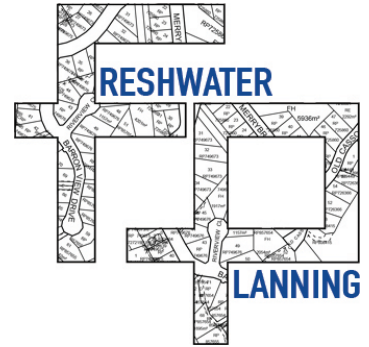


Your Ref:
Our Ref: F25/26

20 October, 2025

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



**Attention: Brian Millard/Carl Ewin
Planning Services**

Dear Sir,

**RE: APPLICATION FOR RECONFIGURING A LOT – 1 LOT INTO 3 LOTS
LOT 41 ON RP735026, 100 ORCHID CLOSE, BIBOOHRA.**

This application is for a Reconfiguring a Lot – 1 Lot into 3 Lots over two (2) Stages on land described as Lot 41 on RP735026, situated at 100 Orchid Close, Bibboohra is submitted on behalf of KRISTIN ELIZABETH TENNYSON and GARRY THOMAS BIRCH, the owners of the property.

The application comprises of Application Forms, SmartMap, Highlighted SmartMap, Twine Surveys Pty Ltd Sketch Plan and this Town Planning Submission. It is understood that the proponent will provide payment of the Application Fee.

The Site

The subject land is described as Lot 41 on RP735026, Locality of Bibboohra and situated at 100 Orchid Close, Bibboohra. The site is owned by the KRISTIN ELIZABETH TENNYSON and GARRY THOMAS BIRCH, the applicants for the proposed Reconfiguration. The site is generally regular in shape, has an area of 8.138 hectares, contains frontage to Orchid Close and encompasses a Dwelling House, associated structures, Dam and vacant and vegetated lands.

The site is connected to all available services, being Power and Telecommunications and is provided with the necessary services of a domestic Water Supply and an effective Effluent Disposal System. No change to the existing infrastructure is proposed.

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

The Proposed Development

The proposed development is for a Reconfiguring a Lot – 1 Lot into 3 Lots over two (2) Stages in the Rural Residential Zone of the Mareeba Shire Council’s Planning Scheme. The site is located at 100 Orchid Close, Bibbohra and is more particularly described as Lot 41 on RP735026. The site is generally regular in shape, has an area of 8.138 hectares and contains a Dwelling House and associated structures and a Dam.

A Development Permit is sought to subdivide Lot 41 on RP735026 creating three (3) Rural Residential Allotments within the existing Bibbohra 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 additional Rural Residential Allotments while maintaining the existing amenities and aesthetics of the site.

The Reconfiguration of a Lot proposes three (3) Rural Residential Allotments described as proposed Lots 1 – 3. The proposed areas of the allotments are:

Stage 1

Proposed Lot 1	2.400 hectares
Balance Area	5.735 hectares

Stage 2

Proposed Lot 2	2.400 hectares
Proposed Lot 3	3.335 hectares.

The site is designated within the Rural Residential Zone of the Mareeba Shire Council’s Planning Scheme and is surrounded by Rural Residential Allotments ranging from 1.68 and 1.89 hectares. The attached Highlighted SmartMap demonstrates similar sized allotments to those proposed within the immediate vicinity. Proposed Lot 3 retains the Dwelling House and associated structures and the Dam to the rear of the site. Proposed Lots 2 and 3 are provided as vacant allotments and contain both cleared and vegetated areas. 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 Reconfiguring a Lot Code can be met in this instance.

The site gains access from the existing Road Network, being Orchid Close via an existing crossover. The proposed Reconfiguration will require new crossovers for Proposed Lots 1 and 2 to be provided at the time of construction of any dwelling on that allotment. Each proposed allotment has a frontage of approximately 79 metres or greater which is considered acceptable for Allotments within the Rural Residential Zone. The proposal results in a configuration to Orchid Close that is considered appropriate, and acceptable in this instance. It is accepted that each allotment has or contains the ability for the safe provision of access to the existing Road Network.

The site is connected to all available services, being Power, and Telecommunications, and provided with the necessary services being a domestic Water Supply and an effective Effluent Disposal System. No change to the existing Infrastructure is proposed, with each proposed allotment of sufficient size for the provision of an effective Effluent Disposal System, an appropriate level of Stormwater Disposal and a domestic Water Supply at the time of construction of any Dwelling House on that proposed Allotment (Proposed Lots 1 and 2). The proposed Subdivision will ensure that no change to the existing nature of the site and surrounding area is envisaged.

The proposed allotments are considered to appropriately meet the minimum area requirements of the Mareeba Shire Council’s Planning Scheme’s Reconfiguring a Lot Code for allotments in the Rural Residential Zone. 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 Reconfiguring a Lot Code can be met in this instance.

The site is located in the Rural Residential Zone of the Mareeba Shire Council's Planning Scheme. Reconfiguring a Lot is an Impact Assessable Use within this Zone. The application is Impact Assessable.

Far North Queensland Regional Plan 2009-2031

Lot 41 on RP735026 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 is considered to be 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 of 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.

Strategic Framework – Rural Residential Areas

The site is designated within the Rural Residential Areas of the Strategic Framework in the Mareeba Shire Planning Scheme. The proposal is for the provision of additional Rural Residential Allotments within the Rural Residential Area of Bibbohra. The proposal provides for similar Rural Residential Allotment sizes to those adjoining and within the immediate vicinity. The Strategic Outcome of the Strategic Framework is as follows:

Rural residential areas are intended to support rural residential development of varying densities, to prevent further fragmentation and alienation of rural areas, conservation areas and biodiversity areas within the regional landscape. Rural residential areas predominantly maintain the current density of development, with infill subdivision of rural residential areas generally limited to identified areas where consistent with the desired character and where adequate services and infrastructure are available or can be adequately and cost-effectively provided.

The Specific Outcomes of the Strategic Framework are as follows:

Rural residential development is consolidated within rural residential areas where it will not result in the fragmentation or loss of agricultural areas or biodiversity areas.

Complies, the proposal is for the consolidation of the Biboohra Rural Residential Area by the creation of additional Rural Residential Allotments without fragmenting any Strategic Agricultural or Biodiversity Areas.

Page
4

Infill development within rural residential areas occurs only where appropriate levels of infrastructure are available and provided, the existing rural living character can be maintained, and an activity centre is proximate.

Complies, the proposed infill development within the Biboohra Rural Residential Area will result in additional Rural Residential Allotments with each allotment being provided with appropriate infrastructure to Rural Residential Allotments of 2.4 hectares and greater. The proposal will not affect, instead maintain and enhance the existing Rural Living character and nature of the existing, immediate and surrounding area.

No further subdivision of greater than anticipated density occurs within rural residential areas that are not proximate to an activity centre and its attending physical and social infrastructure.

Complies, the site does not contain an anticipated density, however, the additional provision of Rural Residential Allotments is not considered to require a proximate activity centre nor physical or social infrastructure other than that already existing onsite and within the immediate surrounds.

Rural residential areas across Mareeba Shire are characterised by a range of lot sizes, consistent with the form of historical subdivision in the vicinity of proposed development.

Complies, the proposal ensures that a range of Rural Residential Allotments sizes are provided whilst ensuring consistent form within the vicinity of the proposed development.

Limited agricultural and animal husbandry activities may occur in rural residential areas where the offsite impacts of the activity are mitigated in protection of the amenity expectation of the rural residential areas.

Complies, the proposal results in the provision of large Rural Residential Allotment, incorporating any potential limited agricultural or animal husbandry activities whilst ensuring the protection of amenity from the existing Rural Residential areas. This is achieved by the natural and physical features of the site which will be maintained and protected.

Small scale non-residential and tourism uses which do not impact on character and amenity are facilitated in rural residential areas.

No non-residential or tourism activity is proposed with the Reconfiguration.

The proposed Reconfiguration is for the provision of two (2) additional Rural Residential Allotments within the Rural Residential Areas of the Planning Scheme's Strategic Framework. The proposal provides for three (3) Rural Residential Allotments of varying sizes while maintaining and enhancing the existing Rural Residential's nature and character of Orchid Close and the surrounding Biboohra Rural Residential Areas. The Subdivisions is not in conflict with the Strategic Outcomes and complies with the Specific Outcomes of the Strategic Framework's Rural Residential Areas. The proposed development is considered acceptable.

Rural Residential Zone Code

The proposal is for a Development Permit for a Reconfiguration of 1 Lot into 3 Lots over two (2) Stages to subdivide Lot 41 on RP735026 creating additional Rural Residential Allotments. The site is designated within the Rural Residential Zone of the Mareeba Shire Council's Planning Scheme. The proposed Reconfiguration will create additional Rural Residential Allotments within the Bibbohra Rural Residential Area. The site is surrounded by Rural Residential Allotments with no change to the existing Rural Residential Zone and Area is proposed with the Subdivision.

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 Residential Uses will be provided over the site now and within the future. The proposed Reconfiguration results in allotment sizes similar to those adjoining, of the immediate vicinity and the surrounding Rural Residential Area. The proposal will provide additional Allotments while maintaining the existing amenities and aesthetics of the site without affecting the existing character and nature of the Rural Residential Area. No new buildings are proposed with this Reconfiguration. Each proposed Rural Residential Allotment contains the ability or has been provided with acceptable setbacks and the ability for the appropriate provision of any future dwelling house.

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 Reconfiguration is considered acceptable and appropriate.

Environmental Significance Overlay Code

The site is Mapped as containing MSES Waterway, Waterway Buffer and Regulated Vegetation on the Environmental Significant Overlay Mapping. The proposal will not significantly affect the areas of MSES Waterway and Waterway Buffers provided over the site. The proposal is for a Reconfiguring a Lot with no new buildings or structures proposed. The proposal will not affect the Mapped apparent Watercourse with existing appropriate setbacks to the Watercourse able to be provided if required. The Mapped Regulated Vegetation is considered to generally buffer the Mapped Watercourses and is not considered to appropriately reflect what is provided onsite. Each proposed Allotment contains significant area outside of the Mapped Regulated Vegetation, in addition to appropriate Watercourse Setbacks. 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 two (2) additional Rural Residential Allotments without affecting the existing natural environment in accordance the Intent of the Environmental Significant Overlay Code. It is not considered that the Environmental Significance Overlay is Applicable.

Reconfiguring a Lot Code

The proposal is for a Reconfiguring a Lot – 1 Lot into 3 Lots over two (2) Stages in the Rural Residential Zone of the Mareeba Shire Council's Planning Scheme. The proposal is sought to create additional Rural Residential Allotments within the Bibbohra 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.

Table 9.4.4.3B does not nominate a minimum area and frontage for Rural Residential Allotments that are located outside a precinct. Whilst the Planning Scheme does not nominate a minimum area, the proposed Rural Residential Allotments will be consistent with the design/size of allotments in the surrounding area, achieving the desired amenity of the Zone. Each of the proposed lots is of sufficient size and shape to be able to accommodate all buildings, structures and works associated with the intended future residential land use. The

proposal results in similar allotment sizes to that adjoining and within the immediate vicinity. The proposed Lots and areas are as follows:

<u>Proposed Allotments</u>	<u>Area</u>	<u>Frontage (m)</u>
<i>Stage 1</i>		
Proposed Lot 1	2.400 ha	94.36 m
<i>Stage 2</i>		
Proposed Lot 2	2.400 ha	78.62 m
Proposed Lot 3	3.335 ha	106.43 m.

A Development Permit for a three (3) allotment Rural Residential Subdivision is sought to create additional Rural Residential Allotments without affecting the existing Rural Residential nature or character of the Zone. No change to the existing Rural Residential Activities provided over the site are envisaged, and the Reconfiguration is considered to result in a more appropriate layout while ensuring that the existing nature, character and amenity of the immediate and surrounding environs is protected.

Each proposed allotment contains areas greater than the minimum requirements and similar to those within the immediate vicinity ensuring to appropriately meet the requirements within the Code. The site gains access from the existing Road Network, being Orchid Close via an existing crossover. Proposed Lot 3 will retain the existing access to the existing Dwelling and structures along with the existing Dwelling and structures. Proposed Lots 1 and 2 contains a frontage of approximately 79 metres or greater which is considered acceptable for Allotments within the Rural Residential Zone, in particular for allotments of 2.0 hectares or greater. The proposal results in a configuration to Orchid Close that is considered appropriate, and acceptable in this instance. It is accepted that each allotment has or contains the ability for the safe provision of access to the existing Road Network.

The site is connected to all available services, being Power and Telecommunications with the site able to be provided with the necessary services being a domestic Water Supply and Effluent Disposal System. The site is provided with all available and necessary services, with the proposed new Rural Residential allotments able to contain a domestic Water Supply (Rainwater Tanks or Bore), is 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 allotments are considered to be appropriate and acceptable in area in relation to the Mareeba Shire Council's Planning Scheme Reconfiguring a Lot Code. 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 Reconfiguring a Lot Code can be met in this instance.

Works, Services, and Infrastructure Code

The proposal is for a Reconfiguring a Lot – 1 Lot into 3 Lots in the Rural Residential Zone within the Mareeba Shire Council's Planning Scheme. The site is connected to all available and is provided with the necessary services. 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 in addition to an appropriate level of Stormwater disposal at the time of any Dwelling House on that allotment (Proposed Lots 1 and 2). The proposed Subdivision will ensure that no change to the existing and nature of the site and surrounding area is envisaged.

The site gains access from the existing Road Network, being Orchid Close via an existing crossover. Proposed Lot 3 will retain the existing access to the existing Dwelling and structures along with the existing Dwelling and structures. Proposed Lots 1 and 2 contains a frontage of approximately 79 metres or greater which is considered acceptable for Allotments within the Rural Residential Zone. It is accepted that each allotment has or contains the ability for the safe provision of access to the existing Road Network.

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 3 Lots over two (2) Stages on land described as Lot 41 on RP735026 is appropriate. In particular, the proposed development:

- ✚ Is not in conflict with the Strategic Outcomes and complies with the Specific Outcomes of the Strategic Framework's Rural Residential Area;
- ✚ Can meet the Performance Outcomes relating to minimum allotment size and dimension as the proposal provides for similar allotment sizes to those within the immediate vicinity and surrounding environs;
- ✚ 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;
- ✚ Is not in conflict with the Environmental Significance Overlay;
- ✚ Can meet the Intent and Objectives for the Rural Residential Zone;
- ✚ Meets the Objectives of the Land Use Policies and is not in conflict with the Intent in relation to Reconfiguration within the Regional Landscape and Rural Production Area Designation of the FNQ Regional Plan 2009-2031; and
- ✚ Provides for additional Rural Residential Allotments within Bibbohra Rural Residential Area whilst complimenting the existing Rural Residential Area.

Freshwater Planning Pty Ltd request that Council provide a copy of the Draft Conditions with sufficient time for review prior to issuing a Decision over the site. If you have any queries, please do not hesitate to contact Freshwater Planning Pty Ltd.

Yours faithfully,



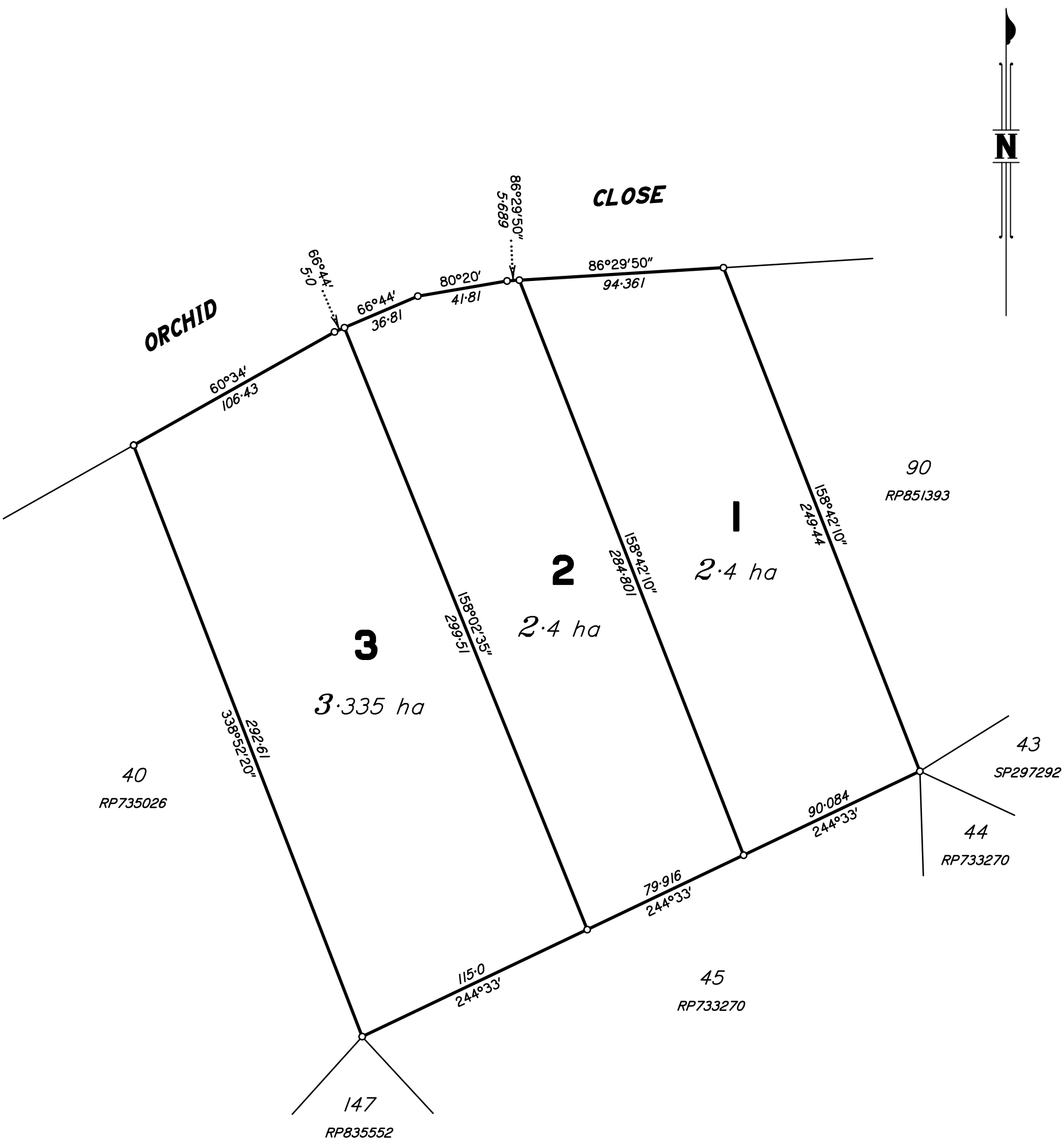
MATTHEW ANDREJIC

FRESHWATER PLANNING PTY LTD

P: 0402729004

E: FreshwaterPlanning@outlook.com

17 Barron View Drive, FRESHWATER QLD 4870



Areas and metes and bounds
are subject to final survey.

Stage 1: Lot 1 & Balance
Stage 2: Lots 2 & 3

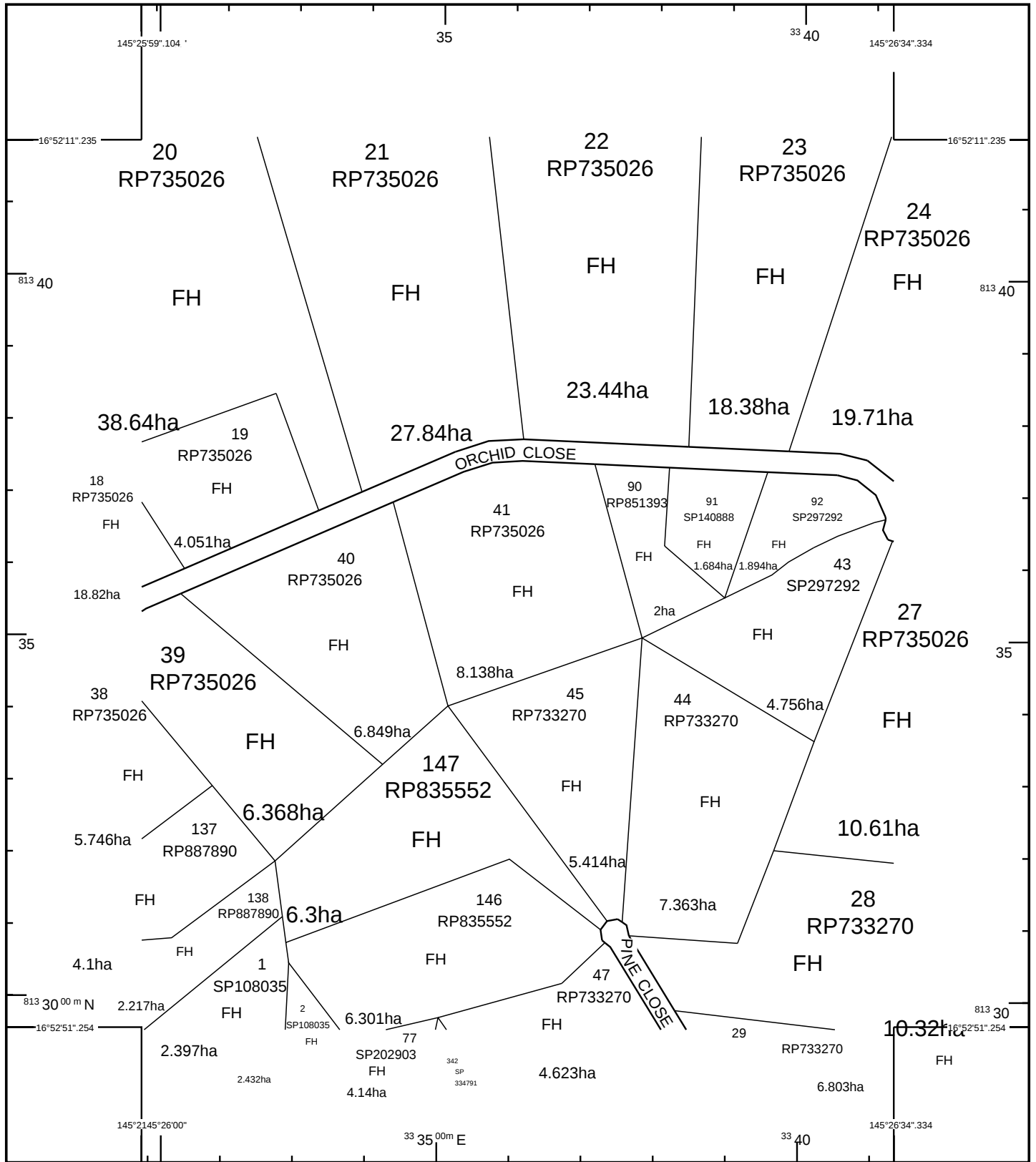
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LOCAL GOVERNMENT: MSC
LOCALITY: Bibbohra
Scale 1:2000
Reference: 9955 – LL1
Date – 16.10.2025

DEVELOPMENT PLAN
Plan of Lots 1 – 3
Cancelling Lot 41 on RP735026



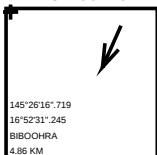
TWINE SURVEYS PTY LTD
15 Herberton Road, Atherton QLD
PO Box 146, Atherton QLD 4883
P: 07 4091 1303
E: info@twinesurveys.com.au



STANDARD MAP NUMBER
7964-22144

0 150 300 450 600 750 m
HORIZONTAL DATUM:GDA94 ZONE:55 SCALE 1 : 7500

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	41/RP735026
Area/Volume	8.138ha
Tenure	FREEHOLD
Local Government	MAREEBA SHIRE
Locality	BIBOCHRA
Segment/Parcel	9207/51

CLIENT SERVICE STANDARDS

PRINTED 28/07/2025

DCDB 25/07/2025

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SmartMap

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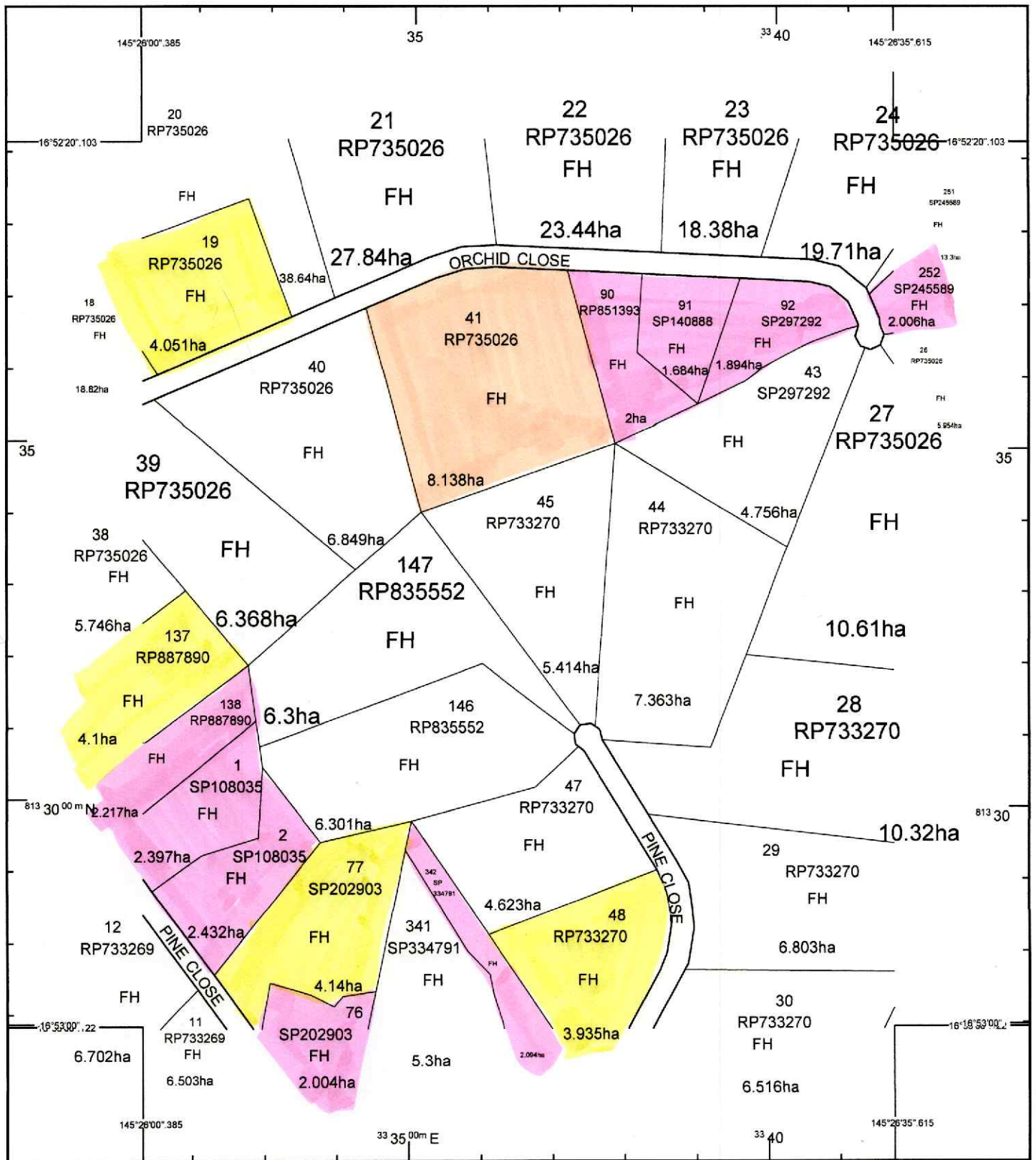
Based upon an extraction from the
Digital Cadastral Data Base



**Queensland
Government**

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





STANDARD MAP NUMBER
7964-22144

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB
Lot/Plan 45/RP733270
Area/Volume 5.414ha
Tenure FREEHOLD
Local Government MAREEBA SHIRE
Locality BIBOCHRA
Segment/Parcel 9207/43

CLIENT SERVICE STANDARDS

PRINTED 21/10/2025

DCDB 20/10/2025

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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.

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)	KRISTIN ELIZABETH TENNYSON and GARRY THOMAS BIRCH
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)	F25/26
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
		100	Orchid Close	Bibbohra
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	41	RP735026	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)
		☐ WGS84 ☐ GDA94 ☐ Other:	

- ☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		☐ 54 ☐ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ 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 Creek and Dams
☐ On strategic port land under the <i>Transport Infrastructure Act 1994</i>	
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)	

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

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):

Reconfiguring a Lot – 1 Lot into 3 Lots over two (2) Stages

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	☐ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☒ Yes – complete division 2
Operational work	☐ Yes – complete division 3
Building work	☐ Yes – complete DA Form 2 – Building work details

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)

☒ Subdivision (complete 10)	☐ Dividing land into parts by agreement (complete 11)
☐ Boundary realignment (complete 12)	☐ 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:
				Rural Residential
Number of lots created				3

10.2) Will the subdivision be staged?☒ Yes – provide additional details below☐ No

How many stages will the works include?

2

What stage(s) will this development application apply to?

2

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?**

- | | | |
|--|-------------------------------------|--|
| ☐ Road work | ☐ Stormwater | ☐ Water infrastructure |
| ☐ Drainage work | ☐ Earthworks | ☐ Sewage infrastructure |
| ☐ Landscaping | ☐ Signage | ☐ Clearing vegetation |
| ☐ 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
Queensland
 Government

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
☐ Approval			
☐ Development application			
☐ Approval			
☐ 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	☒ 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	☒ 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)	☐ Yes ☒ Not applicable

25) Applicant declaration

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

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

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

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

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

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

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

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

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

QLeave notification and payment

Note: For completion by assessment manager if applicable

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