

Our Ref: R6-25

27 August 2025

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

Attention: Planning Department

Dear Sir/Madam,

**DEVELOPMENT APPLICATION SEEKING A DEVELOPMENT PERMIT
RECONFIGURE A LOT – BOUNDARY REALIGNMENT
SITUATED AT 121 & 130 RANDAZZO ROAD, MAREEBA
FORMALLY DESCRIBED AS LOTS 1 TO 3 ON RP737771**

We act on behalf of our client, E & C Quintieri and O & V Quintieri in preparing and submitting the following development application which seeks a Development Permit to Reconfigure the subject allotment under the *Planning Act 2016* located at 121 & 130 Randazzo Road, Mareeba to facilitate the proposed subdivision of the subject allotment. The development application is listed as code assessable under the tables of assessment.

The subject properties cover a combined total of 60.50 hectares, fronting onto Randazzo Road and Mareeba Dimbulah Road for approximately 1.2km and 355m respectively. The property is currently farmed and owned by two (2) brothers, where the proposed realignment is part of future succession planning and seeks to consolidate the farming activities into two (2) larger parcels, with a buffer to Lot 1 that fronts onto Mareeba Dimbulah Road.

By way of this development application, the applicant is seeking specific approval to undertake the development as detailed within the attached planning report and approval of the plans. The report will include a complete assessment of the proposed development against the relevant assessment benchmarks within the Mareeba Shire Planning Scheme 2016.

In terms of application fees, the current fees and charges schedule stipulates that the application fee for the proposed reconfiguration is **\$1,241.00**. Please contact our office on 0411 344 110 to process the payment over the phone.

Should there be any questions or queries in relation to the development application presented, we would appreciate if you could contact our office immediately. We also ask if possible that a copy of all correspondence be forwarded to our office via email.

Yours faithfully,



Ramon Samanes
Director, U&I Town Plan
Bachelor of Applied Science, Majoring in Environmental and Urban Planning

PLANNING REPORT

DEVELOPMENT APPLICATION FOR RECONFIGURATION OF A LOT – BOUNDARY REALIGNMENT

PROJECT LOCATION:

**SITUATED AT 121 & 130 RANDAZZO ROAD, MAREEBA
FORMALLY DESCRIBED AS LOT 1 TO 3 RP737771**

TABLE OF CONTENTS

1.0	<i>EXECUTIVE SUMMARY</i>	3
2.0	<i>SITE DESCRIPTION</i>	3
3.0	<i>DEVELOPMENT PROPOSAL</i>	5
4.0	<i>DEVELOPMENT APPLICATION DETAILS</i>	6
5.0	<i>PLANNING JUSTIFICATION</i>	7
5.1	<i>Assessment Benchmarks</i>	7
5.1.1	<i>Rural Zone Code</i>	7
5.1.2	<i>Reconfiguration of a Lot Code</i>	9
5.1.3	<i>Landscape Code</i>	14
5.1.4	<i>Parking and Access Code</i>	14
5.1.5	<i>Works, Services and Infrastructure Code</i>	14
5.1.6	<i>Agricultural Land Overlay Code</i>	15
5.1.7	<i>Bushfire Hazard Overlay Code</i>	16
5.1.8	<i>Environmental Significance Overlay Code</i>	17
5.2	<i>State Development Assessment Provisions</i>	18
5.3	<i>Far North Regional Plan 2009-2031</i>	18
6.0	<i>CONCLUSION</i>	19

APPENDICIES

Appendix 1: DA Form 1 – Development Application Details

Appendix 2: Development Plans

ASSESSMENT MANAGER:	MAREEBA SHIRE COUNCIL, PLANNING DEPARTMENT
DEVELOPMENT TYPE:	DEVELOPMENT PERMIT – RECONFIGURATION OF A LOT (CODE ASSESSABLE)
PROPOSED WORKS:	BOUNDARY REALIGNMENT
REAL PROPERTY DESCRIPTION:	LOTS 1 TO 3 ON RP737771
LOCATION:	121 & 130 RANDAZZO ROAD, MAREEBA
ZONE:	RURAL ZONE
APPLICANT:	E & C QUINTIERI AND O & V QUINTIERI c/- U&i TOWN PLAN
ASSESSMENT CRITERIA:	RECONFIGURATION OF A LOT (CODE ASSESSABLE)
REFERRAL AGENCIES:	NO REFERRAL AGENCY.
STATE PLANNING:	THE PROPOSAL DOES NOT TRIGGER ASSESSMENT AGAINST THE STATE DEVELOPMENT ASSESSMENT PROVISIONS.

IMPORTANT NOTE

Apart from fair dealing for the purposes of private study, research, criticism, or review as permitted under the Copyright Act, no part of this Report may be reproduced by any process without the written consent of R&A Samanes Pty Ltd ('U&i Town Plan').

This Report has been prepared for E & C Quintieri and O & V Quintieri for the sole purpose of making a Development Application seeking a Development Permit for Reconfiguration of a Lot on land at 121 & 130 Randazzo Road (over Lot 1 to 3 on RP737771) for the purpose of a boundary realignment. This report is strictly limited to the purpose, and facts and circumstances stated within. It is not to be utilised for any other purpose, use, matter or application.

U&i Town Plan has made certain assumptions in the preparation of this report, including:

- a) That all information and documents provided to us by the Client or as a result of a specific search or enquiry were complete, accurate and up to date;*
- b) That information obtained as a result of a search of a government register or database is complete and accurate.*

U&i Town Plan is not aware of any particular fact or circumstance, which would render these assumptions incorrect, as at the date of preparation of the Report.

While every effort has been made to ensure accuracy, U&i Town Plan does not accept any responsibility in relation to any financial or business decisions made by parties' other than those for whom the original report was prepared for and/or provided to. If a party other than the Client uses or relies upon facts, circumstances and/or content of this Report without consent of U&i Town Plan, U&i Town Plan disclaims all risk and the other party assumes such risk and releases and indemnifies and agrees to keep indemnified U&i Town Plan from any loss, damage, claim or liability arising directly or indirectly from the use of or reliance on this report.

1.0 EXECUTIVE SUMMARY

This development application is seeking a development permit to Reconfigure the allotments under the *Planning Act 2016* at 121 & 130 Randazzo Road, Mareeba to facilitate the realignment of the boundary between Lots 1 to 3 on RP737771. By way of this development application, the applicant is seeking specific approval to undertake the development as detailed in this planning report and approval of the plans.

The conclusion of this report is that all the requirements set by the assessment criteria can be met and that the strategic level policy outcomes sought by the planning scheme and any applicable State planning instruments can be achieved. It is the opinion of the applicant that once all the policy requirements have been considered by assessing authorities and equitably balanced with the site constraints and benefits of the proposal; the assessment process established under the Planning Act will result in the approval of this development application and the issuing of a development permit subject to conditions. This opinion is based on the level of strategic and analytical justification provided in support of the proposal and the decision-making requirements imposed on regulatory authorities under the Planning Act.

2.0 SITE DESCRIPTION

The subject land is described as Lots 1 to 3 on RP737771, located at 121 & 130 Randazzo Road, Mareeba. The subject properties cover a combined total of 60.50 hectares, with the allotments fronting onto Randazzo Road and Mareeba Dimbulah Road for approximately 1.2km and 355m respectively. The property is located approximately 12km from the CBD of Mareeba and is surrounded by mix of lot sizes within the rural zone.



Figure 1: Aerial View of the Subject Land (© The State of Queensland, all rights reserved, 2025.)

A site summary is provided below:

Table 2.0: Site summary

Street address:	121 & 130 Randazzo Road, Mareeba
Real property description:	Lot 1 to 3 on RP737771
Local government area	Mareeba Shire Council
Tenure:	Freehold
Site area:	Lot 1: 5,141sqm Lot 2: 18.05 hectares Lot 3: 41.942 hectares
Zone:	Rural zone
Current use:	Lot 1: Dwelling House Lot 2: Farming Lot 3: Farming
Road frontage:	Randazzo Road & Mareeba Dimbulah Road
Adjacent uses:	Surrounding Rural properties
Topography / Vegetation:	Lot 3 is relatively flat with a gentle slope to the east. Lots 1 and 2 both slope towards the north and east and the large drainage feature in lot 2.
Easements:	There is an easement in lot 2 which appears to be for stormwater drainage.

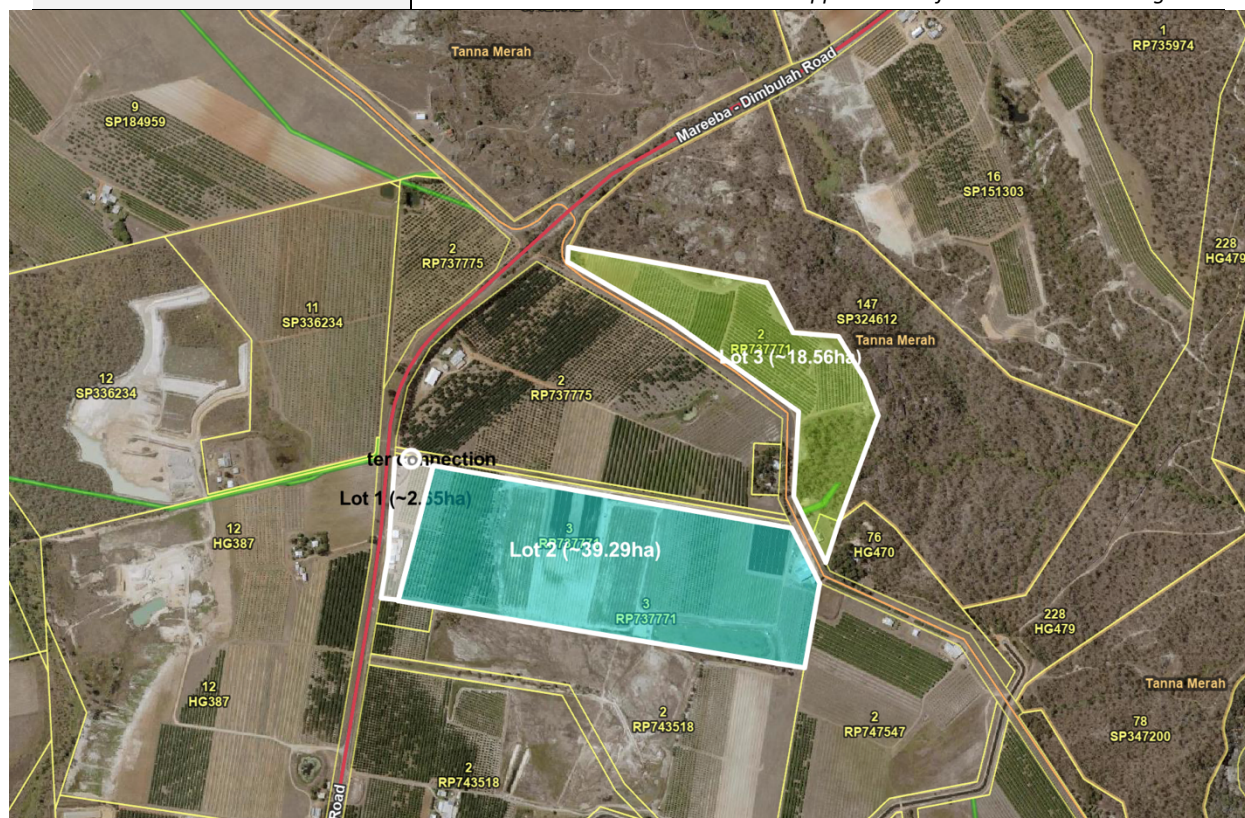


Figure 2: Site Locality (© The State of Queensland, all rights reserved, 2025.)

3.0 DEVELOPMENT PROPOSAL

This development application is seeking a development permit to Reconfigure the allotments under the *Planning Act 2016* at 121 & 130 Randazzo Road, Mareeba to facilitate the realignment of the boundary between Lots 1 to 3. Currently lot 1 contains an existing dwelling which appears to be built over the boundary with lot 2. Lot 2 contains an established orchid and associated infrastructure to support the farm, and lot 3 contains an established orchid, packing sheds on the Randazzo Road frontage with a dwelling, and another dwelling and sheds on the Mareeba Dimbulah Road frontage. This proposal seeks to separate the allotments to ensure each allotment contains a dwelling and has been strategically configured to support the established infrastructure and services to allow each allotment to be serviced appropriately.

By way of this development application, the applicant is seeking specific approval to undertake the development as detailed in this planning report and approval of the plans.

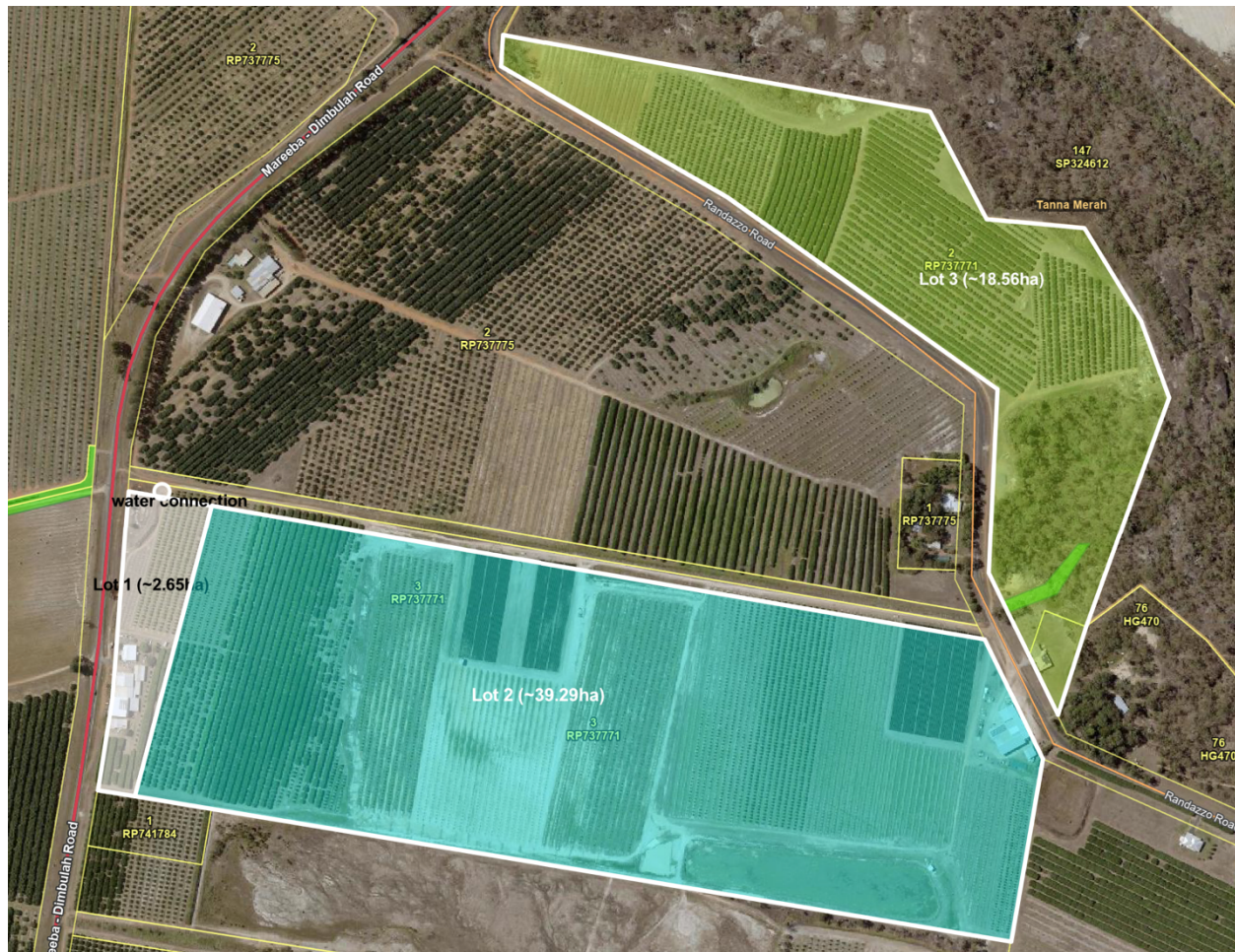


Figure 3: Extract from Development Plans (Prepared by U&i Town Plan.)

See *Appendix 3: Development Plans* for further detail.

3.1 Development Definition

The proposal is described as a “Reconfiguration of a Lot” under the Planning Act and planning scheme. The proposal is defined under the Planning Act as follows:

reconfiguring a lot means—

- (a) creating lots by subdividing another lot; or*
- (b) amalgamating 2 or more lots; or*
- (c) rearranging the boundaries of a lot by registering a plan of subdivision under the Land Act or Land Title Act; or*
- (d) dividing land into parts by agreement rendering different parts of a lot immediately available for separate disposition or separate occupation, other than by an agreement that is—*
 - (i) a lease for a term, including renewal options, not exceeding 10 years; or*
 - (ii) an agreement for the exclusive use of part of the common property for a community titles scheme under the Body Corporate and Community Management Act 1997 ; or*
- (e) creating an easement giving access to a lot from a constructed road.*

3.2 Boundary Realignment

Currently lot 1 contains an existing dwelling which appears to be built over the boundary with lot 2. Lot 2 contains an established orchid and associated infrastructure to support the farm, and lot 3 contains an established orchid, packing sheds on the Randazzo Road frontage with a dwelling, and another dwelling and sheds on the Mareeba Dimbulah Road frontage. This proposal seeks to separate the allotments to ensure each allotment contains a dwelling and has been strategically configured to support the established infrastructure and services to allow each allotment to be serviced appropriately.

The proposed reconfiguration will result in the following allotment sizes:

- Proposed Lot 1 – 2.65ha;
- Proposed Lot 2 – 39.29ha; and
- Proposed Lot 3 – 18.56ha

4.0 DEVELOPMENT APPLICATION DETAILS

This code assessable development application seeks a development permit to Reconfigure the Lots under the *Planning Act 2016* to facilitate the realignment of the boundary between Lots 1 to 3 on RP737771. By way of this development application, the applicant is seeking specific approval of the following development permit to authorise the subdivision of the allotments as detailed in this planning report.

5.0 PLANNING JUSTIFICATION

This development application is made in accordance with the requirements of the *Planning Act 2016* and is for the Reconfiguration of the lot at 121 & 130 Randazzo, Mareeba to facilitate the realignment of the boundary between Lots 1 to 3 on RP737771. The proposal is considered to satisfy the requirements set by the applicable assessment benchmarks from the planning scheme, specifically Rural Zone Code and Reconfiguring a Lot Code.

5.1 Mareeba Shire Planning Scheme 2016

Given that the application is code assessable, the application is required to be assessed against only the relevant codes within the planning scheme where applicable to the development. In particular, the following sections of the planning scheme are considered relevant to this development:

- Rural Zone Code
- Reconfiguration of a Lot Code
- Landscape Code
- Parking and Access Code
- Works, Services and Infrastructure Code
- Bushfire Hazard Overlay Code
- Environmental Significance Overlay Code

Accordingly, an assessment of the proposed development against the above listed codes has been completed. Where the requirements of an Acceptable Outcome were impractical or inappropriate to address, the Performance Outcome was addressed and satisfied. By satisfying the requirements of the Performance Outcomes, the overall “Purpose” of the code was inherently satisfied, as was the Strategic Framework for the planning scheme. In terms of the assessment documented in this report, should any part of the development not comply with any sections of the codes, the relevant sections will be adequately referenced and addressed in further detail to ensure compliance has been achieved.

5.1.1 Rural Zone Code

1. *The purpose of the Rural Zone Code is to:*
 - a) *Provide for rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities;*
 - b) *Provide opportunities for non-rural uses that are compatible with agriculture, the environmental features, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes;*
 - c) *Protect or manage significant natural resources and processes to maintain the capacity for primary production.*
2. *Mareeba Shire Council’s purpose of the Rural zone code is to recognise the importance of primary productions to the economy of the region and to maintain and strengthen the range of primary industries which contribute to the rural economy.*

The purpose of the Rural zone code is to:

- a) Recognise the diversity of rural uses that exists throughout the region;*
- b) Protect the rural character of the region;*
- c) Provide facilities for visitors and tourists that are accessible and offer unique experience;*
- d) Protect the infrastructure of the Mareeba-Dimbulah Irrigation Scheme Area from development which may compromise long term use for primary production;*
- e) Maintain distinct boundaries between the rural areas and the villages, towns and urban areas of the region;*
- f) Provide for a range of uses, compatible and associated with rural or ecological values including recreational pursuits and tourist activities;*
- g) Prevent adverse impacts of development on ecological values;*
- h) Preserve land in large holdings; and*
- i) Facilitate the protection of strategic corridors across the landscape which link remnant areas of intact habitat and transport corridors.*

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

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

Comments:

The proposed boundary realignment does not involve the creation of any additional allotments within the Rural Zone. The proposed development simply seeks to realign the boundaries between Lots 1, 2 & 3 on RP737771, to separate the two (2) dwellings on Lot 3 with the result being one (1) dwelling on each property. Currently lot 1 contains an existing dwelling which appears to be built over the boundary with lot 2. Lot 2 contains an established orchid and associated infrastructure to support the farm, and lot 3 contains an

established orchid, packing sheds on the Randazzo Road frontage with a dwelling, and another dwelling and sheds on the Mareeba Dimbulah Road frontage. This forms part of the succession planning process and will allow the two (2) families to live on their own title, free of any future encumbrances to one another. The layout also secures the usable area of land of proposed lot 2 and 3 along Randazzo Road, including the orchid with the packing shed and dwelling located on proposed lot 2, and the dwelling into proposed lot 3.

The proposal is considered to satisfy the requirements set by the applicable assessment benchmarks from the planning scheme, specifically the Rural Zone and Reconfiguring a Lot Code. It is considered that this development in these particular and unique circumstances, meets the performance outcomes and purpose statements outlined within the Rural Zone Code and Reconfiguring a Lot Code.

5.1.2 Reconfiguring a Lot Code

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

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

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

- (a) Subdivision of land achieves the efficient use of land and the efficient provision of infrastructure and transport services;*
- (b) Lots are of a suitable size and shape for the intended or potential use having regard to the purpose and overall outcomes of the relevant zone or precinct.*
- (c) Subdivision of land creates lots with sufficient area and dimensions to accommodate the ultimate use, meet user requirements, protect environmental features and account for site constraints;*
- (d) A range and mix of lot sizes is provided to facilitate a variety of industry and housing types;*
- (e) Subdivision design incorporates a road network that provides connectivity and circulation for vehicles and provide safe and efficient access for pedestrians, cyclists and public transport;*
- (f) Subdivision design provides opportunities for walking and cycling for recreation and as alternative methods of travel;*
- (g) Subdivision of land provides and integrates a range of functional parkland, including local and district parks and open space links for the use and enjoyment of the residents of the locality and the shire;*
- (h) Subdivision of land contributes to an open space network that achieves connectivity along riparian corridors and between areas with conservation values;*
- (i) Subdivision within the Rural zone maintains 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.

ASSESSMENT BENCHMARKS

Performance Outcomes	Acceptable Outcomes	Proposal Justification
Area and frontage of Lots – Rural Zone		
PO1 & PO1.1	AO1.1 – N/A	<p>The proposed boundary realignment does not involve the creation of any additional allotments within the Rural Zone. The proposed development simply seeks to realign the boundaries between Lots 1, 2 & 3 on RP737771, to separate the two (2) dwellings on Lot 3 with the result being one (1) dwelling on each property. Currently lot 1 contains an existing dwelling which appears to be built over the boundary with lot 2. Lot 2 contains an established orchid and associated infrastructure to support the farm, and lot 3 contains an established orchid, packing sheds on the Randazzo Road frontage with a dwelling, and another dwelling and sheds on the Mareeba Dimbulah Road frontage. This forms part of the succession planning process and will allow the two (2) families to live on their own title, free of any future encumbrances to one another. The layout also secures the usable area of land of proposed lot 2 and 3 along Randazzo Road, including the orchid with the packing shed and dwelling located on proposed lot 2, and the dwelling into proposed lot 3.</p> <p>Satisfied.</p>
PO1.2	AO1.2 – N/A	<p>The proposed boundary realignment does not involve the creation of any additional allotments within the Rural Zone. The proposed development simply seeks to realign the boundaries between Lots 1, 2 & 3 on RP737771, to separate the two (2) dwellings on Lot 3 with the result being one (1) dwelling on each property. Currently lot 1 contains an existing dwelling which appears to be built over the boundary with lot 2. Lot 2 contains an established orchid and associated infrastructure to support the farm, and lot 3 contains an established orchid, packing sheds on the Randazzo Road frontage with a dwelling, and another dwelling and sheds on the Mareeba Dimbulah Road frontage. This forms part of the succession planning process and will allow the two (2) families to live on their own title, free of any future encumbrances to one another. The layout also secures the usable area of land of proposed lot 2 and 3 along Randazzo Road, including the orchid</p>

		<i>with the packing shed and dwelling located on proposed lot 2, and the dwelling into proposed lot 3.</i>
<i>PO1.3</i>	<i>AO1.3 – N/A</i>	<i>The proposed boundary realignment does not involve the creation of any additional allotments within the Rural Zone. The proposed development simply seeks to realign the boundaries between Lots 1, 2 & 3 on RP737771, to separate the two (2) dwellings on Lot 3 with the result being one (1) dwelling on each property. Currently lot 1 contains an existing dwelling which appears to be built over the boundary with lot 2. Lot 2 contains an established orchid and associated infrastructure to support the farm, and lot 3 contains an established orchid, packing sheds on the Randazzo Road frontage with a dwelling, and another dwelling and sheds on the Mareeba Dimbulah Road frontage. This forms part of the succession planning process and will allow the two (2) families to live on their own title, free of any future encumbrances to one another. The layout also secures the usable area of land of proposed lot 2 and 3 along Randazzo Road, including the orchid with the packing shed and dwelling located on proposed lot 2, and the dwelling into proposed lot 3.</i>
<i>PO1.4</i>	<i>AO1.4 – N/A</i>	<i>This application is not for a public reconfiguration purpose.</i>
<i>PO1.5</i>	<i>AO1.5 – N/A</i>	<p><i>The proposed reconfiguration contains allotments either side of Randazzo Road as was previously the case. The proposed boundary realignment does not involve the creation of any additional allotments within the Rural Zone. The proposed development simply seeks to realign the boundaries between Lots 1, 2 & 3 on RP737771, to separate the two (2) dwellings on Lot 3 with the result being one (1) dwelling on each property. Currently lot 1 contains an existing dwelling which appears to be built over the boundary with lot 2. Lot 2 contains an established orchid and associated infrastructure to support the farm, and lot 3 contains an established orchid, packing sheds on the Randazzo Road frontage with a dwelling, and another dwelling and sheds on the Mareeba Dimbulah Road frontage. This forms part of the succession planning process and will allow the two (2) families to live on their own title, free of any future encumbrances to one another. The layout also secures the usable area of land of proposed lot 2 and 3 along Randazzo Road, including the orchid with the packing shed and dwelling located on proposed lot 2, and the dwelling into proposed lot 3.</i></p> <p>Satisfied.</p>

PO1.6	PO1.6	<p><i>The proposed boundary realignment does not involve the creation of any additional allotments within the Rural Zone. The proposed development simply seeks to realign the boundaries between Lots 1, 2 & 3 on RP737771, to separate the two (2) dwellings on Lot 3 with the result being one (1) dwelling on each property. Currently lot 1 contains an existing dwelling which appears to be built over the boundary with lot 2. Lot 2 contains an established orchid and associated infrastructure to support the farm, and lot 3 contains an established orchid, packing sheds on the Randazzo Road frontage with a dwelling, and another dwelling and sheds on the Mareeba Dimbulah Road frontage. This forms part of the succession planning process and will allow the two (2) families to live on their own title, free of any future encumbrances to one another. The layout also secures the usable area of land of proposed lot 2 and 3 along Randazzo Road, including the orchid with the packing shed and dwelling located on proposed lot 2, and the dwelling into proposed lot 3.</i></p> <p>Satisfied.</p>
Existing buildings and easements		
PO2	AO2.1	<p><i>The proposed development simply seeks to realign the boundaries between Lots 1, 2 & 3 on RP737771, to separate the two (2) dwellings on Lot 3 with the result being one (1) dwelling on each property. Currently lot 1 contains an existing dwelling which appears to be built over the boundary with lot 2. Lot 2 contains an established orchid and associated infrastructure to support the farm, and lot 3 contains an established orchid, packing sheds on the Randazzo Road frontage with a dwelling, and another dwelling and sheds on the Mareeba Dimbulah Road frontage. This forms part of the succession planning process and will allow the two (2) families to live on their own title, free of any future encumbrances to one another. The layout also secures the usable area of land of proposed lot 2 and 3 along Randazzo Road, including the orchid with the packing shed and dwelling located on proposed lot 2, and the dwelling into proposed lot 3.</i></p> <p>Satisfied.</p>
	AO2.2	<p><i>The existing dwellings three (3) dwellings across the three (3) allotments will be separated and contained within each separate parcel, where previously there were two (2) dwellings on Lot 3 on RP737771.</i></p> <p>Satisfied.</p>
PO3	AO3	<p><i>The existing easement within proposed lot 3 will remain and will not interfere with the function of the easement.</i></p> <p>Satisfied.</p>

Boundary Realignment		
PO4	N/A	<p>The proposed boundary realignment has been configured to ensure all existing services and infrastructure are separated and placed in a way that each proposed allotment is serviced by water, power and access to the road network.</p> <p>Satisfied.</p>
Access and road network		
PO5	N/A	<p>Existing accesses are established to all three (3) proposed allotments. Lot 1 will maintain access as established from Mareeba Dimbulah Road, while lot 2 and 3 will continue utilising their existing accesses of Randazzo Road.</p> <p>Satisfied.</p>
PO6	AO6	<p>Existing accesses are established to all three (3) proposed allotments. Lot 1 will maintain access as established from Mareeba Dimbulah Road, while lot 2 and 3 will continue utilising their existing accesses of Randazzo Road.</p> <p>Satisfied.</p>
PO7	N/A	<p>Not applicable.</p> <p>Site is in the rural zone.</p>
Rear Lots		
PO8	AO8.1	<p>No rear lots proposed.</p> <p>Satisfied.</p>
	AO8.2	<p>No rear lots proposed.</p> <p>Satisfied.</p>
	AO8.3	<p>No rear lots proposed.</p> <p>Satisfied.</p>
	AO8.4	<p>No rear lots proposed.</p> <p>Satisfied.</p>
	AO8.5	<p>No rear lots proposed.</p> <p>Satisfied.</p>
	AO8.6	<p>Not applicable.</p> <p>Site is in the rural zone.</p>
Crime prevention and community safety		
PO9	N/A	<p>The development is located in the Rural zone. This provision doesn't particularly apply to this type of development within this zone and is more associated with residential lot developments within town.</p> <p>Satisfied.</p>
Pedestrian and cycle movement network		
PO10	N/A	<p>The development is located in the Rural zone. This provision doesn't particularly apply to this type of development within this zone and is more associated with residential lot developments within town.</p> <p>Satisfied.</p>

Public transport network		
PO11	N/A	The development is located in the Rural zone. The site does not include public transport corridor or future public transport. Satisfied.
Residential Subdivision		
PO12	N/A	The development is located in the Rural zone. The development is not creating a residential subdivision. Satisfied.
Rural residential zone		
PO13	N/A	The development is located in the Rural zone. The development is not creating a rural residential subdivision. Satisfied.
Additional provisions for greenfield development only		
PO14	N/A	Not applicable
PO15	N/A	Not applicable
PO16	N/A	Not applicable
PO17	N/A	Not applicable
PO18	N/A	Not applicable
PO19	N/A	Not applicable
PO20	N/A	Not applicable

5.1.3 Landscaping Code

The proposed reconfiguration of a lot which is seeking approval for a boundary realignment and easement for water is located within the Rural Zone. As such this code is not considered applicable to this development.

5.1.4 Parking and Access Code

The proposed reconfiguration of a lot which is seeking approval for a boundary realignment and easement for water is located within the Rural Zone. As such, this code is not considered applicable to this development in terms of controlling parking demands and requirements as part of a reconfiguration of a lot. However, it is noted that the existing access crossovers from Mareeba Dimbulah Road and Randazzo Road into the proposed allotments are considered to be consistent with the rural standards for access.

5.1.5 Works, Service and Infrastructure Code

The proposed reconfiguration of a lot which is seeking approval for a boundary realignment and easement for water is located within the Rural Zone, and as such limited services and infrastructure are required to be provided. As such, it is considered that the proposed Reconfiguration of a lot development achieves compliance with the outcomes sought to be achieved within Works, Services and Infrastructure Code.

5.1.6 Agricultural Land Overlay Code

The purpose of the Agricultural land overlay code is to protect or manage important agricultural areas, resources, and processes which contribute to the shire's capacity for primary production.

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

- (a) *The alienation, fragmentation or reduction in primary production potential of land within the 'Class A' area or 'Class B' area is avoided, except where:*
 - (i) *an overriding need exists for the development in terms of public benefit,*
 - (ii) *no suitable alternative site exists; and*
 - (iii) *the fragmentation or reduced production potential of agricultural land is minimised;*
- (b) *'Class A' areas and 'Class B' areas continue to be used primarily for more intensive agricultural activities which utilise the land quality provided in these areas;*
- (c) *Grazing on very large land holdings is maintained as the dominant rural activity in the 'Broadhectare rural' area; and*
- (d) *Land with the 'Broadhectare rural' area is maintained in its current configuration.*



Comments:

The proposed boundary realignment does not involve the creation of any additional allotments within the Rural Zone. The proposed development simply seeks to realign the boundaries between Lots 1, 2 & 3 on RP737771, to separate the two (2) dwellings on Lot 3 with the result being one (1) dwelling on each property. Currently lot 1 contains an existing dwelling which appears to be built over the boundary with lot 2.

Lot 2 contains an established orchid and associated infrastructure to support the farm, and lot 3 contains an established orchid, packing sheds on the Randazzo Road frontage with a dwelling, and another dwelling and sheds on the Mareeba Dimbulah Road frontage. This forms part of the succession planning process and will allow the two (2) families to live on their own title, free of any future encumbrances to one another. The layout also secures the usable area of land of proposed lot 2 and 3 along Randazzo Road, including the orchid with the packing shed and dwelling located on proposed lot 2, and the dwelling into proposed lot 3.

The proposal is considered to satisfy the requirements set by the applicable assessment benchmarks from the planning scheme, specifically the Rural Zone, Reconfiguring a Lot Code and Agricultural Land Overlay Code.

5.1.7 Bushfire Hazard Overlay Code

The purpose of the Bushfire hazard overlay code is to minimise the threat of bushfire to people and property.

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

- (a) Development in a Bushfire hazard area is compatible with the nature of the hazard;*
- (b) The number of people and properties subject to bushfire hazards are minimised through appropriate building design and location;*
- (c) Development does not result in a material increase in the extent, duration or severity of bushfire hazard; and*
- (d) Appropriate infrastructure is available to emergency services in the event of a bushfire.*



The site is mapped as containing areas of Potential Impact Buffer (100 metres), Medium, High and Very High Bushfire Hazard in the gully, which correlate with the areas on the site covered by natural bushland. Given the

proposal simply involves the realignment of the boundaries of three (3) properties in which the infrastructure is already established, renders any controls regarding fire hazard to be not applicable. The site has existing access to water that is currently available to be used for fire-fighting purposes. The appropriate water source contains sufficient access to water to all proposed lots available at any time for Firefighting Supply and will be provided with the appropriate connections where required. Moreover, the properties are regularly maintained by the landowners to ensure no build-up of hazardous materials and that existing or proposed firebreaks are maintained. Accordingly, it is considered that this development achieves compliance with the outcomes sought under the Bushfire Hazard Overlay Code.

5.1.8 Environmental Significance Overlay Code

The purpose of the Environmental significance overlay code is to identify and protect matters of environmental significance, which include matters of state environmental significance (MSES) as defined under the state planning policy.

The Environmental significance overlay code ensures that:

- (a) waterways and high ecological significance wetlands are protected and enhanced to maintain ecosystem services and hydrological processes and provide aquatic habitat for flora and fauna; and*
- (b) the environmental values of regulated vegetation, wildlife habitat, protected areas and legally secured offset areas are protected and managed.*

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

- (a) the biodiversity values, ecosystem services and climate change resilience of areas of environmental significance are protected, managed, enhanced and rehabilitated;*
- (b) the biodiversity values of protected areas and legally secured offset areas are protected from development unless overriding community need is demonstrated;*
- (c) development is located, designed and managed to minimise the edge effects of development on areas of regulated vegetation and wildlife habitat;*
- (d) areas of regulated vegetation and wildlife habitat are managed to minimise biodiversity losses;*
- (e) development maintains, protects and enhances a regional network of vegetated corridors that assist in wildlife movement and contribute to the maintenance of habitat and biological diversity;*
- (f) development is appropriately setback from waterways and high ecological significance wetlands to minimise direct and indirect impacts on water quality and biodiversity; and*
- (g) riparian vegetation and vegetation associated with high ecological significance wetlands is protected and enhanced to improve water quality and natural ecosystem function.*



The site is Mapped as containing areas of land considered regulated vegetation. The proposed changes fall well outside of these areas, and therefore no referral or further assessment is required. The areas of importance correlate with the areas on the property that are covered by natural bushland, which are not impacted in anyway with the realignment of the boundaries. Accordingly, the outcomes sought within this code are considered to be achieved as a consequence and no further assessment of this development is required against the Environmental Significance Overlay Code.

5.2 State Development Assessment Provisions

The State Development Assessment Provisions (SDAP) set out the matters of interest to the state for development assessment. The SDAP identifies the matters of interest – where relevant they have been addressed by heading in this section. Where the State is a referral agency for a development application under the provisions, the state code applies.

In this instance, the proposed development does not trigger referral and therefore assessment against the SDAP codes is not required.

5.3 Far North Regional Plan 2009-2031

The site is located within the 'Regional Landscape and Rural Production Area Regional Land Use Category of the Far North Queensland 2009-2031. The Minister has identified that the planning scheme, specifically the Strategic Framework, appropriately advances the FNQRP 2009- 2031. Hence, compliance with the FNQRP is

demonstrated through the compliance with the Planning Scheme (refer to this report and attachments for demonstration of this compliance).

6.0 CONCLUSION

It is considered that the proposed development being a Reconfiguration of a Lot – Boundary Realignment over land described as Lot 1 to 3 on RP737771 is appropriately designed to comply with the planning scheme requirements. In particular, the proposed development:

- Achieves compliance with the Performance Outcomes relating to the realignment of the boundary;
- Achieves compliance with the Performance Outcomes, Purposes and the Intent of the Reconfiguring a Lot Code for land included in the Rural Zone;
- Satisfies compliance with the relevant applicable mapped Overlays;
- Does not conflict with the Far North Queensland Regional Plan 2009 – 2031, in particular the Rural Production Area Regional Land Use Category.

The applicant strongly believes that an assessment of the common material forming part of this development application in accordance with the decision-making rules established under the Planning Act will result in the approval of the development application and the issuing of a development permit subject to conditions.

The proposal is consistent with the “Purpose” of the Rural Zone & Reconfiguring a Lot Code and the applicable State level policy. The proposal constitutes works and a use of the site in a manner that meets the strategic outcomes sought by the planning instruments and the expectations of the community. The conclusion of this report is that all the requirements set by the assessment benchmarks can be met and that the strategic level policy outcomes sought by the planning scheme for the site and locality can be achieved. The common material provided as part of this development application contains sufficient justification to establish compliance with the assessment benchmarks. It is the applicant’s opinion that the development application contains sufficient justification to warrant approval subject to reasonable and relevant conditions.

We request that Council provide a copy of the Draft Conditions with sufficient time for review prior to issuing a Decision Notice for the development. If you have any queries please do not hesitate to contact our office on 0411 344 110.



Ramon Samanes

Director, U&i Town Plan

Bachelor of Applied Science, Majoring in Environmental and Urban Planning

APPENDIX 1: DA FORM 1 – DEVELOPMENT APPLICATION DETAILS

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)	E & C Quintieri and O & V Quintieri c/- U&I Town Plan
Contact name (only applicable for companies)	Ramon Samanes
Postal address (P.O. Box or street address)	35 Sutherland Street
Suburb	Mareeba
State	QLD
Postcode	4880
Country	Australia
Contact number	0411344110
Email address (non-mandatory)	Ramon.samanes@gmail.com
Mobile number (non-mandatory)	0411344110
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	R6-25
1.1) Home-based business	
<input type="checkbox"/> Personal details to remain private in accordance with section 264(6) of Planning Act 2016	

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

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
		121 & 130	Randazzo Road	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	1, 2, 3	RP737771	Mareeba Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

- ☐ Coordinates of premises by longitude and latitude

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

- ☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

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

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

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

Name of port authority for tidal area (if applicable)

<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>
Name of airport: <input type="text"/>
<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification: <input type="text"/>
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification: <input type="text"/>

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).

- ☒ Yes - Stormwater
☐ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

Boundary Realignment

e) Relevant plans

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

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

6.2) Provide details about the second development aspect

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

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

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

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

c) What is the level of assessment?

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

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

e) Relevant plans

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

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

6.3) Additional aspects of development

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

6.4) Is the application for State facilitated development?

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

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

Material change of use	<input type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input checked="" type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)

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

- ☐ Yes
- ☐ No

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

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

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

Division 2 – Reconfiguring a lot

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

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

--

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 checked="" type="checkbox"/> No	
How many stages will the works include?	
What stage(s) will this development application apply to?	

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

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)
1	5,141sqm	1	2.65ha
2	18.05ha	2	39.29ha
3	41.942ha	3	18.56ha
12.2) What is the reason for the boundary realignment?			

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

Division 3 – Operational work

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

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

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

PART 4 – ASSESSMENT MANAGER DETAILS

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

Mareeba Shire Council

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

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

PART 5 – REFERRAL DETAILS

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

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

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

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

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



Queensland
Government

<input type="checkbox"/> SEQ northern inter-urban break – community activity <input type="checkbox"/> SEQ northern inter-urban break – indoor recreation <input type="checkbox"/> SEQ northern inter-urban break – urban activity <input type="checkbox"/> SEQ northern inter-urban break – combined use <input type="checkbox"/> Tidal works or works in a coastal management district <input type="checkbox"/> Reconfiguring a lot in a coastal management district or for a canal <input type="checkbox"/> Erosion prone area in a coastal management district <input type="checkbox"/> Urban design <input type="checkbox"/> Water-related development – taking or interfering with water <input type="checkbox"/> Water-related development – removing quarry material <i>(from a watercourse or lake)</i> <input type="checkbox"/> Water-related development – referable dams <input type="checkbox"/> Water-related development – levees <i>(category 3 levees only)</i> <input type="checkbox"/> Wetland protection area
Matters requiring referral to the local government: <input type="checkbox"/> Airport land <input type="checkbox"/> Environmentally relevant activities (ERA) <i>(only if the ERA has been devolved to local government)</i> <input type="checkbox"/> Heritage places – Local heritage places
Matters requiring referral to the Chief Executive of the distribution entity or transmission entity: <input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to: <ul style="list-style-type: none"> • The Chief Executive of the holder of the licence, if not an individual • The holder of the licence, if the holder of the licence is an individual <input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council: <input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the Minister responsible for administering the Transport Infrastructure Act 1994: <input type="checkbox"/> Ports – Brisbane core port land <i>(where inconsistent with the Brisbane port LUP for transport reasons)</i> <input type="checkbox"/> Ports – Strategic port land
Matters requiring referral to the relevant port operator, if applicant is not port operator: <input type="checkbox"/> Ports – Land within Port of Brisbane's port limits <i>(below high-water mark)</i>
Matters requiring referral to the Chief Executive of the relevant port authority: <input type="checkbox"/> Ports – Land within limits of another port <i>(below high-water mark)</i>
Matters requiring referral to the Gold Coast Waterways Authority: <input type="checkbox"/> Tidal works or work in a coastal management district <i>(in Gold Coast waters)</i>
Matters requiring referral to the Queensland Fire and Emergency Service: <input type="checkbox"/> Tidal works or work in a coastal management district <i>(involving a marina (more than six vessel berths))</i>

18) Has any referral agency provided a referral response for this development application?		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application <input checked="" type="checkbox"/> No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application <i>(if applicable)</i> .		

PART 6 – INFORMATION REQUEST

19) Information request under 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	<input checked="" type="checkbox"/> 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	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Supporting information addressing any applicable assessment benchmarks is with the development application	<input checked="" type="checkbox"/> Yes
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 .	
Relevant plans of the development are attached to this development application	<input checked="" type="checkbox"/> Yes
Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans .	
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable

25) Applicant declaration

- ☒ By making this development application, I declare that all information in this development application is true and correct
- ☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment

Note: For completion by assessment manager if applicable

Description of the work	
QLeave project number	
Amount paid (\$)	Date paid (dd/mm/yy)
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

APPENDIX 2: DEVELOPMENT PLANS

Proposed Boundar Realignment

121 & 130 Randazzo Road, Mareeba (Lots 1 to 3 on RP737771) Plan #1, dated 27.08.25, prepared by U&i Town Plan

17°1'29"S 145°19'33"E

17°1'29"S 145°20'24"E

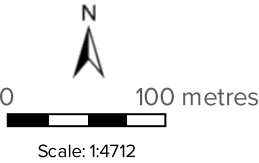


17°2'7"S 145°19'33"E

17°2'7"S 145°20'24"E



Legend located on next page



Printed at: A3
Print date: 27/8/2025

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

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

Includes material © State of Queensland 2025. You are responsible for ensuring that the map is suitable for your purposes. The State of Queensland makes no representation or warranties in relation to the map contents and disclaims all liability.

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



**Queensland
Government**

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