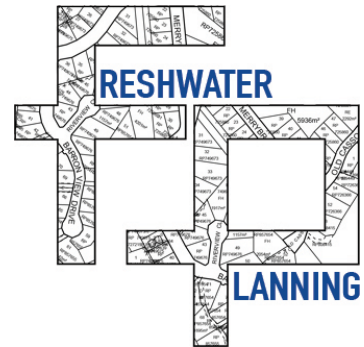


Your Ref:
Our Ref: F25/28

30 September, 2025

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



Attention: Planning and Building Department

Dear Sir,

RE: APPLICATION FOR A RECONFIGURING A LOT – 1 LOT INTO 19 LOTS (STAGES 5 AND 6) AND A BALANCE ALLOTMENT. LOT 1 ON RP747077, RAY ROAD, MAREEBA.

This application is for a Reconfiguring a Lot – 1 Lot into 19 Lots and a Balance Allotment over two (2) Stages on land described as Lot 1 on RP747077, situated on Ray Road, Mareeba is submitted on behalf of CONMAT No.2 Pty Ltd.

The application comprises of Application Forms, SmartMap, Twine Surveys Sketch Plans, ERSCON Engineering Letter and this Town Planning Submission. It is understood that the payment for the Application Fee will be provided to the Mareeba Shire Council.

The Site

The subject land is described as Lot 1 on RP747077, Locality of Mareeba and situated on Ray Road, Mareeba. The site is owned by CONMAT No. 2 Pty Ltd who are also the applicant for the proposed Reconfiguration. The site is irregular in shape, has an area of 7.973 hectares, contains frontage to Ray and Carter Roads, and encompasses vacant land. The site is access from the existing Road Network and is provided with all available urban services.

The site contains three (3) existing World War Two (WWII) structures with these structures noted on the Twine Surveys Pty Ltd Sketch Plan. No change to the existing structures are proposed with the Reconfiguration and each structure is contained within an individual proposed or Approved Residential Allotment with sufficient area for a Residential Dwelling without affecting the Structure.

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

Development Approval/s

The proposed Reconfiguration is for the provision of 19 new Residential Allotments which is the continued progression of the Cater Road Residential Estate (Highfield Estate), with the proposal being Stages 5 and 6. This Development Application is provided over the Balance Area of the recently Approved Stages 1 – 4 (RAL/23/0009). This Development Application is not envisaged to have any effect on the existing Development Approval instead is the continuation of the existing Approval.

The Development Approval RAL/23/0009 is currently under design and awaiting Operational Works Approval to commence construction. The Highfield Estate will provide Mareeba with a range of Residential Allotments with the proposal continuing on this with the proposed next stages. The proposed development is considered to continue on and complement the Cater Road Residential Estate (Highfield Estate), finalising the remainder of the site, being the Balance Allotment within RAL/23/0009.

The Proposed Development

The proposed development is for a Reconfiguring a Lot – 1 Lot into 19 Lots over two (2) Stages and a Balance Allotment in the Low Density Residential Zone of the Mareeba Shire Planning Scheme. The subject site is located on Ray Road, Mareeba and is more particularly described as Lot 1 on RP747077. The property is irregular in shape, has an area of 7.973 hectares and is vacant.

A Development Permit for a Reconfiguration of 1 Lot into 19 Lots is sought to subdivide Lot 1 on RP747077. No change to the Low Density Residential Zone is proposed with the Reconfiguration. The proposal provides for the creation of a new road and nineteen (19) Residential Allotments. The proposal will provide additional Residential Allotments while maintaining the existing amenities and aesthetics of the site.

It is noted that the proposed Reconfiguration is the final two (2) Stages over the site with the Approved Residential Development's Layout (RAL/23/0009) provided on the Twine Surveys Pty Ltd Development Plan making up the Balance Area. The Reconfiguration of a Lot proposes nineteen (19) new Residential Allotments described as proposed Lots 19 – 26, 49 – 59 and a Balance Allotment. The proposed areas of the allotments are:

Stage 5

Proposed Lot 19	1,784 m ²	Proposed Lot 25	1,125 m ²
Proposed Lot 20	1,224 m ²	Proposed Lot 26	1,125 m ²
Proposed Lot 21	1,424 m ²	Proposed Lot 49	1,125 m ²
Proposed Lot 22	1,156 m ²	Proposed Lot 50	1,140 m ²
Proposed Lot 23	1,336 m ²	Proposed Lot 51	1,044 m ² .
Proposed Lot 24	1,125 m ²		

Stage 6

Proposed Lot 52	1,269 m ²	Proposed Lot 57	1,125 m ²
Proposed Lot 53	1,135 m ²	Proposed Lot 58	1,080 m ²
Proposed Lot 54	1,125 m ²	Proposed Lot 59	1,224 m ²
Proposed Lot 55	1,125 m ²	BALANCE AREA	RAL/23/0009.
Proposed Lot 56	2,252 m ²		

Attached to this Town Planning Submission is an Engineering Report collated by John Martin from ERSCON Consulting Engineers in relation to the Engineering aspects and servicing of the site. The Letter provides general information in addition to covering Road and Earthworks, Stormwater Drainage, Water Reticulation, and Sewerage Reticulation. This Report has been provided in support of the proposed Reconfiguration for the next Stages of the Highfield Residential Development. The Report takes into consideration the existing Approval.

The site gains access from the existing Road Network, being Ray and Carter Roads. The proposed Residential Allotments gain access from the existing Cater Road and via the new Internal Road. It is considered that each proposed allotment can be provided with appropriate access via the existing and new Road Networks. The site is connected to all available services with the proposed nineteen (19) Residential Allotments able to be connected to all Urban Services.

The proposed allotments meet the minimum area requirements of the Mareeba Shire Planning Scheme's Reconfiguring a Lot Code. It is not considered that the proposed Subdivision will be detrimental to the adjacent sites or adversely impact on the surrounding area. It is considered that the Purposes and Performance Outcomes of the Low Density Residential Zone and the Reconfiguring a Lot Code can be met in this instance.

The site is located in the Low Density Residential Zone of the Mareeba Shire Planning Scheme. The proposed Reconfiguring a Lot is a Code Assessable Use within this Zone. The application is Code Assessable.

Far North Queensland Regional Plan 2009-2031

Lot 1 on RP747077 is identified as being in the Urban Footprint designation of the FNQ Regional Plan Mapping.

The proposal is considered to be a greenfield development. The Reconfiguration is within the Urban Footprint and results in the creation of greater densities without affecting the existing natural environment. The proposal is for the last two (2) Stages of the entire Residential Subdivision over the site, being Highfield Estate, and is appropriate and acceptable.

It is considered that the proposed Reconfiguration is not in conflict with the Intent for Urban Footprint designation of the FNQ Regional Plan 2009-2031.

Walkable Neighbourhoods Amended Planning Regulation

An assessment against the relevant aspects of the Amended Regulation is provided as follows:

Connectivity

The site is located within a locality of that historically contained larger Rural/Rural Residential style allotments that have been Zoned Low Density Residential positioned on the outskirts of the Mareeba Residential Township. As the surrounding allotments within the locality are developed, pedestrian connectivity will continue to be provided. Given this, it is considered appropriate that any Pedestrian Connectivity be provided within the property (internal roads) until such time that the surrounding Residential Area is developed.

As the proposal is provided on the edge of the Township's Residential Area, limited existing footpaths exists in proximity to the site. As the proposed Reconfiguration connects with adjoining Residential Development, the Connectivity will be increased and enhanced. The Residential Zoning of the surrounding Allotments ensures that an appropriate level of Connectivity for pedestrian is provided to service the locality in the future.

As part of the development, the Highfield Estate can be connected via a pedestrian footpath within its Internal new Road Network, if required. Ray Road, being a Collector Street, is not provided with any pedestrian footpaths other than that partially fronting the St Stephens College. Carter Road is an Access Street and is also not provided with pedestrian footpaths. The proposed internal access will ensure that an appropriate level of Connectivity for pedestrian is provided to service the locality in the future. The proposal also provides for the ultimate Pedestrian Connection of the internal roads to both Cater and Ray Roads via proposed pathways (between Lots 22 and 23 and Lots 57 and 58).

The provision of a new Internal Road connects to the existing Road Network (Cater Road). The proposed Reconfiguration connects to the existing Road Network and allows for any future connection to future Roads in surrounding areas, with the proposal providing a connection via Ray Road and Carter Road.

Maximum length of particular blocks

The proposed development is for the creation of nineteen (19) additional Residential Allotments with the requirement for the construction of an internal Road Network with a length of approximately 130 metres. The proposal is an Infill Development and the site physically constrained with the length of any block determined by the irregular shape of the property. The proposal provides for appropriate blocks in relation to the site and existing Approved Development.

Street Trees

Street trees can be provided in accordance with the FNQROC Development Manual - Design Manual D9 Landscaping, if required. The existing benchmarks are considered appropriate for the locality.

Footpaths

The site is bounded by Carter Road and Ray Road. Ray Road is not provided with a pedestrian footpath nor is Carter Road. It is considered appropriate and acceptable that the provision of a pedestrian footpath is not required with this proposed development, other than the new Internal Road, with the proposal keeping with the existing amenity of surrounding Residential Estates whilst achieving appropriate and acceptable Connectivity.

It is understood that the State Government's requirement for the Walkable Neighbourhoods is to *ensure the reconfiguration supports convenient and comfortable walking for transport, recreation, leisure and exercise in the locality of the lot*. Any implementation of an external Footpath is considered pointless at this stage, leading to nowhere and not connecting the site to any other Footpaths. The proposal is considered to be infill development on the outskirts of the Mareeba Residential Township with limited connectivity.

It is noted that the provision of a pedestrian footpath of the specified width and design for a Residential Allotment with a frontage of twenty (20) metres adds an additional \$4,000 to the development costs for that Allotment.

Parks and other areas of open space

The site is adjacent to St Stephens College and within proximity to the Rail Trail that can be used as Parks and Open Space, if required. Additionally, it is noted that Council's current position is to take contributions in lieu of providing any additional Parks.

Each propose Residential Allotment is located within 400 metres of this informal Open Space and/or the adjacent Open Spaces within St Stephens College. The Walkable Neighbourhoods note that *'the reconfiguration ensures access to areas for recreation, leisure or exercise by ensuring that, to the extent topography and other physical constraints reasonably permit, a part of each block for the reconfiguration is within 400m of a park or another area of open space that is accessible to the public.'* The adjacent College and Rail Trail are considered to be an

acceptable area of open space accessible to the public. The existing constraints of the site, surrounding Residential amenity, character and nature and its location leans to contributions as a more appropriate outcome for the Shire.

Advice provided from the State Government in relation to the Walkable Neighbourhoods Amended Regulation notes that:

The Planning Regulation 2017 (Planning Regulation) requires that new residential neighbourhoods are assessed against benchmarks for the provision of footpaths, street trees, connect street layout, shorter block lengths and proximity to parks. The assessment manager must assess the development application for the residential subdivision against the assessment benchmarks.

The assessment manager has discretion to determine the extent the benchmarks are relevant to an application. By doing so, the new assessment benchmarks have the flexibility that is required to deal with the many different circumstances encountered by the local government. A planning scheme may set benchmarks that achieve a higher standard than the Planning Regulation prescribes.

The Planning Act 2016 provides for how an assessment manager is to carry out the assessment of a development application. The assessment manager has the discretion to approve a development application, with or without conditions, even if the proposed development does not comply with some of the assessment benchmarks.

In relation to the provision of Parks, the State's Advice noted in underlining that 'As discussed above, the assessment manager has the discretion to approve a development application, with or without conditions, even if the proposed development does not comply with some of the assessment benchmarks.' It is considered that in this instance that the provision of Parkland, Footpaths and oversupply of Street Trees are not required. The proposal is in fitting within the existing Residential Amenity, nature and character of the surrounding Residential Zone. It is considered that Council has sufficient flexibility to allow for the proposed Residential Development without having to meet the onerous extent of the benchmarks given the existing constraints of the site.

It is considered that the proposed Subdivision is acceptable and appropriate and is not considered to conflict with Walkable Neighbourhoods Planning Regulation for land located within the Low Density Residential Zone.

Low Density Residential Zone

A Development Permit for a Reconfiguring a Lot – 1 Lot into 19 Lots over two (2) Stages is sought to provide additional Residential Allotments within the Mareeba Residential Area. The site is designated as Low Density Residential Zone and no change to the existing Residential Zone is proposed with the Reconfiguration. The proposal will maintain the existing amenities of the site and complement the existing, adjoining and surrounding Residential Zoning. The proposal is for Stages 5 and 6, continuing on and completing from the existing Residential Subdivision of the site, being RAL/23/0009.

The proposal is for a Reconfiguration of 1 Lot into 19 Lots in the Low Density Residential Zone with the purpose of the Reconfiguration is to provide additional Residential Allotments for predominantly dwelling houses supported by community uses and small-scale services and facilities that cater for local residents. The proposed Subdivision is envisaged to maintain the integrity of established Residential areas, which are characterised primarily by Dwelling houses while providing opportunities for other forms of Residential development where existing character and amenity will not be compromised. The proposal provides Residential Allotments of varying sizes allowing for a wide variety of housing types and further development potential.

The site is surrounded by Low Density Residential Allotments with Rural Residential Allotments to the south. It is noted that the site is in proximity to Rural Zone Allotments to the southwest with the site separated by the existing Ray and Carter Roads Road Reserves and Residential Allotments. It is considered that with the Development Application, the adjacent Residential Allotments and Road Reserves provide for adequate separation from the Rural Uses located to the southwest of the site.

The Subdivision will allow for a detached dwelling house to be located on each allotment which is compatible with the most common form of housing in the locality. The proposal also provides greater densities than existing, further consolidating the urban area. No change to the Residential nature of the area is envisaged from the proposed Reconfiguration. The proposed development will ensure to protect the existing Residential area from the intrusion of Incompatible Land Uses as the proposal proposes additional Residential Allotments. It is considered that the proposed Reconfiguration of a Lot is not in conflict with the Intent or Purposes for the Low Density Residential Zone.

Performance outcomes	Acceptable outcomes	Comment
Height		
PO1 Building height takes into consideration and respects the following: <ul style="list-style-type: none"> (a) the height of existing buildings on adjoining premises; (b) the development potential, with respect to height, on adjoining premises; (c) the height of buildings in the vicinity of the site; (d) access to sunlight and daylight for the site and adjoining sites; (e) privacy and overlooking; and (f) site area and street frontage length. 	AO1 Development has a maximum building height of: <ul style="list-style-type: none"> (a) 8.5 metres; and (b) 2 storeys above ground level. 	Not Applicable. No Buildings proposed.
Outbuildings and residential scale		
PO2 Domestic outbuildings: <ul style="list-style-type: none"> (a) do not dominate the lot on which they are located; and (b) are consistent with the scale and character of development in the Low-density residential zone. 	AO2 Domestic outbuildings do not exceed: <ul style="list-style-type: none"> (a) 100m² in gross floor area; and (b) 5.5 metres in height above natural ground level. 	Not Applicable. No Buildings proposed.
Siting, where not involving a Dwelling house Note—Where for Dwelling house, the setbacks of the Queensland Development Code apply.		
PO3 Development is sited in a manner that considers and respects: <ul style="list-style-type: none"> (a) the siting and use of adjoining premises; 	AO3.1 Buildings and structures include a minimum setback of: <ul style="list-style-type: none"> (a) 6 metres from the primary road frontage; and (b) 3 metres from any secondary road frontage. 	Not Applicable. No Buildings proposed.

Performance outcomes	Acceptable outcomes	Comment
(b) access to sunlight and daylight for the site and adjoining sites; (c) privacy and overlooking; (d) opportunities for casual surveillance of adjoining public spaces; (e) air circulation and access to natural breezes; and (f) appearance of building bulk; and (g) relationship with road corridors.	AO3.2 Buildings and structures include a minimum setback of 2 metres from side and rear boundaries.	Not Applicable. No Buildings proposed.
Accommodation density		
PO4 The density of Accommodation activities: (a) contributes to housing choice and affordability; (b) respects the nature and density of surrounding land use; (c) does not cause amenity impacts beyond the reasonable expectation of accommodation density for the zone; and (d) is commensurate to the scale and frontage of the site.	AO4 Development provides a maximum density for Accommodation activities in compliance with Table 6.2.6.3B .	Not Applicable. No Buildings proposed. However, the proposal provides for 19 new Residential Allotments that allow for a Dwelling House to be provided on each allotment compliant with Table 6.2.6.3B.
Gross floor area		
PO5 Buildings and structures occupy the site in a manner that: (a) makes efficient use of land; (b) is consistent with the bulk and scale of surrounding buildings; and (c) appropriately balances built and natural features.	AO5 Gross floor area does not exceed 600m ² .	Not Applicable. No Buildings proposed.
For assessable development		
Building design		
PO6 Building facades are appropriately designed to: (a) include visual interest and architectural variation; (b) maintain and enhance the character of the surrounds; (c) provide opportunities for casual surveillance; (d) include a human scale; and (e) encourage occupation of outdoor space.	AO6 Buildings include habitable space, pedestrian entrances and recreation space facing the primary road frontage.	Not Applicable. No Buildings proposed.

Performance outcomes	Acceptable outcomes	Comment
PO7 Development complements and integrates with the established built character of the Low density residential zone, having regard to: <ul style="list-style-type: none"> (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and window and door size and location.	AO7 No acceptable outcome is provided.	Not Applicable. No Buildings proposed. However, any future dwellings or buildings can comply with the requirements of the Low Density Residential Zone Code having regard to the existing amenity.
Non-residential development		
PO8 Non-residential development is only located in new residential areas and: <ul style="list-style-type: none"> (a) is consistent with the scale of existing development; (b) does not detract from the amenity of nearby residential uses; (c) directly supports the day to day needs of the immediate residential community; and (d) does not impact on the orderly provision of non-residential development in other locations in the shire. 	AO8 No acceptable outcome is provided.	Not Applicable. The proposal is for a 19 Lot Residential Subdivision.
Amenity		
PO9 Development must not detract from the amenity of the local area, having regard to: <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions. 	AO9 No acceptable outcome is provided.	Complies, The proposal is for 19 Residential Allotment Subdivision. It is not considered that the proposed Reconfiguration will detract from the local amenity. No change to the existing amenity is envisaged with the Subdivision.
PO10 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions. 	AO10 No acceptable outcome is provided.	Complies, The proposal is for 19 Residential Allotment Subdivision. It is not considered that the proposed Reconfiguration will detract or negatively impact on the existing environment. No change to the existing amenity is envisaged with the Subdivision and the proposal ensures to take into consideration and seek to ameliorate the existing environment as demonstrated by the proposed layout.

It is not considered that the proposed Reconfiguration conflicts with the Acceptable Outcomes and if not available or able to be met, with the Performance Outcomes of the Low Density Residential Zone.

Airports Environs Overlay Code

The site is located inside of the 8km Bird and Bat Zone of the Bird and Bat Strike Zones and within the 6 km Light Intensity Zone as designated within the Mareeba Overlay Mapping. No buildings or structures are proposed with the Reconfiguration nor is a waste disposal site proposed. 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 of nineteen (19) Residential Allotments will not affect the Bird and Bat Strike Zone and Light Intensity Zone.

Bushfire Hazard Overlay Code

The site is Mapped as containing areas of Potential Impact Buffer (100 metres) and Medium Bushfire Hazard over the site. The proposal is for the Reconfiguration to subdivide Lot 1 on RP747077 creating additional Residential Allotments similar to the immediately adjoining and surrounding the site (Low Density Residential Zone) and recently Approved.

The site is clear of any vegetation and is separated by Ray and Cater Roads ensuring appropriate firebreaks to any Hazard Vegetation. Any future dwellings 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 site 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. As no new proposed Residential Allotments contain Vegetation nor any Bushfire Hazard Mapping, the Bushfire Hazard Overlay is not considered applicable in this instance.

Heritage Overlay Code

The site is Mapped as containing an area of Local Heritage with the site on the Heritage Overlay Mapping. The proposal will not significantly affect the areas of Local Heritage provided over the site. The site contains three (3) existing World War Two (WWII) structures with these structures noted on the Twine Surveys Pty Ltd Sketch Plan. No change to the existing structures are proposed with the Reconfiguration and each structure is contained within a proposed or Approved Residential Allotment with sufficient area for any Residential Dwelling without affecting the Structure. The proposal is for a Reconfiguring a Lot with no buildings or structures proposed. The proposal will not affect the existing Local Heritage aspects with appropriate setbacks able to be provided if required. It is not considered that the proposal will affect the areas of Local Heritage over the site and can be conditioned to ensure its protection, if required. It is considered that the proposed development is not in conflict with the Purpose of the Heritage Overlay Code and is acceptable.

Landscaping Code

The proposal is for a Reconfiguration of 1 Lot into 19 Lots in the Low Density Residential Zone. It is not considered that the Landscaping Code is applicable.

Parking and Access Code

The proposal is for a Reconfiguration of 1 Lot into 19 Lots in the Low Density Residential Zone. It is not considered that the Parking and Access Code is applicable as no dwellings are proposed with the development. However, it is noted that each allotment will contain the ability to connect to the existing or new Road Network and will not detrimentally affect the existing and new Road Networks. Any access can be provided at the time of construction of a dwelling provided on that individual allotment. Each future Dwelling can be provided with appropriate parking spaces.

Reconfiguration of a Lot Code

The proposal is for a Reconfiguring a Lot – 1 Lot into 19 Lots in the Low Density Residential Zone of the Mareeba Shire Planning Scheme. The purpose of the application is to subdivide existing Lot 1 on RP747077 into nineteen (19) Residential Allotments over two (2) Stages and a Balance Allotment. The proposed Subdivision is to preserve the existing nature of the site and the immediate and surrounding amenity in accordance with the Mareeba Shire Planning Scheme as the proposal is for a Residential Estate within the Low Density Residential Area on the outskirts of the Mareeba Township.

The minimum lot size in the Low Density Residential Zone's is 600 m² requiring a minimum frontage of 16 metres. It is noted that for a greenfield development the minimum allotments size of 350 m² and a frontage of 10 metres. The proposed Reconfiguration is to complement the existing Residential Area and Approved Residential Estate. Each proposed allotment contains areas greater than the minimum requirements within the Code. Each proposed allotment contains a frontage of 19.02 metres or greater to the proposed new or existing Road Networks. All proposed Residential Allotments contain appropriate frontages and are considered to contain the ability to provide safe and efficient access to the proposed new Internal and existing Road Networks without significantly detracting from the functioning of that Network. The proposed layout is considered appropriate and acceptable providing sufficient area and dimensions for their intended use. It is considered that an acceptable provision of access will be provided to each allotment in accordance with the Mareeba Shire Council's Planning Scheme.

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

Performance outcomes	Acceptable outcomes	Comment
Area and frontage of lots		
PO1 Lots include an area and frontage that: <ul style="list-style-type: none"> (a) is consistent with the design of lots in the surrounding area; (b) allows the desired amenity of the zone to be achieved; (c) is able to accommodate all buildings, structures and works associated with the intended land use; (d) allow the site to be provided with sufficient access; (e) considers the proximity of the land to: <ul style="list-style-type: none"> (i) centres; (ii) public transport services; and (iii) open space; and (f) allows for the protection of environmental features; and 	AO1.1 Lots provide a minimum area and frontage in accordance with Table 9.4.4.3B .	Complies, The proposal provides for 19 Low Density Residential Allotments with areas greater than 350 m ² (smallest being proposed Lot 51 of 1,044 m ²) and frontages greater than 10 metres (smallest being 19.02 metres). It is not considered that the proposed Reconfiguration is in conflict with Table 9.4.4.3B.

Performance outcomes	Acceptable outcomes	Comment
(g) accommodates site constraints.		
Existing buildings and easements		
PO2 Reconfiguring a lot which contains existing land uses or existing buildings and structures ensures: (a) new lots are of sufficient area and dimensions to accommodate existing land uses, buildings and structures; and (b) any continuing use is not compromised by the reconfiguration.	AO2.1 Each land use and associated infrastructure is contained within its individual lot.	Complies, The site is vacant, and the Reconfiguration proposes that all infrastructure is located within the individual allotment.
	AO2.2 All lots containing existing buildings and structures achieve the setback requirements of the relevant zone.	Not Applicable.
PO3 Reconfiguring a lot which contains an existing easement ensures: (a) future buildings, structures and accessways are able to be sited to avoid the easement; and (b) the reconfiguration does not compromise the purpose of the easement or the continued operation of any infrastructure contained within the easement.	AO3 No acceptable outcome is provided.	Not Applicable. No existing Easements provided over the site.
Boundary realignment		
PO4 The boundary realignment retains all attendant and existing infrastructure connections and potential connections.	AO4 No acceptable outcome is provided.	Not Applicable. The proposal is not for a Boundary Realignment.
Access and road network		
PO5 Access to a reconfigured lot (including driveways and paths) must not have an adverse impact on: (a) safety; (b) drainage; (c) visual amenity; (d) privacy of adjoining premises; and (e) service provision.	AO5 No acceptable outcome is provided.	Complies, Access to the proposed new 19 Residential Allotments are provided by the existing and new Road Networks. No adverse impact to the safety, drainage, visual amenity, privacy of adjoining premises and service provisions are envisaged with the proposed Layout.
PO6 Reconfiguring a lot ensures that access to a lot can be provided that: (a) is consistent with that provided in the surrounding area; (b) maximises efficiency and safety; and (c) is consistent with the nature of the intended use of the lot.	AO6 Vehicle crossover and access is provided in accordance with the design guidelines and specifications set out in Planning Scheme Policy 4 – FNQROC Regional Development Manual.	Complies, Vehicle crossovers can be provided in accordance with the relevant Planning Scheme Policies and FNQROC Regional Development Manual. Any crossovers can be provided at the time of construction of a dwelling located over each individual allotment.

Performance outcomes	Acceptable outcomes	Comment
Note—The Parking and access code should be considered in demonstrating compliance with PO6.		
PO7 Roads in the Industry zone are designed having regard to: <ul style="list-style-type: none"> (a) the intended use of the lots; (b) the existing use of surrounding land; (c) the vehicular servicing requirements of the intended use; (d) the movement and turning requirements of B-Double vehicles. Note—The Parking and access code should be considered in demonstrating compliance with PO7.	A07 No acceptable outcome is provided.	Not Applicable. The site is located within the Low Density Residential Zone.
Rear lots		
PO8 Rear lots are designed to: <ul style="list-style-type: none"> (a) provide a high standard of amenity for residents and other users of the site; (b) provide a high standard of amenity for adjoining properties; and (c) not adversely affect the safety and efficiency of the road from which access is gained. 	A08.1 Rear lots are designed to facilitate development that adjoins or overlooks a park or open space.	Not Applicable. No rear allotments proposed.
	A08.2 No more than two rear lots are created behind any lot with a road frontage.	Not Applicable. No rear allotments proposed.
	A08.3 Access to lots is via an access strip with a minimum width of: <ul style="list-style-type: none"> (a) 4 metres where in the Low density residential zone or Medium density residential zone; or (b) 8 metres otherwise. 	Not Applicable. No rear allotments proposed.
	A08.4 A single access strip is provided to a rear lot along one side of the lot with direct frontage to the street.	Not Applicable. No rear allotments proposed.
	A08.5 No more than 1 in 10 lots created in a new subdivision are rear lots.	Not Applicable. No rear allotments proposed.
	A08.6 Rear lots are not created in the Centre zone or the Industry zone.	Not Applicable. No rear allotments proposed.
Crime prevention and community safety		
PO9 Development includes design features which enhance public safety and seek to prevent opportunities for crime, having regard to:	A09 No acceptable outcome is provided.	Complies, It is considered that the proposed Reconfiguration has been designed to enhance public safety while seeking to prevent opportunities for crime via the

Performance outcomes	Acceptable outcomes	Comment
(a) sightlines; (b) the existing and intended pedestrian movement network; (c) the existing and intended land use pattern; and (d) potential entrapment locations.		use of appropriate and acceptable sightlines, pedestrian movement networks, etc.
Pedestrian and cycle movement network		
PO10 Reconfiguring a lot must assist in the implementation of a Pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks.	AO10 No acceptable outcome is provided.	Can Comply.
Public transport network		
PO11 Where a site includes or adjoins a future public transport corridor or future public transport site identified through a structure planning process, development: <ul style="list-style-type: none"> (a) does not prejudice the future provision of the identified infrastructure; (b) appropriately treats the common boundary with the future corridor; and (c) provides opportunities to integrate with the adjoining corridor where a it will include an element which will attract pedestrian movement. 	AO11 No acceptable outcome is provided.	Not Applicable.
Residential subdivision		
PO12 Residential lots are: <ul style="list-style-type: none"> (a) provided in a variety of sizes to accommodate housing choice and diversity; and (b) located to increase variety and avoid large areas of similar lot sizes. 	AO12 No acceptable outcome is provided.	Complies, The proposal provides for a range of Residential Allotment sizes and variety to accommodate housing choice and diversity. The proposal is considered to keep with the established amenity and nature of the existing and adjoining Residential Areas.
Rural residential zone		
PO13 New lots are only created in the Rural residential zone where land is located within the 4,000m ² precinct, the 1 hectare precinct or the 2 hectare precinct.	AO13 No acceptable outcome is provided.	Not Applicable. The site is located within the Low Density Residential Zone.
Additional provisions for greenfield development only		
PO14	AO14 No acceptable outcome provided.	Complies,

Performance outcomes	Acceptable outcomes	Comment
<p>The subdivision design provides the new community with a local identity by responding to:</p> <ul style="list-style-type: none"> (a) site context (b) site characteristics (c) setting (d) landmarks (e) natural features; and (f) views. 		<p>The proposed Reconfiguration is for a Residential development located within the Low Density Residential Zone on the outskirts of the Mareeba Township. The proposal continues the existing local identity incorporating site context and characteristics, natural features and views and the likes.</p>
<p>PO15</p> <p>The road network is designed to provide a high level of connectivity, permeability and circulation for local vehicles, public transport, pedestrians and cyclists.</p>	<p>AO15</p> <p>No acceptable outcome provided.</p>	<p>Complies,</p> <p>The proposed new internal Road in addition to the existing Road Network provide a sufficient level of connectivity for the public. Pedestrian linkages have been provided ultimately connecting to Ray and Cater Roads.</p>
<p>PO16</p> <p>The road network is designed to:</p> <ul style="list-style-type: none"> (a) minimise the number of cul-de-sacs; (b) provide walkable catchments for all residents in cul-de-sacs; and (c) include open cul-de-sacs heads. 	<p>AO16</p> <p>No acceptable outcome provided.</p>	<p>Complies.</p>
<p>PO17</p> <p>Reconfiguring a lot provides safe and convenient access to the existing or future public transport network.</p>	<p>AO17</p> <p>The subdivision locates 90% of lots within 400 metres walking distance of a future public transport route.</p>	<p>Complies,</p> <p>The proposal is for the final two (2) Stages of Highfield Estate within the Zoned Low Density Residential Area on the outskirts of the Mareeba Township. Sufficient and convenient access to the existing and future public transport network is achieved.</p>
<p>PO18</p> <p>The staging of the lot reconfiguration prioritises delivery of link roads to facilitate efficient bus routes.</p>	<p>AO18</p> <p>No acceptable outcome provided.</p>	<p>Can Comply.</p>
<p>PO19</p> <p>Provision is made for sufficient open space to:</p> <ul style="list-style-type: none"> (a) meet the needs of the occupiers of the lots and to ensure that the environmental and scenic values of the area are protected; (b) retain riparian corridors, significant vegetation and habitat areas and provides linkages between those areas; and (c) meet regional, district and neighbourhood open space requirements. 	<p>AO19.1</p> <p>A minimum of 10% of the site area is dedicated as open space.</p> <p>AO19.2</p> <p>A maximum of 30% of the proposed open space can consist of land identified as significant vegetation or riparian corridor buffer.</p>	<p>The proposal is for a Residential Subdivision located on the outskirts of the Mareeba Township. The site is located adjacent to the St Stephens College and the Rail Trail public access track. It is accepted that substantial areas of Open Space are in proximity to the site. It is not considered, in this instance, that additional Open Space is required.</p>

Performance outcomes	Acceptable outcomes	Comment
PO20 A network of parks and community land is provided: (a) to support a full range of recreational and sporting activities; (b) to ensure adequate pedestrian, cycle and vehicle access; (c) which is supported by appropriate infrastructure and embellishments; (d) to facilitate links between public open spaces; (e) which is co-located with other existing or proposed community infrastructure; (f) which is consistent with the preferred open space network; and (g) which includes a diversity of settings;	AO20 No acceptable outcome is provided.	Can Comply if required. The proposed Reconfiguration is located on the outskirts of the Mareeba Township with Rural Residential and Rural Allotments provided to the south of the site. The site is located adjacent to the St Stephens College and the Rail Trail public access track. It is noted that Council's current position is to take contributions in lieu of providing any additional Parks. Given the location of the site and the surrounding and adjoining areas, it is considered that the provision of Parks and Community Land is not appropriate with this Development Application.

The proposed allotments meet the minimum area requirements of the Mareeba Shire Planning Scheme Reconfiguring a Lot Code. It is not considered that the proposed Subdivision will be detrimental to the adjacent sites or adversely impact on the surrounding area. It is considered that the Performance Outcomes of the Reconfiguring a Lot Code can be met in this instance.

Works, Services, and Infrastructure Code

The proposal is for a Reconfiguration of 1 Lot into 19 Lots in the Low Density Residential Zone. Each proposed allotment will be connected to all available services being Reticulated Electricity, Telecommunications, Water and Sewer and will be provided with an appropriate level of Stormwater disposal.

Attached to this Town Planning Submission is an Engineering Report collated by John Martin from ERSCON Consulting Engineers in relation to the Engineering aspects and servicing of the site. The Letter provides general information in addition to covering Road and Earthworks, Stormwater Drainage, Water Reticulation, and Sewerage Reticulation. This Report has been provided in support of the proposed Reconfiguration for the next Stages of the Highfield Residential Development. The Report takes into consideration the existing Approval.

The site gains access from the existing Road Network, being Ray and Carter Roads. The proposed Residential Allotments gain access from the existing Cater Road and via the new Internal Roads. It is considered that each proposed allotment can be provided with appropriate access via the existing and new Road Networks and will be provided at the time of the construction of any Dwelling House on that allotment. The proposed Subdivision will ensure that no change to the existing Residential nature of the site and surrounding area is envisaged.

Any significant Excavation or Filling is proposed with the Reconfiguration, and 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 into nineteen (19) Residential Allotments within two (2) Stages and Balance Area over land described as Lot 1 on RP747077 is appropriate. In particular, the proposed development:

- ✚ Can meet the Performance Outcomes and Acceptable Outcomes relating to minimum allotment size and dimension;
- ✚ No change to the existing Residential nature or character of the area is envisaged, and the Subdivision will ensure that the new allotments will remain to be used for Residential Uses within the Low Density Residential Zone;
- ✚ Can meet the Performance Outcomes and the Intent of the Reconfiguring a Lot Code for land included in the Low Density Residential Zone;
- ✚ Can meet the Intent and Objectives and Intent for the Low Density Residential Zone;
- ✚ Is not in conflict with the Far North Queensland Regional Plan 2009 – 2031, in particular the Urban Footprint Designation;
- ✚ Is considered to “support the health and wellbeing of our communities by making sure that new residential neighbourhoods are comfortable and convenient for walking and include nearby parks and open space. The design of our neighbourhoods can encourage increased daily physical activity by providing opportunities to make healthy and active choices” in accordance with the Walkable Neighbourhoods Amended Planning Regulation;
- ✚ Is for the next two and final Stages within the site (Highfield Residential Estate), providing additional Residential Allotments within Mareeba’s southern Residential Area; and
- ✚ Is for the creation of additional Residential Allotments within the Mareeba Township supporting the growth of the Tablelands Region and complimenting the adjoining 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,



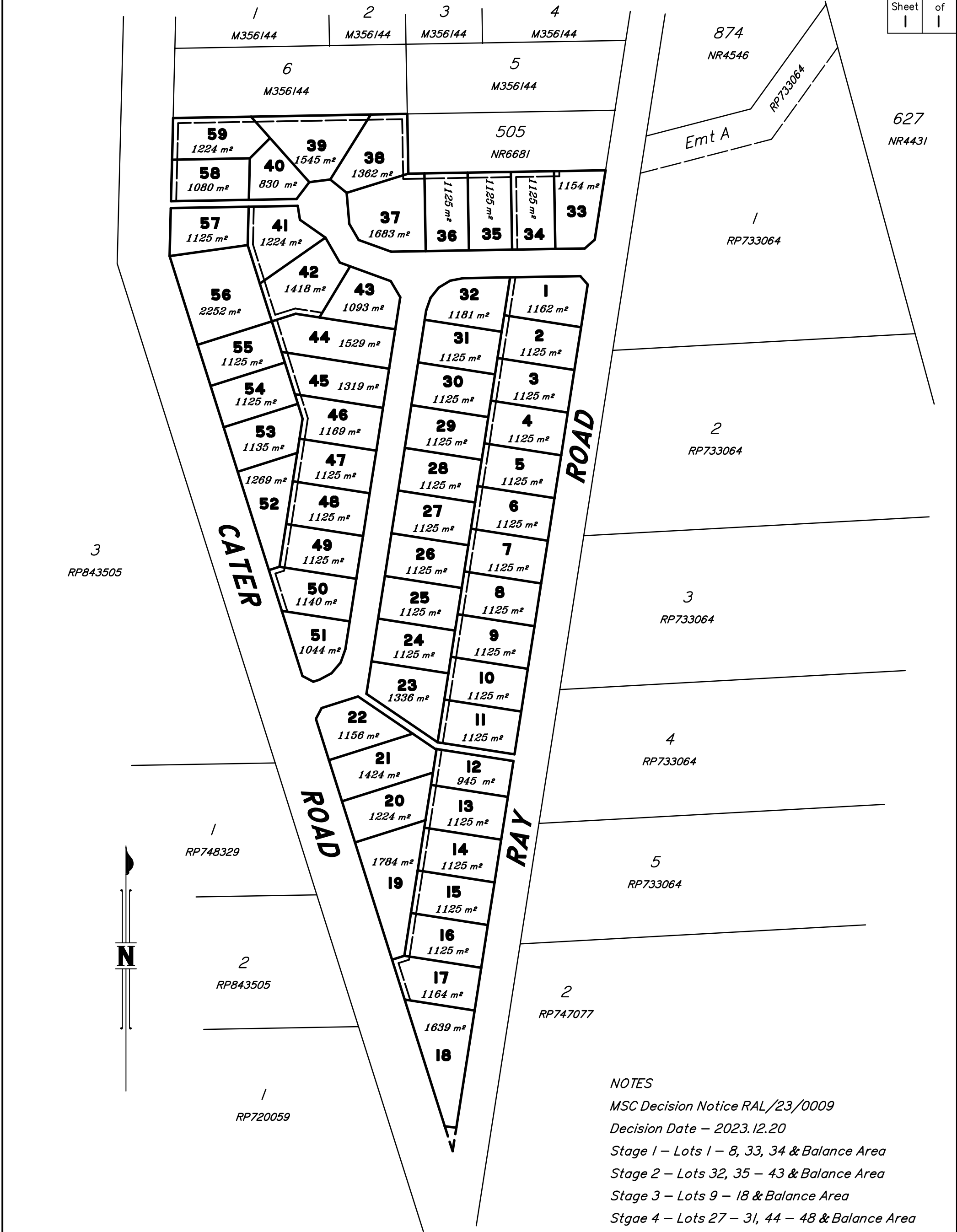
MATTHEW ANDREJIC

FRESHWATER PLANNING PTY LTD

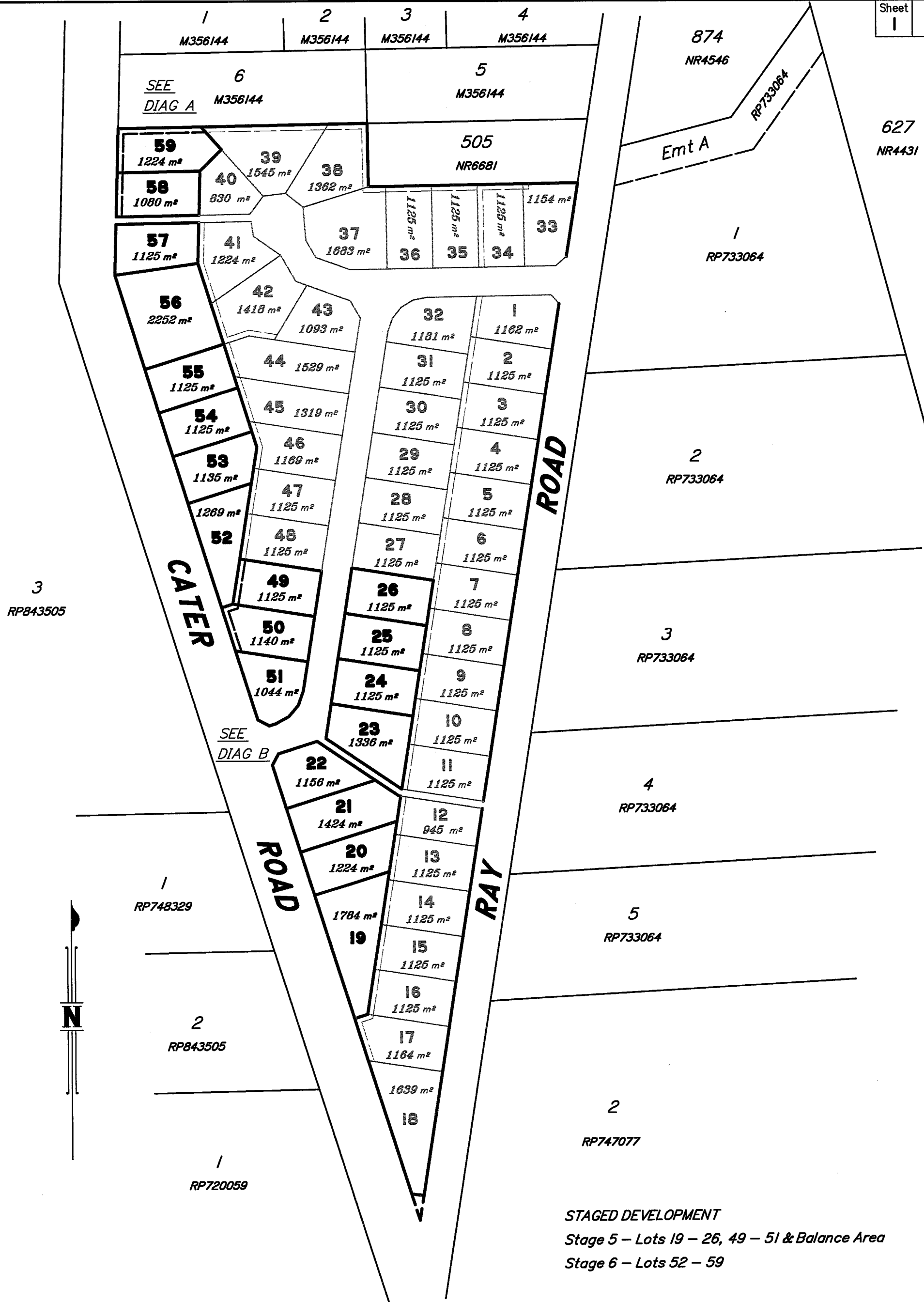
P: 0402729004

E: FreshwaterPlanning@outlook.com

17 Barron View Drive, FRESHWATER QLD 4870



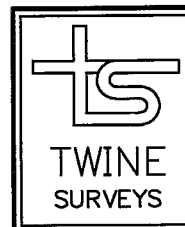
NOTES
MSC Decision Notice RAL/23/0009
Decision Date – 2023.12.20
Stage 1 – Lots 1 – 8, 33, 34 & Balance Area
Stage 2 – Lots 32, 35 – 43 & Balance Area
Stage 3 – Lots 9 – 18 & Balance Area
Stage 4 – Lots 27 – 31, 44 – 48 & Balance Area



0 100m 200m 300m

LOCAL GOVERNMENT: MSC
LOCALITY: Mareeba
Scale 1:2000 (A3)
Reference: 9348 – LL2 – Rev A
Date: 29-08-2025

DEVELOPMENT PLAN
Plan of Lots 19 – 26, 49 – 59 & Balance Area
STAGED DEVELOPMENT
Cancelling Lot 1 on RP747077



TWINE SURVEYS PTY LTD
15 Herberton Road, Atherton QLD
PO Box 146, Atherton QLD 4883
P: 07 4091 1303
E: info@twinesurveys.com.au

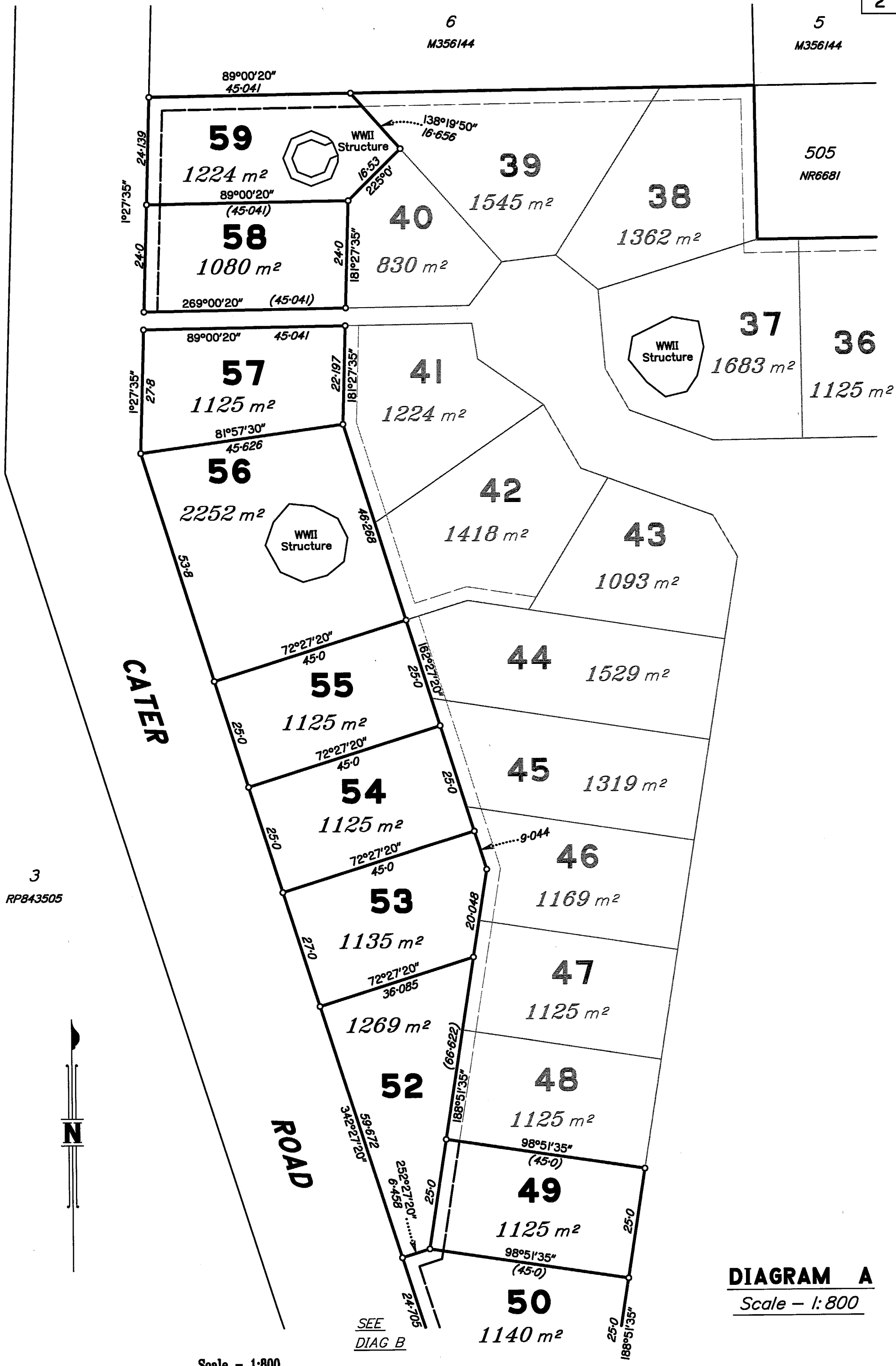
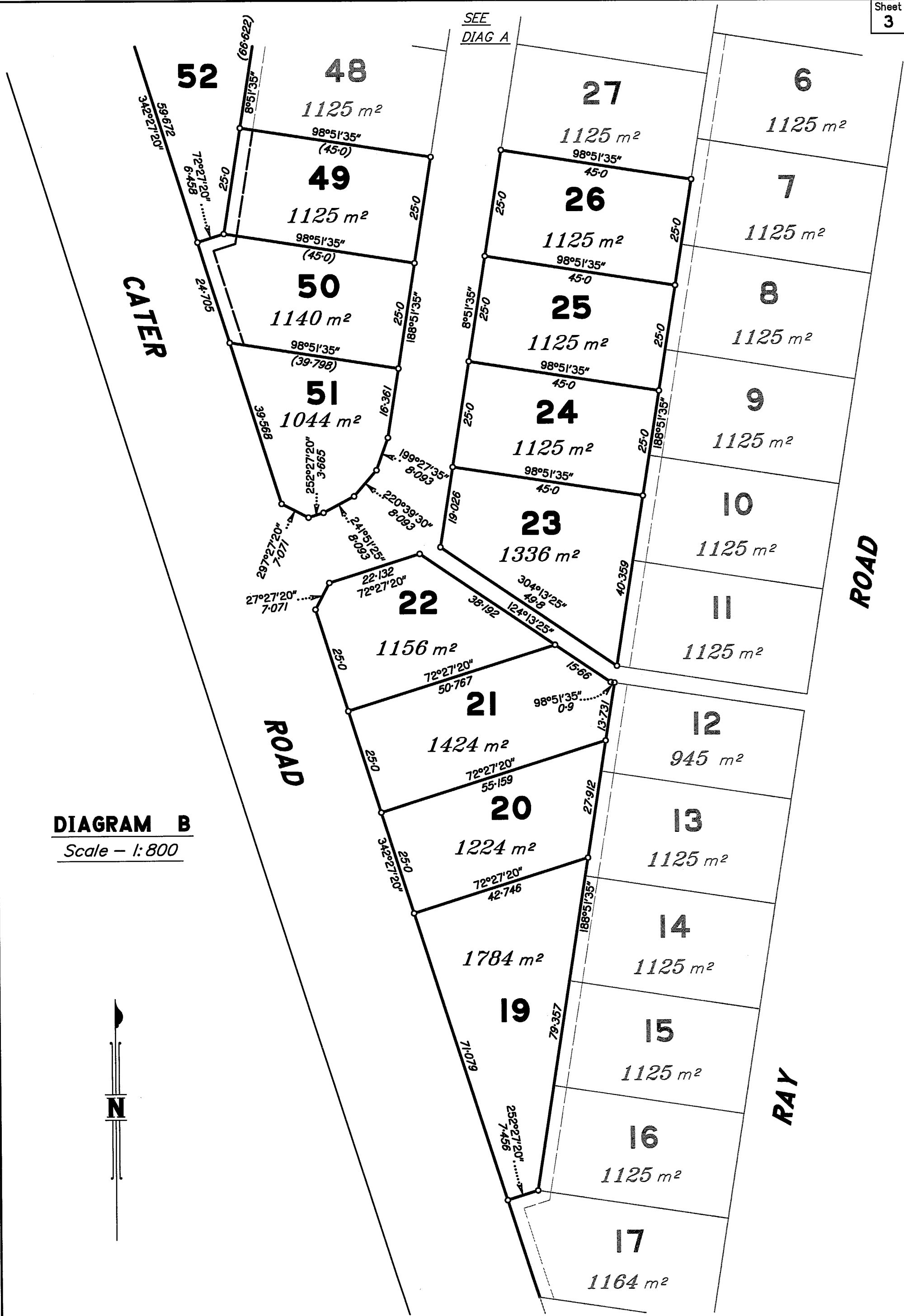
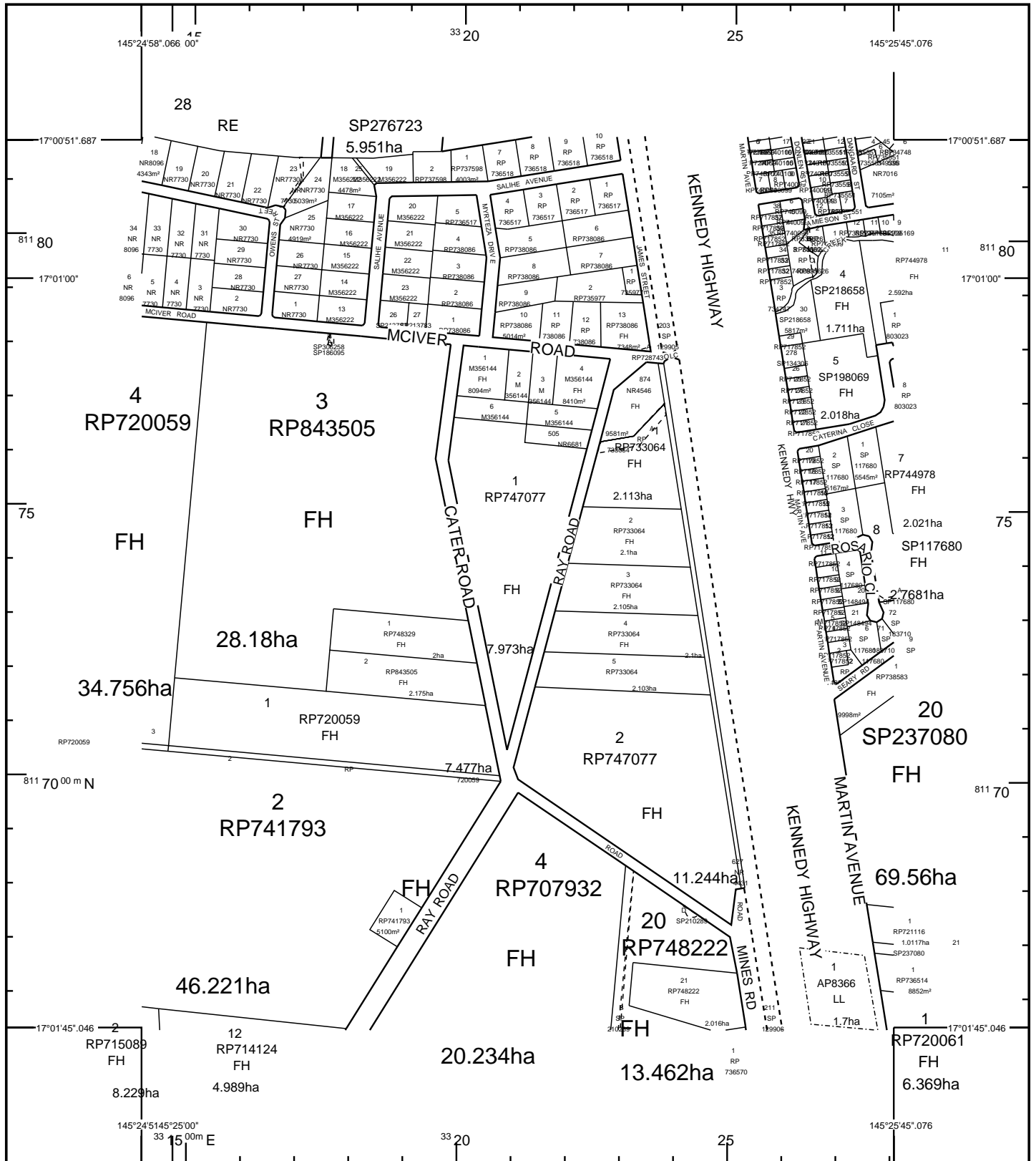


DIAGRAM A
Scale - 1:800

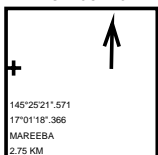




STANDARD MAP NUMBER
7963-11412

0 200 400 600 800 1000 m
HORIZONTAL DATUM:GDA94 ZONE:55 SCALE 1 : 10000

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	1/RP747077
Area/Volume	7.973ha
Tenure	FREEHOLD
Local Government	MAREEBA SHIRE
Locality	MAREEBA
Segment/Parcel	21245/99

CLIENT SERVICE STANDARDS

PRINTED 03/09/2025

DCDB 02/09/2025

Users of the information recorded in this document (the Information) accept all responsibility and risk associated with the use of the Information and should seek independent professional advice in relation to dealings with property.

Despite Department of Resources best efforts, RESOURCES makes no representations or warranties in relation to the Information, and, to the extent permitted by law, exclude or limit all warranties relating to correctness, accuracy, reliability, completeness or currency and all liability for any direct, indirect and consequential costs, losses, damages and expenses incurred in any way (including but not limited to that arising from negligence) in connection with any use of or reliance on the Information

For further information on SmartMap products visit
<https://www.qld.gov.au/housing/buying-owning-home/property-land-valuations/smartmaps>

SmartMap

An External Product of
SmartMap Information Services

Based upon an extraction from the
Digital Cadastral Data Base



**Queensland
Government**

(c) The State of Queensland,
(Department of Resources) 2025.

Our Ref: 160-009-001L
Your Ref: RAL/23/0009



16 September 2025

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

**LOT 1 on RP747077, RAY ROAD, MAREEBA
ENGINEERING COMMENTARY**

**RAY / CATER ROAD ESTATE –
STAGE 5 (11 LOT RURAL RESIDENTIAL SUBDIVISION)
STAGE 6 (8 LOT RURAL RESIDENTIAL SUBDIVISION)**

We have been asked to provide commentary regarding the civil engineering works required for the construction of Stage 5 and 6 on the Cater Road Development, Mareeba.

With reference to Twine Surveys Pty Ltd Plan No 9348-LL2 - Rev A showing the staged development, the previously master planned drawings (160-009- Full Set) from ERSCON submitted to council and our feedback on the Stage 1 Draft Conditions sent on 10/09/25, we submit the following observations.

Staged Connection

For a practical continuation of roadworks, sewer and water services along Cater Road, Stage 6 would be the obvious next stage to construct due to the connectivity into the existing road and network. Stormwater drainage will require further investigation as previously we had determined that connecting the subdivision into the pits at Mclver Road would be unachievable due to insufficient cover and grade. Preliminary assessment of the downstream stormwater infrastructure in Mclver/Cater Road suggest this is also substandard.

Roadworks

Council has requested a 10m wide bus route Access Street standard for the full frontage of Lot 17 and 18 in RAL/23/0009. ERSCON have previously designed the masterplan to this standard width for the length of Cater Road.

The extension of Cater Road south, as part of Stage 6 from the existing pavement, would allow for a smooth transition and full access to the frontages of the proposed eight lots. The paved extension in 2024 by Council of Cater Road appears to have been constructed with the road centreline offset to the east by 2.0-3.0m and may require a longer transition to connect into the existing pavement.

Stormwater Drainage

Previous attempts have been made to connect the Cater Road Stormwater network into the Mclver Road 600RCP which traverses the northern intersection of Cater Road. Two issues were encountered which prevented that route to be taken. Firstly, the line had inadequate cover of less than 200mm for a 600 RCP or 350mm for a 900x450 RCBC line to successfully enter the existing pit at the intersection. Secondly, capacity for the Cater Road Network to enter the existing line was prevented due to the already high hydraulic head from the existing Mclver Road catchments.

ERSCON Consulting Engineers
PO Box 7890 Cairns QLD 4870 | PO Box 26 Buderim QLD 4556
ABN 95 167 45 474



Based on the existing road verge profile along Cater Road and capacity issues of the existing drainage network, **connection to the Mclver Road SW network along Cater Road will not achieve the minimum FNQROC standards.**

Potential solutions to divert stormwater drainage from Stage 5 and 6 would include catch drains and to realign the overland flow east towards Ray Road. This will require the construction of the proposed culvert under Ray Road.

Sewerage

All lots which face onto Cater Road plus Lot 49 can be serviced by Line 1 and 2 with the main connecting into the manhole located in St Stephens on Mclver Road.

Lots 23 to 26 along Road A have been designed to be serviced by the staged extension of Line 1, however that extension will not be realised until further stages have been constructed. **As it is currently designed, lots 23 to 26 will not have sewer access if Stage 5 and 6 proceed first.**

A realignment of the sewer line to connect Lots 23 to 26 to Line 2 might make this achievable.

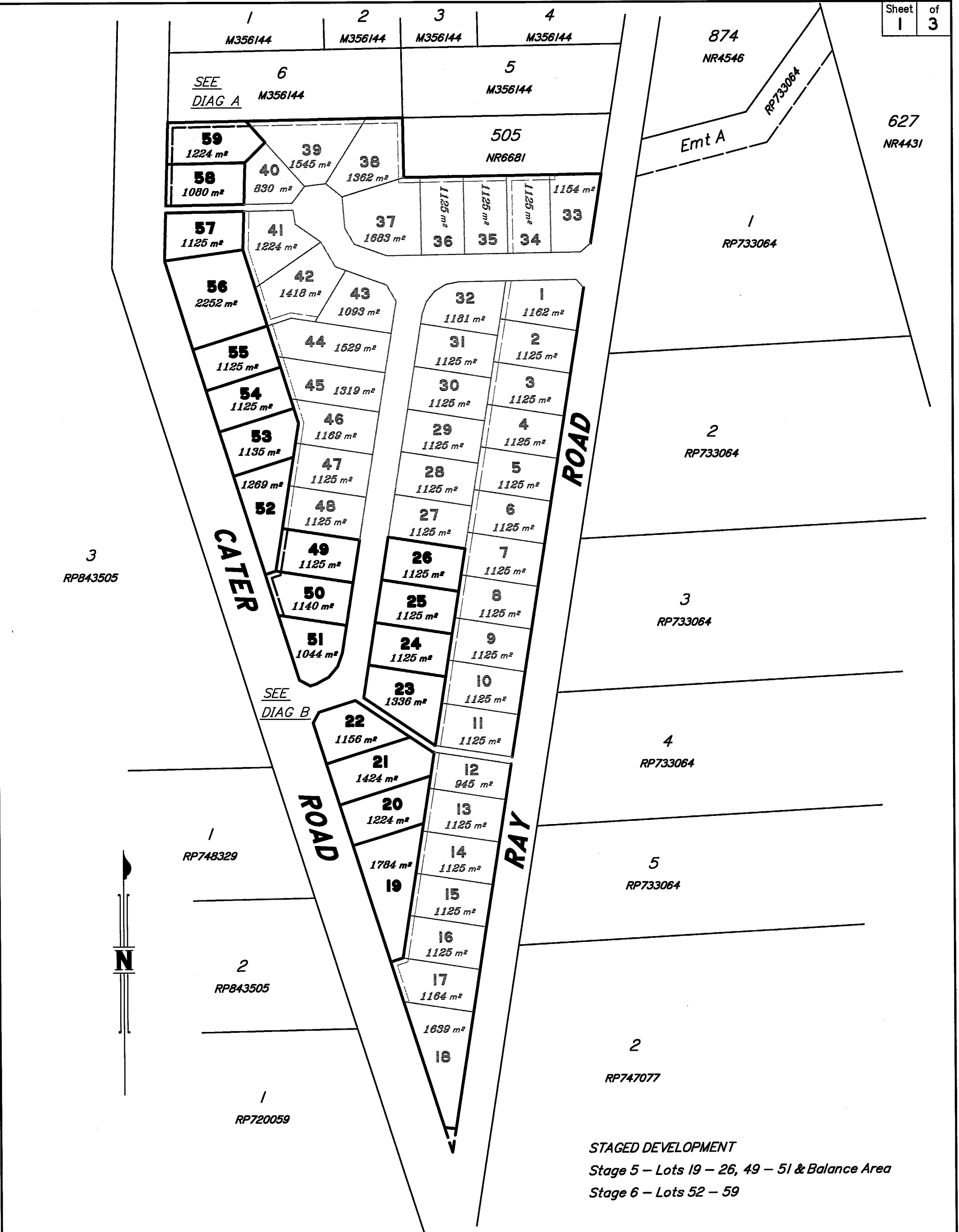
Water Reticulation


The water reticulation servicing lots facing Cater Road within Stage 5 and 6 will occur from the street frontage into a Ø150 water main that connects into the Mclver Road main. Lots 23 to 26 will connect into Ø100 water main that services Road A. Lot 49 will connect into Ø100 main crossing transitioning into a Ø63 rider main along Road A.

Yours faithfully

John Martin
Director

Enc: 9348-LL2-Rev A
160-009 Masterplan – Full Set



<p>LOCAL GOVERNMENT: MSC LOCALITY: Mareeba Scale 1:2000 (A3) Reference: 9348 – LL2 – Rev A Date: 29-08-2025</p>	<p>DEVELOPMENT PLAN <u>Plan of Lots 19 – 26, 49 – 59 & Balance Area</u> STAGED DEVELOPMENT <u>Cancelling Lot 1 on RP747077</u></p>	<div data-bbox="1333 2626 1501 2834"><p>TWINE SURVEYS</p></div> <div data-bbox="1512 2626 2005 2834"><p>TWINE SURVEYS PTY LTD 15 Herberton Road, Atherton QLD PO Box 146, Atherton QLD 4883 P: 07 4091 1303 E: info@twinesurveys.com.au</p></div>
---	--	--

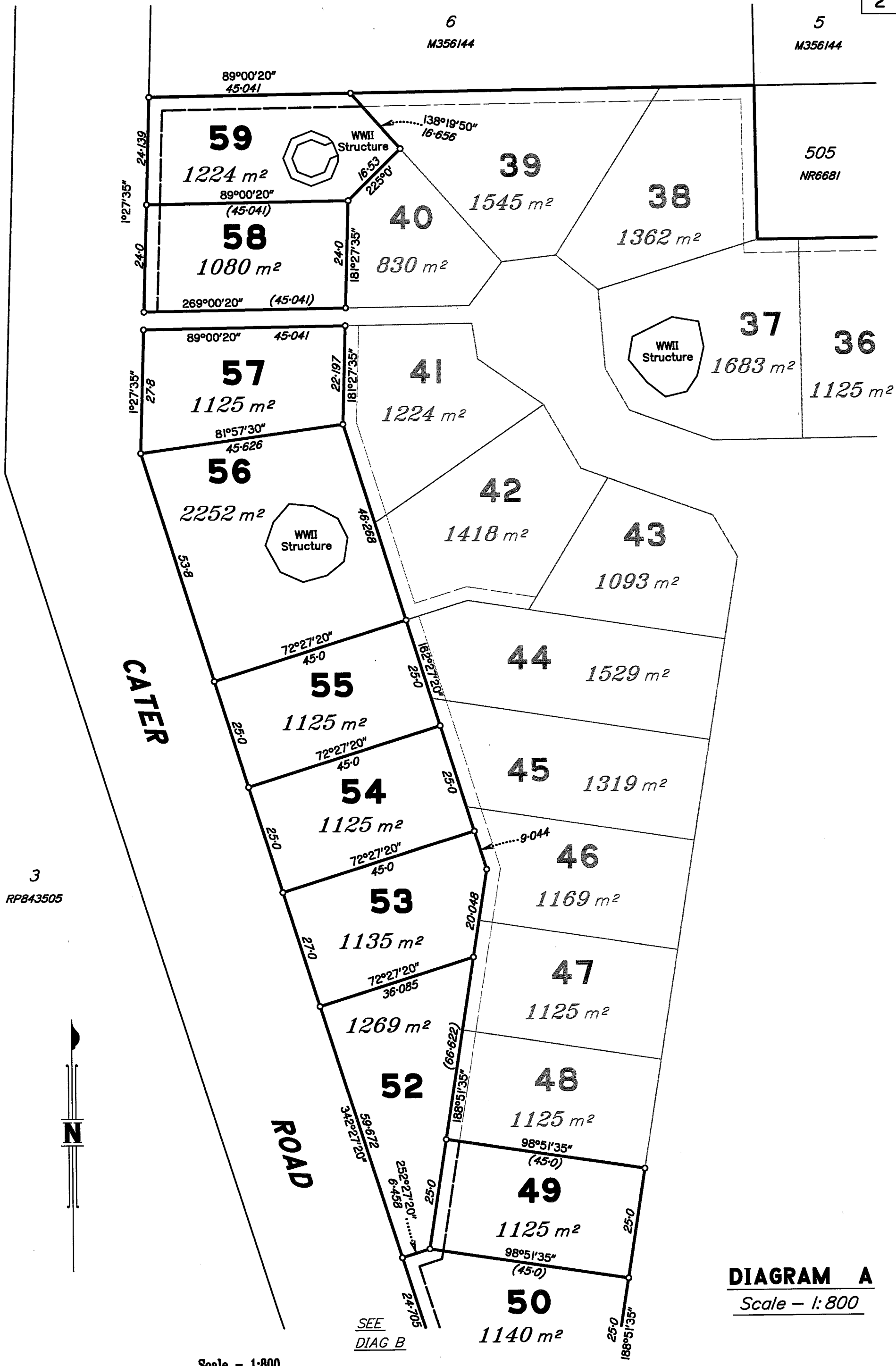


DIAGRAM A
Scale - 1:800

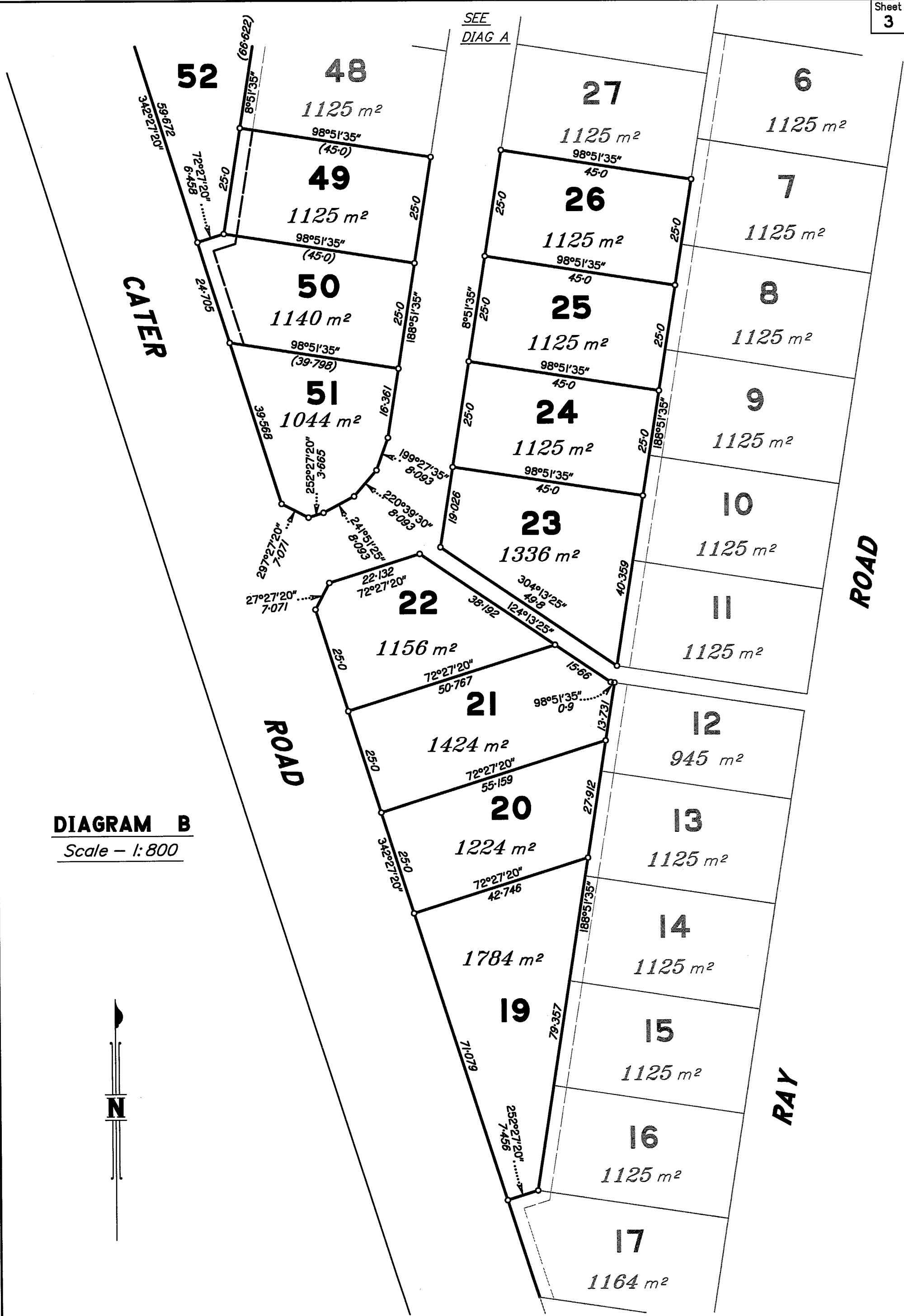
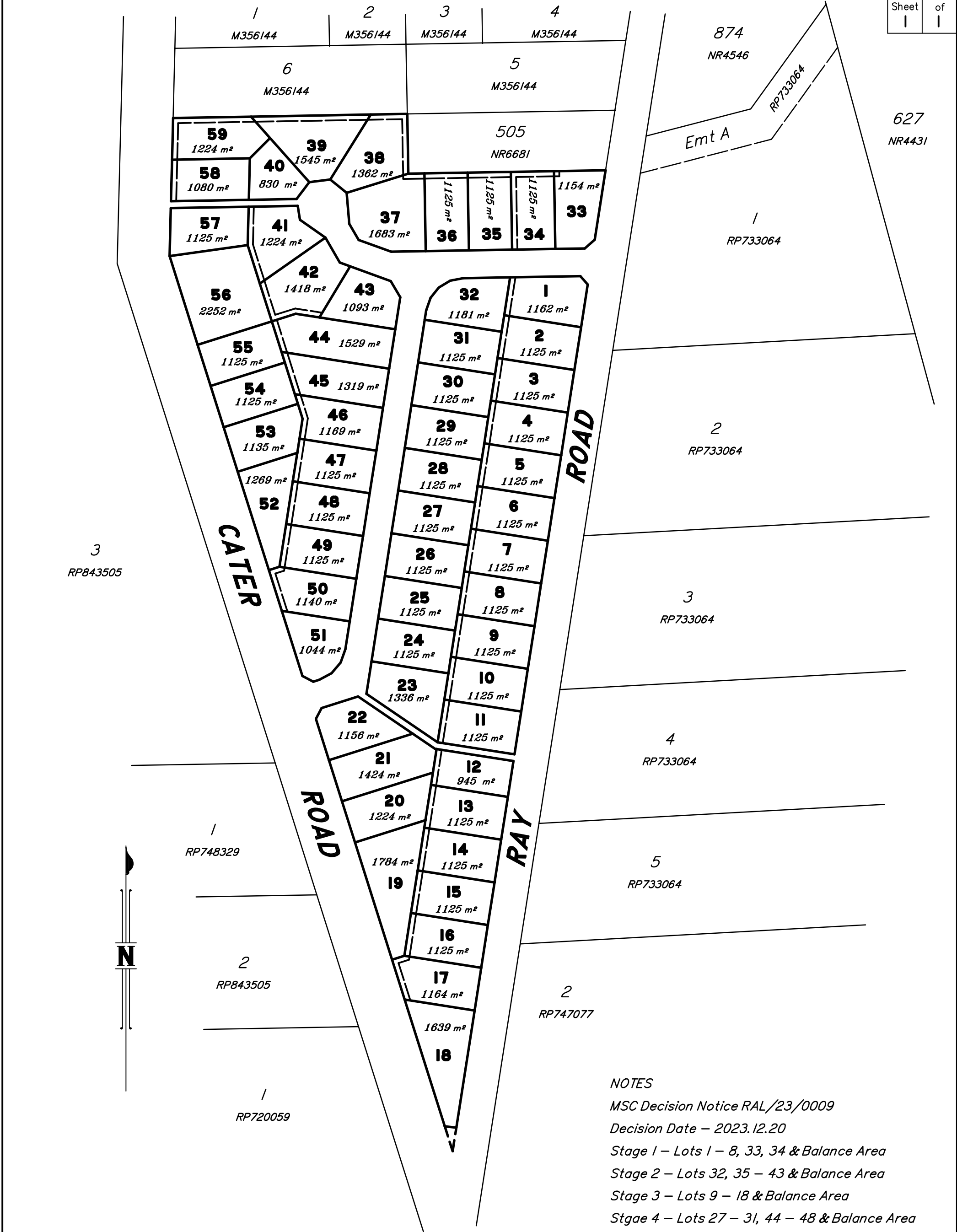


DIAGRAM B
Scale - 1:800



Scale - 1:800

0 40 m 80 m 120 m



DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	CONMAT No2 Pty Ltd
Contact name (only applicable for companies)	
Postal address (P.O. Box or street address)	C/ Freshwater Planning Pty Ltd 17 Barronview Drive
Suburb	Freshwater
State	QLD
Postcode	4870
Country	Australia
Contact number	0402729004
Email address (non-mandatory)	FreshwaterPlanning@outlook.com
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	F25/28
1.1) Home-based business	
<input type="checkbox"/> Personal details to remain private in accordance with section 264(6) of <i>Planning Act 2016</i>	
2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input checked="" type="checkbox"/> No – proceed to 3)	

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
			Ray Road	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	1	RP747077	Mareeba Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

- ☐ Coordinates of premises by longitude and latitude

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

- ☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

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

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

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

Name of port authority for tidal area (if applicable)

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

5) Are there any existing easements over the premises?

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

- ☐ Yes – 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 19 Lots and Balance Allotment (Stages 4 and 5)

e) Relevant plans

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

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

6.2) Provide details about the second development aspect

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

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

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

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

c) What is the level of assessment?

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

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

e) Relevant plans

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

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

6.3) Additional aspects of development

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

6.4) Is the application for State facilitated development?

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

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

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

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use

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

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

- ☐ Yes
- ☐ No

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

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

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

Division 2 – Reconfiguring a lot

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

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

1

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

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

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created	19 & Balance Area			

10.2) Will the subdivision be staged?	
<input checked="" type="checkbox"/> Yes – provide additional details below <input type="checkbox"/> No	
How many stages will the works include?	2
What stage(s) will this development application apply to?	4 and 5

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

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

\$

PART 4 – ASSESSMENT MANAGER DETAILS

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

Mareeba Shire Council

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

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

PART 5 – REFERRAL DETAILS

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

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

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

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

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



Queensland
Government

- ☐ 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/23/0009	20 Decemeber, 2023	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	<input checked="" type="checkbox"/> Yes
Note: See the Planning Regulation 2017 for referral requirements	
If building work is associated with the proposed development, Parts 4 to 6 of DA Form 2 – Building work details have been completed and attached to this development application	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Supporting information addressing any applicable assessment benchmarks is with the development application	<input checked="" type="checkbox"/> Yes
Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template .	
Relevant plans of the development are attached to this development application	<input checked="" type="checkbox"/> Yes
Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans .	
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable

25) Applicant declaration

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

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

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

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

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

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

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

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

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

QLeave notification and payment

Note: For completion by assessment manager if applicable

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