a boundary realignment. Development complies and/or can comply with the Landscaping Code on this basis.
- **Parking and Access Code:** The proposed development is for a boundary realignment and does not alter the current parking or access arrangements for both properties. Development complies and/or can comply with the Parking and Access Code on this basis.
- **Works, Services and Infrastructure Code:** Development will remain connected to all necessary services, including water, sewer, telecommunications and electricity. Development complies and/or can comply with the Works, Services and Infrastructure Code on this basis.

5.5.1 ALTERNATIVE SOLUTIONS

Instances of non-compliance with prescribed Acceptable Outcomes are identified below (refer **Table 6-1**). Notwithstanding the instances of non-compliance, the proposed development complies with all applicable performance outcomes

TABLE 6-1 ALTERNATIVE SOLUTIONS

Acceptable Outcome	Approval with Performance Outcome
Reconfiguring a Lot Code	
<p>AO1</p> <p>Lots provide a minimum area and frontage in accordance with Table 9.4.4.3B.</p> <p>PO1</p> <p><i>Lots include an area and frontage that:</i></p> <ul style="list-style-type: none"> <i>(a) is consistent with the design of lots in the surrounding area;</i> <i>(b) allows the desired amenity of the zone to be achieved;</i> <i>(c) is able to accommodate all buildings, structures and works associated with the intended land use;</i> <i>(d) allow the site to be provided with sufficient access;</i> <i>(e) considers the proximity of the land to:</i> <ul style="list-style-type: none"> <i>i. centres;</i> <i>ii. public transport services; and</i> <i>iii. open space; and</i> <i>(f) allows for the protection of environmental features; and</i> <i>(g) accommodates site constraints.</i> 	<p>Performance Solution (Complies)</p> <p>The proposed development is for a boundary realignment and does not involve the creation of any new lots, however it is noted Lot 6 currently presents an area of 9,609m² which is below the stated 1-hectare minimum lot size requirement as per Table 9.4.4.3B.</p> <p>Notwithstanding, a response to PO1 has been provided with regard to lot size:</p> <ul style="list-style-type: none"> (a) The proposed development results in lots that are consistent in size and design with the local surrounding area; (b) The realignment maintains the established character and desired amenity within the Rural Residential Zone; (c) All buildings and structures will be accommodated within each lot; (d) Access remains unchanged; (e) The proposed development is for a boundary realignment on lots within a well established rural residential area; (f) The proposal will not detrimentally impact matters of environmental interest or value; (g) The proposed development ensures all site constraints are accommodated.
<p>AO2.2</p> <p>All lots containing existing buildings and structures achieve the setback requirements of the relevant zone.</p> <p>PO2</p> <p><i>Reconfiguring a lot which contains existing land uses or existing buildings and structures ensures:</i></p> <ul style="list-style-type: none"> <i>(a) new lots are of sufficient area and dimensions to accommodate existing land uses, buildings and structures; and</i> <i>(b) any continuing use is not compromised by the reconfiguration.</i> 	<p>Performance Solution (Complies)</p> <p>The purpose of the proposed development is to rearrange the boundaries of the respective lots in order to dedicate land from Lot 6 to Lot 5.</p> <p>The rearrangement is required to rectify an encroachment by way of a structure owned by Lot 5 being located on Lot 6. The undertaking of this boundary realignment will result in the structure being located wholly within proposed Lot 1.</p> <p>The boundary realignment results in the existing structure being located 3.0 metres from the side boundary setback in lieu of the required 10.0 metres as set by the Rural Residential Zone Code.</p>

Acceptable Outcome	Approval with Performance Outcome
	<p>Notwithstanding the proposal achieves compliance with PO2 through delivery of the following:</p> <ul style="list-style-type: none"> (a) The new proposed Lot 1 and proposed Lot 2 result in lots that are of sufficient area and dimensions to accommodate existing land uses, buildings and structures without compromising on amenity; and (b) Both lots will retain the existing dwellings on site and continue to function as rural residential allotments. <p>On the basis of the above, the development is not considered to comply with PO2.</p>

6. CONCLUSION

The Applicant (Murhop Pty Ltd ATF Murhop Trust) seeks a Development Permit to undertake a Reconfiguring a Lot (boundary realignment) on land at 15 Platypus Close and 17 Platypus Close, Kuranda, properly described as Lot 5 and Lot 6 on RP892268.

The boundary realignment is proposed to account for the encroachment of a structure affecting Lot 6, resulting in an area of 574m² being reassigned to Lot 5 to ensure all buildings and structures are within their respective lots. The proposed development results in a subdivision that is in keeping with the character of the area, whilst maintaining the environmental values of the site.

This Town Planning Report demonstrates that the proposed development is compliant with the State and Local planning framework, as applicable to the subject land, and is therefore consistent with the provisions of the Mareeba Shire Council Planning Scheme and the Far North Queensland Regional Plan.

On this basis, the proposed development is considered to advance the purpose of the *Planning Act 2016*. Therefore, we recommend approval of the development application, subject to reasonable and relevant conditions.



15 & 17 Platypus Close, Kuranda | February 2025

7. SCHEDULES

SCHEDULE 1 SEARCHES

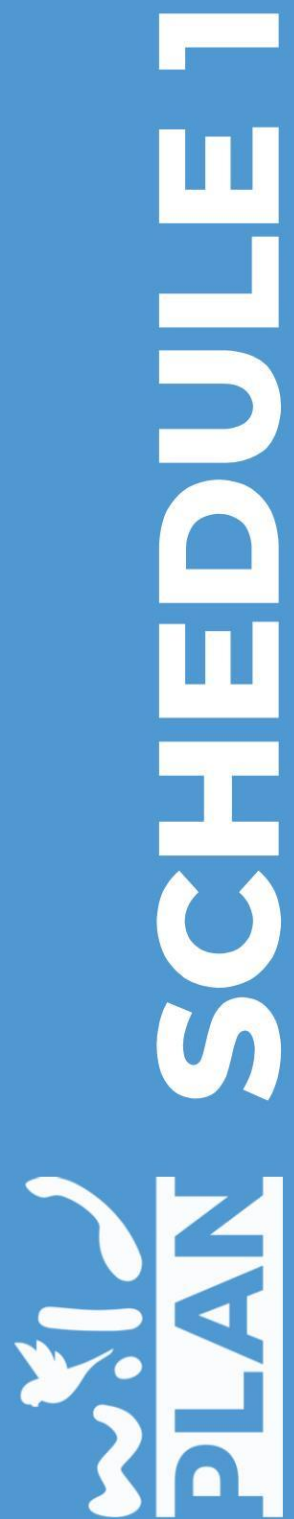
SCHEDULE 2 SARA DA MAPPING

SCHEDULE 3 PROPOSAL PLANS

SCHEDULE 4 PLANNING SCHEME CODE COMPLIANCE

SCHEDULE 5 DA FORM 1

SCHEDULE 1 – SEARCHES



Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	50099043	Search Date:	11/02/2025 14:23
Date Title Created:	13/11/1995	Request No:	50847367
Previous Title:	21335047		

ESTATE AND LAND

Estate in Fee Simple

LOT 5 REGISTERED PLAN 892268

Local Government: MAREEBA

REGISTERED OWNER

Dealing No: 707073260 10/10/2003

LINDA MARIE ASH

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20812074 (POR 40V)
2. MORTGAGE No 708902276 16/08/2005 at 13:56
NATIONAL AUSTRALIA BANK LIMITED A.B.N. 12 004 044 937

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

LINE PEGS

STN	BEARING	DISTANCE
1-OLP	16°08'40"	31.834
1-OLP	16°08'40"	73.17
1-LP	68°08'	46.0
16-OLP	4°57'40"	22.0
16-OLP	4°57'40"	56.0
16-OLP	4°57'40"	81.0
26-OLP	87°11'20"	36.0
36-LP	180°09'	48.1
37-LP	180°09'	36.6
37-LP	180°09'	71.1
38-LP	180°09'	43.5
38-LP	180°09'	77.5
38-LP	180°09'	141.5
44-LP	350°35'	19.0
46-LP	7°06'20"	17.0
46-LP	7°06'20"	34.0
46-LP	7°06'20"	102.22
59-LP	209°22'30"	41.8
59-LP	209°22'30"	74.8
60-LP	180°09'	34.975

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO
50-PM		296°40'40"	3.288	104754

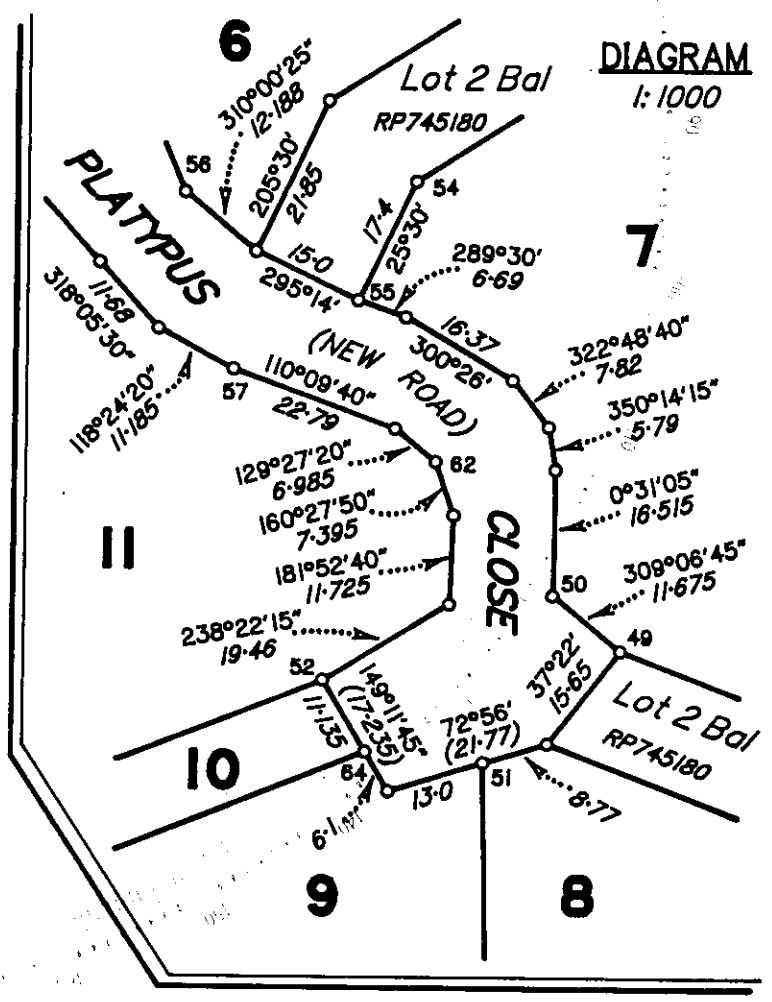
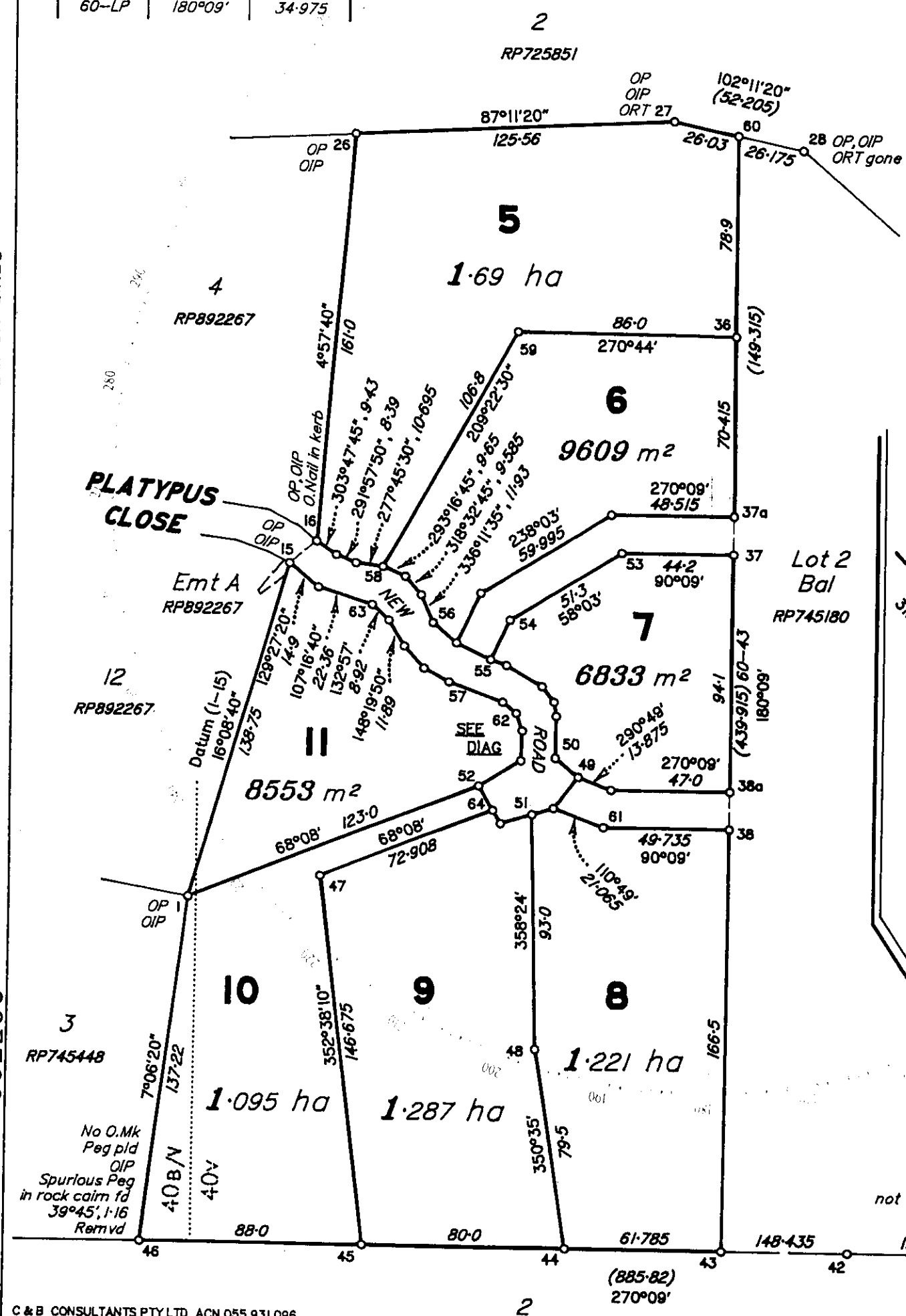
TRAVERSES ETC

LINE	BEARING	DISTANCE
15-16	49°53'	13.75
37-37a	0°09'	15.0
38-38a	0°09'	15.0

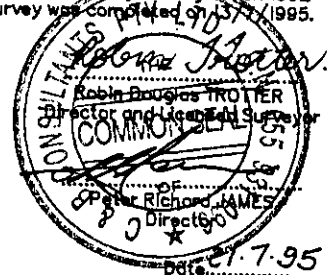
REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	OIP	RP736722	7°06'20"	1.162
15	OIP	RP892267	16°08'40"	1.0
16	OIP	RP892267	184°57'40"	1.0
16	O. Nail in kerb	RP892267	196°30'	4.032
26	OIP	RP892267	4°57'40"	1.0
27	OIP	RP725851	102°11'20"	1.006
27	ORT	RP725851	327°57'10"	11.416
28	OIP	RP725851	282°11'20"	1.006
28	ORT gone	RP725851	216°48'10"	6.236
36	Pin		168°37'	1.495
37	Pin		90°09'	1.0
38	Pin		29°13'	5.49
39	OIP	RP725851	269°51'30"	1.227
39	ORT stump	N157356	180°06'30"	7.644
39	ORT	RP725851	167°56'30"	11.185
40	Pin		180°09'	0.62
41	Pin		180°09'	0.82
42	Pin		0°09'	0.61
43	Pin		180°09'	1.0
44	Pin		350°35'	1.0
45	Pin		90°09'	1.0
46	OIP	RP736722	187°06'20"	0.801
47	Pin		172°36'	1.0
48	Pin		170°35'	1.0
49	Pin		218°25'	1.0
51	Pin		358°24'	1.0
52	Pin		68°08'	1.0
53	Pin		344°06'	1.0
54	Pin		311°46'30"	1.0
55	Pin		203°09'	1.518
55	Nail in kerb		263°58'	7.703
57	Nail in kerb		29°02'	3.555
58	Pin		209°22'30"	1.0
58	G.I. Nail in bit		207°34'	5.082
59	Pin		270°44'	1.0
60	Pin		0°09'	1.0
61	Pin		346°30'	6.85
62	Nail in kerb		47°14'	4.345
63	Nail in kerb		11°30'30"	5.176
64	Pin		68°08'	1.0

Area of New Road
(16-49-52-15-16) 2601 m²



C & B CONSULTANTS PTY LTD ACN 055 931 096
hereby certify that the Company has surveyed the land
comprised in this plan by Robin Douglas TROTTER
(Licensed Surveyor) & Norman Alan McGRATH (Surveying
Graduate) for whose work the company accepts
responsibility, that the plan is accurate, that the
said survey was performed in accordance with the
Surveyors Act 1977 and the Surveyors Regulation 1992
and that the said survey was completed on 13/7/1995.



PLAN OF Lots 5-11
Cancelling Part of Lot 2 on RP745180

ORIGINAL Portions 40B/V & 40v

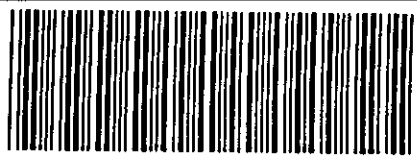
MERIDIAN RP892267	MAP REF 8064-31334	SCALE 1:2000	ENDORSED 20 Jan 19/10/95	ARCHIVED NORTHERN
----------------------	-----------------------	-----------------	-----------------------------	----------------------

NO SURVEY RECORDS DEPOSITED

PARISH **CAIRNS**
COUNTY **Nares**
TOWN/LOCALITY
LOCAL GOVERNMENT **MAREEBA S.C.**
LANDS REGION **FAR NORTH**
MINING DISTRICT
REGISTERED
PLAN 892268

892268
PLAN MUST BE DRAWN WITHIN BLACK LINES
892268

892268
WARNING - PLAN MAY BE ROLLED - A FOLDED OR MUTILATED PLAN WILL NOT BE ACCEPTED
892268



700965297

\$381.00

25/10/1995 11:29

TE 400 NT PLAN OF SURV ORIG

Lodged by

A. G. FOX & ASSOCIATES
TOWNSVILLE

DEAN & BOLTON

(Include address, phone number and reference)

Particulars entered in the Register on the Titles listed below,

REGISTERED

13 NOV 1995

EXAM. INITS.....

I/We BETAGAMMA 19 PTY LTD ACN 010 434 885

Title Reference	Description	New Lots	Road	Emts
21335047	LOT 2 ON RP745180	5-11	New Road	—

(Names in full)

* As Registered Owner of this land * As Lessee/s of Miners Homestead agree to this Plan, # and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

Signature of * Owner/s * Lessee/s

PORTION ALLOCATIONS

LOTS	PORTION
5-9, 10 Part, 11 Part 10 Part, 11 Part	40v 40B/V



MURRAY MOOLE

DIRECTOR

ROY LAVIS

DIRECTOR

WHO CERTIFY THEY ARE THE PROPER
OFFICERS TO AFFIX THE SEAL

* Rule out whichever is Inapplicable

NOTE: A Lessee of a Miners Homestead is unable to dedicate Public Use Land.

* Council of the Shire of Mareeba (S/D 896)

certifies that all the requirements of this Council, the Local Government Act 1993, the Local Government (Planning and Environment) Act 1990 and all Local Laws, # and the City of Brisbane Act 1924 and all Ordinances thereunder, have been complied with and approves this plan of Subdivision, SUBJECT TO

Dated this Thirteenth day of October 19 95

C.J. Lewis

Mayor

Appointed Officer

C.C. McDowall

Chief Executive Officer

* Insert the name of the Local Government

Delete for Local Governments other than the City of Brisbane

For Additional Plans &
Document Notings
Refer to CISP

SURVEY EXAMINATION

Exam. Fee \$205

Receipt No. 661037

Date 23.8.95

Deposited

Examined 23.8.95 JRG

Passed 23.8.95 JRG

ORIGINAL GRANT

20812074 (POR 40V)

20812087 (POR 40B/V)

CHARTING

Charted

LODGEMENT FEES

Survey Exam \$

Lodg, Exam & Ass \$

New Titles \$

Photocopy \$

Postage \$

TOTAL \$

REFERENCES

Lands File

Local Government Reference

Surveyors Reference 4622

REGISTERED PLAN 892268

892268

892268



Department of Environment, Science and Innovation (DESI)
ABN 46 640 294 485
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA
www.des.qld.gov.au

SEARCH RESPONSE
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

Dye & Durham
GPO Box 1612
Brisbane QLD 4001

Transaction ID: 50990383 EMR Site Id: 11 February 2025
Cheque Number:
Client Reference:

This response relates to a search request received for the site:

Lot: 5 Plan: RP892268
15 PLATYPUS CL
KURANDA

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated.

The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if DESI has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DESI has not been notified

If you have any queries in relation to this search please email emr.clr.registry@des.qld.gov.au

Administering Authority

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	50099044	Search Date:	11/02/2025 14:24
Date Title Created:	13/11/1995	Request No:	50847404
Previous Title:	21335047		

ESTATE AND LAND

Estate in Fee Simple

LOT 6 REGISTERED PLAN 892268

Local Government: MAREEBA

REGISTERED OWNER

Dealing No: 721367501 21/12/2021

MURHOP PTY LTD A.C.N. 652 078 423
UNDER INSTRUMENT 721367501

TRUSTEE

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20812074 (POR 40V)
2. MORTGAGE No 721367502 21/12/2021 at 15:27
COMMONWEALTH BANK OF AUSTRALIA A.C.N. 123 123 124

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

LINE PEGS

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PERMANENT MARKS

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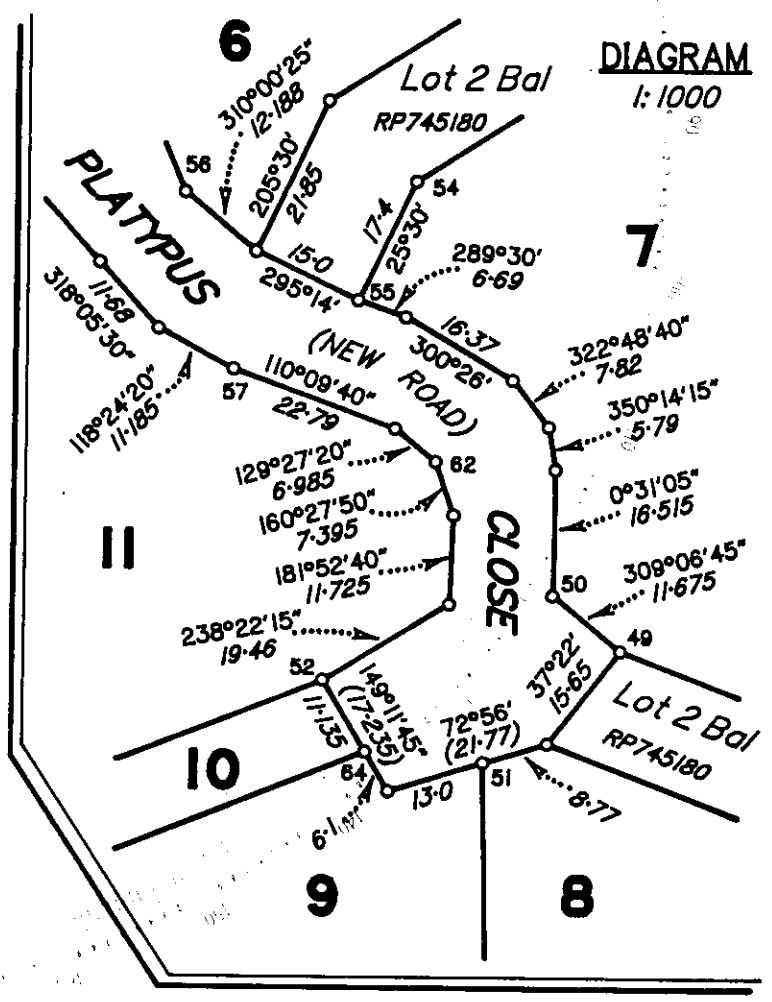
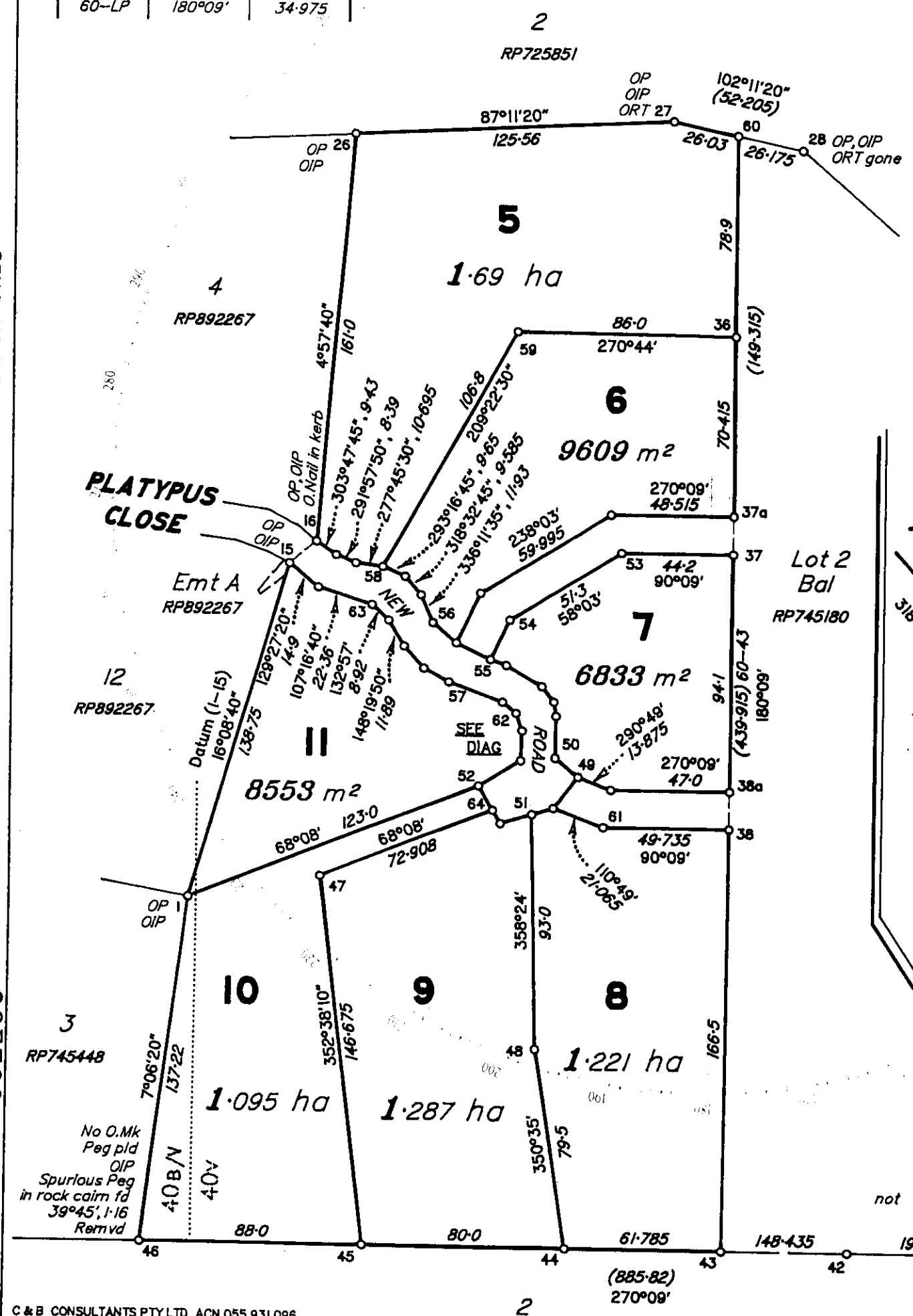
TRAVERSES ETC

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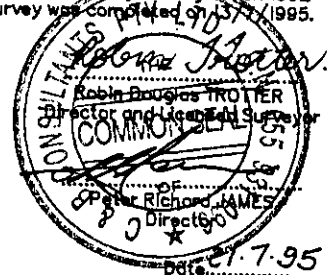
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44	Pin		350°35'	1.0
45	Pin		90°09'	1.0
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48	Pin		170°35'	1.0
49	Pin		218°25'	1.0
51	Pin		358°24'	1.0
52	Pin		68°08'	1.0
53	Pin		344°06'	1.0
54	Pin		311°46'30"	1.0
55	Pin		203°09'	1.518
55	Nail in kerb		263°58'	7.703
57	Nail in kerb		29°02'	3.555
58	Pin		209°22'30"	1.0
58	G.I. Nail in bit		207°34'	5.082
59	Pin		270°44'	1.0
60	Pin		0°09'	1.0
61	Pin		346°30'	6.85
62	Nail in kerb		47°14'	4.345
63	Nail in kerb		11°30'30"	5.176
64	Pin		68°08'	1.0

Area of New Road
(16-49-52-15-16) 2601 m²



C & B CONSULTANTS PTY LTD ACN 055 931 096
hereby certify that the Company has surveyed the land
comprised in this plan by Robin Douglas TROTTER
(Licensed Surveyor) & Norman Alan McGRATH (Surveying
Graduate) for whose work the company accepts
responsibility, that the plan is accurate, that the
said survey was performed in accordance with the
Surveyors Act 1977 and the Surveyors Regulation 1992
and that the said survey was completed on 13/7/1995.

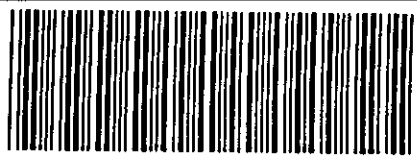


PLAN OF Lots 5-11			
Cancelling Part of Lot 2 on RP745180			
ORIGINAL Portions 40B/V & 40V			
MERIDIAN RP892267	MAP REF 8064-31334	SCALE 1:2000	ENDORSED 20 Jan 19/10/95
NO SURVEY RECORDS DEPOSITED		ARCHIVED NORTHERN	REGISTERED

PARISH	CAIRNS
COUNTY	Nares
TOWN/LOCALITY	
LOCAL GOVERNMENT	MAREEBA S.C.
LANDS REGION	FAR NORTH
MINING DISTRICT	
REGISTERED PLAN 892268	

892268
PLAN MUST BE DRAWN WITHIN BLACK LINES
892268

892268
WARNING - PLAN MAY BE ROLLED - A FOLDED OR MUTILATED PLAN WILL NOT BE ACCEPTED
892268



700965297

\$381.00

25/10/1995 11:29

TE 400 NT PLAN OF SURV ORIG

Lodged by

A. G. FOX & ASSOCIATES
TOWNSVILLE

DEAN & BOLTON

(Include address, phone number and reference)

Particulars entered in the Register on the Titles listed below,

REGISTERED

13 NOV 1995

EXAM. INITS.....

I/We BETAGAMMA 19 PTY LTD ACN 010 434 885

Title Reference Description New Lots Road Emts

21335047 LOT 2 ON RP745180 5-11 New Road —

(Names in full)

* As Registered Owner of this land * As Lessee/s of Miners Homestead agree to this Plan, # and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

Signature of * Owner/s * Lessee/s

PORTION ALLOCATIONS

LOTS	PORTION
5-9, 10 Part, 11 Part 10 Part, 11 Part	40v 40B/V



MURRAY MOXLE

DIRECTOR

ROY LAVIS

DIRECTOR

WHO CERTIFY THEY ARE THE PROPER
OFFICERS TO AFFIX THE SEAL

* Rule out whichever is Inapplicable

NOTE: A Lessee of a Miners Homestead is unable to dedicate Public Use Land.

* Council of the Shire of Mareeba (S/D 896)

certifies that all the requirements of this Council, the Local Government Act 1993, the Local Government (Planning and Environment) Act 1990 and all Local Laws, # and the City of Brisbane Act 1924 and all Ordinances thereunder, have been complied with and approves this plan of Subdivision, SUBJECT TO

Dated this Thirteenth day of October 19 95

C.J. Lewis Mayor

Appointed Officer

C.C. McDowall Chief Executive Officer

* Insert the name of the Local Government

Delete for Local Governments other than the City of Brisbane

For Additional Plans &
Document Notings
Refer to CISP

SURVEY EXAMINATION

Exam. Fee \$205

Receipt No. 661037

Date 23.8.95

Deposited

Examined 23.8.95 JRG

Passed 23.8.95 JRG

ORIGINAL GRANT

20812074 (POR 40V)

20812087 (POR 40B/V)

CHARTING

Charted

LODGEMENT FEES

Survey Exam \$

Lodg, Exam & Ass \$

New Titles \$

Photocopy \$

Postage \$

TOTAL \$

REFERENCES

Lands File

Local Government Reference

Surveyors Reference 4622

REGISTERED PLAN 892268

892268

892268



Department of Environment, Science and Innovation (DESI)
ABN 46 640 294 485
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA
www.des.qld.gov.au

SEARCH RESPONSE
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

Dye & Durham
GPO Box 1612
Brisbane QLD 4001

Transaction ID: 50990384 EMR Site Id: 11 February 2025
Cheque Number:
Client Reference:

This response relates to a search request received for the site:

Lot: 6 Plan: RP892268
17 PLATYPUS CL
KURANDA

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated.


The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if DESI has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DESI has not been notified

If you have any queries in relation to this search please email emr.clr.registry@des.qld.gov.au

Administering Authority

SCHEDULE 2 –
SARA DA MAPPING



SCHEDULE 2

State Assessment and Referral Agency - Matters of Interest Report

Matters of Interest for all selected Lot Plans

Water resource planning area boundaries

Regulated vegetation management map (Category A and B extract)

Matters of Interest by Lot Plan

Lot Plan: 5RP892268 (Area: 16900 m²)

Water resource planning area boundaries

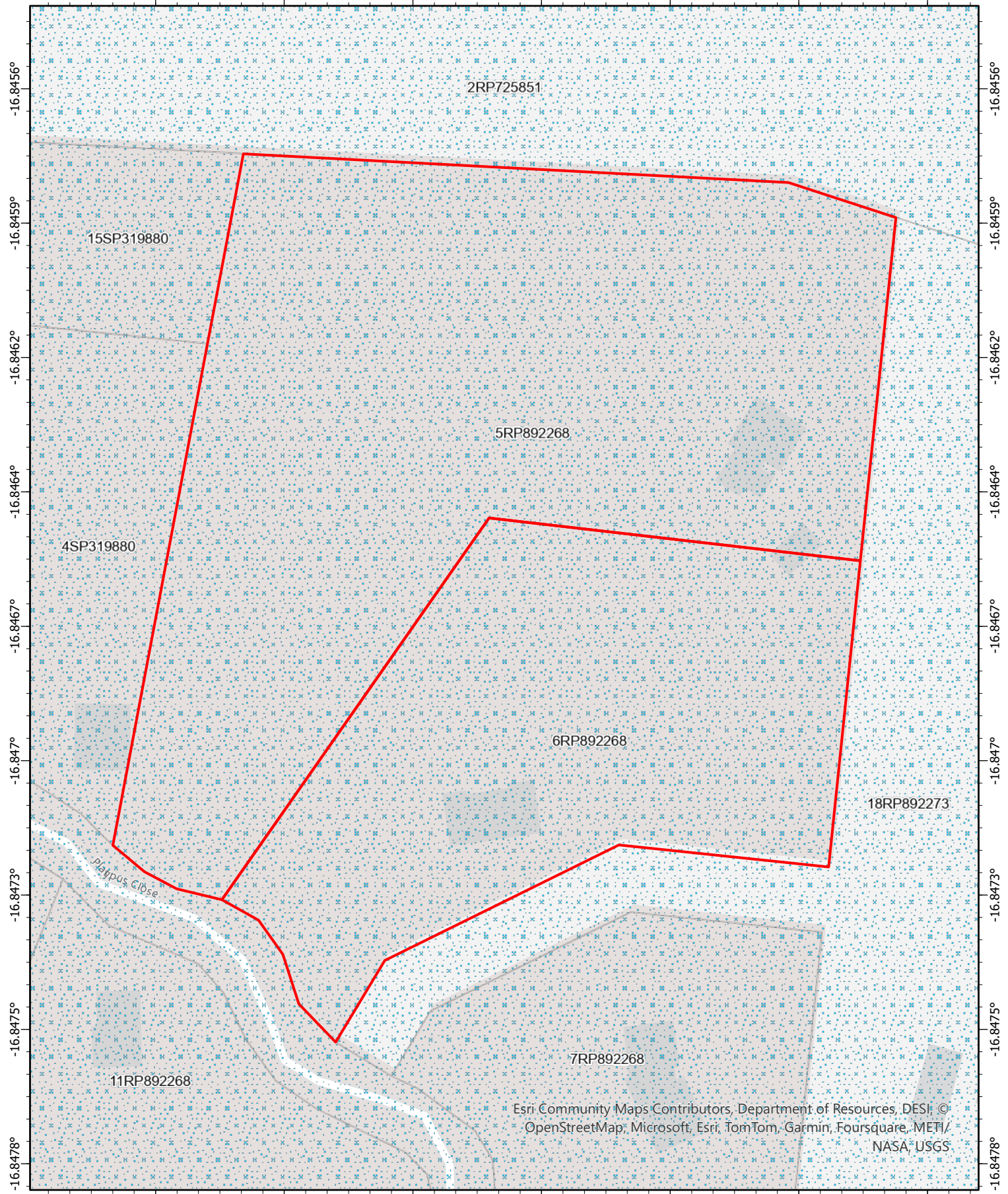
Regulated vegetation management map (Category A and B extract)


Lot Plan: 6RP892268 (Area: 9609 m²)

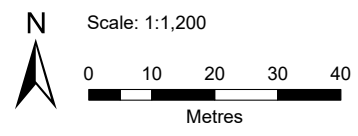
Water resource planning area boundaries

Regulated vegetation management map (Category A and B extract)

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 Water resource planning area boundaries



Date: 05/02/2025

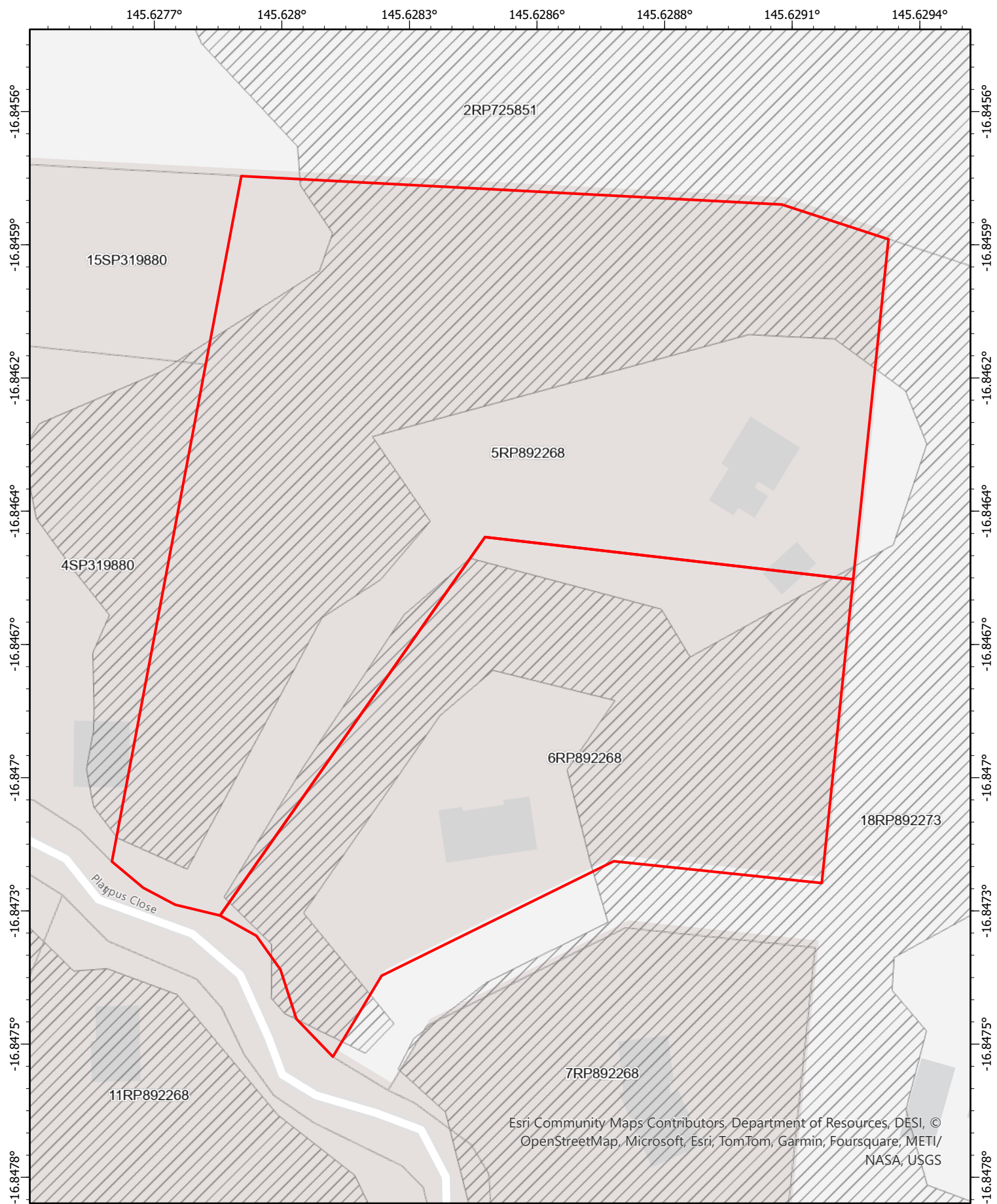
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Version: 1, Version Date: 05/03/2025

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Regulated vegetation
management map (Category A
and B extract)

Category B on the
regulated vegetation
management map

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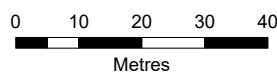
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Version: 1, Version Date: 05/03/2025

Date: 05/02/2025



Scale: 1:1,200




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SCHEDULE 3 –
PROPOSAL PLANS



PLAN SCHEDULE 3



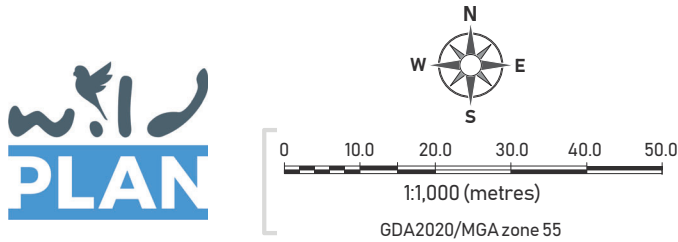
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	SUBJECT SITE
1	PROPOSED ALLOTMENT NUMBER
	PROPOSED ALLOTMENT BOUNDARY
128.0	PROPOSED ALLOTMENT BOUNDARY LINE LENGTH (metres)
369.5	EXISTING CADASTRE LINE LENGTH (metres)
	EXISTING CADASTRE
	EXISTING CADASTRE TO BE REMOVED
434	CONTOUR AND ELEVATION

SOURCES >

Cadastral data: Cadastral data - Queensland - by area of interest.
Publication date: 10 February 2025.
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Contour data: Contours - 1 metre - Queensland - by area of interest.
Publication date: 31 December 2020.
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Imagery: © Google. Download 13 February 2025.



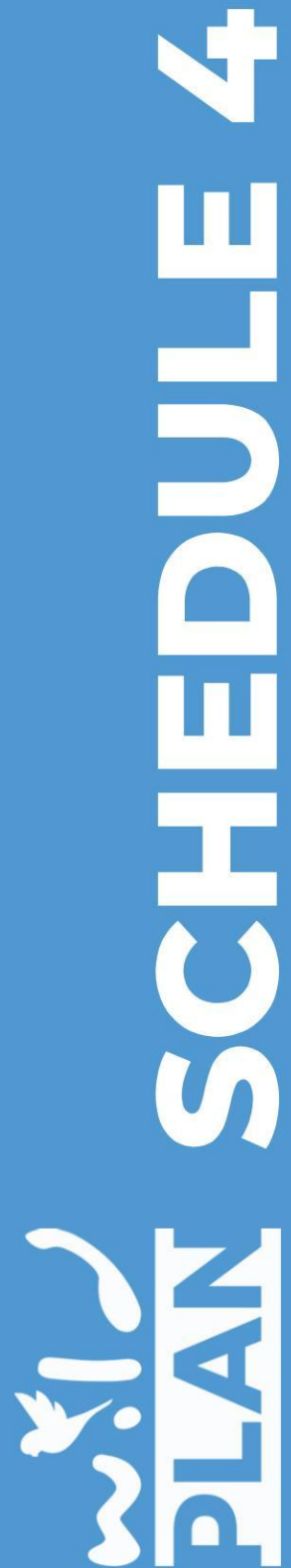
PLATYPUS CLOSE - KURANDA

Reconfiguring a Lot

Proposed Lot 1 and 2 cancelling
Lot 5 and Lot 6 on RP892268

FILENAME >	RECONFIGURING A LOT_v1
PROJECT REF. >	PLATYPUS CLOSE, KURANDA
DRAWN DATE >	25 FEBRUARY, 2025
wildPLAN REF. >	WP25 008 MUR

SCHEDULE 4 –
PLANNING SCHEME CODE COMPLIANCE



6.2.10 Rural residential zone code

6.2.10.1 Application

- (1) This code applies to assessing development where:
 - (a) located in the Rural residential zone; and
 - (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

6.2.10.2 Purpose

- (1) The purpose of the Rural residential zone code is to provide for residential development on large lots where local government infrastructure and services may not be provided on the basis that the intensity of development is generally dispersed.
- (2) Mareeba Shire Council's purpose of the Rural residential zone code is to provide for residential development on a range of larger lots which take account of the history of rural residential development throughout the region. Limited agricultural and animal husbandry activities which contribute to a semi-rural setting may be appropriate on lots with areas in the upper range of lot sizes.
- (3) The Rural residential zone has been broken into three precincts to cater for the distinct lot sizes and levels of servicing that historically occurred in this zone:
 - (a) The 2 hectare precinct is characterised by significant clusters of larger rural residential lifestyle lots that have limited infrastructure and proximity to services. Lots within this precinct will not be reconfigured below 2 hectares in size;
 - (b) The 1 hectare precinct is characterised by significant clusters of rural residential lifestyle lots that have limited access to infrastructure and proximity to services. Lots within this precinct will not be reconfigured below 1 hectare in size; and
 - (c) The 4,000m² precinct is characterised by clusters of smaller rural residential lots in proximity to activity centres, where reticulated water supply and an urban standard of infrastructure (apart from sewerage) can be provided. Lots within this precinct will not be reconfigured below 4,000m².
- (4) The purpose of the code will be achieved through the following overall outcomes:
 - (a) The development of large rural residential lots with attendant provision of onsite infrastructure is facilitated;
 - (b) Development within the zone preserves the environmental and topographical features of the land by integrating an appropriate scale of rural residential activities;
 - (c) Development avoids areas of ecological significance;
 - (d) Low-impact activities such as small-scale eco-tourism and outdoor recreation uses are permitted within the zone where the impacts of such uses are acceptable;
 - (e) Natural features such as creeks, gullies, waterways, wetlands and vegetation and bushland are retained, enhanced and buffered from the impacts of development, with unavoidable impacts minimised through location, design, operation and management requirements;
 - (f) Other uses may be appropriate where meeting the day to day needs of the rural residential catchment or having a direct relationship to the land in which the particular use is proposed. Any such uses should not have any adverse effects on the residential amenity of the area through factors such as noise generation, traffic generation or other factors associated with the use;
 - (g) Reconfiguring a lot will maintain the predominant lot size of the precinct or intended for the precinct; and

- (h) Reconfiguring a lot involving the creation of new lots is not undertaken external to a precinct in the Rural residential zone in consideration of the inherent environmental, and/or physical infrastructure and/or social infrastructure constraints of Rural residential zoned land outside of identified precincts.

6.2.10.3 Criteria for assessment

Table 6.2.10.3—Rural residential zone code - For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
Height			
PO1 Building height takes into consideration and respects the following: (a) the height of existing buildings on adjoining premises; (b) the development potential, with respect to height, on adjoining premises; (c) the height of buildings in the vicinity of the site; (d) access to sunlight and daylight for the site and adjoining sites; (e) privacy and overlooking; and (f) site area and street frontage length.	AO1 Development has a maximum building height of: (a) 8.5 metres; and (b) 2 storeys above ground level.	✓	R1 Not Applicable The proposed development is for a boundary realignment and does not involve any new buildings or structures.
Outbuildings and residential scale			
PO2 Domestic outbuildings: (a) do not dominate the lot on which they are located; and (b) are consistent with the scale and character of development in the Rural residential zone.	AO2.1 On lots less than 2 hectares, domestic outbuildings do not exceed: (a) 150m ² in gross floor area; and (b) 5.5 metres above natural ground level.	✓	R2 Not Applicable The proposed development is for a boundary realignment and does not involve outbuildings.
	AO2.2 On lots greater than 2 hectares, domestic outbuildings do not exceed: (a) 200m ² in gross floor area; and (b) 8.5 metres above natural ground level.		
Siting			

Performance outcomes	Acceptable outcomes	Complies	Comments
P03 Development is sited in a manner that considers and respects: <ul style="list-style-type: none"> (a) the siting and use of adjoining premises; (b) access to sunlight and daylight for the site and adjoining sites; (c) privacy and overlooking; (d) opportunities for casual surveillance of adjoining public spaces; (e) air circulation and access to natural breezes; (f) appearance of building bulk; and (g) relationship with road corridors. 	AO3 Buildings and structures include a minimum setback of: <ul style="list-style-type: none"> (a) 40 metres from a frontage to a State-controlled Road; (b) 6 metres from a frontage to any other road; (c) 10 metres from a boundary to an adjoining lot in the 2 hectare precinct, 1 hectare precinct or the Rural zone or Conservation zone; (d) 5 metres from a boundary to an adjoining lot in the 4,000m² precinct; and (e) 3 metres from a side or rear boundary otherwise. 	✓	R3 Not Applicable The proposed development is for a reconfiguring a lot (boundary realignment) and does not involve the siting of any new buildings or structures. With respect to buildings being located within proximity to the boundary as a result of the proposed development, please refer to the assessment of the Reconfiguring a Lot Code. Refer Schedule 4 – Planning Scheme Code Compliance for further details.
Accommodation density			
P04 The density of Accommodation activities: <ul style="list-style-type: none"> (a) contributes to housing choice and affordability; (b) respects the nature and density of surrounding land use; (c) does not cause amenity impacts beyond the reasonable expectation of accommodation density for the zone; and 	AO4 Development provides a maximum density for Accommodation activities of 1 dwelling or accommodation unit per lot.	✓	R4 Not Applicable The proposed development does not involve accommodation.

Performance outcomes	Acceptable outcomes	Complies	Comments
(d) is commensurate to the scale and frontage of the site.			
For assessable development			
Site cover			
PO5 Buildings and structures occupy the site in a manner that: <ul style="list-style-type: none"> (a) makes efficient use of land; (b) is consistent with the bulk and scale of surrounding buildings; and (c) appropriately balances built and natural features. 	AO5 No acceptable outcome is provided.	✓	R5 Complies (no Acceptable Outcome) The proposed boundary realignment ensures that all buildings and structures: <ul style="list-style-type: none"> (a) makes efficient use of land; (b) are consistent with the bulk and scale of surrounding buildings; and (c) appropriately balances built and natural features.
Building design			
PO6 Building facades are appropriately designed to: <ul style="list-style-type: none"> (a) include visual interest and architectural variation; (b) maintain and enhance the character of the surrounds; (c) provide opportunities for casual surveillance; (d) include a human scale; and (e) encourage occupation of outdoor space. 	AO6 No acceptable outcome is provided.	✓	R6 Not Applicable The proposed development does not involve any new buildings.

Performance outcomes	Acceptable outcomes	Complies	Comments
P07 Development complements and integrates with the established built character of the Rural residential zone, having regard to: <ul style="list-style-type: none"> (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size and location. 	A07 No acceptable outcome is provided.	✓	R7 Not Applicable The proposed development does not involve any new buildings.
Non-residential development			
P08 Non-residential development: <ul style="list-style-type: none"> (a) is consistent with the scale of existing development; (b) does not detract from the amenity of nearby residential uses; (c) does not impact on the orderly provision of non-residential development in other locations in the shire; and (d) directly supports the day to day needs of the immediate residential community; or (e) has a direct relationship to the land on which the use is proposed. 	A08 No acceptable outcome is provided.	✓	R8 Not Applicable The proposed development does not involve non-residential development.
Amenity			
P09 Development must not detract from the amenity of the local area, having regard to: <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; 	A09 No acceptable outcome is provided.	✓	R9 Complies (no Acceptable Outcome provided) The proposed development is consistent with the purpose of the Rural Residential Zone and will not

Performance outcomes	Acceptable outcomes	Complies	Comments
(g) lighting; (h) odour; and (i) emissions.			detract from any key amenity considerations of the immediate area.
PO10 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	AO10 No acceptable outcome is provided.	✓	R10 Complies (no Acceptable Outcome provided) The proposed will seek to seek to ameliorate any existing environmental impacts where required.

9.4.4 Reconfiguring a lot code

9.4.4.1 Application

- (1) This code applies to assessing development where:
 - (a) for Reconfiguring a lot; and
 - (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

9.4.4.2 Purpose

- (1) 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.
- (2) 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 rural landholdings in viable parcels;
 - (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.

9.4.4.3 Criteria for assessment

Table 9.4.4.3A—Reconfiguring a lot code – For assessable development

Performance outcomes	Acceptable outcomes	Complies	Comments
Area and frontage of lots			
PO1 Lots include an area and frontage that: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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 .	✓	R1 Performance Solution (Complies) The proposed development is for a boundary realignment and does not involve the creation of any new lots, however it is noted Lot 6 currently presents an area of 9,609m ² which is below the stated 1-hectare minimum lot size requirement as per Table 9.4.4.3B. Notwithstanding, a response to PO1 has been provided with regard to lot size: <ul style="list-style-type: none"> (a) The proposed development results in lots that are consistent in size and design with the local surrounding area; (b) The realignment maintains the established character and desired amenity within the Rural Residential Zone; (c) All buildings and structures will be accommodated within each lot; (d) Access remains unchanged; (e) The proposed development is

Performance outcomes	Acceptable outcomes	Complies	Comments
			<p>for a boundary realignment on lots within a well established rural residential area;</p> <p>(f) The proposal will not detrimentally impact matters of environmental interest or value;</p> <p>(g) The proposed development ensures all site constraints are accommodated.</p>
Existing buildings and easements			
PO2 Reconfiguring a lot which contains existing land uses or existing buildings and structures ensures: (a) new lots are of sufficient area and dimensions to accommodate existing land uses, buildings and structures; and (b) any continuing use is not compromised by the reconfiguration.	AO2.1 Each land use and associated infrastructure is contained within its individual lot.	✓	R2.1 Complies The proposed boundary realignment ensures that the established dwellings and the associated infrastructure remain contained within each individual lot.
	AO2.2 All lots containing existing buildings and structures achieve the setback requirements of the relevant zone.	✓	R2 Performance Solution (Complies) The purpose of the proposed development is to rearrange the boundaries of the respective lots in order to dedicate land from Lot 6 to Lot 5. The rearrangement is required to rectify an encroachment by way of a structure owned by Lot 5 being located on Lot 6. The

Performance outcomes	Acceptable outcomes	Complies	Comments
			<p>undertaking of this boundary realignment will result in the structure being located wholly within proposed Lot 1.</p> <p>The boundary realignment results in the existing structure being located 3.0 metres from the side boundary setback in lieu of the required 10.0 metres as set by the Rural Residential Zone Code.</p> <p>Notwithstanding the proposal achieves compliance with PO2 through delivery of the following:</p> <ul style="list-style-type: none"> (a) The new proposed Lot 1 and proposed Lot 2 result lots that are of sufficient area and dimensions to accommodate existing land uses, buildings and structures; and (b) Both lots will retain the existing dwellings on site and continue to function as rural residential allotments.

Performance outcomes	Acceptable outcomes	Complies	Comments
PO3 Reconfiguring a lot which contains an existing easement ensures: <ul style="list-style-type: none"> (a) future buildings, structures and accessways are able to be sited to avoid the easement; and (b) the reconfiguration does not compromise the purpose of the easement or the continued operation of any infrastructure contained within the easement. 	AO3 No acceptable outcome is provided.	✓	R3 Not Applicable The proposed development does not involve an existing easement.
Boundary realignment			
PO4 The boundary realignment retains all attendant and existing infrastructure connections and potential connections.	AO4 No acceptable outcome is provided.	✓	R4 Complies The boundary realignment retains all attendant and existing infrastructure connections and potential connections
Access and road network			
PO5 Access to a reconfigured lot (including driveways and paths) must not have an adverse impact on: <ul style="list-style-type: none"> (a) safety; (b) drainage; (c) visual amenity; (d) privacy of adjoining premises; and (e) service provision. 	AO5 No acceptable outcome is provided.	✓	R5 Not Applicable The proposed development is for a boundary realignment. There are no changes to the existing access to the lots.
PO6 Reconfiguring a lot ensures that access to a lot can be provided that: <ul style="list-style-type: none"> (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. 	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.	✓	R6 Not Applicable The proposed development is for a boundary realignment. There is no change to the existing access.

Performance outcomes	Acceptable outcomes	Complies	Comments
Note—The Parking and access code should be considered in demonstrating compliance with PO6.			
PO7 Roads in the Industry zone are designed having regard to: <ul style="list-style-type: none"> (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. Note—The Parking and access code should be considered in demonstrating compliance with PO7.	A07 No acceptable outcome is provided.	✓	R7 Not Applicable The proposed development is not located in the Industry Zone.
Rear lots			
PO8 Rear lots are designed to: <ul style="list-style-type: none"> (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 gained. 	A08.1 Rear lots are designed to facilitate development that adjoins or overlooks a park or open space.	✓	R8 Not Applicable The proposed development is for a boundary realignment. No rear lots are created.
	A08.2 No more than two rear lots are created behind any lot with a road frontage.		
	A08.3 Access to lots is via an access strip with a minimum width of: <ul style="list-style-type: none"> (a) 4 metres where in the Low density residential zone or Medium density residential zone; or (b) 8 metres otherwise. 		
	A08.4 A single access strip is provided to a rear lot along one side of the		

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p>lot with direct frontage to the street.</p> <p>Note—Figure A provides further guidance in relation to the desired outcome.</p> <p>AO8.5 No more than 1 in 10 lots created in a new subdivision are rear lots.</p> <p>AO8.6 Rear lots are not created in the Centre zone or the Industry zone.</p>		
Crime prevention and community safety			
<p>PO9 Development includes design features which enhance public safety and seek to prevent opportunities for crime, having regard to:</p> <ul style="list-style-type: none"> (a) sightlines; (b) the existing and intended pedestrian movement network; (c) the existing and intended land use pattern; and (d) potential entrapment locations. 	<p>AO9 No acceptable outcome is provided.</p>	✓	<p>R9 Performance Solutions (no Acceptable Outcome provided) The boundary realignment is proposed to occur towards the rear of the lot, being an internal arrangement between privately owned land. The proposed development does not change the way each lot interacts with regard to crime prevention and community safety</p>
Pedestrian and cycle movement network			
<p>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.</p>	<p>AO10 No acceptable outcome is provided.</p>	✓	<p>R10 Not Applicable The proposed development is for a boundary realignment and does not alter the existing pedestrian or cycle movement network.</p>
Public transport network			
<p>PO11 Where a site includes or adjoins a future public transport corridor or future</p>	<p>AO11 No acceptable outcome is provided.</p>	✓	<p>R11 Not Applicable The proposed development does</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>public transport site identified through a structure planning process, development:</p> <p>(a) does not prejudice the future provision of the identified infrastructure;</p> <p>(b) appropriately treats the common boundary with the future corridor; and</p> <p>(c) provides opportunities to integrate with the adjoining corridor where a it will include an element which will attract pedestrian movement.</p>			not include or adjoin a future public transport corridor or future public transport site.
Residential subdivision			
<p>PO12</p> <p>Residential lots are:</p> <p>(a) provided in a variety of sizes to accommodate housing choice and diversity; and</p> <p>(b) located to increase variety and avoid large areas of similar lot sizes.</p>	<p>AO12</p> <p>No acceptable outcome is provided.</p>	✓	<p>R12 Not Applicable</p> <p>The proposed development is for a boundary realignment.</p>
Rural residential zone			
<p>PO13</p> <p>New lots are only created in the Rural residential zone where land is located within the 4,000m² precinct, the 1 hectare precinct or the 2 hectare precinct.</p>	<p>AO13</p> <p>No acceptable outcome is provided.</p>	✓	<p>R13 Not Applicable</p> <p>The proposed development is for a boundary realignment. No new lots are created.</p>
Additional provisions for greenfield development only			
<p>PO14</p> <p>The subdivision design provides the new community with a local identity by responding to:</p> <p>(a) site context</p> <p>(b) site characteristics</p> <p>(c) setting</p> <p>(d) landmarks</p> <p>(e) natural features; and</p> <p>(f) views.</p>	<p>AO14</p> <p>No acceptable outcome provided.</p>	✓	<p>R14-R20 Not Applicable</p> <p>The proposed development is not associated with greenfield development.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
PO15 The road network is designed to provide a high level of connectivity, permeability and circulation for local vehicles, public transport, pedestrians and cyclists.	AO15 No acceptable outcome provided.	✓	
PO16 The road network is designed to: <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>Note—Figure B provides further guidance in relation to the desired outcome.</p>	AO16 No acceptable outcome provided.	✓	
PO17 Reconfiguring a lot provides safe and convenient access to the existing or future public transport network.	AO17 The subdivision locates 90% of lots within 400 metres walking distance of a future public transport route.	✓	
PO18 The staging of the lot reconfiguration prioritises delivery of link roads to facilitate efficient bus routes.	AO18 No acceptable outcome provided.	✓	
PO19 Provision is made for sufficient open space to: <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 the area are protected; (b) retain riparian corridors, significant vegetation and habitat areas and provides linkages between those areas; and 	AO19.1 A minimum of 10% of the site area is dedicated as open space.	✓	
	AO19.2 A maximum of 30% of the proposed open space can consist of land identified as significant vegetation or riparian corridor buffer.		

Performance outcomes	Acceptable outcomes	Complies	Comments
(c) meet regional, district and neighbourhood open space requirements.			
PO20 A network of parks and community land is provided: (a) to support a full range of recreational and sporting activities; (b) to ensure adequate pedestrian, cycle and vehicle access; (c) which is supported by appropriate infrastructure and embellishments; (d) to facilitate links between public open spaces; (e) which is co-located with other existing or proposed community infrastructure; (f) which is consistent with the preferred open space network; and (g) which includes a diversity of settings;	AO20 No acceptable outcome is provided.	✓	

Table 9.4.4.3B—Minimum area and dimensions for Reconfiguring a lot

Zone	Type	Minimum area	Minimum frontage
Centre	All lots	800m ²	20 metres
Community facilities	All lots	Not specified	Not specified
Conservation	All lots	Not specified	Not specified
Emerging community	All lots	10 hectares	100 metres
Low density residential	Where greenfield development and connected to reticulated water and sewerage		
	Rear lot	800m ²	5 metres
	All other lots	350m ²	10 metres
	Where connected to reticulated water and sewerage		
	Rear lot	800m ²	5 metres
	All other lots	600m ²	16 metres
	Where connected to reticulated water		
	Rear lot	1,000m ²	5 metres

Zone	Type	Minimum area	Minimum frontage
	All other lots	800m ²	16 metres
Medium residential density	Rear lot	600m ²	5 metres
	All other lots	400m ²	10 metres
Industry	All lots	1,500m ²	45 metres
Recreation and open space	All lots	Not specified	Not specified
Rural	All lots	60 hectares	400 metres
Rural residential	2 hectare precinct		
	All lots	2 hectares	60 metres
	1 hectare precinct		
	All lots	1 hectare	40 metres
	4,000m ² precinct		
	All lots	4,000m ²	40 metres

Figure A – Examples of access to rear lots

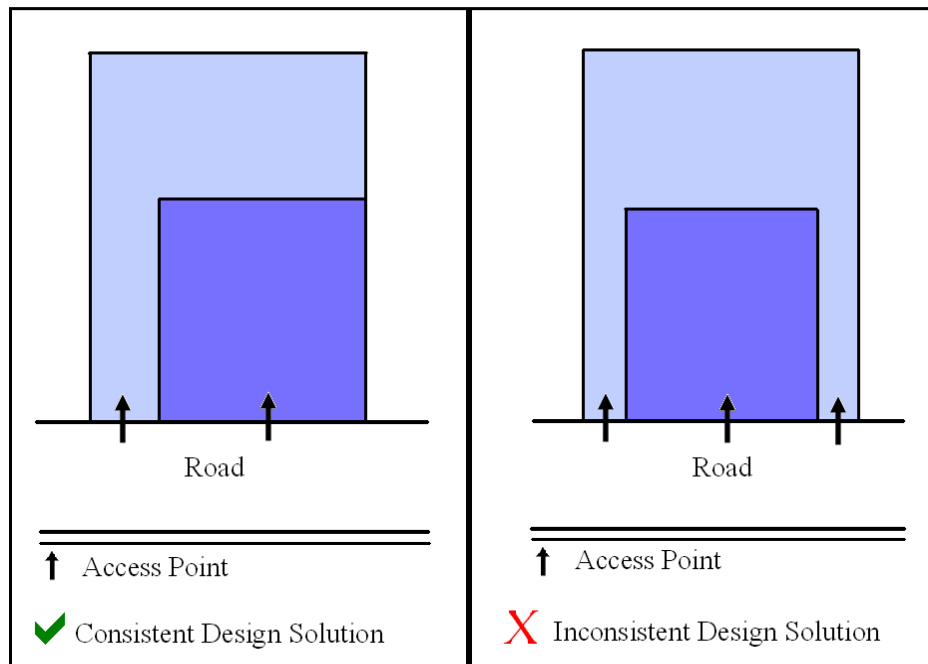
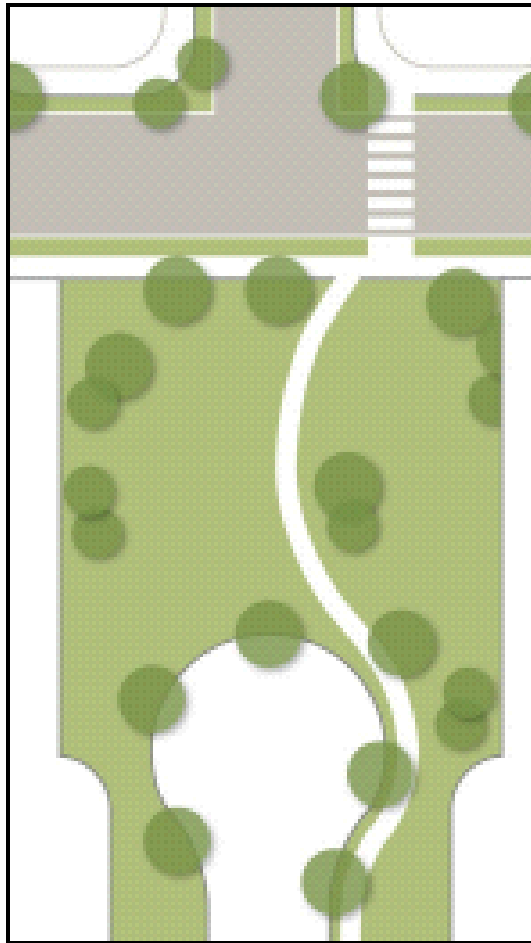
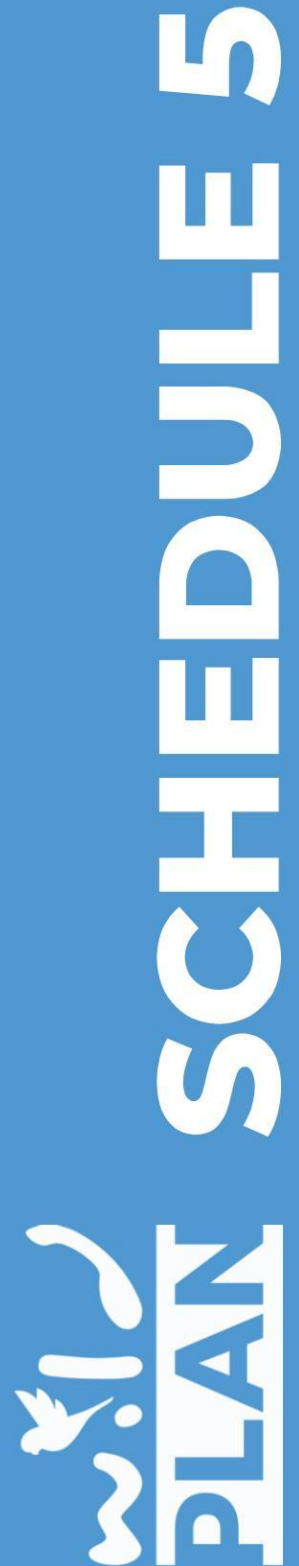


Figure B – Example of cul-de-sac design



SCHEDULE 5 –
DA FORM 1



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)	Murhop Pty Ltd ATF Murhop Trust
Contact name (only applicable for companies)	C/- wildPLAN Pty Ltd
Postal address (P.O. Box or street address)	PO BOX 8028
Suburb	CAIRNS
State	QLD
Postcode	4870
Country	Australia
Contact number	0487 967 533
Email address (non-mandatory)	dominic@wildplan.com.au
Mobile number (non-mandatory)	0487 967 533
Fax number (non-mandatory)	N/A
Applicant's reference number(s) (if applicable)	WP25 008 MUR
1.1) Home-based business	
<input type="checkbox"/> Personal details to remain private in accordance with section 264(6) of <i>Planning Act 2016</i>	
2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input type="checkbox"/> No – proceed to 3)	

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see [DA Forms Guide: Relevant plans](#).

3.1) Street address and lot on plan

- ☒ Street address **AND** lot on plan (all lots must be listed), **or**
☐ Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		15	Platypus Close	Kuranda
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4881	5	RP892268	Mareeba Shire
b)	Unit No.	Street No.	Street Name and Type	Suburb
		17	Platypus Close	Kuranda
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4881	6	RP892268	Mareeba Shire

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 to correct an encroachment

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 5 on RP892269	16,900m ²	Lot 1 on RP892269	17,474m ²
Lot 6 on RP892269	9,609m ²	Lot 2 on RP892269	9,035m ²
12.2) What is the reason for the boundary realignment?			
To correct the encroachment of a structure within Lot 6.			

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



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Government

- ☐ SEQ northern inter-urban break – community activity
- ☐ SEQ northern inter-urban break – indoor recreation
- ☐ SEQ northern inter-urban break – urban activity
- ☐ SEQ northern inter-urban break – combined use
- ☐ Tidal works or works in a coastal management district
- ☐ Reconfiguring a lot in a coastal management district or for a canal
- ☐ Erosion prone area in a coastal management district
- ☐ Urban design
- ☐ Water-related development – taking or interfering with water
- ☐ Water-related development – removing quarry material *(from a watercourse or lake)*
- ☐ Water-related development – referable dams
- ☐ Water-related development – levees *(category 3 levees only)*
- ☐ Wetland protection area

Matters requiring referral to the **local government**:

- ☐ Airport land
- ☐ Environmentally relevant activities (ERA) *(only if the ERA has been devolved to local government)*
- ☐ Heritage places – Local heritage places

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

- ☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

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

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

- ☐ Ports – Brisbane core port land

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

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

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

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

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

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

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

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

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

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

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

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

Referral requirement	Referral agency	Date of referral response

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

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

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

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

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

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

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

PART 7 – FURTHER DETAILS

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

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

☒ No

List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			

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

☐ Yes – a copy of the receipted QLeave form is attached to this development application

☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid

☒ Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

- ☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below
- ☒ No

Note: Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

- ☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

- ☐ Yes – *Form 536: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application
- ☒ No

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

Clearing native vegetation

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

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

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

Environmental offsets

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

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

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

Koala habitat in SEQ Region

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

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

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

Water resources

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

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

☒ No

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

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

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

Waterway barrier works

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

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

☒ No

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

Marine activities

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

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

☒ No

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

Quarry materials from a watercourse or lake

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

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

☒ No

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

Quarry materials from land under tidal waters

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

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

☒ No

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

Referable dams

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

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

☒ No

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

Tidal work or development within a coastal management district

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

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

☒ No

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

Queensland and local heritage places

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

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

☒ No

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

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

Name of the heritage place:

Place ID:

Decision under section 62 of the Transport Infrastructure Act 1994

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

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

☒ No

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

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

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

☒ No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

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

☒ Yes

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

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

☐ Yes

☒ Not applicable

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

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

☒ Yes

Relevant plans of the development are attached to this development application

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

☒ Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

☐ Yes

☒ Not applicable



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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	

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

I,

Linda Marie Ash

as owner of the premises identified as follows:

15 Playtpus Close, Kuranda Qld 4881

Lot 5 on RP892268

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

Murhop Pty Ltd ATF Murhop Trust
C/- wildPLAN Pty Ltd

on the premises described above for:

Reconfiguring a Lot for Boundary Realignment

Linda Ash 1-3-25

[signature of owner and
date signed]

**Company owner's consent to the making of a development application
under the *Planning Act 2016***

I, _____
[Insert name in full.]

Sole Director/Secretary of the company mentioned below.

[Delete the above where company owner's consent must come from both director and director/secretary]

I, MICHAEL HOPKINSON
[Insert name in full.]

Director of the company mentioned below.

and I, NIAMH MURRAY
[Insert name in full.]
[Insert position in full—i.e. another director, or a company secretary.]

Delete the above two boxes where there is a sole director/secretary for the company giving the owner's consent.

Of _____
MURHOP PTY LTD A.C.N. 652 078 423

the company being the owner of the premises identified as follows:

_____ 17 Playtpus Close, Kuranda Qld 4881
Lot 6 on RP892268

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

_____ Murhop Pty Ltd ATF Murhop Trust
C/- wildPLAN Pty Ltd

The Planning Act 2016 is administered by the Department of Local Government, Infrastructure and Planning, Queensland Government.

on the premises described above for:

Reconfiguring a Lot for Boundary Realignment

Company seal *[if used]*


Company Name and ACN:

.....
Signature of Sole Director/Secretary

.....
Date

[Delete the above where company owner's consent must come from both director and director/secretary.]

Company Name and ACN: MURHOP PTY LTD ATE MURHOP TRUST ACN 652078428



.....
Signature of Director

01-03-2025

.....
Date



.....
Signature of Director/Secretary

01-03-2025

.....
Date

[Delete the above where there is a sole director/secretary for the company giving the owner's consent.]