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Our Ref: Springmount/001422

Date: 22 January 2026

Chief Executive Officer  
Mareeba Shire Council  
65 Rankine Street  
MAREEBA QLD 4880

Via: Email - [info@msc.qld.gov.au](mailto:info@msc.qld.gov.au)

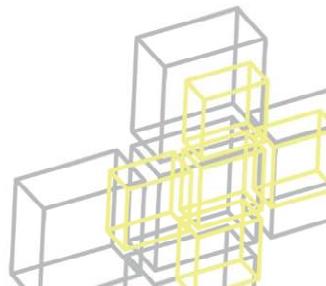
Dear Sir,

**RE: APPLICATION FOR A DEVELOPMENT PERMIT FOR RECONFIGURING A LOT (BOUNDARY REALIGNMENT AND ACCESS EASEMENT) ON LAND AT GENOCCHIO ROAD AND SPRINGMOUNT ROAD, ARRIGA, DESCRIBED AS LOT 14 ON SP103361 AND LOTS 113 & 123 ON SP214842**

Planning Plus Pty Ltd has been engaged by FGF Developments No. 1 Pty Ltd (the 'applicant') to prepare and lodge the abovementioned Development Application.

In support of the application, please find attached completed DA Form 1 and landowner consent included as **Annexure 1**. We request that Council issue an invoice for application fees.

In addition to the above, the following submission has been prepared to assist Council and other relevant authorities with their assessment of the application.



# 1.0 Site Information

## 1.1. Site Details

The land the subject of this application is situated at Genocchio Road and Springmount Road, Arriga, and is formally described as Lot 14 on SP103361 and Lots 113 & 123 on SP214842. The following information is provided in relation to the site:

- QLD Globe Aerial Overlay included as **Annexure 2**; and
- SmartMap included as **Annexure 3**.

The site comprises a total area of 741.3ha and comprises a drag strip / motorsport facility on Lot 113, a waste transfer station on Lot 123 and a quarry on Lot 14.

A summary of key planning designations is provided below.

## 1.2. Planning Context

The planning context of the site includes:

<b>Regional Plan designation:</b>	Regional Landscape and Rural Production Area
<b>Local Plan Area:</b>	None
<b>Zone:</b>	Rural
<b>Planning Scheme Overlays:</b>	<ul style="list-style-type: none"><li>• Agricultural Land</li><li>• Airport Environs</li><li>• Bushfire Hazard</li><li>• Environmental Significance</li><li>• Hill &amp; Slopes</li><li>• Transport Infrastructure Overlay</li></ul>
<b>SARA Mapping:</b>	<ul style="list-style-type: none"><li>• Queensland waterways for waterway barrier works</li><li>• Water resource planning area boundaries</li><li>• Regulated vegetation management map (Category A and B extract)</li></ul> <p>SARA Report included as <b>Annexure 4</b>.</p>

## 2.0 Proposal

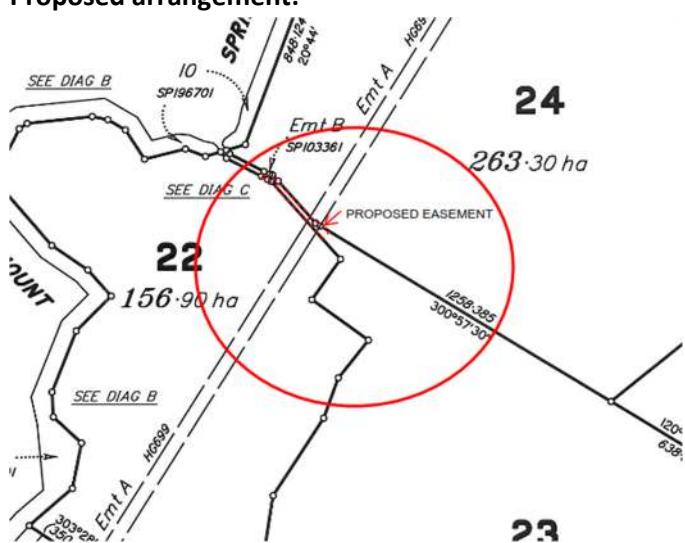
This application seeks a Development Permit for Reconfiguring a Lot (Boundary Realignment and Access Easement). The proposal is illustrated by the Development Plan included as **Annexure 5**.

The portion of the site the subject of the proposed realignment of boundaries and creation of an access easement is shown below, with a comparison of the current arrangement (above) versus the proposed arrangement (below). The purpose of the proposal is simply to better capture the current uses on the respective lots and rectify a current encroachment of some of the drag strip facilities on the other lots.

### Current arrangement:



### Proposed arrangement:



## **3.0 Legislative Requirements**

### **3.1 Planning Act 2016**

This section provides an overview of the legislative context of the application under the provisions of the *Planning Act 2016*.

#### ***3.1.1. Assessable Development***

The proposed development is identified as 'assessable' under the *Planning Act 2016*.

#### ***3.1.2. Assessment Manager***

The Assessment Manager for this development application is Mareeba Shire Council as determined by Schedule 8 of the *Planning Regulation 2017*.

#### ***3.1.3. Level of Assessment***

The proposal is 'code-assessable'.

#### ***3.1.4. Referral Agencies***

A review of Schedule 10 of the *Planning Regulation 2017* indicates that the application will not trigger referral to State agencies.

#### ***3.1.5. Public Notification***

This application is subject to 'code-assessment' and therefore does not require Public Notification.

## 4.0 Assessment Benchmarks

This section assesses the application against all relevant assessment benchmarks.

### 4.1 State Planning Regulatory Provisions

No State Planning Regulatory Provisions are relevant to this application.

### 4.2 State Planning Policy

It is understood that all applicable state interests have been appropriately integrated into the Planning Scheme relevant to the site.

### 4.3 State Development Assessment Provisions (SDAP)

No State Development Assessment Provisions are identified as being applicable to the proposal.

### 4.4 Mareeba Shire Planning Scheme

Within the Mareeba Shire Planning Scheme, the subject site is included within the 'Rural' Zone. Within this zone, the proposed Reconfiguring a Lot is identified as being 'code-assessable' development.

#### 4.4.1 *Codes*

The following codes are identified as being applicable to this development application:

- Rural zone code
- Reconfiguring a lot code
- Landscaping code
- Parking and access code
- Works, services and infrastructure code
- Agricultural and overlay code
- Airport environs overlay code
- Bushfire hazard overlay code
- Environmental significance overlay code
- Hill & slopes overlay code
- Transport infrastructure overlay code

Given the minor nature of the proposal and fact that it does not result in any physical development outcomes, a full assessment against the planning scheme codes is not considered to be warranted. Rather, we note that the proposal rectifies existing land use encroachments and does not offend code provisions, in particular minimum lot size.

## 5.0 Conclusion

This submission supports an application by FGF Developments No. 1 Pty Ltd for a Development Permit for Reconfiguring a Lot (Boundary Realignment and Access Easement) on land at Genocchio Road and Springmount Road, Arriga, described as Lot 14 on SP103361 and Lots 113 & 123 on SP214842.

The submission has included an assessment of the proposal against the relevant statutory planning controls at both the local and state level and included supporting information intended to address the likely concerns of Council and assessing authorities.

In summary, we submit that the proposed development is unlikely to have any significant impacts on the infrastructure, environment or community of the surrounding area that cannot be adequately controlled through the use of reasonable and relevant conditions.

We trust this information is sufficient for your purposes; however should you require any further details or clarification, please do not hesitate to contact the undersigned.

Yours Faithfully



**Evan Yelavich**  
**Director / Planner**  
**Planning Plus**

Annexure 1:	DA Forms and Landowner Consent
Annexure 2:	QLD Globe Aerial Overlay
Annexure 3:	SmartMap
Annexure 4:	SARA Report
Annexure 5:	Proposed Development Plan

## Annexure 1: DA Forms and Landowner Consent

# 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)	FGF Developments No. 1 Pty Ltd c/- Planning Plus
Contact name (only applicable for companies)	Evan Yelavich
Postal address (P.O. Box or street address)	PO Box 399
Suburb	REDLYNCH
State	QLD
Postcode	4870
Country	AUS
Contact number	0402073082
Email address (non-mandatory)	
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	
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?

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
			Springmount Road	Arriga
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	14	SP103361	Mareeba
b)	Unit No.	Street No.	Street Name and Type	Suburb
			Springmount Road and Genocchio Road	Arriga
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	113 & 123	SP214842	Mareeba

#### 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="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>	
EMR site identification:	
<input type="checkbox"/> 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)				
<input type="checkbox"/> Material change of use	<input checked="" type="checkbox"/> Reconfiguring a lot	<input type="checkbox"/> Operational work	<input type="checkbox"/> Building work	
b) What is the approval type? (tick only one box)				
<input checked="" type="checkbox"/> Development permit	<input type="checkbox"/> Preliminary approval	<input type="checkbox"/> Preliminary approval that includes a variation approval		
c) What is the level of assessment?				
<input checked="" type="checkbox"/> Code assessment	<input type="checkbox"/> Impact assessment (requires public notification)			
d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):				
Boundary realignment and access easement				
e) Relevant plans				
<i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see <a href="#">DA Forms guide: Relevant plans</a>.</i>				
<input checked="" type="checkbox"/> 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)				
<input type="checkbox"/> Material change of use	<input type="checkbox"/> Reconfiguring a lot	<input type="checkbox"/> Operational work	<input type="checkbox"/> Building work	
b) What is the approval type? (tick only one box)				
<input type="checkbox"/> Development permit	<input type="checkbox"/> Preliminary approval	<input type="checkbox"/> Preliminary approval that includes a variation approval		
c) What is the level of assessment?				
<input type="checkbox"/> Code assessment	<input type="checkbox"/> 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				
<i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see <a href="#">DA Forms Guide: Relevant plans</a>.</i>				
<input type="checkbox"/> 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 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 <sup>2</sup> ) (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?

3

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

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

## 10) Subdivision

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

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

## 10.2) Will the subdivision be staged?

Yes – provide additional details below  
 No

How many stages will the works include?

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

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

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

## 12) Boundary realignment

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

Current lot		Proposed lot	
Lot on plan description	Area (m <sup>2</sup> )	Lot on plan description	Area (m <sup>2</sup> )
14 on SP103361	2627000m <sup>2</sup>	Proposed Lot 24	2633000m <sup>2</sup>
113 on SP214842	1528000m <sup>2</sup>	Proposed Lot 22	1569000m <sup>2</sup>
123 on SP214842	3258000m <sup>2</sup>	Proposed Lot 23	3211000m <sup>2</sup>

12.2) What is the reason for the boundary realignment?

Rectify land use encroachments

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
Existing Emt B on SP103361	20m approx	50m approx	Access	Lot 14 on SP103361
Proposed Emt	20m approx	330m approx	Access	Proposed Lots 22 & 24

## 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

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

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

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

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

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

Infrastructure-related referrals – Electricity infrastructure

**Matters requiring referral to:**

- The **Chief Executive of the holder of the licence**, if not an individual
- The **holder of the licence**, if the holder of the licence is an individual

Infrastructure-related referrals – Oil and gas infrastructure

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

Ports – Brisbane core port land

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

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

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

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

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

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

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

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

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

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

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

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

Referral requirement	Referral agency	Date of referral response

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

## PART 6 – INFORMATION REQUEST

### 19) Information request under the DA Rules

I agree to receive an information request if determined necessary for this development application  
 I do not agree to accept an information request for this development application

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

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

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

## PART 7 – FURTHER DETAILS

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

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

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

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

Yes – a copy of the received 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](http://www.qld.gov.au). An ERA requires an environmental authority to operate. See [www.business.qld.gov.au](http://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](http://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](http://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](http://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](http://www.resources.qld.gov.au) for further information.

DA templates are available from [planning.statedevelopment.qld.gov.au](http://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](http://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](http://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](http://www.resources.qld.gov.au) and [www.business.qld.gov.au](http://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](http://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](http://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](http://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](http://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](http://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](http://www.planning.statedevelopment.qld.gov.au) for further information.

## **PART 8 – CHECKLIST AND APPLICANT DECLARATION**

### **24) Development application checklist**

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

Yes

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

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

Yes

Not applicable

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

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

Yes

Relevant plans of the development are attached to this development application

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

Yes

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

Yes

Not applicable

## 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	

LAND OWNER CONSENT FOR DEVELOPMENT APPLICATION UNDER PLANNING ACT 2016

I/we,

**Hapsto Pty Ltd**

being the registered land owner of Lot 113 on SP214842 and Lot 14 on SP103361,

AND

**Remondis Australia Pty Ltd**

being a registered land owner of Lot 123 on SP214842,

hereby consent to the lodgement of a development application over the subject land for  
Reconfiguration of a Lot (Boundary Realignment and Access Easement) by FGF Developments No. 1  
Pty Ltd.

Signed .....

(Hapsto Pty Ltd)

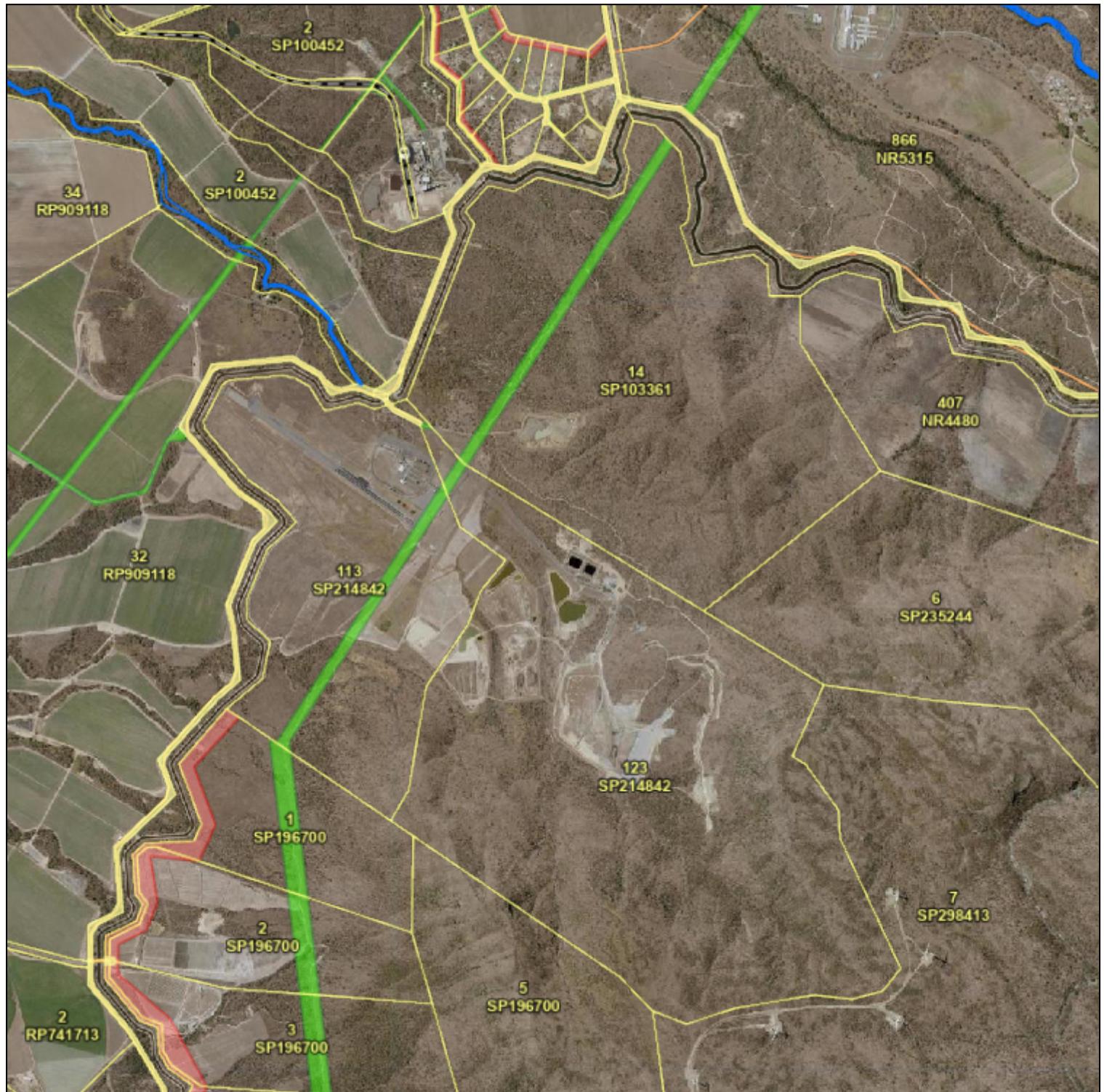
Date..... 19/06/2025

Signed .....

(Remondis Australia Pty Ltd)

18/06/2025  
Date.....

## Annexure 2: QLD Globe Aerial Overlay



A product of



Queensland Globe



Legend located on next page



Scale: 1:26121

Printed at: A4

Print date: 2/1/2026

Not suitable for accurate measurement.  
Projection: Web Mercator EPSG 102100 (3857)For more information, visit  
<https://qdglobe.information.qld.gov.au/help-info/Contact-us.html>Queensland  
GovernmentDepartment of Natural Resources and Mines,  
Manufacturing, and Regional and Rural Development

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**Watercourse parcel****Road parcel****Land parcel****Land parcel - gt 1 ha****Land parcel - gt 10 ha****Easement parcel****Strata parcel****Volumetric parcel****Land parcel - gt 1000 ha****Land parcel label****Land parcel label - gt 1 ha****Land parcel label - gt 10 ha****Land parcel label - gt 1000 ha****Roads and tracks**

Motorway

Highway

Secondary

Connector

Local

Restricted Access Road

Mall

Busway

Bikeway

Restricted Access

Bikeway

Walkway

Restricted Access

Walkway

Non-vehicular Track

Track

Restricted Access Track

Ferry

Proposed Thoroughfare

**Green bridges****Bridges****Tunnels****Railway stations****Railways**

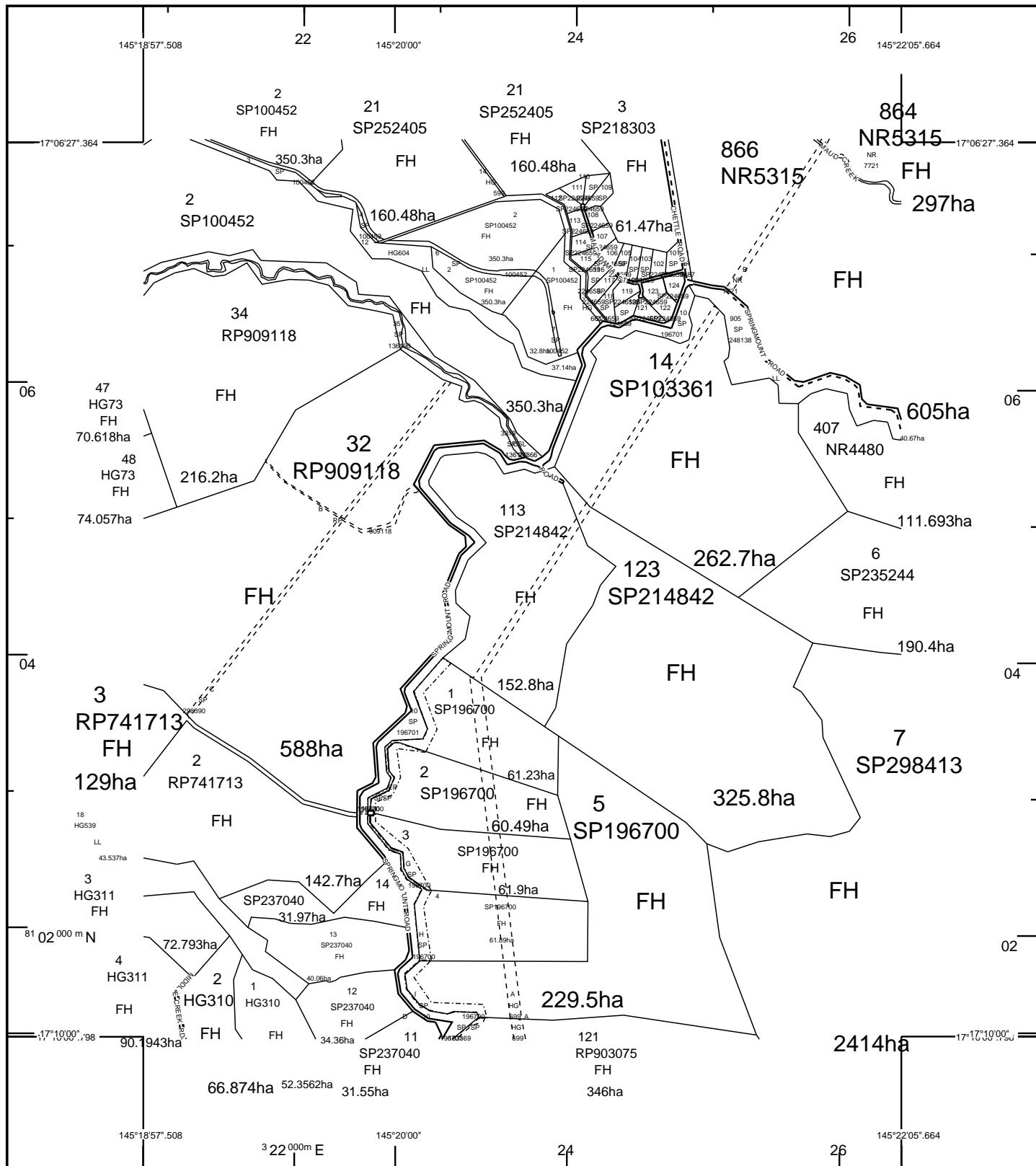
Vantor

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## Annexure 3: SmartMap



STANDARD MAP NUMBER  
7963-13141

A scale bar at the bottom of the map, labeled 'SCALE 1:40000'. It features a horizontal line with tick marks and numerical labels: 0, 800, 1600, 2400, 3200, and 4000. Below the line, the text 'HORIZONTAL DATUM: GDA94' and 'ZONE 55' is printed, followed by 'm' at the far right.

# SmartMap

## MAP WINDOW POSITION & NEAREST LOCATION

**SUBJECT PARCEL DESCRIPTION**

## CLIENT SERVICE STANDARDS

SmartMap Information Services  
Based upon an extraction from the

## Digital Cadastral Data Base

145°20'31".5  
17°08'14".0  
ARRIGA  
2014/04

DCDB

Lot/Plan	113/SP214842
Area/Volume	152.8ha
Tenure	FREEHOLD
Local Government	MAREEBA SHI
Locality	ARRIGA
Segment/Parcel	21367/283

PRINTED 22/01/2026

DCDB 21/01/2026 (Lots with an area less than 1.000ha are not shown)

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>



## Queensland Government

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GDA

## Annexure 4: SARA Report

## **Matters of Interest for all selected Lot Plans**

*Queensland waterways for waterway barrier works*  
*Water resource planning area boundaries*  
*Regulated vegetation management map (Category A and B extract)*

### **Matters of Interest by Lot Plan**

#### **Lot Plan: 113SP214842 (Area: 1528000 m<sup>2</sup>)**

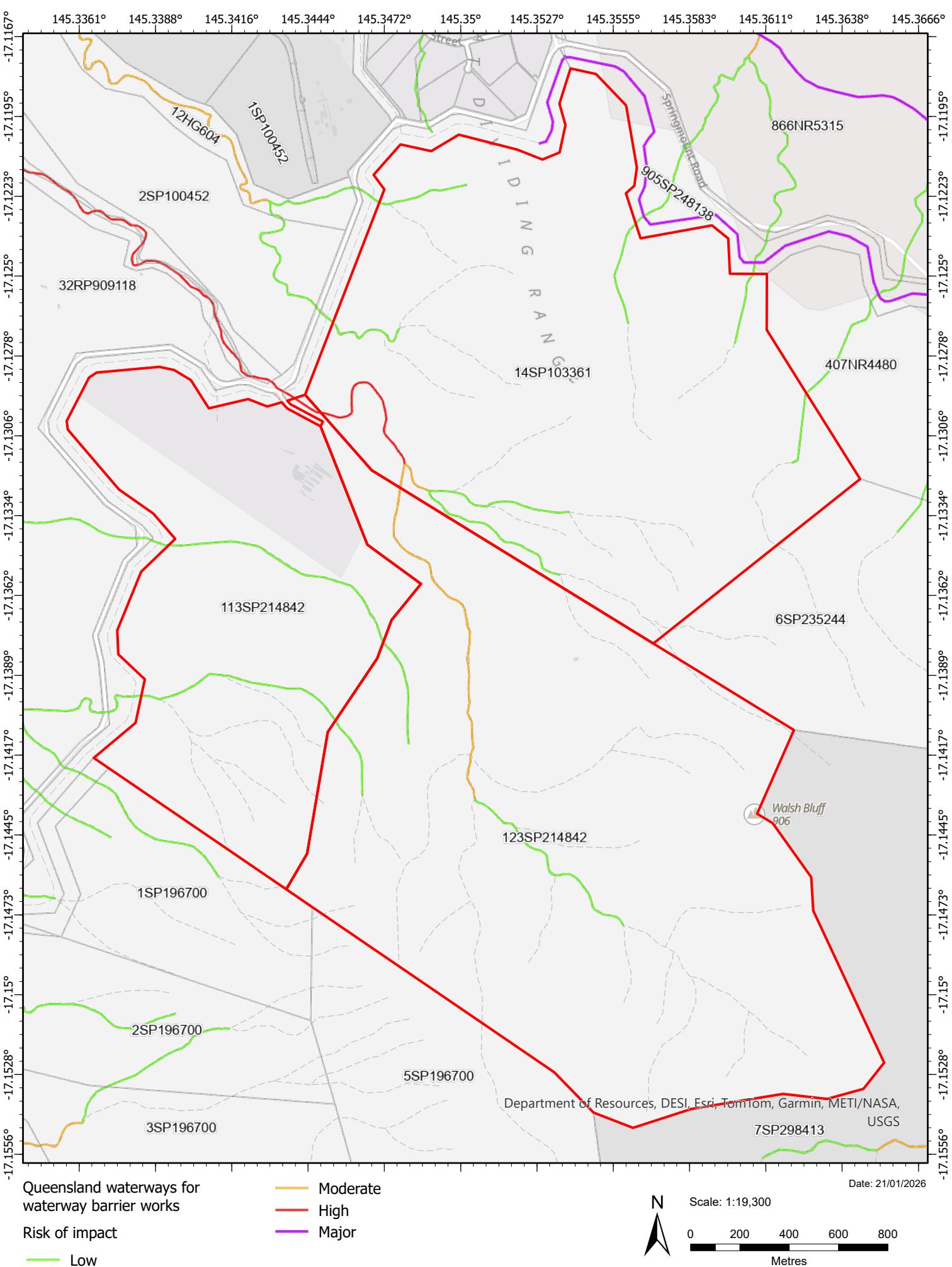
*Queensland waterways for waterway barrier works*  
*Water resource planning area boundaries*  
*Regulated vegetation management map (Category A and B extract)*

#### **Lot Plan: 123SP214842 (Area: 3258000 m<sup>2</sup>)**

*Queensland waterways for waterway barrier works*  
*Water resource planning area boundaries*  
*Regulated vegetation management map (Category A and B extract)*

#### **Lot Plan: 14SP103361 (Area: 2627000 m<sup>2</sup>)**

*Queensland waterways for waterway barrier works*  
*Water resource planning area boundaries*  
*Regulated vegetation management map (Category A and B extract)*

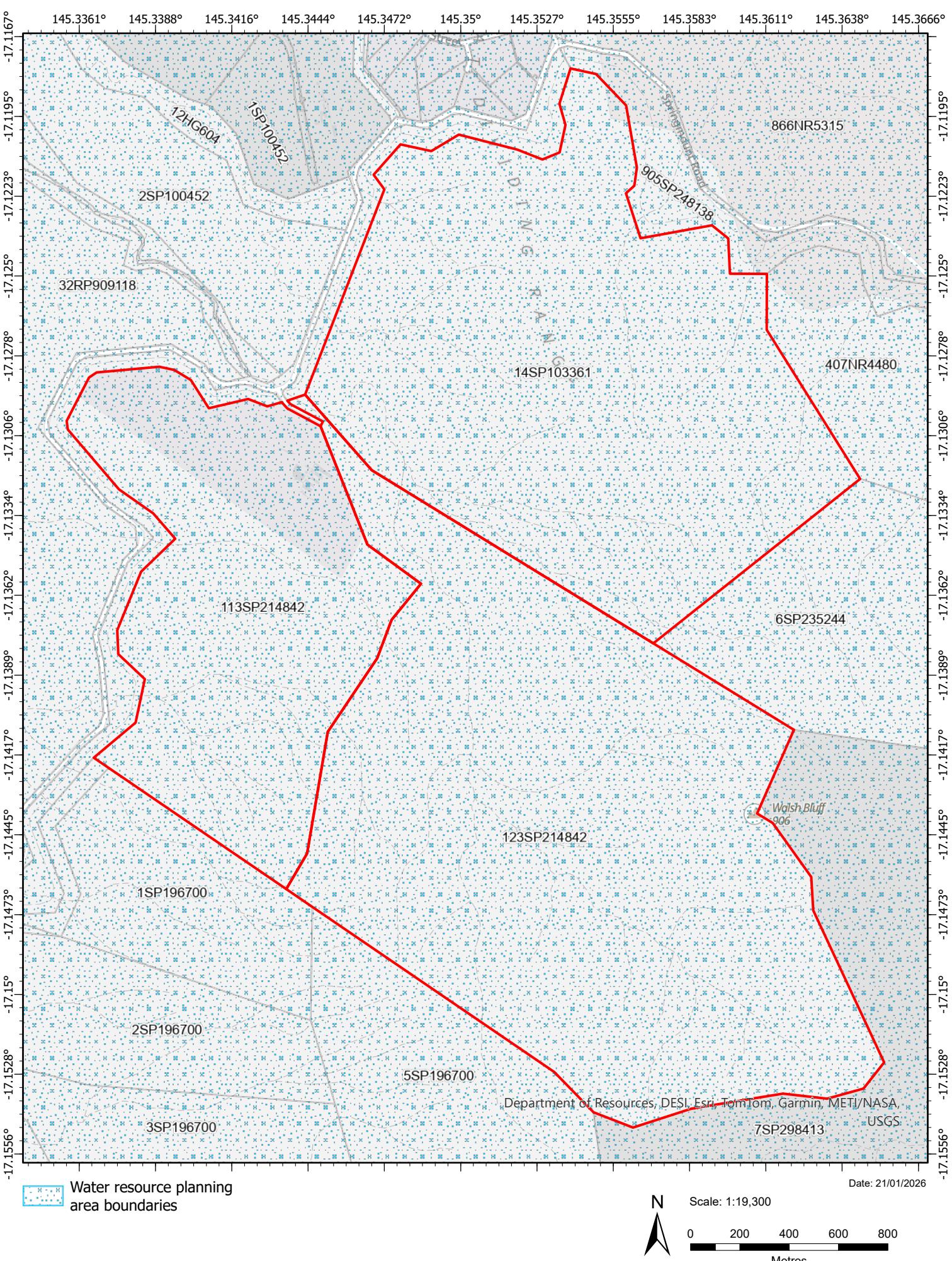


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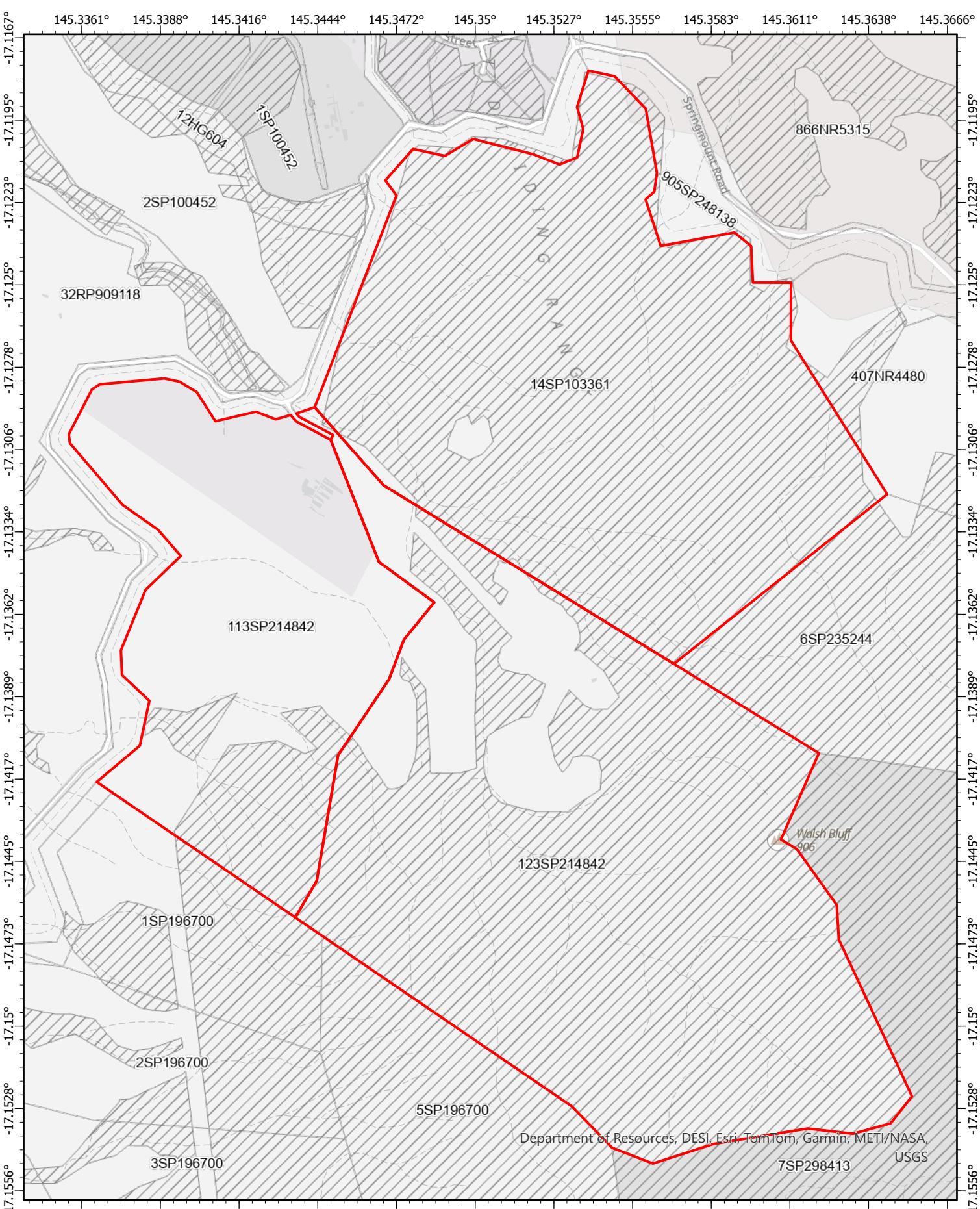


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Regulated vegetation  
management map (Category A  
and B extract)

Category B on the  
regulated vegetation  
management map

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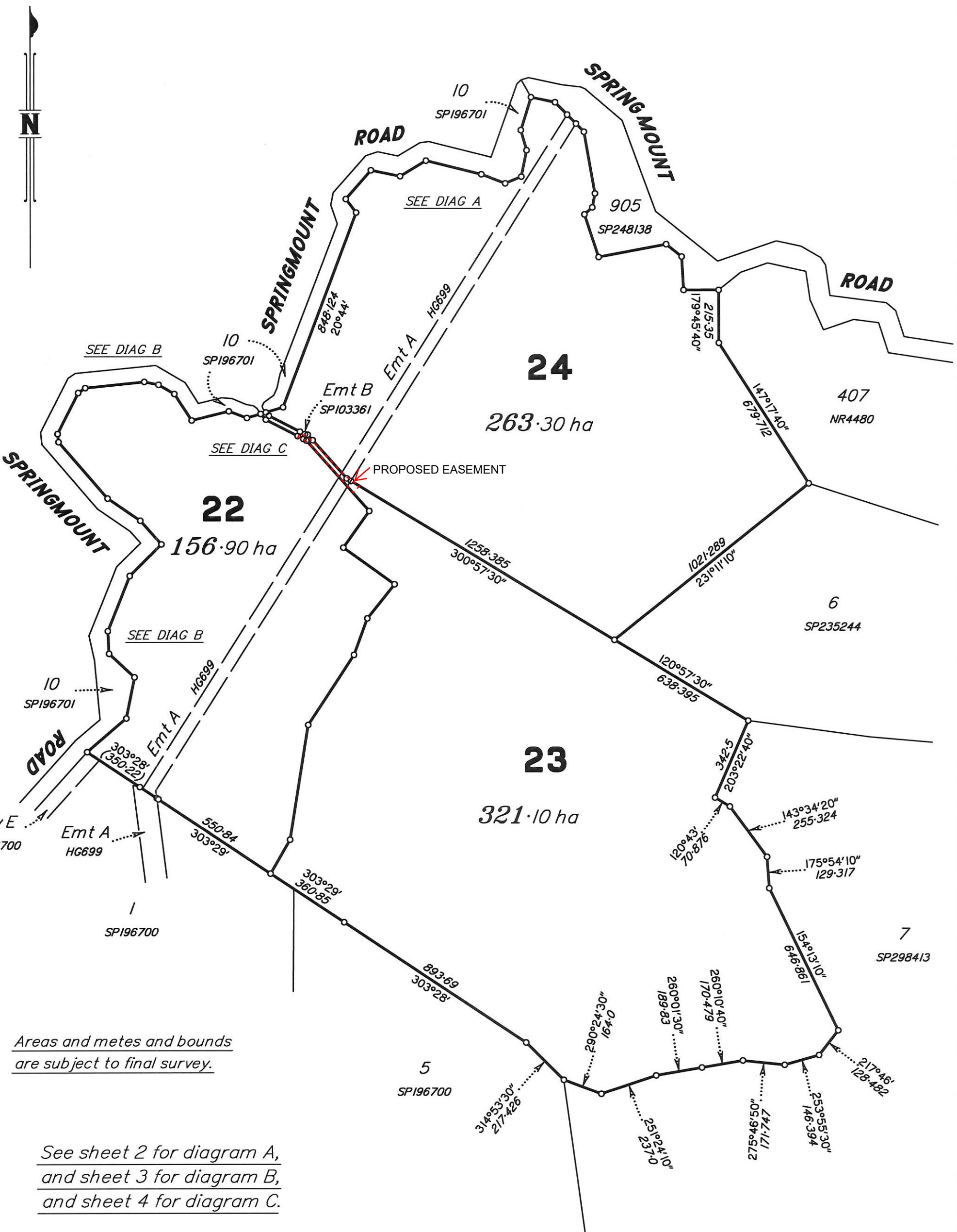
N  
Scale: 1:19,300  
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Metres

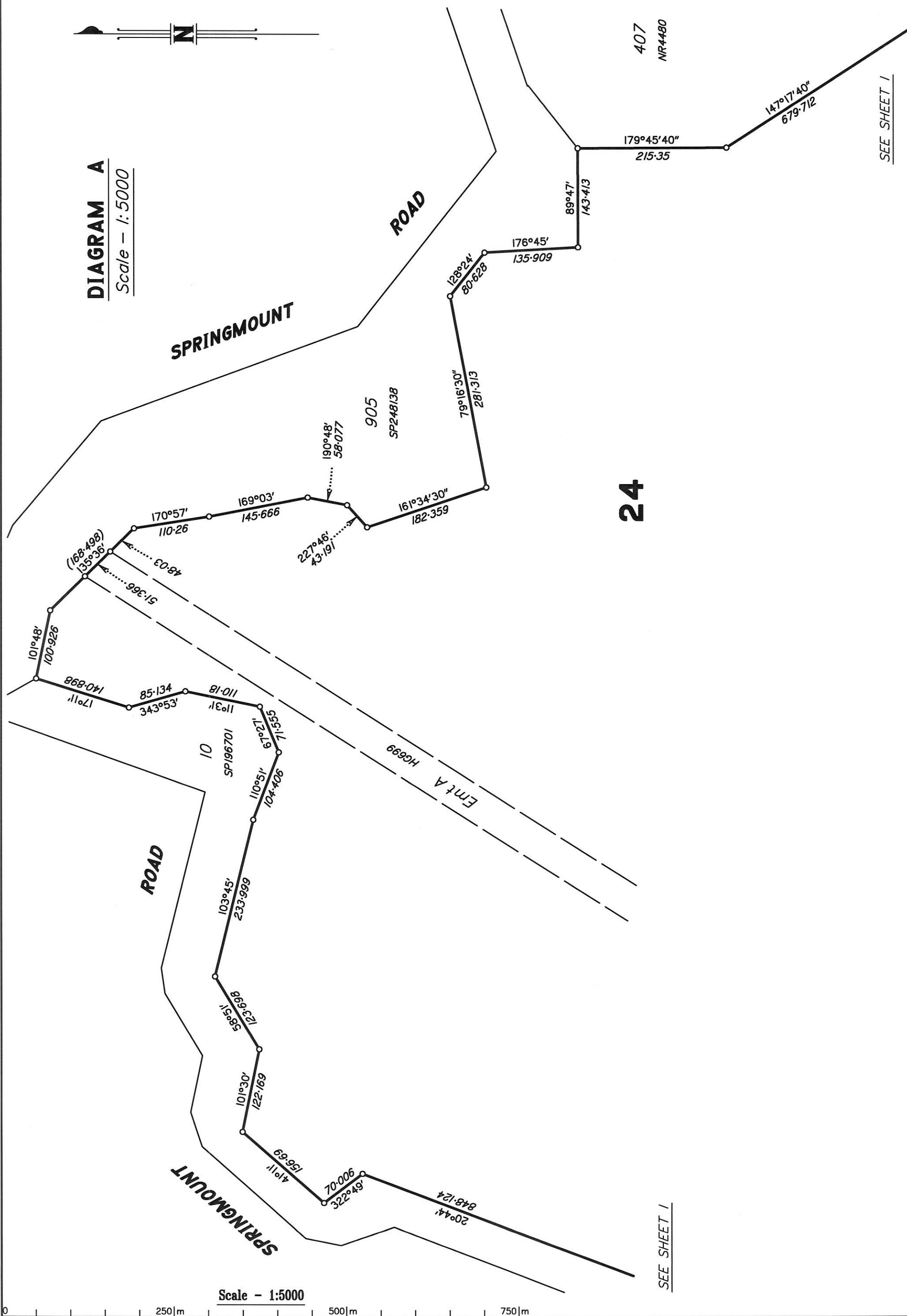
Queensland  
Government

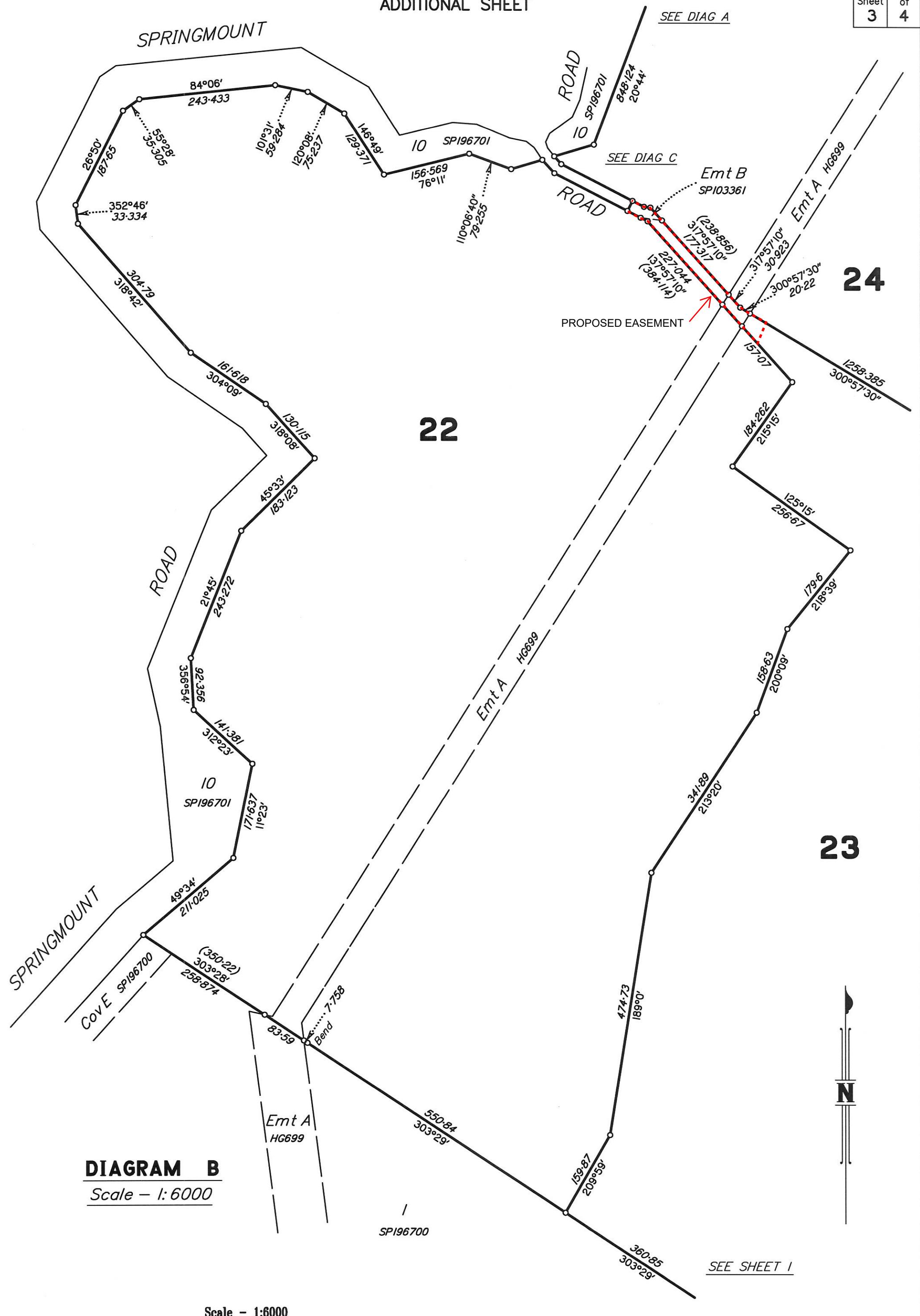
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## **Annexure 5: Proposed Development Plan**







**DIAGRAM C**

Scale - 1:1500

