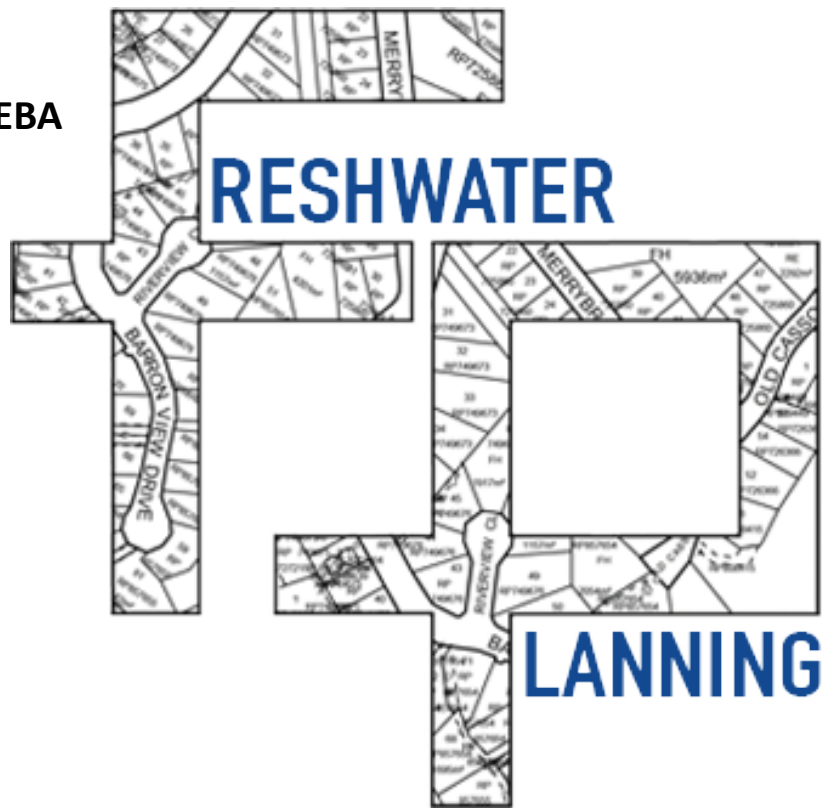


CATHERINE ATHERTON DRIVE, MAREEBA
LOT 100 ON SP342247

TOWN PLANNING REPORT
RECONFIGURING A LOT
1 LOT INTO 48 LOTS AND BALANCE AREA

THE RISE ESTATE
STAGES 4 – 6

F23/37



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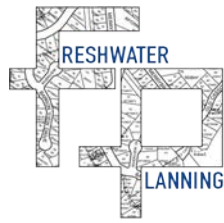
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CONCLUSION

CATHERINE ATHERTON DRIVE, MAREEBA

THE SITE AND REFERRALS



The Site

The subject land is described as Lot 100 on SP342247 and is situated on Catherine Atherton Drive, Mareeba. The site is owned by David John Pollock with The Rise Unit Trust being the applicant for the proposed Reconfiguration. The site is FreeHold, comprises of a single allotment, is irregular in shape, has an area of 46.59 hectares, contains frontage to Catherine Atherton Drive and the adjoining Lee Sye Road, and encompasses vacant land. The subject site is the balance parcel of the existing The Rise Estate.

The site is accessed via the termination of the existing Road Network with the proposed Reconfiguration proposing new and extended Roads without affecting the existing. The site is provided with all available services, being Reticulated Water, Electricity and Telecommunications with no changes to the existing infrastructure proposed.

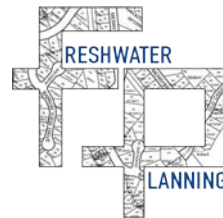
The site contains an easement, being Easement F on SP342247, located along the rear of the Approved and Constructed Stage 3 of The Rise Estate. This easement is for Stormwater Purposes and no change to the existing is envisaged.

The site is located within the existing Rural Residential Development of The Rise Estate and adjoins 'Country Road' Rural Residential Subdivision to the north and the Approved Rural Residential Development to the west. The site is considered to be located within Mareeba's North-eastern Rural Residential Area.

In relation to the current State Governmental Mapping the site is Mapped as containing Remnant 'Least Concern' Vegetation. The site is not Mapped as containing Essential Habitat nor is Mapped as containing a Referable Wetland. The site is not located within 25 metres of a State Controlled nor within 25 metres of a Railway Corridor.

Referral Agencies

The site is Mapped as containing Remnant Vegetation that is 'least concern' Regional Ecosystems. The proposed development comprises of a Reconfiguring a Lot located within the Mapped Remnant Vegetation. The proposal is understood to require Referral to the Department of State Development, Infrastructure, Local Government and Planning for Vegetation Concerns.



CATHERINE ATHERTON DRIVE, MAREEBA

EXISTING APPROVALS & VEGETATION REPORTS

Existing Approvals

The site contains the original Development Approval being REC/07/0074 over then parcels Lot 100 on SP268686 (originally Lot 3 on RP739487). The Development Approval was for the Reconfiguring a Lot – Subdivision (1 in 54 Lots in Stages) with this Approval Amended in mid-August, 2015. The existing Approval contains the completed Stages 1 – 3 with Approval over the Balance Parcel.

This Development Application has been lodged over the existing and Approved Balance Allotment due to the change in Stage Policies resulting in a redesign of the remainder of the site. It is worth noting that the original Approval, before the Change to Approval in mid-August 2015, was for 124 Rural Residential Allotments over the site.

Vegetation Reports

RPS AAP Consulting Pty Ltd – Vegetation Assessed against the Development Plan

Attached to this Submission is a Report from by Liam Honey, a Senior Environmental Consultant, from RPS Consulting in relation to the Vegetation over the site. The Report is in support of the proposed Twine Surveys Pty Ltd Development Plans which provides for Buffering along the intersecting Creek and protection of Report's considered higher quality vegetation. The Report includes a Vegetation Assessment against the Development Plans, the addressing of the State Code 16 for Native Vegetation Clearing and the originating Ground Truthing – Regional Ecosystem and Vegetation Assessment Report.

The Report concludes that *“Freshwater Planning have proposed a 20–25-m continuous vegetation buffer either side of the waterway across the northeast corner of the project site, to assist in providing connectivity where possible and provide a significant buffer to the waterway. Due to the lack of connectivity and mostly incorrect mapping of MSES regulated vegetation in the state mapping, a 50 m regrowth buffer from the defining banks of the watercourse prescribed by the Vegetation Management Act 1999 would be excessive and due to such sporadic and poorly connected vegetation the proposed continuous 20 m buffer along the waterway is reasonable in this circumstance.*

It has also been proposed to retain a significant amount of native vegetation within the southwest corner of the project site which remains the most undisturbed section.”

CATHERINE ATHERTON DRIVE, MAREEBA

Vegetation Tree Heights

A Representative from CQB Services has provided Freshwater Planning Pty Ltd with the provision of Tree Height data in relation to the RPS AAP Consulting Pty Ltd Vegetation Reporting for the proposed Twine Surveys Pty Ltd Development Plans. The following Tree Heights have been taken with a 5m metre staff as a scale, with the top of staff painted yellow for visual purposes, and locations recorded utilising GPS co-ordinates.

The location of the Tree Height data is provided as follows, for the purpose of this Development Application, the provision of Photos 1, 2 and 5 are provided:

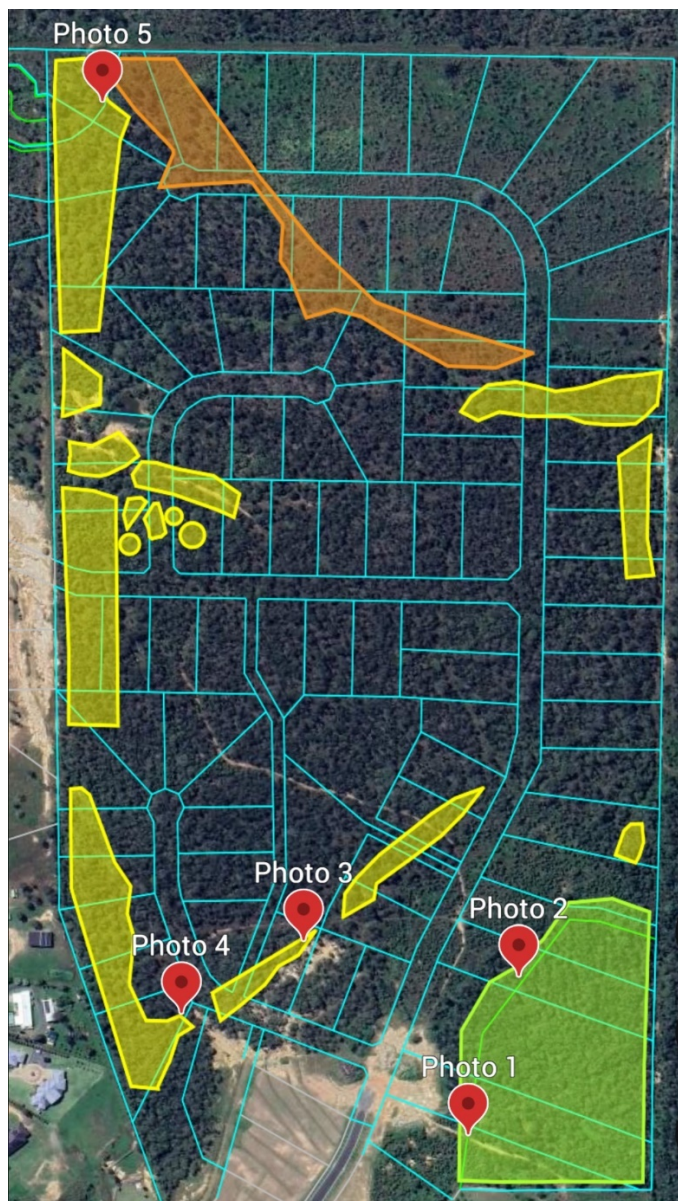


Photo location co-ordinates below:

Photo 1 :	16°59'07"S	145°26'38"E
Photo 2 :	16°59'08"S	145°26'42"E
Photo 5 :	16°58'59"S	145°27'08"E

The majority of the Tree Heights in the provided location were understood to be approximately 10 metres or less in height with the consultant noting a maximum height of the Vegetation within the proposed location being 12 to 12.5 metres.

Photos are as follows.

CATHERINE ATHERTON DRIVE, MAREEBA

Photo 1



CATHERINE ATHERTON DRIVE, MAREEBA

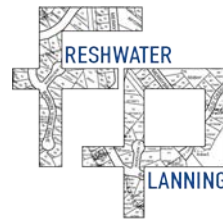
Photo 2



CATHERINE ATHERTON DRIVE, MAREEBA

Photo 5





CATHERINE ATHERTON DRIVE, MAREEBA

THE PROPOSED DEVELOPMENT

The proposed development is for a Reconfiguring a Lot – 1 Lot into 48 Lots and a Balance Area over three (3) Stages within the Rural Residential Zone's 4,000 m² Precinct of the Mareeba Shire Council's Planning Scheme. The site is located on Catherine Atherton Drive, Mareeba and is more particularly described as Lot 100 on SP342247. The site is irregular in shape, has an area of 46.59 hectares and contains vacant land, being the Balance of The Rise Estate.

The site contains an easement, being Easement F on SP342247, located along the rear of the Approved and Constructed Stage 3 of The Rise Estate. This easement is for Stormwater Purposes and no change to the existing is envisaged.

A Development Permit is sought to subdivide Lot 100 on SP342247 creating forty-eight (48) Rural Residential Allotments and a Balance Area within the existing The Rise Estate and Mareeba's Northeastern Rural Residential Area. No change to the existing Rural Residential nature or character of the Zone is envisaged with the Reconfiguration. The proposal will provide for forty-eight (48) additional Rural Residential Allotments while maintaining the existing amenities and aesthetics of the site. The proposed Reconfiguration is for the further development of the Rural Residential Area within the balance of The Rise Estate in Mareeba and is considered acceptable and appropriate.

The Reconfiguration of a Lot proposes forty-eight (48) Rural Residential Allotments, being the next three (3) Stages (Stages 4 – 6) within The Rise Estate, described as proposed Lots 1 – 27, 53 – 56, 80 – 96 and Balance Area. The proposed staging and areas of the allotments are:

Stage 4

Proposed Lot 1	3,498 m ²	Proposed Lot 90	6,351 m ²
Proposed Lot 17	3,060 m ²	Proposed Lot 91	7,489 m ²
Proposed Lot 18	3,048 m ²	Proposed Lot 92	7,371 m ²
Proposed Lot 19	3,519 m ²	Proposed Lot 93	8,009 m ²
Proposed Lot 20	3,200 m ²	Proposed Lot 94	8,575 m ²
Proposed Lot 21	6,896 m ²	Proposed Lot 95	9,126 m ²
Proposed Lot 22	9,100 m ²	Proposed Lot 96	8,044 m ² .
Proposed Lot 23	3,200 m ²		

Stage 5

Proposed Lot 2	5,445 m ²	Proposed Lot 12	3,690 m ²
Proposed Lot 3	6,917 m ²	Proposed Lot 13	3,042 m ²
Proposed Lot 4	4,525 m ²	Proposed Lot 14	3,149 m ²
Proposed Lot 5	3,200 m ²	Proposed Lot 15	3,201 m ²
Proposed Lot 6	3,707 m ²	Proposed Lot 16	3,065 m ² .
Proposed Lot 7	3,036 m ²		
Proposed Lot 8	3,166 m ²		
Proposed Lot 9	4,362 m ²		
Proposed Lot 10	4,316 m ²		
Proposed Lot 11	4,560 m ²		

CATHERINE ATHERTON DRIVE, MAREEBA

Stage 6

Proposed Lot 24	3,252 m ²	Proposed Lot 81	4,000 m ²
Proposed Lot 25	3,559 m ²	Proposed Lot 82	4,000 m ²
Proposed Lot 26	4,009 m ²	Proposed Lot 83	4,000 m ²
Proposed Lot 27	4,007 m ²	Proposed Lot 84	4,000 m ²
Proposed Lot 53	3,200 m ²	Proposed Lot 85	4,000 m ²
Proposed Lot 54	3,852 m ²	Proposed Lot 86	4,000 m ²
Proposed Lot 55	4,000 m ²	Proposed Lot 87	4,000 m ²
Proposed Lot 56	4,000 m ²	Proposed Lot 88	4,573 m ²
Proposed Lot 80	4,000 m ²	Proposed Lot 89	5,351 m ² .

Balance Area

Balance Area (Lot 100)

The site is designated within the Rural Residential Zone's 4,000 m² Precinct of the Mareeba Shire Planning Scheme with the proposal providing Rural Residential Allotments ranging from 3,036 m² to 9,126 m². Whilst the proposal proposes Rural Residential Allotments 3,036 m² or greater, which is less than the 4,000 m², the allotment configuration has been designed to be consistent with the existing Approval over the site, existing Estate and adjoining the site and in accordance with the previous Zoning Allotment sizes. The proposed Reconfiguration provides for an average area of greater than 4,000 m² (4,618 m²) per allotment, which is consistent with the current Zoning. This is also consistent with the adjoining northern 'Country Road Estate' Rural Residential Development.

The site adjoins Approved Rural Residential Developments to the north and west and Rural Residential Land to the south. The site is adjoined and surrounded by Rural Residential Land and Uses.

The site is accessed via the existing termination of the existing Road Networks with the proposed Reconfiguration proposing new Roads and the extension of Catherine Atherton Drive, without affecting the existing. It is accepted that each allotment contains the safe provision of access to the extended and newly proposed Road Networks. The site is connected to all available services, being Water, Power and Telecommunications with each proposed Allotment able to be provided with the necessary services. No change to the existing is proposed, with each proposed allotment of sufficient size for the provision of an effective Effluent Disposal System and an appropriate level of Stormwater Disposal. The proposed Subdivision will ensure that no change to the existing nature, character and amenity of the site and surrounding area is envisaged.

The proposed allotments are considered to appropriately meet the minimum area requirements, ensuring appropriate areas and dimensions for the provision of a dwelling unit on each allotment as required by the Mareeba Shire Council's Planning Scheme's Reconfiguring a Lot Code for allotments in the Rural Residential Zone's 4,000 m² Precinct. The proposed allotments contain a minimum area of greater than 3,036 m² and an average greater than 4,000 m² (4,618 m²) as consistent with the existing Approval over the site and within the immediate adjoining Rural Residential Area. It is not considered that the proposed Reconfiguration will be detrimental to the adjacent sites or adversely impact on the surrounding area. It is considered that the Performance Outcomes of the Rural Residential Zone Code and the Reconfiguration of a Lot Code can be met in this instance.

The proposed Reconfiguration is located in the Rural Residential Zone's 4,000 m² Precinct of the Mareeba Shire Council's Planning Scheme. Reconfiguring a Lot is a Code Assessable Use within this Zone. The application is Code Assessable.

CATHERINE ATHERTON DRIVE, MAREEBA

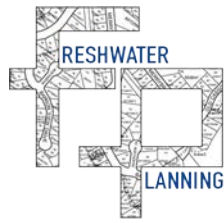
FAR NORTH

QUEENSLAND

REGIONAL

PLAN 2009 -

2031



Lot 100 on SP342247 is identified as being in the Regional Landscape and Rural Production Area designation of the FNQ Regional Plan Mapping.

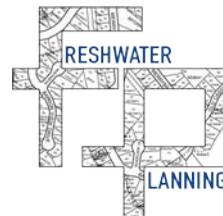
The site is designated within the Rural Residential Zone of the Mareeba Shire Planning Scheme. The proposal could be considered to be a greenfield development or a re-subdivision (infill/re-development) of an existing site, with the Reconfiguration within the Regional Landscape and Rural Production Area designation and results in the creation of greater densities without affecting the existing natural environment.

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

It is noted that the FNQ Regional Plan has no mention of a Minimum Area for this type of Subdivision. With the Repeal of the Regulatory Provisions, the Regional Plan is now silent on any allotment size within the Regional Landscape and Rural Production Area. Hence, it is understood that there is no minimum allotment size, and the proposal is considered to reflect the Intent of the FNQ Regional Plan, Local Governments Planning Schemes and is considered appropriate. The Mareeba Shire Council's Planning Scheme's Rural Residential Zoning have been appropriately taken into account with the Reconfiguration.

It is additionally noted that a separate assessment against the Regional Plan is not required due to the fact that the Mareeba Shire Council Planning Scheme appropriately advances the Far North Queensland Regional Plan 2009-2031, as it applies to the Planning Scheme area. This ensures that the Rural Residential Zoning overrides the Regional Landscape and Rural Production Area designation.

It is considered that the proposed Reconfiguration is not in conflict with the Intent and Objectives for the Regional Landscape and Rural Production Area Designation within the FNQ Regional Plan 2009-2031 given the advancement of the Mareeba Shire Council's Planning Scheme.



CATHERINE ATHERTON DRIVE, MAREEBA

RURAL RESIDENTIAL ZONE CODE

The proposal is for a Development Permit for a Reconfiguring of 1 Lot into 48 Lots and a Balance Area is sought to provide additional Rural Residential Allotments within the surrounding Mareeba Environs. The proposal is for the next Stages within The Rise Rural Residential Estate. The site is designated within the Rural Residential Zone's 4,000 m² Precinct and no change to the existing Rural Residential Zone is proposed with the Reconfiguration. The proposal will maintain the existing amenities of the site and the surrounding properties.

No new buildings or structures are proposed with the Reconfiguration with any future dwellings or structures able to meet the Rural Residential Zone Code's requirements. The proposed Reconfiguration creates allotments of 3,036 m² or greater within the 4,000 m² designated Precinct. The Subdivision has been designed to be consistent with the existing Approvals over the site and in accordance with the previous Zoning Allotments sizes of which the existing Estate was Approved for. The proposed Reconfiguration provides for an average area of 4,618 m² per allotment, consistent with the current Zoning and Immediate Rural Residential Area.

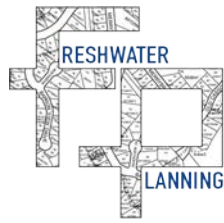
The site is surrounded by Rural Residential Allotments within Mareeba's northeastern Rural Residential Area with no change to the existing is envisaged. The proposal is considered to comply with the purpose of the Rural Residential Zone as the provision of Rural Residential Allotments will ensure that the existing Uses and Rural Residential Uses will be provided over the site now and within the future. The proposed Reconfiguration will provide additional allotments while maintaining the existing amenities and aesthetics of the site.

The proposed Reconfiguration results in allotment sizes similar to those of the immediate vicinity and the surrounding Rural Residential Area and consistent with the existing Approval over the site. The proposal provides for additional Rural Residential Allotments without affecting the existing character and nature of the Rural Residential Area within an existing Rural Residential Estate. No change to the existing services is proposed with the Reconfiguration and any further development of any of the newly created Allotments can be provided with all available and necessary services, an appropriate level of effluent disposal, in addition to an appropriate level of Stormwater disposal at the time of construction of any dwelling associated with that Rural Residential Allotment.

It is not considered that the proposal is in conflict with the relevant aspects of the Rural Residential Zone Code. The proposal offers similar character and nature to what is existing whilst enhancing the existing character. The proposed development is for the next Rural Residential Stages within The Rise Estate is considered acceptable and appropriate.

CATHERINE ATHERTON DRIVE, MAREEBA

OVERLAY CODES



Airports Environs Overlay Code

The site is located within the 13km Wildlife Hazard Overlay Mapping and outside of the 6km Light Intensity Overlay Mapping. No new buildings or structures are proposed with the Reconfiguration. The proposal is not considered to contribute to the potentially serious hazard from wildlife (bird or bat) strike and will ensure that potential food and waste sources are covered and collected so that they are not accessible to wildlife. It is considered that the Airports Environs Overlay Code is Not Applicable to the proposed Reconfiguration as the proposed Subdivision will not affect the Wildlife Hazard.

Bushfire Hazard Overlay Code

The site is Mapped as containing areas of Medium Potential Bushfire Intensity and Potential Impact Buffer within the Bushfire Hazard Overlay Mapping over the site. The Bushfire Hazard Mapping comprises of Medium Hazard within the southwestern and northwestern parts of the site. The site does contain Potential Impact Buffers buffering these Mapped Area and some of the adjoining Hazard Mapping. The proposal is for a Reconfiguration creating additional Rural Residential Allotments. No new buildings or structures are proposed with the Reconfiguration. Any future structures are able to be provided with appropriate setbacks and firebreaks if located within the Mapped Hazard. The proponents will ensure that maintenance and upkeep of the site will be maintained to ensure no build-up of hazardous materials and that existing or proposed firebreaks are maintained. It is not considered that the proposal will affect the Bushfire Hazard of the property as the site will ensure to remove any piling of fuel loads, contains existing firebreaks, and is provided with appropriate water sources. Any appropriate water source will contain sufficient storage of water for Firefighting Supply and will be provided with the appropriate connections where required.

Environmental Significance Overlay Code

The site is Mapped as containing MSES Waterways, MSES Waterway Buffers and a minor patch of Regulated Vegetation over the site on the Environmental Significant Overlay Mapping. The proposal will not significantly affect the areas of MSES Remnant Vegetation, nor the supposed Waterways and Waterways Buffers provided over the site. The proposal is for a Reconfiguration with no buildings or structures proposed, however, the proposal provides for an appropriate Waterway Buffering of the existing natural feature (watercourse) as per indicated on the Twine Surveys Pty Ltd Sketch Plan. Attached to this Submissions is a Report provided by RPS Consulting in relation to the Vegetation over the site provides an assessment against the aspects of the State Development Code.

It is not considered that the proposal will affect the areas of Environmental Significance over the site and can be conditioned to ensure its protection, if required. The proposed Subdivision creates additional Rural Residential Allotments without significantly affecting the existing natural environment in accordance the Intent of the Environmental Significant Overlay Code.

CATHERINE ATHERTON DRIVE, MAREEBA

RECONFIGURING A LOT CODE

The proposal is for a Reconfiguring a Lot – 1 Lot into 48 Lots and Balance Area in the Rural Residential Zone’s 4,000 m² Precinct of the of the Mareeba Shire Council’s Planning Scheme. The proposal is sought to create forty-eight (48) additional Rural Residential Allotment within The Rise Estate and Mareeba’s Northeastern Rural Residential Area. The proposed Subdivision is to preserve the existing nature of the site and the immediate and surrounding amenity in accordance with the Mareeba Shire Council’s Planning Scheme.

The minimum lot size in the Rural Residential Zone’s 4,000 m² Precinct is 4,000 m² requiring a minimum frontage of 40 metres. Existing Lot 100 on SP342247 have an area of 46.59 hectares and frontage to the Catherine Atherton drive and Lee Sye Road. The site contains the Development Approval being REC/07/0074 for the Reconfiguring a Lot – Subdivision (1 in 54 Lots in Stages). The Reconfiguration of a Lot proposes forty-eight (48) Rural Residential Allotments, being the next three (3) Stages (Stages 4 – 6) within The Rise Estate, described as proposed Lots 1 – 27, 53 – 56, 80 – 96 and Balance Area. The proposed staging and areas of the allotments are:

Stage 4

Proposed Lot 1	3,498 m ²	Proposed Lot 90	6,351 m ²
Proposed Lot 17	3,060 m ²	Proposed Lot 91	7,489 m ²
Proposed Lot 18	3,048 m ²	Proposed Lot 92	7,371 m ²
Proposed Lot 19	3,519 m ²	Proposed Lot 93	8,009 m ²
Proposed Lot 20	3,200 m ²	Proposed Lot 94	8,575 m ²
Proposed Lot 21	6,896 m ²	Proposed Lot 95	9,126 m ²
Proposed Lot 22	9,100 m ²	Proposed Lot 96	8,044 m ² .
Proposed Lot 23	3,200 m ²		

Stage 5

Proposed Lot 2	5,445 m ²	Proposed Lot 10	4,316 m ²
Proposed Lot 3	6,917 m ²	Proposed Lot 11	4,560 m ²
Proposed Lot 4	4,525 m ²	Proposed Lot 12	3,690 m ²
Proposed Lot 5	3,200 m ²	Proposed Lot 13	3,042 m ²
Proposed Lot 6	3,707 m ²	Proposed Lot 14	3,149 m ²
Proposed Lot 7	3,036 m ²	Proposed Lot 15	3,201 m ²
Proposed Lot 8	3,166 m ²	Proposed Lot 16	3,065 m ² .
Proposed Lot 9	4,362 m ²		

Stage 6

Proposed Lot 24	3,252 m ²	Proposed Lot 81	4,000 m ²
Proposed Lot 25	3,559 m ²	Proposed Lot 82	4,000 m ²
Proposed Lot 26	4,009 m ²	Proposed Lot 83	4,000 m ²
Proposed Lot 27	4,007 m ²	Proposed Lot 84	4,000 m ²
Proposed Lot 53	3,200 m ²	Proposed Lot 85	4,000 m ²
Proposed Lot 54	3,852 m ²	Proposed Lot 86	4,000 m ²
Proposed Lot 55	4,000 m ²	Proposed Lot 87	4,000 m ²
Proposed Lot 56	4,000 m ²	Proposed Lot 88	4,573 m ²
Proposed Lot 80	4,000 m ²	Proposed Lot 89	5,351 m ² .

CATHERINE ATHERTON DRIVE, MAREEBA

Balance Area

Balance Area (Lot 100)

The site is designated within the Rural Residential Zone's 4,000 m² Precinct with the proposal providing Rural Residential Allotments ranging from 3,036 m² to 9,126 m². Whilst the proposal proposes Rural Residential Allotments 3,036 m² or greater, which is less than the 4,000 m², the allotment configuration has been designed to be consistent with the existing Approval over the site and in accordance with the previous Zoning Allotments sizes. The proposed Reconfiguration provides for an average area greater than 4,000 m² (4,618 m²) per allotment, which is consistent with the current Zoning. It is considered that the proposed Allotment sizes are acceptable for the Rural Residential Zone, existing Approval, existing Estate, and adjoining Country Road Estate.

The site gains access from the existing Road Network, with the proposal providing access via the proposed New Road Network connecting with and extending Catherine Atherton Drive. Each unconstrained Rural Residential Allotment contains a frontage of approximately 40.0 metres or greater. The considered constrained allotments are located on the bends and or within a cul-de-sac head of the proposed new Road Network. The proposal provides for the provision of two (2) rear access allotments containing a frontage of 7.5 metres each. It is accepted that each allotment contains the safe and appropriate provision of access to the new and extended Road Networks without affecting the functioning of Catherine Atherton Drive.

The site is connected to all available and necessary services with each individual allotment able to be connected to all available and necessary services. No change to the existing Infrastructure is proposed, with each proposed allotment of sufficient size for the provision of an effective Effluent Disposal System and an appropriate level of Stormwater Disposal. The proposed Subdivision will ensure that no change to the existing nature of the site and surrounding area is envisaged.

The proposed Reconfiguration results in the protection of the existing Rural Residential nature and character of the immediate and surrounding environs ensuring that Rural Residential Activities can be provided over the site now and within the future. The proposal is for the next Stages within The Rise Estate and no change to the nature and character of the Rural Residential Allotments is envisaged with the Reconfiguration.

The proposed allotments are considered to appropriately meet the minimum area requirements, ensuring appropriate areas and dimensions for the provision of a dwelling unit on each allotment as required by the Mareeba Shire Council's Planning Scheme's Reconfiguring a Lot Code for allotments in the Rural Residential Zone's 4,000 m² Precinct. The proposed allotments contain a minimum area of greater than 3,036 m² and an average greater than 4,000 m² (4,618 m²) as consistent with the existing Approval over the site, The Rise Estate, and within the immediate adjoining Rural Residential Area. It is not considered that the proposed Reconfiguration will be detrimental to the adjacent sites or adversely impact on the surrounding area. It is considered that the Performance Outcomes of the Reconfiguration of a Lot Code can be met in this instance.

CATHERINE ATHERTON DRIVE, MAREEBA

WORKS, SERVICES, AND INFRASTRUCTURE CODE

The proposal is for a Reconfiguring a Lot – 1 Lot into 48 Lots and a Balance Area in the Rural Residential Zone's 4,000 m² Precinct within the Mareeba Shire Council's Planning Scheme. The site is connected to all available and necessary services. No change to the existing services is proposed with the Reconfiguration and any new Rural Residential Allotment will be provided with the same level of servicing in addition to being provided with an appropriate level of Stormwater disposal, at the time of construction of any Dwelling House. The proposed Subdivision will ensure that no change to the existing nature, character and amenity of the site and surrounding area is envisaged.

The proposal provides for the provision of two (2) rear access allotments containing a frontage of 7.5 metres each. The site contains an easement, being Easement F on SP342247, located along the rear of the Approved and Constructed Stage 3 of The Rise Estate. This easement is for Stormwater Purposes and no change to the existing is envisaged.

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

It is considered that the proposed Reconfiguration complies with the Intent of the Works, Services, and Infrastructure Code.

CONCLUSION

It is considered that the proposed development being a Reconfiguring a Lot – 1 Lot into 48 Lots and a Balance Allotment over three (3) Stages on land described as Lot 100 on SP342247 is appropriate. In particular, the proposed development:

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- ✚ Can meet the Acceptable Outcomes and Performance Outcomes relating to minimum allotment size and dimension;
- ✚ Ensures no change to the existing Rural Residential nature or character of the area is envisaged, and the Subdivision will ensure that the new allotments will remain to be used as existing or for Rural Residential Uses;
- ✚ Can meet the Performance Outcomes, Purposes and the Intent of the Reconfiguring a Lot Code for land included in the Rural Residential Zone, in particular the 4,000 m² Precinct;
- ✚ Is not in conflict with the Airports Environs, Bushfire Hazard, and Environmental Significance Overlays;
- ✚ Can meet the Intent and Objectives and Intent for the Rural Residential Zone;
- ✚ Provides for an average area of 4,618 m² per allotment, consistent with the current Zoning. It is considered that the proposed Allotment sizes are acceptable for the Rural Residential Zone, existing Approval, The Rise Estate and similar to the adjoining Country Road Estate Rural Residential Estate; and
- ✚ Is for the next Stages within The Rise Rural Residential Estate, providing additional Rural Residential Allotments within Mareeba's North-eastern Rural Residential Area.

Freshwater Planning Pty Ltd request that Council provide a copy of the Draft Conditions/Recommendation with sufficient time for review prior to Tabulating the Item on the Agenda or a Decision is provided. If you have any queries, please do not hesitate to contact Freshwater Planning Pty Ltd.

Yours faithfully,



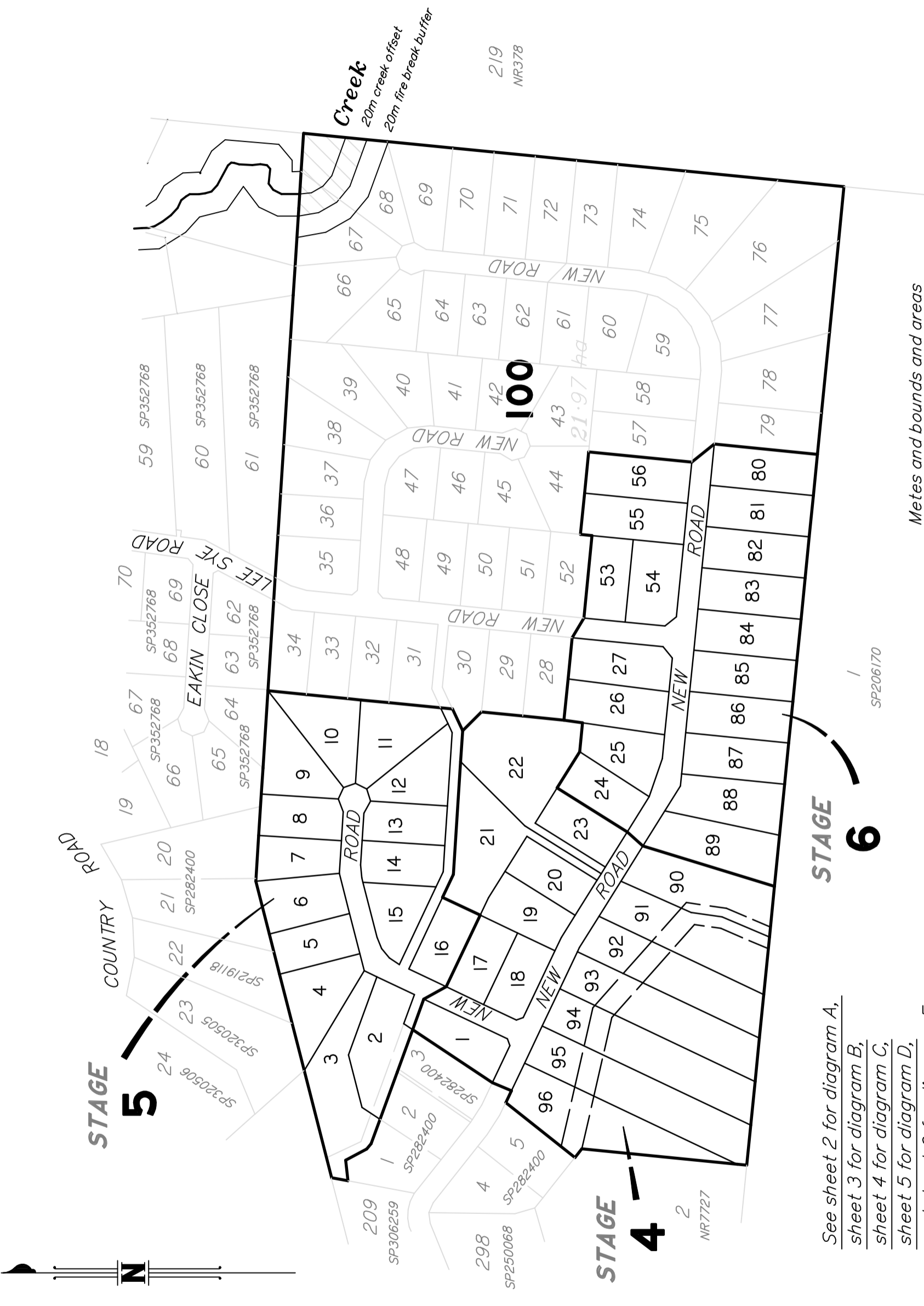
MATTHEW ANDREJIC

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P: 0402729004

E: FreshwaterPlanning@outlook.com

17 Barron View Drive, FRESHWATER QLD 4870



0 200m 400m 600m

LOCAL GOVERNMENT: MSC
 LOCALITY: Mareeba
 Scale 1: 4000 (A3)
 Reference: 9495 Master Plan
 Lot Layout – 08-07-2025

DEVELOPMENT PLAN
Stages 4 – 6
Cancelling Lot 100 on SP342247



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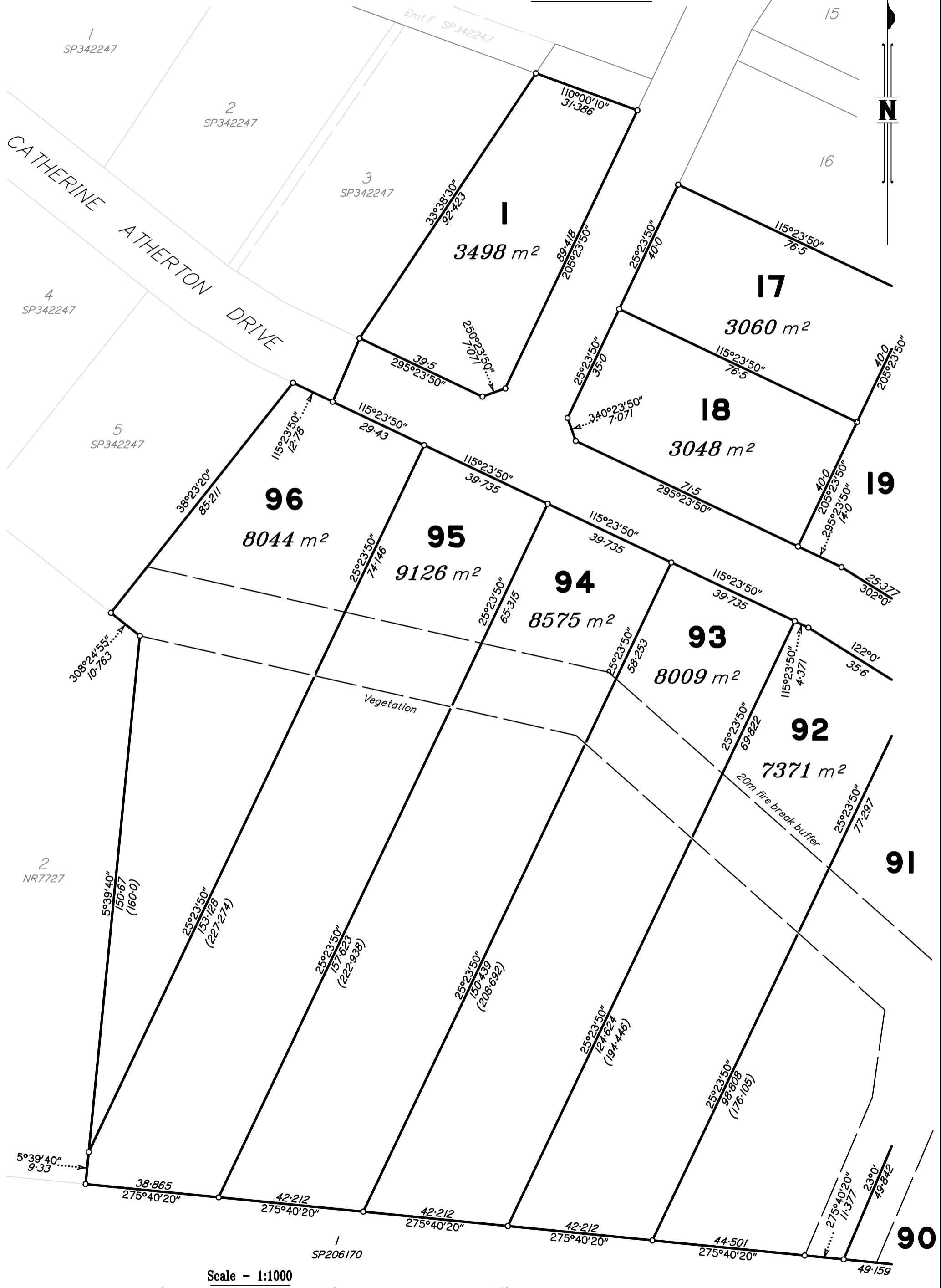
See sheet 2 for diagram A,
 sheet 3 for diagram B,
 sheet 4 for diagram C,
 sheet 5 for diagram D,
 and sheet 6 for diagram E,
 and sheet 7 for diagram F.

Metes and bounds and areas
are subject to final survey.

STAGE 4

DIAGRAM A

Scale - 1:1000

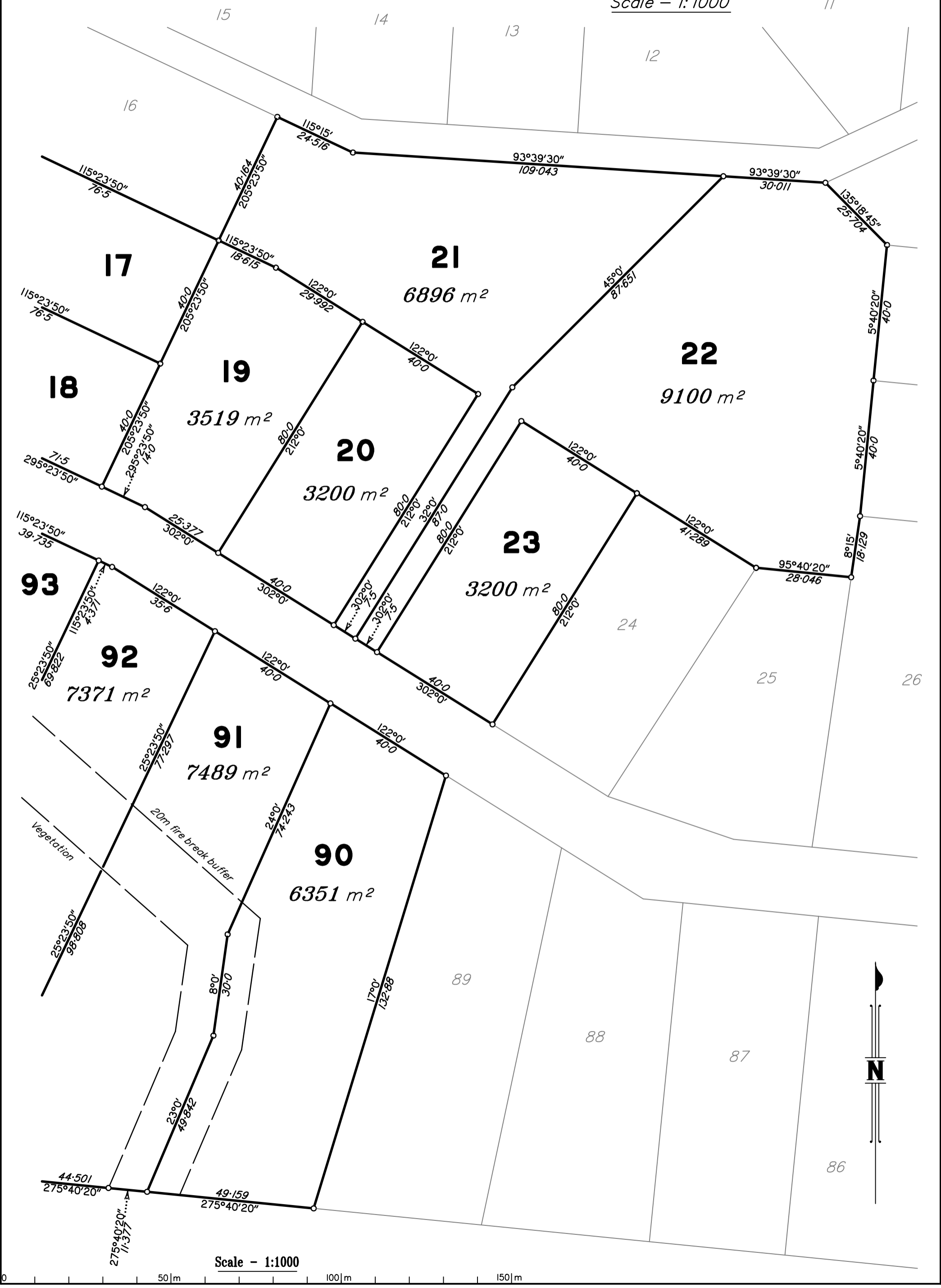


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STAGE 4

DIAGRAM B

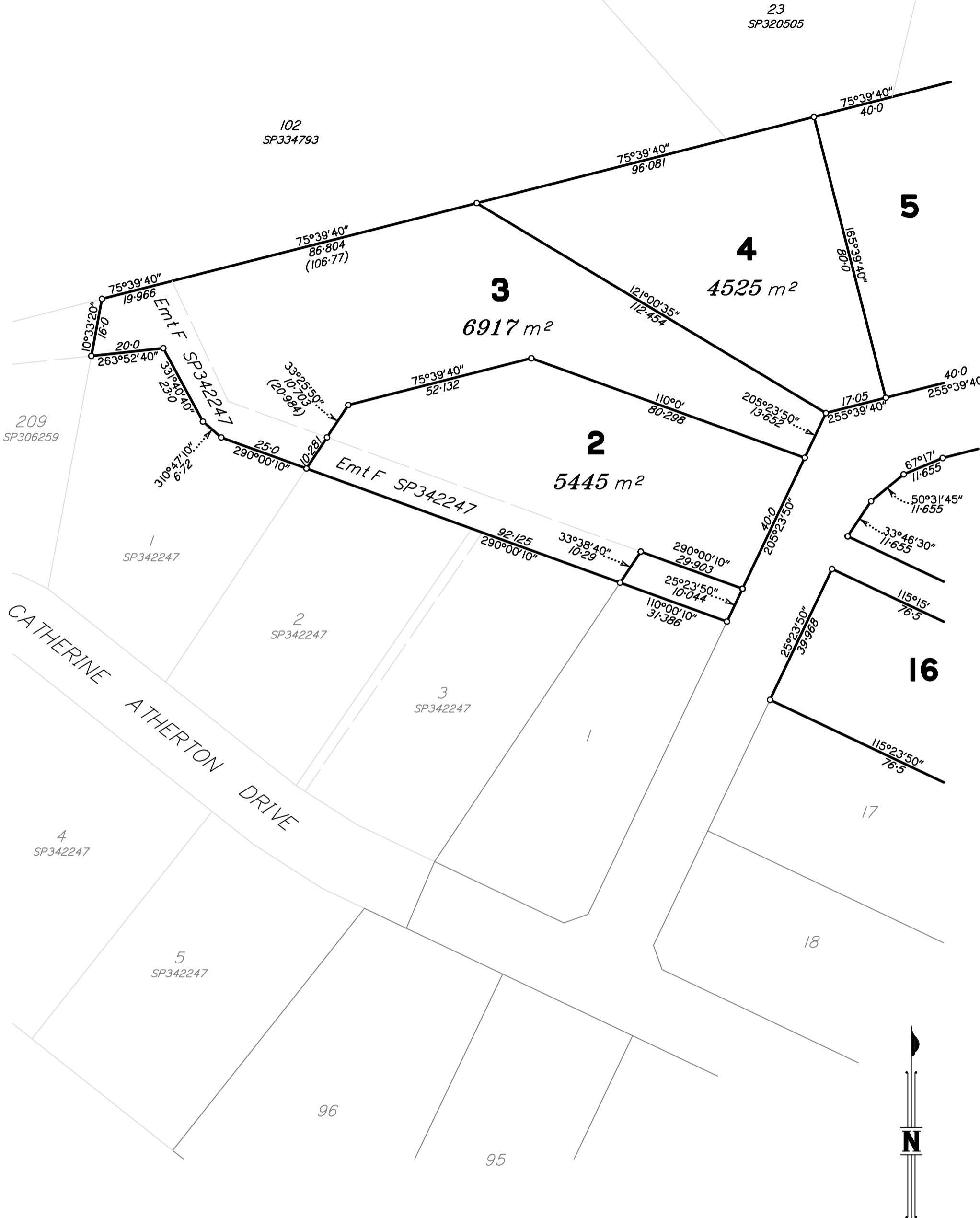
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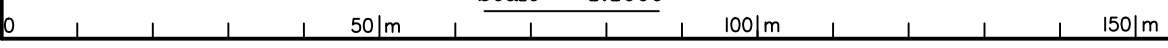
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CVT

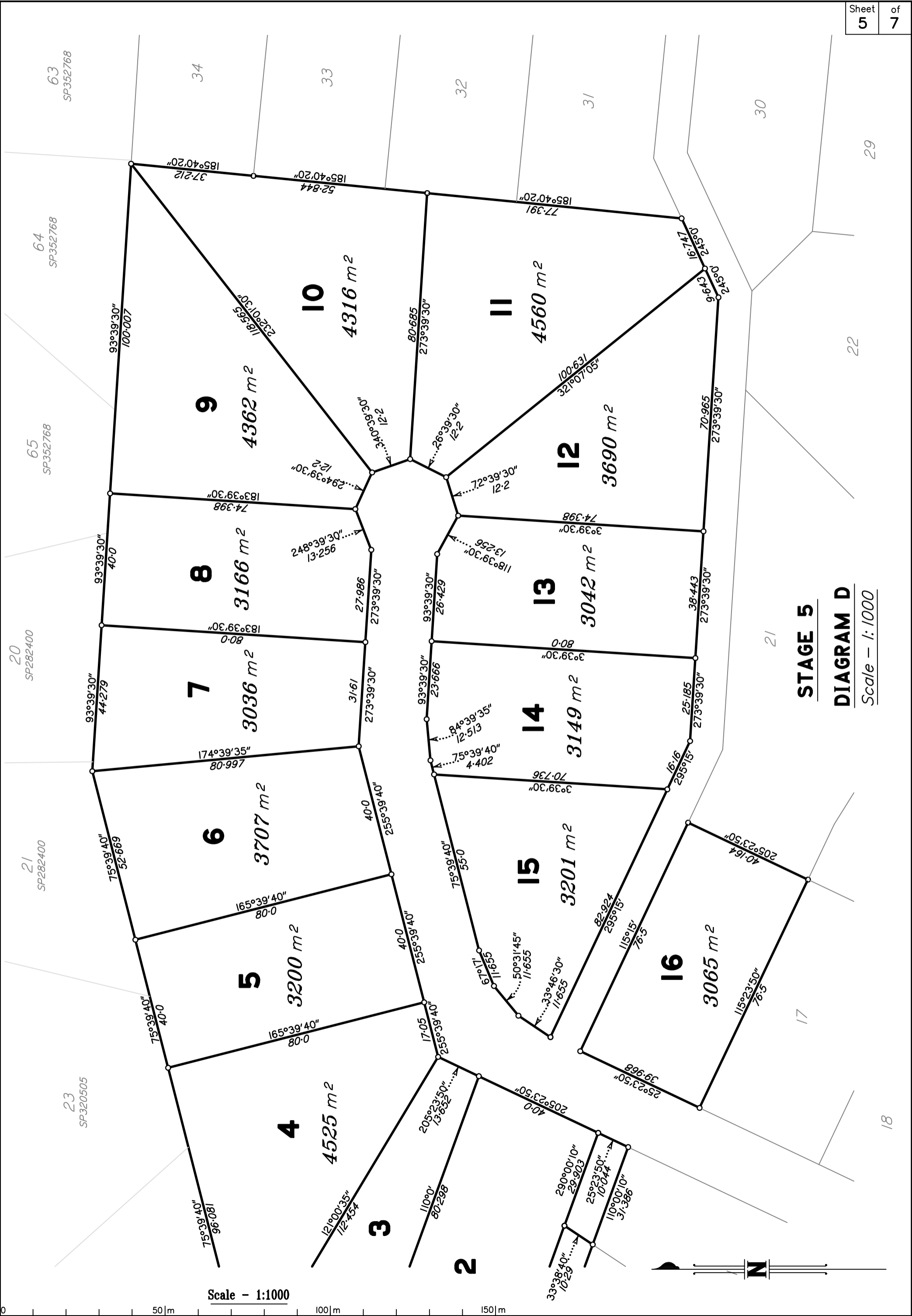


STAGE 5
DIAGRAM C
 Scale - 1:1000

Scale - 1:1000



CVT





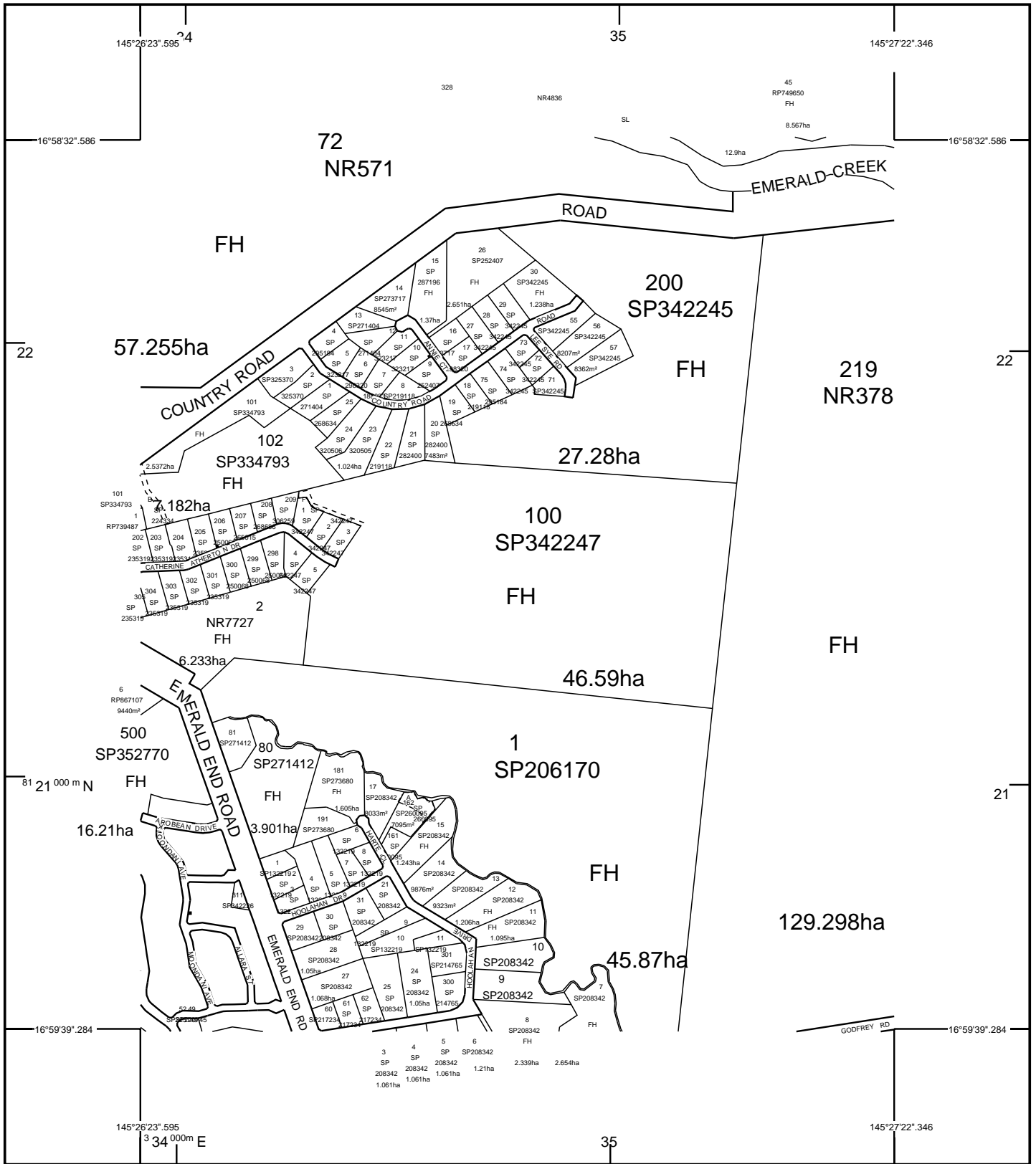
STAGE 6

DIAGRAM E

Scale - 1:1000

Scale - 1:1000

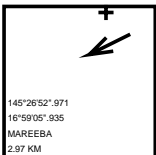
50|m 100|m 150|m



STANDARD MAP NUMBER
7964-22233



MAP WINDOW POSITION & NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	100/SP342247
Lot/Plan	46.59ha
Area/Volume	FREEHOLD
Tenure	MAREEBA SHIRE
Local Government	MAREEBA
Locality	9140/903
Segment/Parcel	

CLIENT SERVICE STANDARDS

PRINTED 05/09/2025

DCDB 04/09/2025 (Lots with an area less than 1500m² are not shown)

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SmartMap

An External Product of
SmartMap Information Services

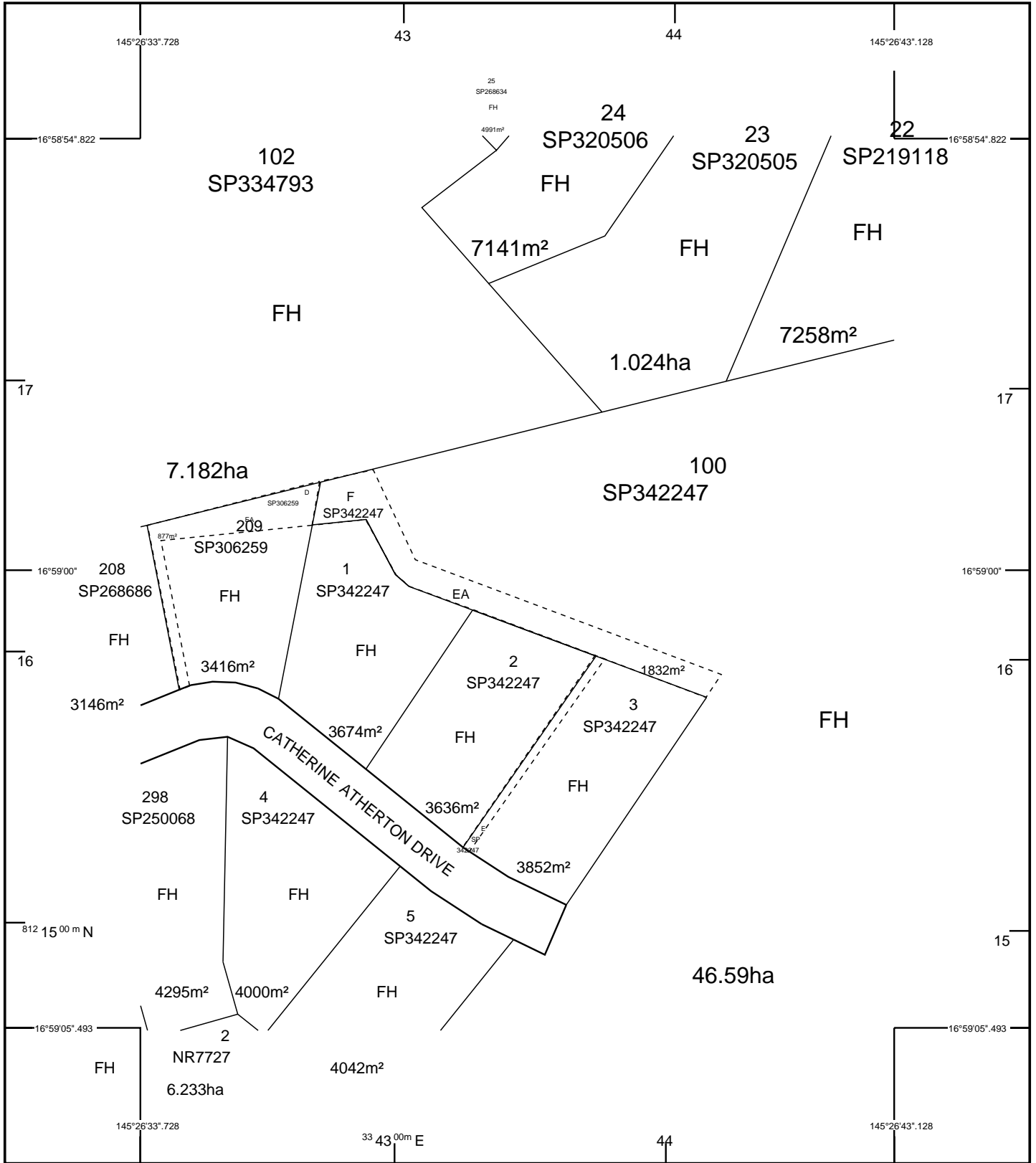
Based upon an extraction from the
Digital Cadastral Data Base



**Queensland
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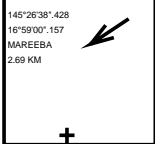
STANDARD MAP NUMBER
7964-22234



SmartMap

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

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	F/SP342247
Lot/Plan	1832m ²
Area/Volume	EASEMENT
Tenure	MAREEBA SHIRE
Local Government	MAREEBA
Locality	9140/911
Segment/Parcel	

CLIENT SERVICE STANDARDS

PRINTED 05/09/2025

DCDB 04/09/2025

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Our ref: 604-OEENVCNS-18100_L83324

135 Abbott Street
Cairns QLD 4870
T +61 7 4031 1336

Date: 04/09/2025

Dear Matthew,

Vegetation assessed against Development Plan

1 Introduction

RPS AAP Consulting Pty Ltd has been requested by yourself (Matthew Andrejic) – Director at Freshwater planning Pty Ltd, to provide a vegetation assessment against a Development Plan (**Appendix A**) within Lot 100 SP342247 (the site), refer to **Figure 1** below.



Figure 1. The project site and mapped remnant and non-remnant vegetation

2 Vegetation Assessment against Development Plan

A site survey and Ground Truthing – Regional Ecosystem and Vegetation Assessment Report (**Appendix B**) was conducted and written by RPS Senior Environmental Consultant Liam Honey to identify any significant vegetation within remnant Category B vegetation and previously cleared non-remnant Category X vegetation.

The Vegetation Assessment concluded there was a significant section of vegetation within the southwest corner of the project site which was relatively undisturbed in comparison to the rest of the project site. This has been mapped to be retained excluding a section mapped as a 20-meter fire break in the Development plan (**Appendix A**). The remainder of the site although containing some remnant vegetation was significantly

more disturbed. Large sections of the site resembled vegetation which had been previously cleared and now contained a significant amount of regrowth vegetation, although mapped as remnant. Amongst the relatively disturbed sections of the site were patches of higher quality vegetation which has been mapped below (**Figure 2**) and discussed in the Vegetation Assessment (**Appendix B**).

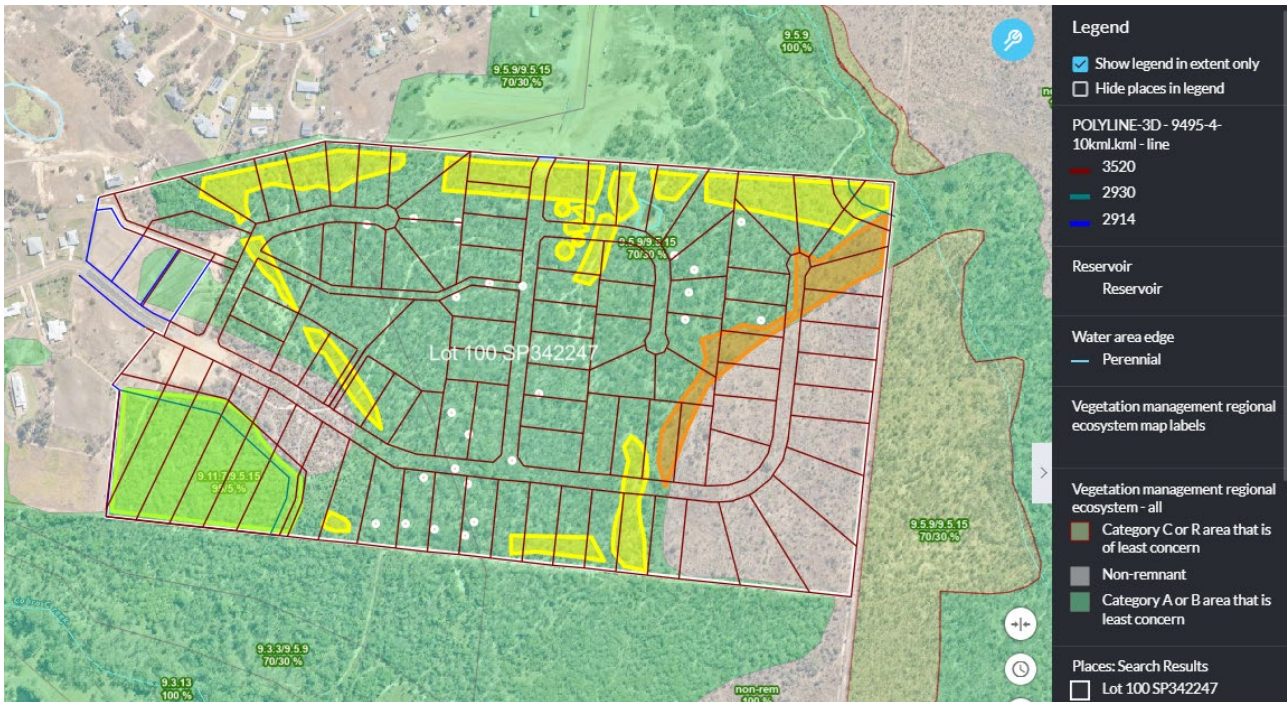


Figure 2. Approximate locations of updated vegetation mapping: High value vegetation (green polygon), relatively good quality vegetation (yellow polygons), sparse lower quality vegetation (orange polygons), scattered larger trees (white dots)

The mapping below indicates that the waterway is located just outside the project site according to Queensland Globe mapping. However, surveys conducted for the Development Approval (not through RPS) estimate that the waterway is actually situated approximately 50 meters within the project site from the northeast corner. The Mareeba Shire Council Planning Scheme 2016 recognizes the unnamed tributary of Emerald Creek on the Environmental Significance - waterway overlay. A review of the State Planning Policy mapping verifies that the site includes patches of Matters of State Environmental Significance (MSES): MSES – Regulated vegetation (intersecting a watercourse) and MSES – Regulated vegetation (Category R), as illustrated in **Figure 3** below. The Vegetation Management Act 1999 establishes a 50-meter regrowth buffer from the defining banks of the watercourse for Category R regulated vegetation, which pertains to areas within 50 meters of a watercourse in a Great Barrier Reef catchment. Nonetheless, due to the fragmented nature of these areas, the vegetation exhibits limited to no connectivity between regions of mapped MSES regulated vegetation. The Vegetation Assessment revealed that this mapped MSES vegetation was frequently absent where indicated and present where it was not mapped. However, some relatively significant vegetation was identified near the mapped MSES regulated vegetation, as depicted in **Figure 2**.

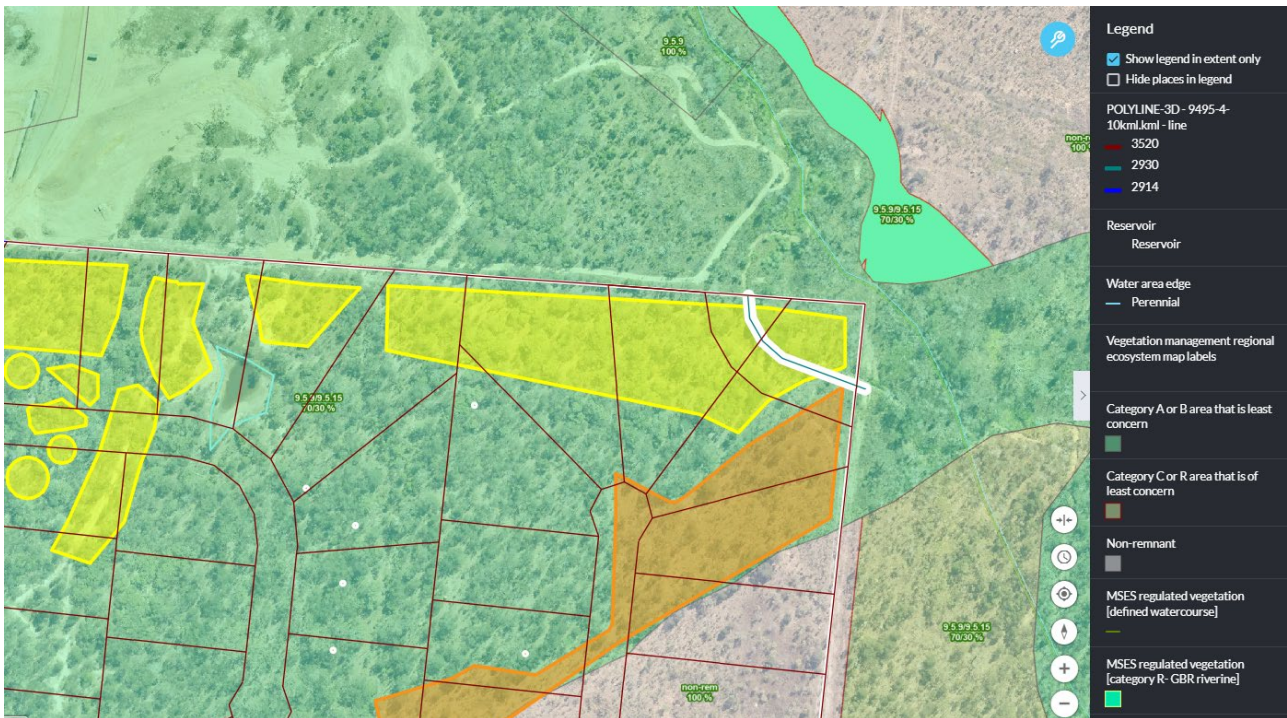


Figure 3. MSES regulated vegetation (Category R-GBR riverine) and MSES regulated vegetation (defined watercourse) incorrectly mapped (QLD Globe) and re-mapped (green line with white highlight) across northeast corner of project site

3 State code 16: Native vegetation clearing

Detailed responses addressing each relevant Performance Outcome of State code 16: Native vegetation clearing have been outlined in **Appendix C** below.

4 Conclusion

Freshwater Planning have proposed a 20–25-m continuous vegetation buffer either side of the waterway across the northeast corner of the project site, to assist in providing connectivity where possible and provide a significant buffer to the waterway. Due to the lack of connectivity and mostly incorrect mapping of MSES regulated vegetation in the state mapping, a 50 m regrowth buffer from the defining banks of the watercourse prescribed by the *Vegetation Management Act 1999* would be excessive and due to such sporadic and poorly connected vegetation the proposed continuous 20 m buffer along the waterway is reasonable in this circumstance.

It has also been proposed to retain a significant amount of native vegetation within the southwest corner of the project site which remains the most undisturbed section.

It is recommended that the 20 m vegetation buffer along the waterway has native vegetation replanted in areas where native vegetation is absent or sparse, adhering to the appropriate flora species designated by the Regional Ecosystems of the area i.e. R.E 9.5.9 and R.E 9.5.15.

Our ref: 604-OEENVCNS-18100_L83324

Yours sincerely,
for RPS AAP Consulting Pty Ltd

A handwritten signature in black ink, appearing to read 'L. Honey', with a long horizontal line extending to the right.

Liam Honey
Senior Environmental Consultant
liam.honey@rpsconsulting.com
+61 7 4276 1043

Appendix A Development Plan

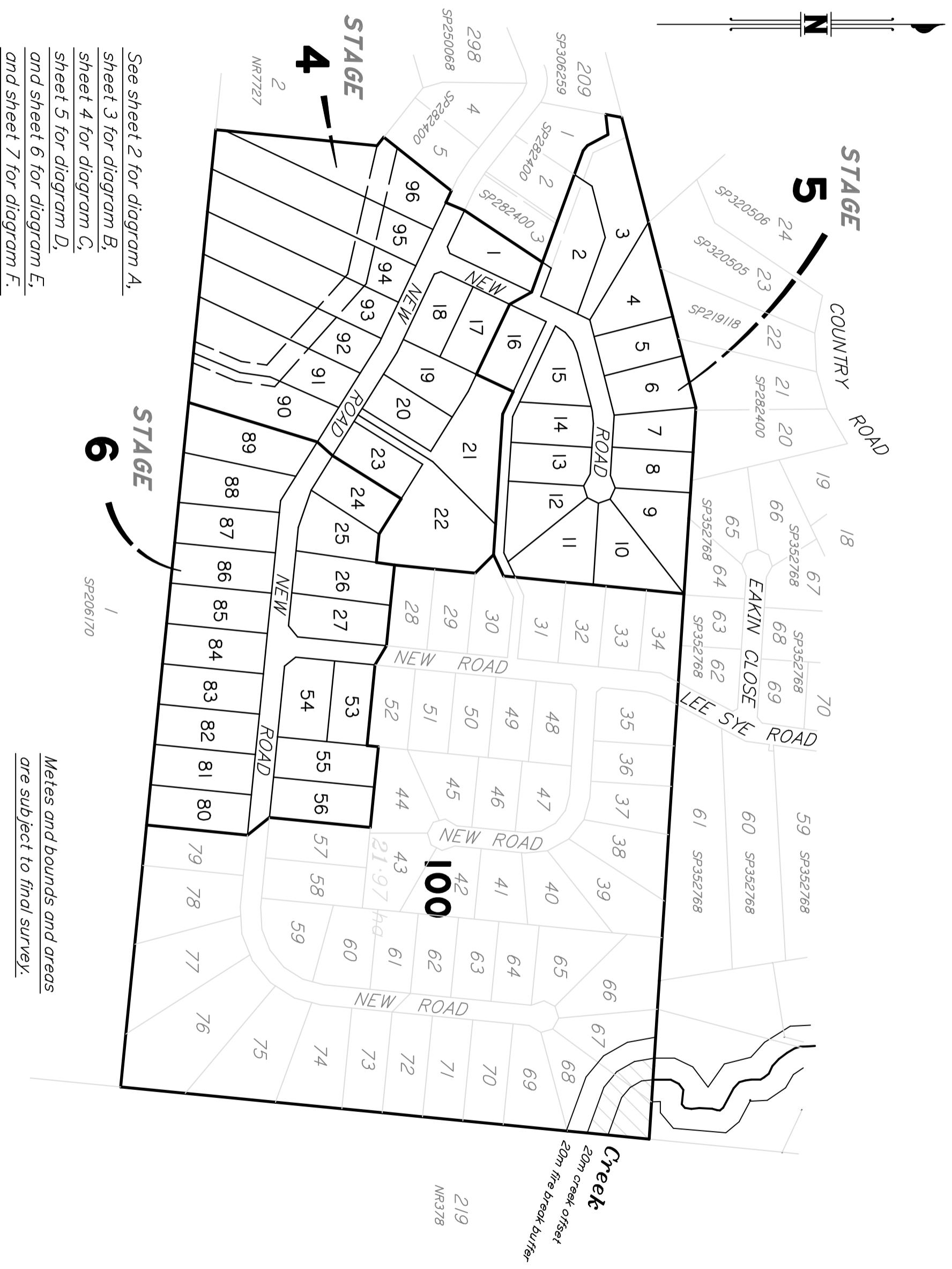
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 LOCALITY: Mareeba
 Scale 1:4000 (A3)
 Reference: 9495 Master Plan
 Lot Layout - 08-07-2025

Stages 4 - 6
 Cancelling Lot 100 on SP342247



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0 200m 400m 600m



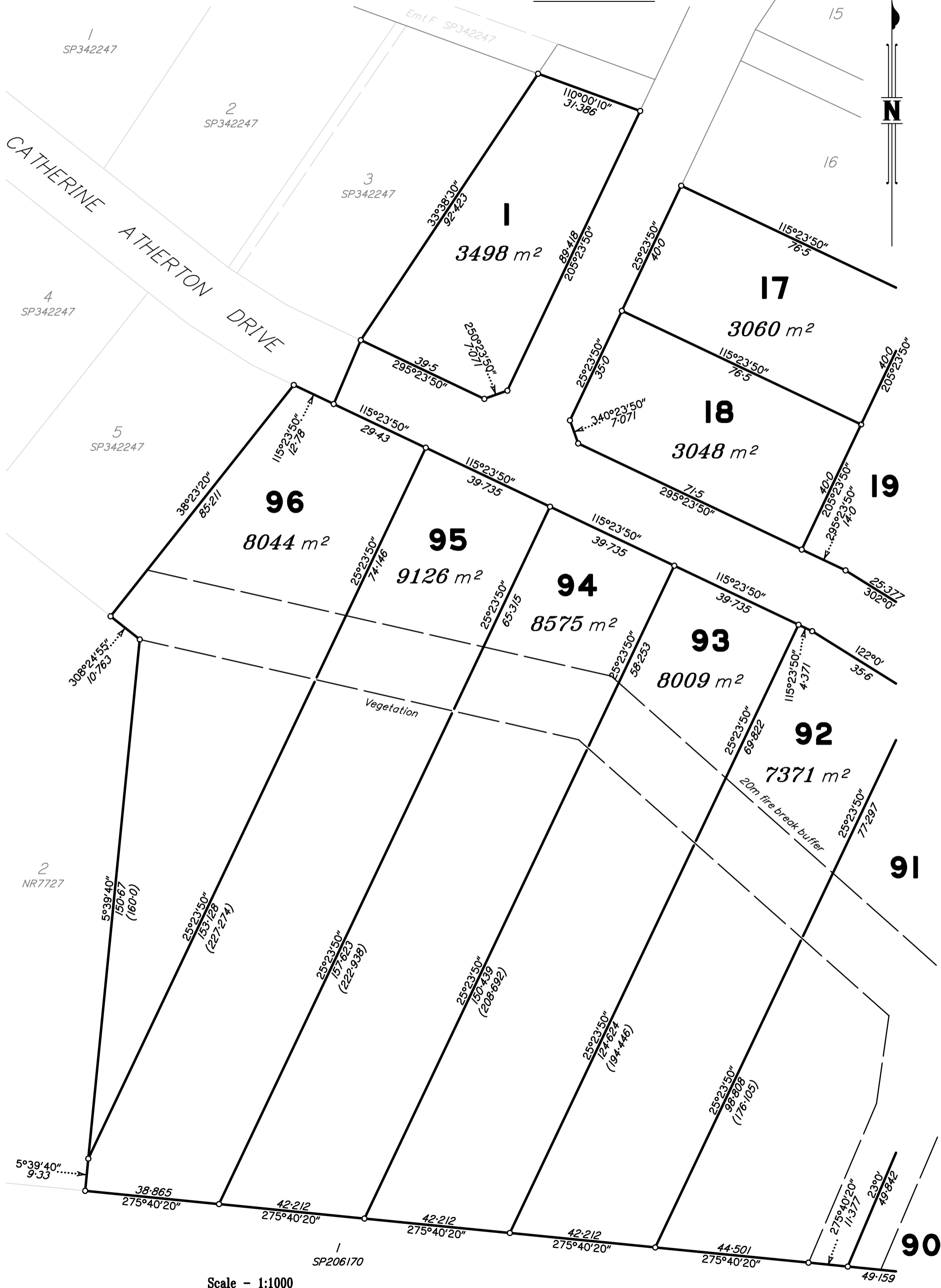
See sheet 2 for diagram A,
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 and sheet 6 for diagram E,
 and sheet 7 for diagram F.

Metes and bounds and areas
 are subject to final survey.

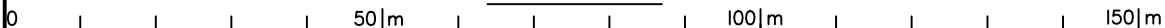
STAGE 4

DIAGRAM A

Scale - 1:1000



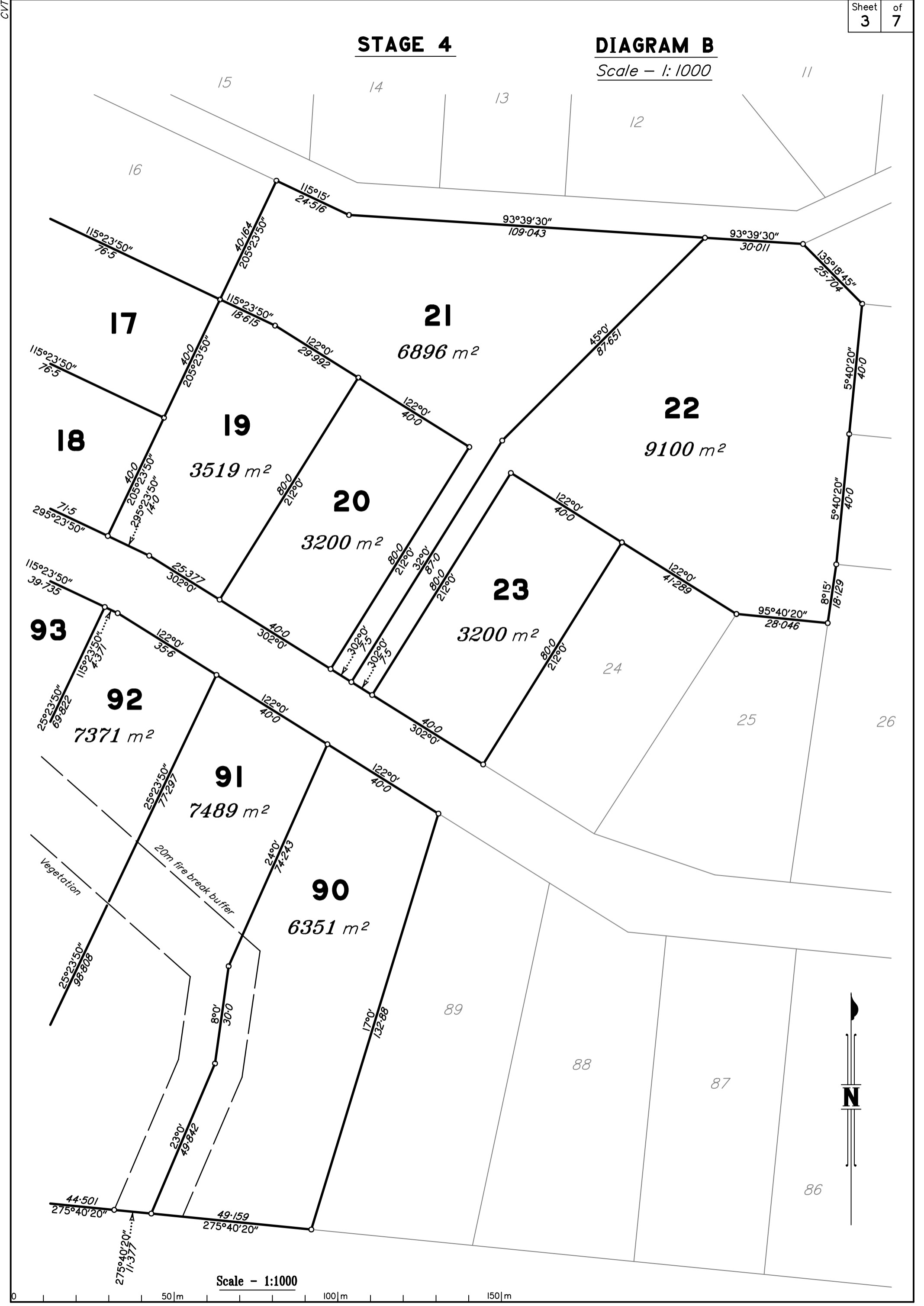
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STAGE 4

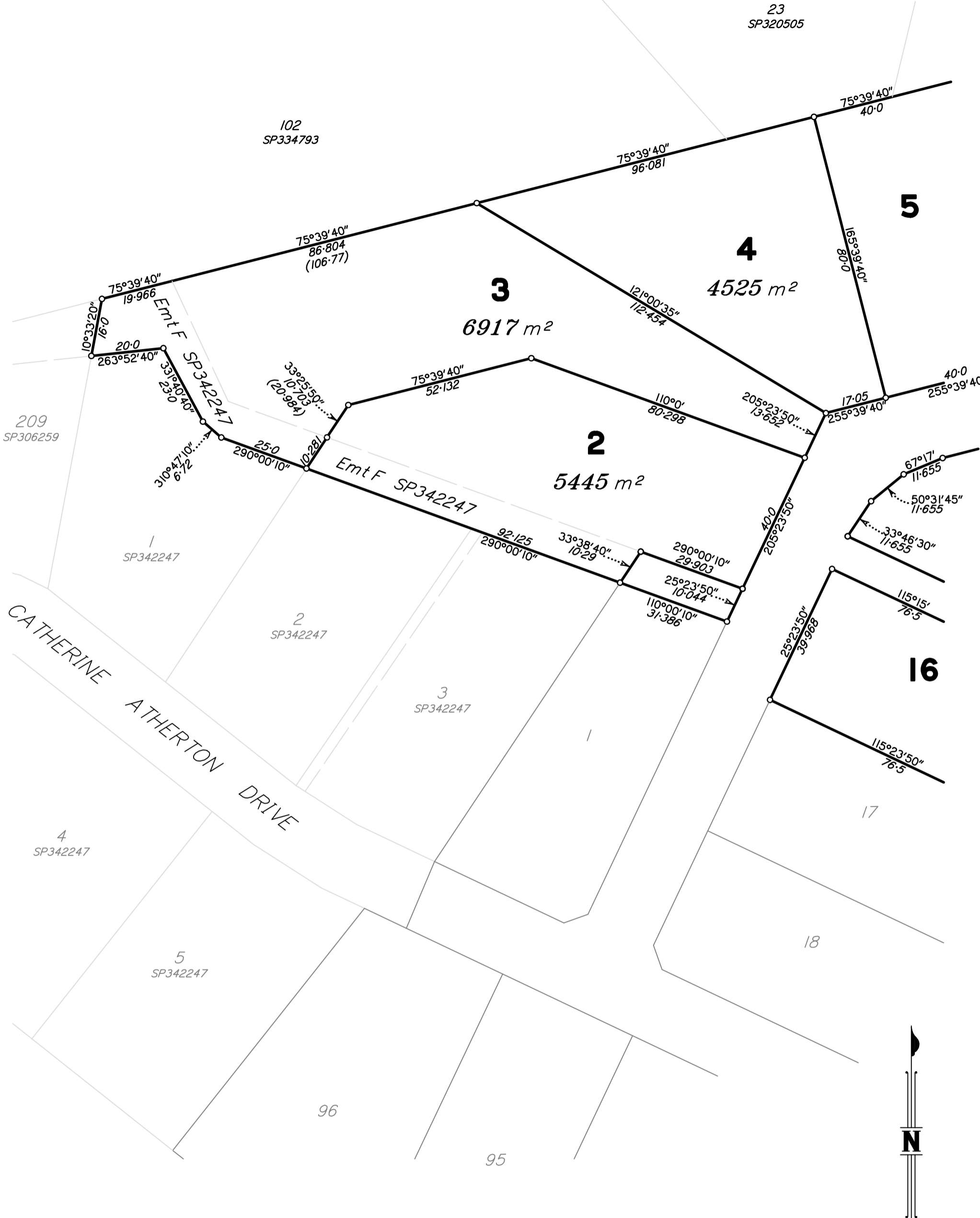
DIAGRAM B

Scale - 1:1000



Scale - 1:1000

CVT

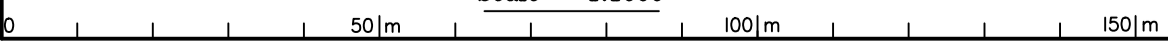


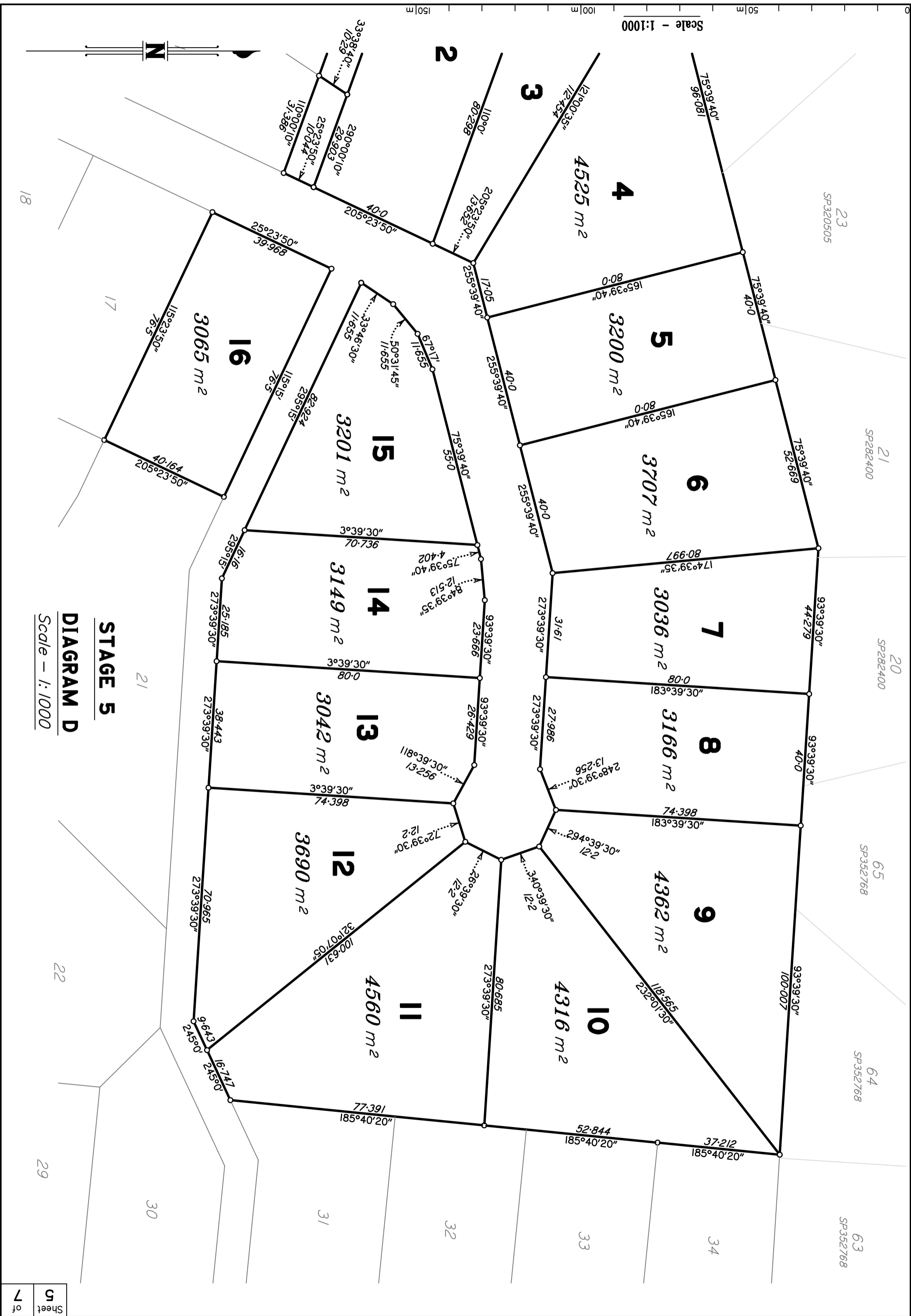
CATHERINE A THERTON DRIVE

STAGE 5
DIAGRAM C
 Scale - 1:1000



Scale - 1:1000





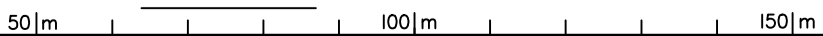


STAGE 6

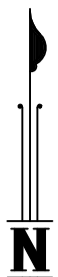
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Scale - 1:1000

Scale - 1:1000



CVT



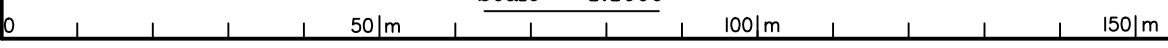
STAGE 5

DIAGRAM F

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SP206170

Scale - 1:1000



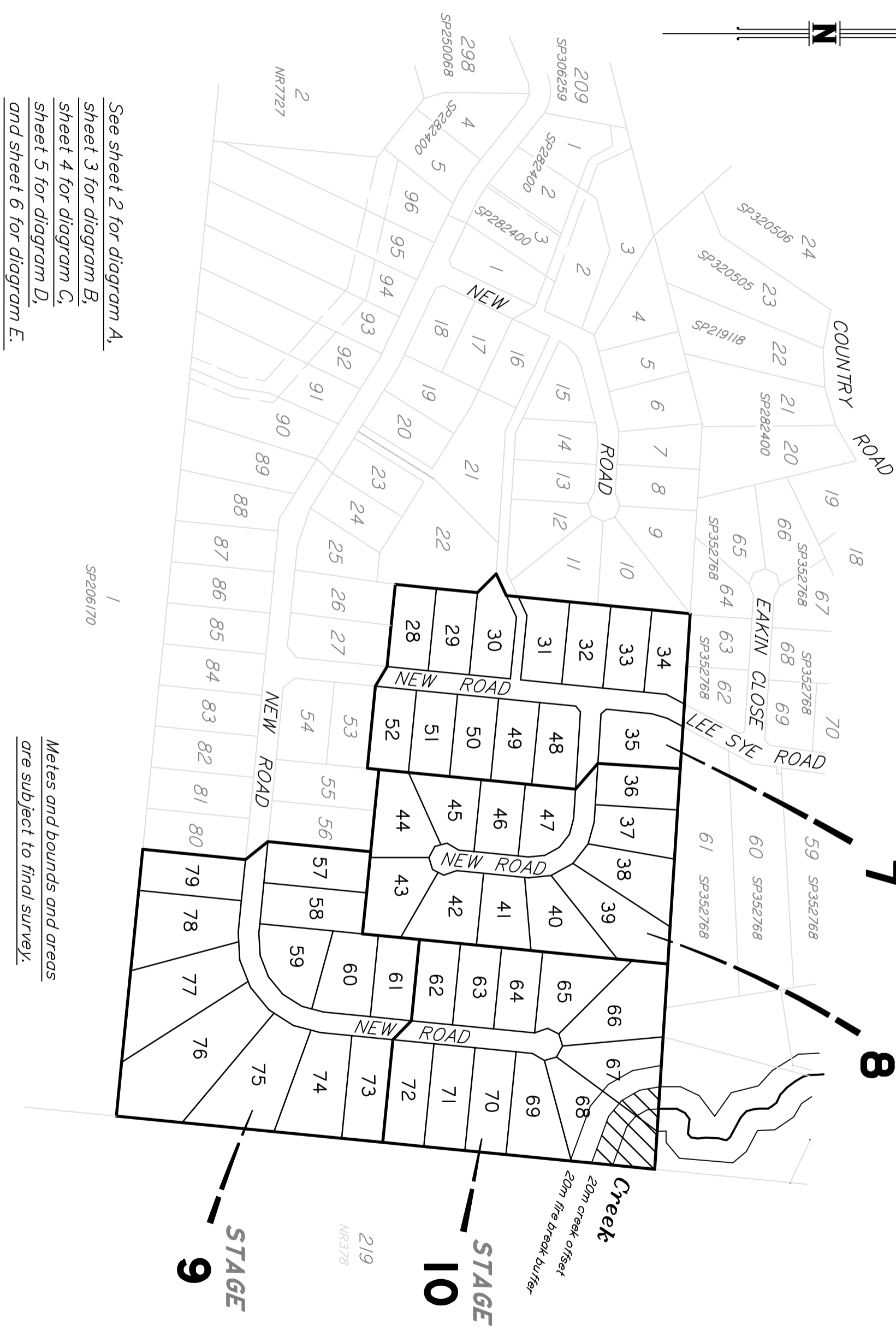
LOCAL GOVERNMENT: MSC
 LOCALITY: Mareeba
 Scale 1:4000 (A3)
 Reference: 9495 Master Plan
 Lot Layout - 08-07-2025

DEVELOPMENT PLAN
 Stages 7 - 10
 Cancelling Lot 100 on SP342247



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 PO Box 146, Atherton QLD 4883
 P: 07 4091 1303
 E: info@twinesurveys.com.au

10
 200m
 400m
 600m



See sheet 2 for diagram A,
 sheet 3 for diagram B,
 sheet 4 for diagram C,
 sheet 5 for diagram D,
 and sheet 6 for diagram E.

Metes and bounds and areas
 are subject to final survey.

63
SP352768

62
SP352768

LEE
SYE RD

93°39'30"
87.652

93°39'30"
40.845

34

3159 m²

35

4010 m²

33

3200 m²

32

3200 m²

31

3288 m²

30

3360 m²

29

3200 m²

28

3200 m²

93°39'30"
75.049

48

3300 m²

49

3200 m²

50

3200 m²

51

3200 m²

52

3200 m²

37.212
185°40'20"

40.0
185°40'20"

40.0
185°40'20"

50.235
185°40'20"

65°0'
46.267

5°40'20"
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5°40'20"
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21.791
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208°0'

28°0'
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5°40'20"
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48.2
273°39'30"

49°39'55"
7.194

95°40'20"
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95°40'20"
80.0

95°40'20"
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95°40'20"
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STAGE 7

DIAGRAM A

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Scale - 1:1000

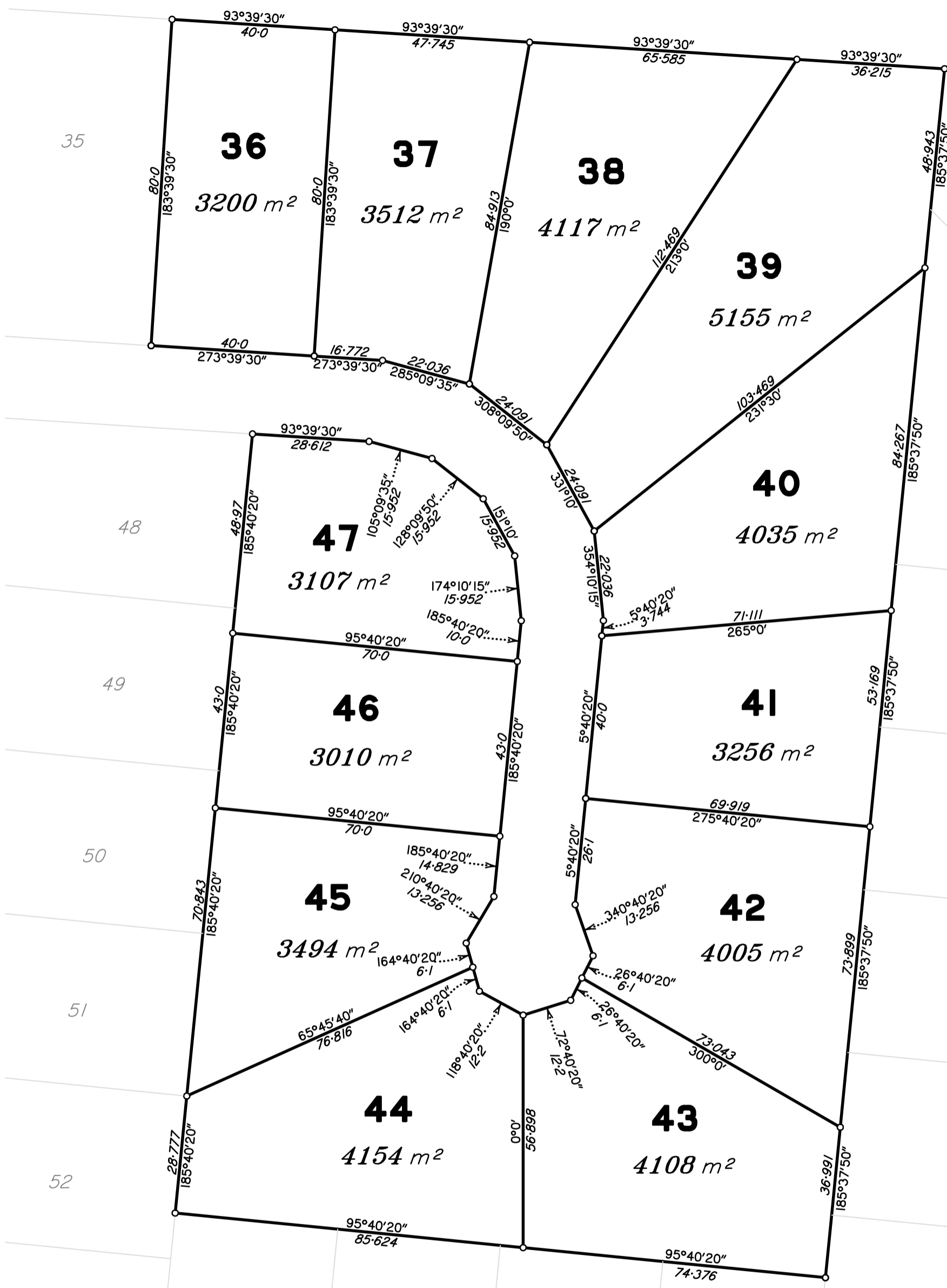
50|m

100|m

150|m



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SP352768



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STAGE 8

DIAGRAM B

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Scale - 1:1000

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CVT

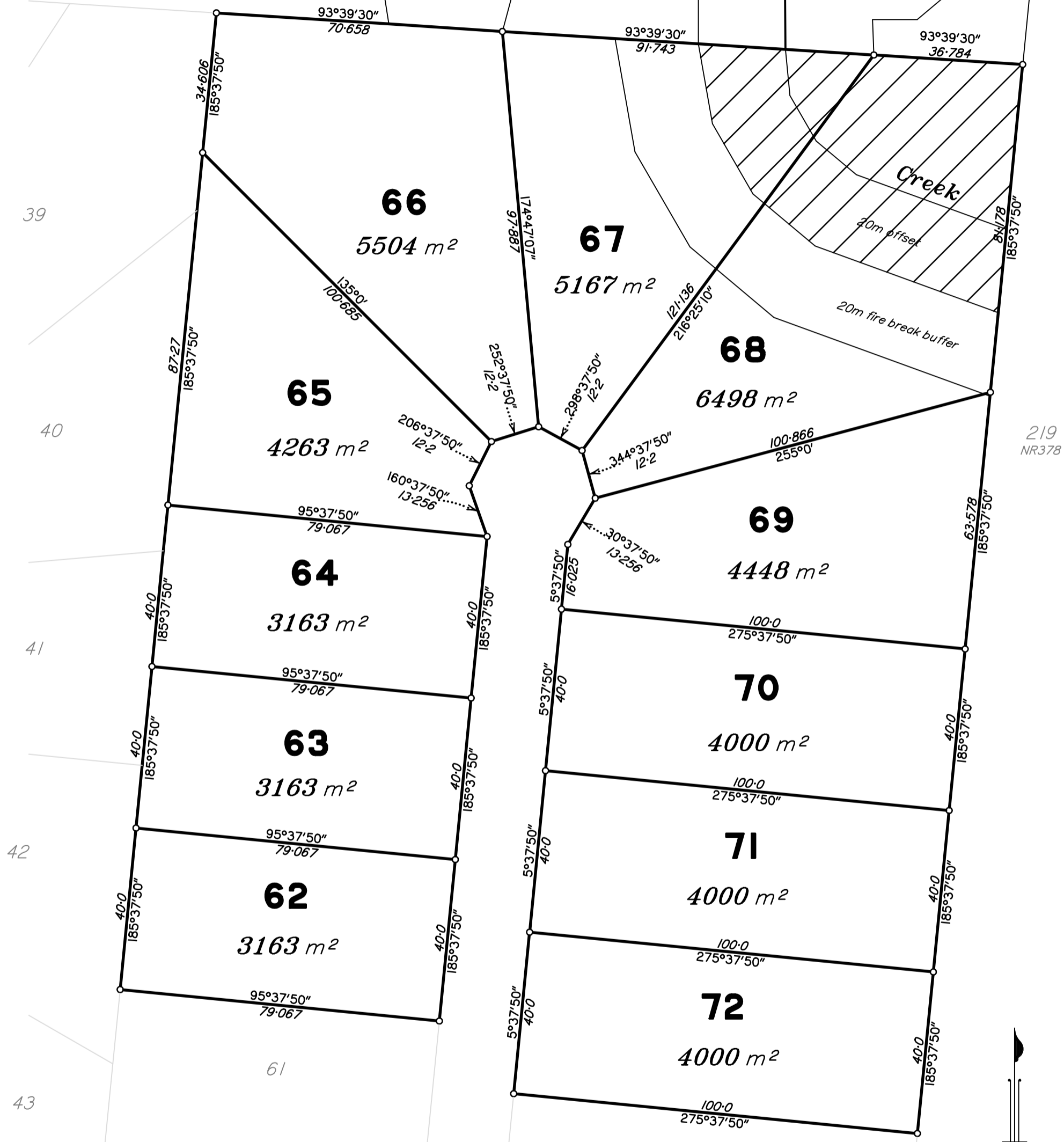


DIAGRAM E
Scale - 1:1000

STAGE 10

Scale - 1:1000



219 NR378

Our ref: 604-OEENVCNS-18100_L83324

Appendix B Ground Truthing – Regional Ecosystem and Vegetation Assessment Report

Our ref: AU213018100.001

135 Abbott Street
Cairns QLD 4870
T +61 7 4031 1336

Date: 17 September 2024

Matthew Andrejic
17 Barron View Drive,
Freshwater,
QLD
4870

Dear Matthew,

Ground Truthing – Regional Ecosystem Vegetation Assessment

RPS AAP Consulting Pty Ltd had been requested by yourself (Matthew Andrejic) – Director at Freshwater planning Pty Ltd, to provide a ground truthing/vegetation assessment for mapped remnant vegetation within Lot 100 SP342247 (the site), refer to **Figure 1** below.

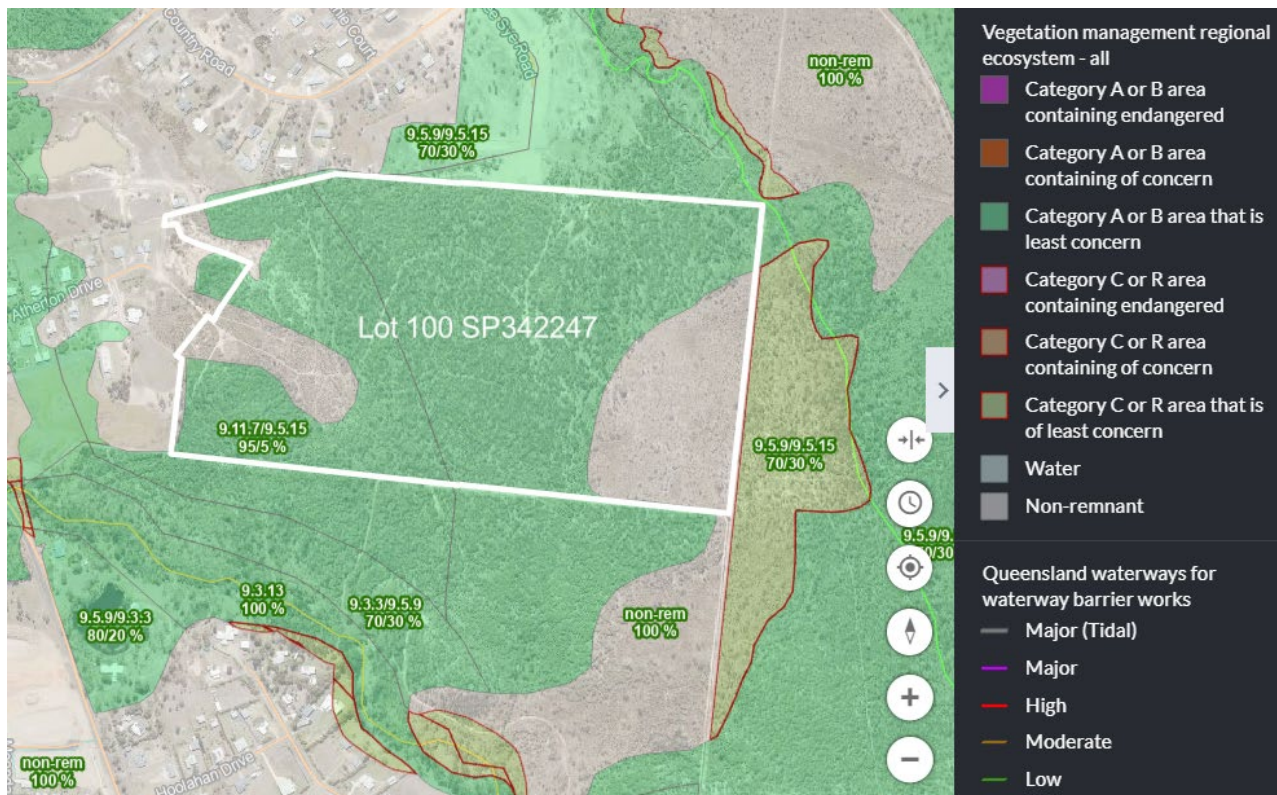


Figure 1. Site layout and mapped remnant vegetation

Field Survey

Liam Honey (Senior Environmental Consultant) visited the site on 12 September 2024 to conduct a site survey and assess the Regional Ecosystems and quality of vegetation listed on site. Tracklogs for the survey are shown in black, refer to **Figure 2**.

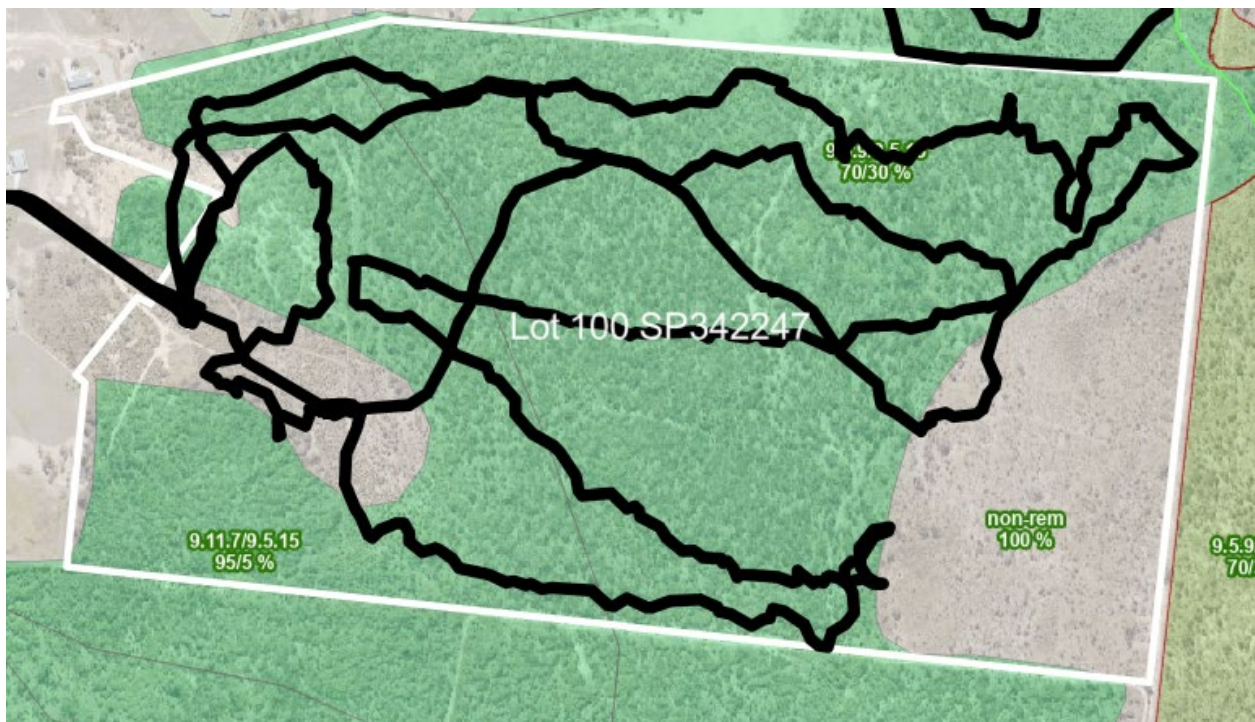


Figure 2. Track logs of field survey (black lines)

Liam has a Bachelor of Science (Honours) degree in Natural History, Ecology and Conservation with over 6 years' experience carrying out ecological field work including flora and fauna surveys that focus on locating and identifying Endangered, Vulnerable and Near Threatened (EVNT) species.

Results

Overall Regional Ecosystems (RE's) on site were consistent with their current descriptions (refer to **Table 1** below). However, these RE's contained a reduced level of species diversity with vegetation on site displaying limited mature trees and emergent tree species. There were also very few hollow bearing trees, providing limited habitat value across the site. Vegetation within these RE's is often represented by its mid-dense sub-canopy with emergent *Eucalyptus* spp and *Corymbia* spp such as *Eucalyptus cullenii*, *E. platyphylla* and *Corymbia clarksoniana*. These species were present but scattered across the site (**Figure 4**). There was also a relatively decent sub-canopy of *Melaleuca monantha* in some sections of the site (**Figure 5**) which in areas were almost the emergent species as they were surrounded by relatively low-quality regrowth (**Figure 6**). Much of the centre of the site was comprised of relatively low-quality vegetation (**Figure 7**) with occasional sections of higher quality vegetation, although scattered throughout the site (**Figure 8**). The most easterly section of the mapped regrowth also became very sparse as it emerged into the category X previously cleared terrain (**Figure 9**). There was a section to the southwest of the site which exhibited high quality vegetation where the site sloped off to the south and would be good to retain (**Figure 10**). A lot of the relatively good-quality vegetation was situated around the borders of the site and along what appeared to be drainage lines running across the site and a man-made reservoir, refer to **Figures 11-13**.

A map has been provided below which approximately locates areas with high quality vegetation, relatively good quality vegetation, areas of poor vegetation, and scattered emergent trees amongst regrowth, refer to **Figure 3** below.

Table 1. Regional Ecosystems present within the survey area

Regional Ecosystems	Description
9.5.9	Woodland to open woodland of <i>Corymbia clarksoniana</i> (Clarkson's bloodwood) and/or <i>Eucalyptus leptophleba</i> (Molloy red box) and/or <i>E. platyphylla</i> . A sparse to mid-dense shrub layer including <i>Melaleuca</i> spp., <i>Grevillea</i> spp., and <i>Planchonia careya</i> (cocky apple) can occur. The ground layer is dominated by <i>Themeda triandra</i> (kangaroo grass) and <i>Heteropogon</i> spp. Occurs on plains, undulating plains and outwash deposits and Tertiary to Quaternary locally consolidated high-level alluvium and colluvium. Not a Wetland. (BVG1M: 9e).
9.5.15	Mixed low woodland to low open forest of <i>Melaleuca monantha</i> , often codominant with <i>Melaleuca viridiflora</i> (broad-leaved paperbark) <i>Callitris intratropica</i> (cypress pine) and emergent <i>Eucalyptus</i> spp. and <i>Corymbia</i> spp. The sub-canopy and/or shrub layer is open to mid-dense and the ground layer is sparse to mid-dense. Occurs on valley infill. Not a Wetland. (BVG1M: 21a).
9.11.7	Woodland to low open woodland of <i>Eucalyptus platyphylla</i> (poplar gum) and/or <i>E. cullenii</i> (Cullen's ironbark). A low open forest to shrubland of <i>Melaleuca monantha</i> can also occur on lower slopes. Occurs on rolling to steep metamorphic hills. Not a Wetland. (BVG1M: 9b).

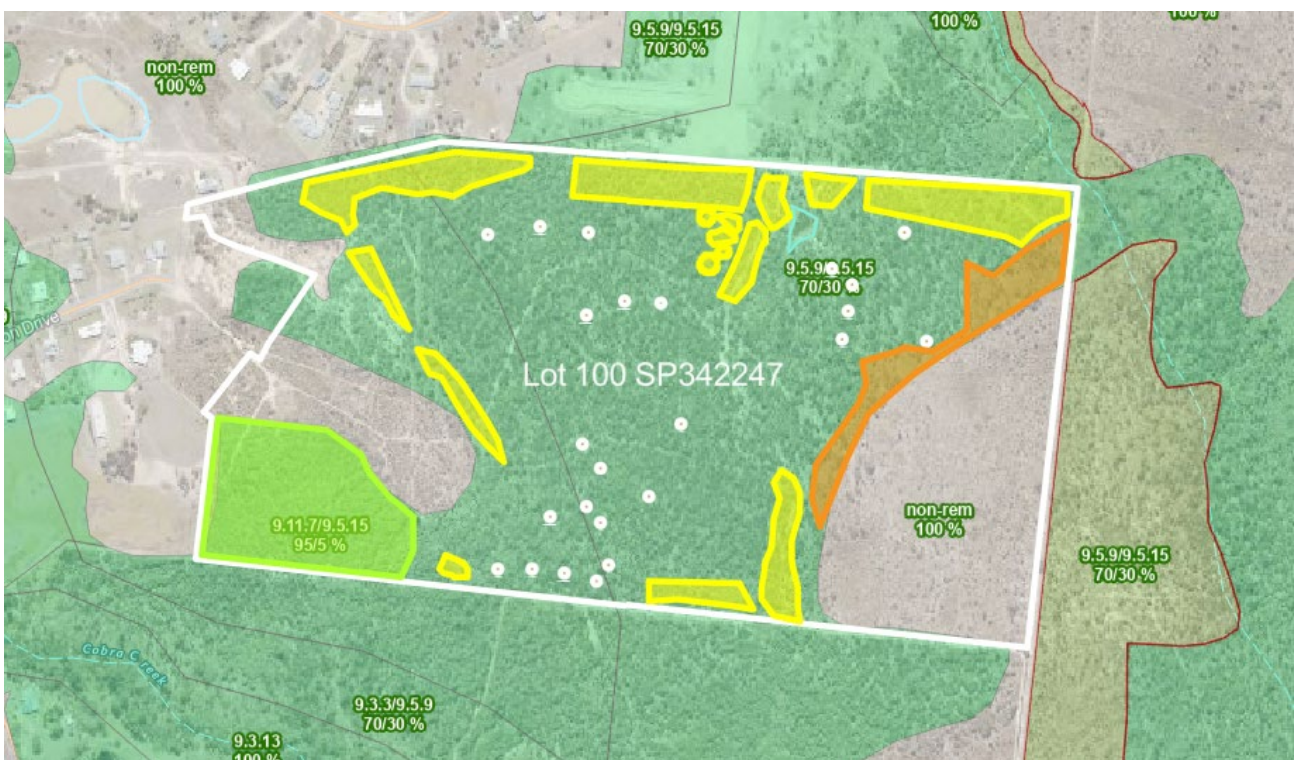


Figure 3. Approximate locations of updated vegetation mapping: High value vegetation (green polygon), relatively good quality vegetation (yellow polygons), sparse lower quality vegetation (orange polygons), scattered larger trees (white dots)

As seen above (**Figure 3**) the green polygon represents high quality vegetation within the project site with the yellow polygons representing relatively good quality vegetation. These areas were primarily made up of *Melaleuca monantha*, *M. viridiflora* and some *Eucalyptus* spp and *Corymbia* spp, with many of the Melaleucas supporting epiphytic orchid species, refer to **Figure 14** and **15**. The orange polygon represents where the mapped remnant vegetation became very sparse. The remaining section of the site was lower quality vegetation with scattered emergent individuals (white dots) and small pockets or individual higher quality vegetation.

Conclusion

Overall a significant amount of the mapped remnant vegetation across the site is of medium to low quality, with some areas of medium-high and high quality vegetation which have been approximately mapped for illustration purposes. Prior to clearing any vegetation the area should be accurately mapped to determine where to best preserve vegetation to allow for connectivity and promote biodiversity within the area.



Figure 4. Scattered emergent *Eucalyptus* sp



Figure 5. Larger individuals of *Melaleuca monantha*



Figure 6. Emergent *Melaleuca monantha* surrounded with lower quality regrowth



Figure 7. Low-quality vegetation



Figure 8. High-quality sections of vegetation scattered across the site



Figure 9. Sparse mapped remnant vegetation emerging onto category X previously cleared terrain



Figure 10. A section displaying some of the higher quality, less disturbed vegetation on site



Figure 11. Example of some of the higher quality vegetation within the site



Figure 12. Example of some of the higher quality vegetation within the site



Figure 13. Example of some of the higher quality vegetation within the site



Figure 14. *Melaleuca* sp supporting orchid species



Figure 15. *Melaleuca* sp supporting orchid species

Our ref: AU213018100.001

Yours sincerely,
for RPS AAP Consulting Pty Ltd

A handwritten signature in black ink, appearing to read 'L. Honey', with a long horizontal stroke extending to the right.

Honey, Liam
Senior Environmental Consultant
liam.honey@rpsconsulting.com

Appendix C State code 16: Native vegetation clearing

State code 16: Native vegetation clearing

Purpose Statement

The purpose of this code is to ensure development:

1. avoids clearing, or where avoidance is not reasonably possible, minimises clearing to:
 - a. conserve vegetation;
 - b. avoid land degradation;
 - c. avoid the loss of biodiversity;
 - d. maintain ecological processes;
2. minimises contributions to greenhouse gas emissions;
3. for vegetation retention purposes, is undertaken in a manner that retains or regenerates vegetation by sustainably managing the impacts of the clearing on regional ecosystems, biodiversity and ecological processes over time;
4. is consistent with any notice requiring compliance on the land subject to the development application unless a better environmental outcome can be achieved;
5. is consistent with vegetation management requirements for particular regulated areas unless a better environmental outcome can be achieved;
6. avoids impacts on vegetation and minimises and mitigates impacts on vegetation where avoidance is not possible;
7. does not result in a significant residual impact on a matter of state environmental significance unless the significant residual impact is acceptable, and an offset is provided (where appropriate). An offset is not appropriate for acceptable significant residual impacts on a connectivity area unless the clearing is for development that is a coordinated project, natural channel diversion or contaminants removal.

State Development Assessment Provisions guideline - State Code 16: Clearing native vegetation. This guideline provides direction on how to address State Code 16 below.

Please note: It is only necessary to provide a response to the performance outcomes relevant to the clearing purpose(s). Table 16.1 below specifies which tables of performance outcomes are relevant for each clearing purpose. Tables that are not relevant to your clearing purpose can be left blank or deleted.

As an example, only Table 16.2 and Table 16.15 are relevant for a development application for operational works that involves managing thickened vegetation. The remaining tables may be deleted.

Response to Purpose Statement

State Development Assessment Provisions v3.3

State code 16: Native vegetation clearing

Page 1 of 11

The proposed development seeks to provide for rural residential or rural lifestyle lots in close proximity to existing rural residential development. The proposal is supported by a Regional Ecosystem Vegetation Assessment, which has identified that whilst the regional ecosystems are consistent with the mapped descriptions, the vegetation within the site exhibits reduced species diversity and limited mature or emergent species, likely the result of historical clearing. The vegetation assessment has identified areas of higher ecological significance, and the proposal has duly addressed these areas through provision of adequate setbacks from mapped watercourses and areas of retention of native vegetation at the rear of proposed lots which are contiguous to areas remnant vegetation to the south.

A detailed assessment against the applicable assessment benchmarks of State Code 16: Native vegetation clearing has been undertaken and the proposed development is deemed to be generally consistent with the relevant Performance Outcomes and where applicable, the Acceptable Outcomes.

Table 16.1: Relevant code provisions for each type of development

Clearing purpose	Relevant provisions	Comments
Material change of use and / or reconfiguring a lot and / or operational work		
Public safety, relevant infrastructure activities and / or consequential development of IPA approval	Table 16.2 and Table 16.3	Not Applicable (Table 16.3 deleted)
Extractive industry	Table 16.2 and Table 16.4	Not Applicable (Table 16.4 deleted)
Coordinated project (agriculture)	Table 16.2 and Table 16.5	Not Applicable (Table 16.5 deleted)
Coordinated project (extractive industry)	Table 16.2 and Table 16.6	Not Applicable (Table 16.6 deleted)
Coordinated project (all other purposes)	Table 16.2 and Table 16.7	Not Applicable (Table 16.7 deleted)
Material change of use and / or reconfiguring a lot for all other purposes	Table 16.2 and Table 16.8	
Material change of use and / or reconfiguring a lot for which there will be no clearing as a result of the material change of use or reconfiguring a lot	Table 16.9	
Material change of use and / or reconfiguring a lot for which clearing is limited to clearing that could be done as exempt clearing work for the purpose of the development prior to the material change of use or reconfiguring a lot application being approved	Table 16.2 and Table 16.10	
Operational work		
Necessary environmental clearing	Table 16.2 and Table 16.11	Not Applicable (Table 16.11 deleted)
Control non-native plants or declared pests	Table 16.2 and Table 16.12	Not Applicable (Table 16.12 deleted)
Encroachment	Table 16.2 and Table 16.13	Not Applicable (Table 16.12 deleted)
Fodder harvesting	Table 16.2 and Table 16.14	Not Applicable (Table 16.14 deleted)
Managing thickened vegetation	Table 16.2 and Table 16.15	Not Applicable (Table 16.15 deleted)

Table 16.2: General

Performance outcomes	Acceptable outcomes	Response
PO1 Clearing of vegetation is consistent with any notice requiring compliance on the land subject to the development application, unless a better environmental outcome can be achieved.	No acceptable outcome is prescribed.	Not applicable The subject site is not subject of any known vegetation clearing notice.
PO2 Clearing of vegetation is consistent with vegetation management requirements for particular regulated areas unless a better environmental outcome can be achieved.	No acceptable outcome is prescribed.	Not applicable The proposal is not subject of vegetation management requirements for a particular regulated area.
PO3 Clearing of vegetation in a legally secured offset area: is consistent with the offset delivery plan; or is consistent with an agreement for the offset area on the land subject to the development application; or only occurs if an additional offset is provided.	No acceptable outcome is prescribed.	Not Applicable The site is not located in a legally secured offset area.

Table 16.8: Material change of use and / or reconfiguring a lot for all other purposes

State Development Assessment Provisions v3.3

State code 16: Native vegetation clearing

Performance outcomes	Acceptable outcomes	Response
Clearing avoids and minimises impacts		
<p>PO80 Clearing of vegetation and adverse impacts of clearing vegetation do not occur unless the application has demonstrated that the clearing and the adverse impacts of clearing have been:</p> <ol style="list-style-type: none"> 1. reasonably avoided; or 2. reasonably minimised where it cannot be reasonably avoided. 	<p>No acceptable outcome is prescribed.</p>	<p>Complies with PO80</p> <p>The applicant engaged RPS to conduct a Regional Ecosystem Vegetation Assessment of the site. The assessment confirmed that the majority of the vegetation present on the site was comprised of sparse low-quality regrowth, with reduced level of species diversity and limited presence of mature vegetation and emergent species. The assessment did identify high quality vegetation located within the south west portion of the site.</p> <p>Clearing associated with the proposed development cannot be avoided. However, the proposal has ensured that areas identified as containing high quality regulated vegetation, located within the south west portion of the site is retained, where possible. This area is contiguous to existing mapped regulated vegetation located to the south. The proposal provides for retention of vegetation on Proposed Lots 91-96 and provision of a 20m wide firebreak.</p> <p>The proposal further seeks to retain riparian vegetation within the north east portion of the site, with provision of an adequate setback of proposed lots from the identified top of bank of the watercourse.</p>
Clearing associated with wetlands		
<p>PO81 Clearing of vegetation within a natural wetland and/or within 100 metres of the defining bank of a natural wetland maintains the composition, structure and function of any regional</p>	<p>AO81.1 Clearing does not occur in a natural wetland or within 100 metres of the defining bank of any natural wetland.</p>	<p>Not Applicable</p> <p>The subject site is not located within or adjacent to a natural wetland.</p>

Performance outcomes	Acceptable outcomes	Response
<p>ecosystem associated with any natural wetland to protect all of the following:</p> <p>bank stability by protecting against bank erosion;</p> <p>water quality by filtering sediments, nutrients and other pollutants;</p> <p>aquatic habitat;</p> <p>terrestrial habitat.</p>	<p>OR</p> <p>AO81.2 Clearing within 100 metres of the defining bank of any natural wetland:</p> <p>does not occur within 10 metres of the defining bank of any natural wetland; and</p> <p>does not exceed widths in reference table 1 in this code.</p>	
<p>PO82 Where clearing of vegetation in a regional ecosystem associated with a natural wetland does not maintain the composition, structure and function of the regional ecosystem, and cannot be avoided and has been mitigated, an offset is provided for any acceptable significant residual impact.</p>	<p>No acceptable outcome is prescribed.</p>	<p>Not Applicable</p> <p>The subject site is not located within or adjacent to a natural wetland.</p>
Clearing associated with watercourses and drainage features		
<p>PO83 Clearing of vegetation within a watercourse and /or drainage feature and/or within the relevant distance (listed in reference table 2) of a watercourse and/or drainage feature, maintains the composition, structure and function of the regional ecosystem associated with the watercourse and/or drainage feature to protect all of the following:</p> <p>bank stability by protecting against bank erosion;</p> <p>water quality by filtering sediments, nutrients and other pollutants;</p> <p>aquatic habitat;</p> <p>terrestrial habitat.</p>	<p>AO83.1 Clearing does not occur in any of the following areas:</p> <p>inside the defining bank of a watercourse or drainage feature; and</p> <p>within the relevant distance of the defining bank of any watercourse or drainage feature in reference table 2 of this code.</p> <p>OR</p> <p>AO83.2 Clearing within any watercourse or drainage feature, or within the relevant distance of the defining bank of any watercourse or</p>	<p>Complies with AO83.1</p> <p>The subject site contains an unnamed tributary within the north east portion of the site, which is determined to be a Stream Order 1.</p> <p>The proposed development provides for a 20m setback from the defined top of bank of the watercourse. No clearing of riparian vegetation is proposed as part of this application as depicted on the Twine Survey Development Plan.</p>

Performance outcomes	Acceptable outcomes	Response
	<p>drainage feature in reference table 2 of this code:</p> <p>does not exceed the widths in table reference table 1 of this code; and</p> <p>does not occur within 10 metres of the defining bank, unless clearing is required into or across the watercourse or drainage feature.</p>	
<p>PO84 Where clearing of vegetation in a regional ecosystem associated with a watercourse and/or drainage feature does not maintain the composition, structure and function of the regional ecosystem, and cannot be avoided and has been mitigated, an offset is provided for any acceptable significant residual impact.</p>	No acceptable outcome is prescribed.	<p>Not applicable</p> <p>No clearing of riparian vegetation is proposed within 10m of the defining bank of the unnamed tributary, stream order 1.</p>
Connectivity		
<p>PO85 Regional ecosystems on the subject land and any adjacent land, retain sufficient vegetation to maintain:</p> <ol style="list-style-type: none"> 1. ecological processes; and ensure the regional ecosystem remains in the landscape despite threatening processes. 	<p>AO85.1 Clearing occurs in accordance with reference table 3 in this code.</p>	<p>Complies with AO85.1</p> <p>The site is not mapped as containing essential habitat areas.</p> <p>The proposal would maintain connectivity between high quality vegetation located within the south west portion of the site and vegetation located immediately to the south. Furthermore, retention of riparian vegetation within the north east portion of the site would ensure maintenance of ecological processes associated with the unnamed tributary.</p> <p>The proposal would not adversely affect connectivity values.</p>
Soil erosion if the local government is not the assessment manager for the development application		

Performance outcomes	Acceptable outcomes	Response
<p>PO86 Clearing does not result in accelerated soil erosion within or outside the land the subject of the development application.</p>	<p>AO86.1 Clearing only occurs if an erosion and sediment control plan is developed and implemented to prevent soil erosion and instability resulting from the clearing.</p>	<p>Not applicable Mareeba Shire Council is the assessment manager for the proposed development.</p>
<p>Salinity</p>		
<p>PO87 Clearing within 100 metres of a salinity expression area does not contribute to or accelerate land degradation through either of the following:</p> <ol style="list-style-type: none"> 1. waterlogging; 2. the salinisation of groundwater, surface water or soil. 	<p>AO87.1 Clearing does not occur within 100 metres of a salinity expression area.</p>	<p>Complies with AO87.1 The site is not known to contain any salinity expression areas.</p>
<p>Conserving endangered and of concern regional ecosystems</p>		
<p>PO88 Clearing of vegetation maintains the composition, structure and function of endangered regional ecosystems and/or of concern regional ecosystems.</p>	<p>AO88.1 Clearing does not occur in an endangered regional ecosystem or an of concern regional ecosystem.</p> <p>OR</p> <p>AO88.2 Total clearing of endangered regional ecosystems and of concern regional ecosystems combined does not exceed the widths prescribed in reference table 1 of this code.</p> <p>OR</p>	<p>Complies with AO88.1 The subject site does not contain any endangered regional ecosystem or of concern regional ecosystem.</p>

Performance outcomes	Acceptable outcomes	Response
	<p>AO88.3 Total clearing of endangered regional ecosystems and of concern regional ecosystems combined does not exceed areas prescribed in reference table 1 of this code.</p>	
<p>PO89 Where clearing of vegetation in an endangered regional ecosystem or an of concern regional ecosystems does not maintain the composition, structure and function of the regional ecosystem, and cannot be avoided and has been mitigated, the cleared area:</p> <p>1. is rehabilitated; or</p> <p>2. where the cleared area cannot be rehabilitated, an offset is provided for any acceptable significant residual impact.</p>	<p>No acceptable outcome is prescribed.</p>	<p>Not applicable</p> <p>The subject site does not contain any endangered regional ecosystem or of concern regional ecosystem.</p>
<p>Essential habitat excluding essential habitat for <i>Phascolarctos cinereus</i> (koalas) if development is assessable under Schedule 10, Part 10 of the Planning Regulation 2017</p>		
<p>PO90 Clearing of vegetation in a regional ecosystem that is an area of essential habitat maintains the composition, structure and function of the regional ecosystem for each protected wildlife species individually.</p>	<p>AO90.1 Clearing does not occur in essential habitat.</p> <p>OR</p> <p>AO90.2 Clearing in essential habitat does not exceed the widths prescribed in reference table 1 of this code.</p> <p>OR</p>	<p>Not applicable</p> <p>The subject site does not contain any mapped essential habitat.</p>

Performance outcomes	Acceptable outcomes	Response
	AO90.3 Clearing in essential habitat does not exceed the areas prescribed in reference table 1 of this code.	
PO91 Where clearing of vegetation in a regional ecosystem that is an area of essential habitat does not maintain the composition, structure and function of the regional ecosystem , and cannot be avoided and has been mitigated, an offset is provided for any acceptable significant residual impact for each protected wildlife species individually.	No acceptable outcome is prescribed.	Not applicable The subject site does not contain any mapped essential habitat.
Acid sulfate soils if the local government is not the assessment manager for the development application		
PO92 Clearing does not result in, or accelerate, disturbance of acid sulfate soils or changes to the hydrology of the location that will result in either of the following: aeration of horizons containing iron sulphides; mobilisation of acid or metals.	AO92.1 Clearing does not occur in land zone 1, land zone 2 or land zone 3 . OR AO92.2 Clearing in land zone 1, land zone 2 or land zone 3 in areas below the five metre Australian Height Datum only occurs where: mechanical clearing does not disturb the soil to a depth greater than 30 centimetres; and acid sulfate soils are managed consistent with the Queensland Acid Sulfate Soil Technical Manual.	Not applicable Mareeba Shire Council is the assessment manager for this development application.

Table 16.9: Material change of use and / or reconfiguring a lot for which there will be no clearing as a result of the material change of use or reconfiguring a lot

Performance outcomes	Acceptable outcomes	Response
PO93 Clearing as a result of a material change of use or clearing as a result of reconfiguring a lot does not occur.	No acceptable outcome is prescribed.	Not applicable Clearing of native vegetation would be required to facilitate the proposed development.

Table 16.10: Material change of use and / or reconfiguring a lot for which clearing is limited to clearing that could be done as exempt clearing work for the purpose of the development prior to the material change of use or reconfiguring a lot application being approved

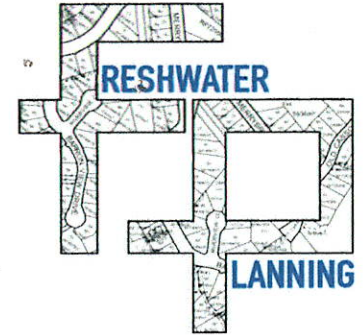
Performance outcomes	Acceptable outcomes	Response
Clearing avoids and minimises impacts		
PO94 Clearing of vegetation and adverse impacts of clearing vegetation do not occur unless the application has demonstrated that the clearing and the adverse impacts of clearing have been: 1. reasonably avoided; or 2. Reasonably minimised where it cannot be reasonably avoided.	No acceptable outcome is prescribed.	Not applicable Clearing of native vegetation is not identified as exempt clearing.
Clearing that could already be done under an exemption		
PO95 Clearing of vegetation does not occur unless it is clearing that could be done as exempt clearing work for the purpose of the development prior to the material change of use or reconfiguring a lot application being approved.	No acceptable outcome is prescribed.	Not applicable Clearing of native vegetation is not identified as exempt clearing.

State Development Assessment Provisions v3.3

State code 16: Native vegetation clearing

Your Ref:

Our Ref: F23/37 & F25/17



10 September, 2025

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

Attention: Planning & Building Services

Dear Sir,

**RE: APPLICATION FOR A RECONFIGURING A LOT – THE RISE ESTATE
LOT 100 ON SP342247, CATHERINE ATHERTON DRIVE, MAREEBA.**

Under Section 51 of the Planning Act, 2016 it is mandatory for the owner of the land to which a Development Application relates to consents to the making of the Application.

I, David John Pollock as the registered owner of Catherine Atherton Drive, Mareeba and more particularly described as Lot 100 on SP342247 authorise Freshwater Planning Pty Ltd to lodge a Town Planning Application on our behalf.



.....
DAVID JOHN POLLOCK

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) <i>(individual or company full name)</i>	The Rise Unit Trust
Contact name <i>(only applicable for companies)</i>	
Postal address <i>(P.O. Box or street address)</i>	C/ Freshwater Planning Pty Ltd 17 Barronview Drive
Suburb	Freshwater
State	QLD
Postcode	4870
Country	Australia
Contact number	0402729004
Email address <i>(non-mandatory)</i>	FreshwaterPlanning@outlook.com
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	F23/37

1.1) Home-based business

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

2) Owner's consent

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

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

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
			Catherine Atherton Drive	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	100	SP342247	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: Unnamed Watercourse

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):*

Reconfiguration of 1 Lot into 48 Lots and Balance Allotment (Stages 4 – 6)

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 <i>(include each definition in a new row)</i>	Number of dwelling units <i>(if applicable)</i>	Gross floor area (m ²) <i>(if applicable)</i>

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

- Yes
- No

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

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

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

Division 2 – Reconfiguring a lot

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

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

1

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

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

10) Subdivision

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

Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
				Rural Residential
Number of lots created				48 & Balance Area

10.2) Will the subdivision be staged?

Yes – provide additional details below
 No

How many stages will the works include?	3
What stage(s) will this development application apply to?	4 – 6

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

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

12) Boundary realignment

12.1) What are the current and proposed areas for each lot comprising the premises?

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

12.2) What is the reason for the boundary realignment?

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)

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

Division 3 – Operational work

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

14.1) What is the nature of the operational work?

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

14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)

Yes – specify number of new lots:
 No



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

\$

PART 4 – ASSESSMENT MANAGER DETAILS

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

Mareeba Shire Council

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

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

PART 5 – REFERRAL DETAILS

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

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

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

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

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



Queensland
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 checked="" type="checkbox"/> Approval <input type="checkbox"/> Development application	RAL/07/0074	15 August, 2015	Mareeba Shire Council
<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



**Queensland
Government**

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	