

DELEGATED REPORT

SUBJECT: R COLEMAN-HANN – RECONFIGURING A LOT – SUBDIVISION (1 INTO 3 LOTS) – LOT 5 ON SP114410 – 109 SHORT ROAD, DIMBULAH – RAL/26/0010

DATE: 27 May 2026

REPORT OFFICER'S TITLE: Supervisor Planning & Building

DEPARTMENT: Corporate and Community Services

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	R Coleman-Hann	ADDRESS	109 Short Road, Dimbulah
DATE LODGED	14 May 2026	RPD	Lot 5 on SP114410
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Reconfiguring a Lot – Subdivision (1 into 3 lots)		

FILE NO	RAL/26/0010	AREA	544.5 hectares
LODGED BY	R Coleman-Hann	OWNER	R Coleman-Hann
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Rural zone		
LEVEL OF ASSESSMENT	Code Assessment		
SUBMISSIONS	n/a		

ATTACHMENTS: 1. Proposal Plan/s

EXECUTIVE SUMMARY

Council is in receipt of a development application described in the above application details.

The application is code assessable and was not required to undergo public notification.

The application and supporting material has been assessed against the Mareeba Shire Council Planning Scheme 2016 and does not conflict with any relevant planning instrument.

It is recommended that the application be approved in full with conditions.

OFFICER'S RECOMMENDATION

1. That in relation to the following development application:

APPLICATION		PREMISES	
APPLICANT	R Coleman-Hann	ADDRESS	109 Short Road, Dimbulah
DATE LODGED	14 May 2026	RPD	Lot 5 on SP114410
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and in accordance with the Planning Act 2016, the applicant be notified that the application for a development permit for the development specified in (A) is:

Approved by Council in accordance with the approved plans/documents listed in (B), subject to assessment manager conditions in (C), assessment manager's advice in (D), relevant period in (E), further permits in (F), and further approvals from Council listed in (G);

And

The assessment manager does not consider that the assessment manager's decision conflicts with a relevant instrument.

(A) APPROVED DEVELOPMENT: Development Permit for Reconfiguring a Lot – Subdivision (1 into 3 lots)

(B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
Lot Layout – 07.05.2026	Lots 1-3 Cancelling Lot 5 on SP114410	Twine Surveys Pty Ltd	07.05.2026

(C) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

(a) Development assessable against the Planning Scheme

1. Development must be carried out generally in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, and subject to any alterations:

- found necessary by the Council's delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and
- to ensure compliance with the following conditions of approval.

2. Timing of Effect

2.1 The conditions of the development permit must be complied with to the satisfaction of Council's delegated officer prior to the endorsement of the plan of survey, except where specified otherwise in these conditions of approval.

3. General

- 3.1 The development approval would not have been issued if not for the conditions requiring the construction of infrastructure or the payment of infrastructure charges/contributions within the conditions of approval.
- 3.2 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.
- 3.3 All payments or bonds required to be made to the Council pursuant to any condition of this approval must be made prior to the endorsement of the plan of survey and at the rate applicable at the time of payment.
- 3.4 The developer must relocate (in accordance with FNQROC standards) any services such as water, sewer, drainage, telecommunications and electricity that are not wholly located within the lots that are being created/serviced where required by the relevant authority, unless approved by Council's delegated officer.
- 3.5 Where utilities (such as sewers on non-standard alignments) traverse lots to service another lot, easements must be created in favour of Council for access and maintenance purposes. The developer is to pay all costs (including Council's legal expenses) to prepare and register the easement documents.
- 3.6 Where approved existing buildings and structures are to be retained, setbacks to any new property boundaries are to be in accordance with Planning Scheme requirements for the relevant structure and/or Queensland Development Code.
- 3.7 All works must be designed, constructed and carried out in accordance with FNQROC Development Manual requirements (as amended) and to the satisfaction of Council's delegated officer.

3.8 Charges

All outstanding rates, charges, and expenses pertaining to the land are to be paid in full.

3.9 Bushfire Management

3.9.1 All new dwellings erected on the proposed allotments must:

- (i) Achieve a setback from hazardous vegetation of 1.5 times the predominant mature canopy tree height or 10 metres, whichever is greater.
- (ii) Include on-site water storage of not less than 5,000 litres, with a 50mm male camlock fire brigade fitting where necessary, to be provided at the same time the dwelling is constructed.

3.9.2 A Bushfire Hazard Management Plan for the development must be prepared by a suitably qualified person/s. The Bushfire Hazard Management Plan must demonstrate compliance with the relevant performance outcomes of the Mareeba Shire Council Planning Scheme 2016 Bushfire Hazard Overlay Code.

The development must comply with the requirements of the Bushfire Hazard Management Plan at all times.

4. Infrastructure Services and Standards

4.1 Access

An access crossover must be constructed (from the edge of the road pavement of Short Road to the property boundary of each proposed lot in accordance with the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

4.2 Stormwater Drainage

- (a) The applicant/developer must take all necessary steps to ensure a non-worsening effect on surrounding land as a consequence of the development.
- (b) All stormwater drainage collected from the site must be discharged to an approved legal point of discharge.

4.3 Water Supply

At the time of construction of a dwelling on any of the proposed lots, a water supply for the dwelling must be provided via:

- (a) a bore or bores are provided in accordance with the Design Guidelines set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; or
- (b) on-site water storage tank/s:
 - (i) with a minimum capacity of 90,000L; and
 - (ii) which are installed and connected prior to the occupation of the dwelling.

4.4 Wastewater Disposal

At the time of construction of a future dwelling or outbuilding on any of the proposed lots, any associated on-site effluent disposal system must be constructed in compliance with the latest version On-Site Domestic Wastewater Management Standard (ASNZ1547) to the satisfaction of the Council's delegated officer.

(D) ASSESSMENT MANAGER'S ADVICE

- (a) An Adopted Infrastructure Charges Notice has been issued with respect to the approved development. The Adopted Infrastructure Charges Notice details the type of infrastructure charge/s, the amount of the charge/s and when the charge/s are payable.
- (b) The Adopted Infrastructure Charges Notice does not include all charges or payments that are payable with respect to the approved development. A number of other charges or payments may be payable as conditions of approval. The applicable fee is set out in Council's Fees & Charges Schedule for each respective financial year.

(c) Endorsement Fees

Council charges a fee for the endorsement of a Survey Plan, Community Management Statements, easement documents, and covenants. The fee is set out in Council's Fees & Charges Schedule applicable for each respective financial year.

(d) Compliance with applicable codes/policies

The development must be carried out to ensure compliance with the provisions of Council's Local Laws, Planning Scheme Policies, Planning Scheme and Planning Scheme Codes to the extent they have not been varied by a condition of this approval.

(e) Notation on Rates Record

A notation will be placed on Council's Rate record with respect to each lot regarding the following conditions:

- conditions regarding bushfire management

(f) Environmental Protection and Biodiversity Conservation Act 1999

The applicant is advised that referral may be required under the *Environmental Protection and Biodiversity Conservation Act 1999* if the proposed activities are likely to have a significant impact on a matter of national environmental significance. Further information on these matters can be obtained from www.dcceew.gov.au.

(g) Cultural Heritage

In carrying out the activity the applicant must take all reasonable and practicable measures to ensure that no harm is done to Aboriginal cultural heritage (the "cultural heritage duty of care"). The applicant will comply with the cultural heritage duty of care if the applicant acts in accordance with gazetted cultural heritage duty of care guidelines. An assessment of the proposed activity against the duty of care guidelines will determine whether or to what extent Aboriginal cultural heritage may be harmed by the activity. Further information on cultural heritage, together with a copy of the duty of care guidelines and cultural heritage search forms, may be obtained from www.dsdsatsip.qld.gov.au.

(h) Electric Ants

Electric ants are designated as restricted biosecurity matter under the *Biosecurity Act 2014*.

Certain restrictions and obligations are placed on persons dealing with electric ant carriers within the electric ant restricted zone. Movement restrictions apply in accordance with Sections 74–77 of the *Biosecurity Regulation 2016*. Penalties may be imposed on movement of electric ant carriers and electric ants in contravention of the legislated restrictions. It is the responsibility of the applicant to check if the nominated property lies within a restricted zone.

All persons within and outside the electric ant biosecurity zone have an obligation (a **general biosecurity obligation**) to manage biosecurity risks and threats that are under their control, they know about, or they are expected to know about. Penalties may apply for failure to comply with a general biosecurity obligation.

For more information please visit the electric ant website at [Electric ants in Queensland | Business Queensland](#) or contact Biosecurity Queensland 13 25 23.

(E) RELEVANT PERIOD

When approval lapses if development not started (s.85)

- Reconfiguring a Lot – four (4) years (starting the day the approval takes effect);

(F) OTHER NECESSARY DEVELOPMENT PERMITS AND/OR COMPLIANCE PERMITS

- Nil

(G) OTHER APPROVALS REQUIRED FROM COUNCIL

- Access approval arising from condition number 4.1 (Please contact Planning Section to obtain application form and applicable fee)

2. That an Adopted Infrastructure Charges Notice be issued for the following infrastructure charge/s for:

Development Type	Rate	Measure	Charge	Credit Detail	Balance
	\$ per Lot <small>(40% reduction of standard charge for no town water/sewer)</small>	Lots		Lots	
Rural	\$13,478.40	3 Lots	\$40,435.20	1 lot	\$26,956.80
TOTAL CURRENT AMOUNT OF CHARGE					\$26,956.80

THE SITE

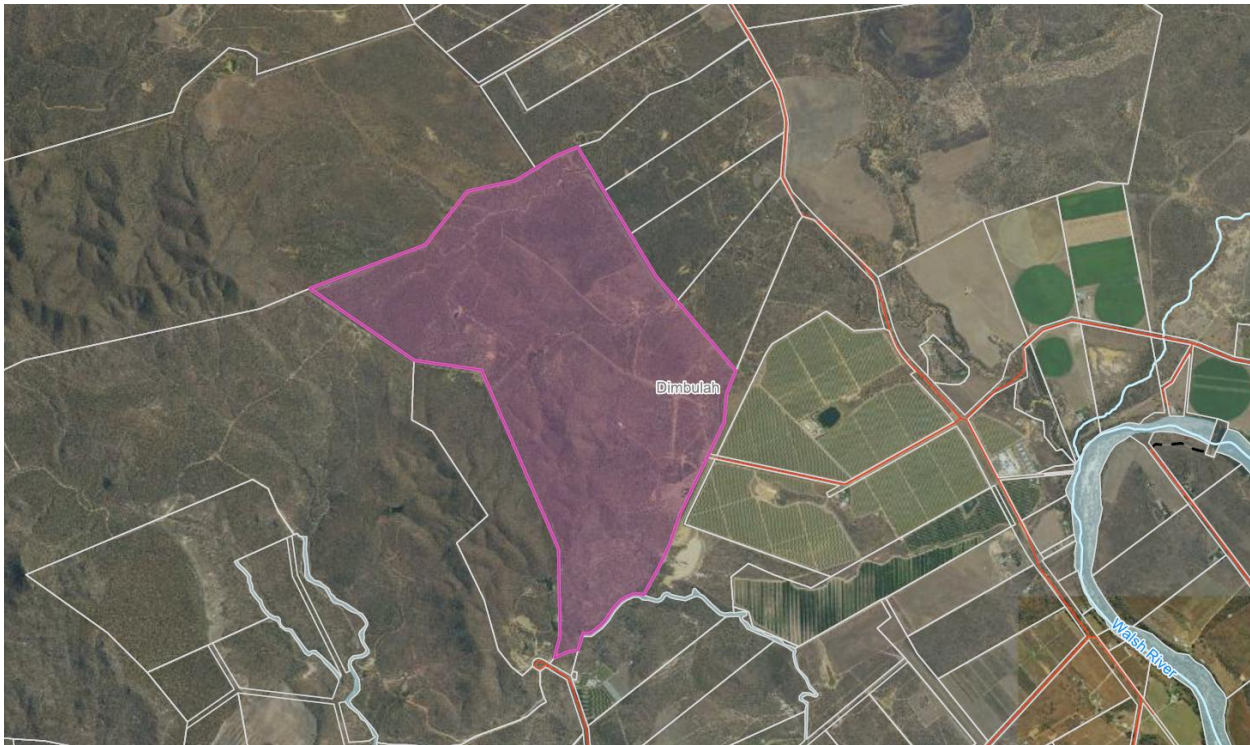
The subject site is described as Lot 5 on SP114410, having an area of 544.5 hectares and a frontage of approximately 31 metres to Short Road.

Short Road is constructed to rural road (gravel) standard for its entire frontage with the subject site.

The site has an undulating topography, with numerous drainage lines throughout. The majority of the site remains covered with native vegetation.

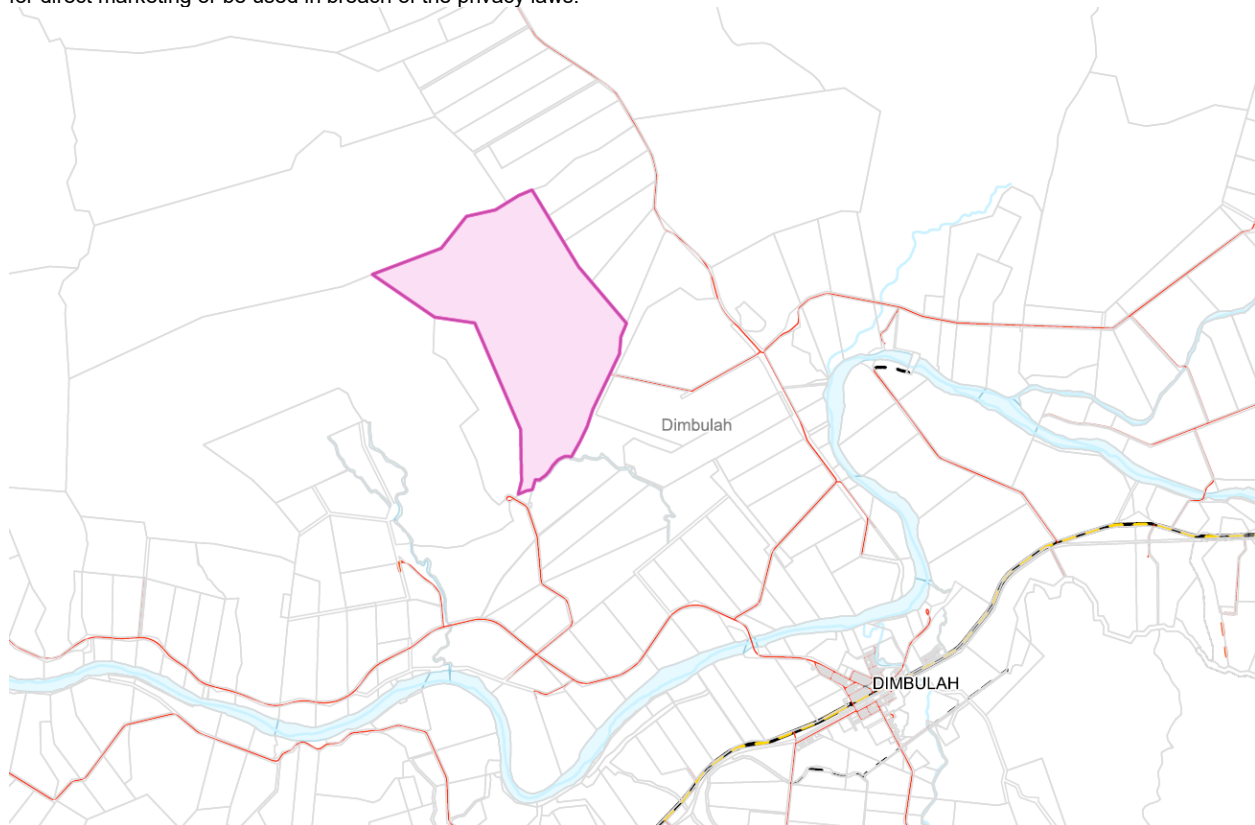
The site is used for grazing purposes and contains a dwelling house, farm sheds and tourist cabin. Extensive grazing infrastructure is scattered throughout the site, including multiple stock dams.

Surrounding properties are used for various rural purposes including agriculture, horticulture and grazing.



Map Disclaimer:

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BACKGROUND AND CONTEXT

Nil

PREVIOUS APPLICATIONS & APPROVALS

Nil

DESCRIPTION OF PROPOSED DEVELOPMENT

The development application seeks a Development Permit for Reconfiguring a Lot – Subdivision (1 into 3 Lots) in accordance with the plans shown in **Attachment 1**.

The proposed lots are as follows:

- Lot 1 - area of 301 hectares, frontage of 10.29 metres to Short Road;
- Lot 2 - area of 180.92 hectares, frontage of 10.29 metres to Short Road; and
- Lot 3 - area of 62.58 hectares, frontage of 10.29 metres to Short Road.

All proposed lots will be accessed off Short Road via individual crossovers.

REGIONAL PLAN DESIGNATION

Far North Queensland Regional Plan and Infrastructure Plan 2026	
Potential Agricultural Expansion Area	No
Priority Agricultural Area	No
Priority Agricultural Area – Extractive Resources Precinct	No
Regional Biodiversity Corridor	No
Regional Land Use Category	Regional Landscape and Rural Production Area
Strategic Environmental Area	No
Wet Tropics WHA	No

PLANNING SCHEME DESIGNATIONS

Strategic Framework:	Land Use Categories <ul style="list-style-type: none"> • <i>Rural Agricultural Area</i> • <i>Rural Other</i>
Zone:	Rural Zone

Overlays:	Agricultural Land Overlay Airport Environs Overlay Bushfire Hazard Overlay Environmental Significance Overlay Hill and Slope Overlay Transport Infrastructure Overlay
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RELEVANT PLANNING INSTRUMENTS

Assessment of the proposed development against the relevant planning instruments is summarised as follows:

(a) Far North Queensland Regional Plan and Infrastructure Plan 2026

The Far North Queensland Regional Plan and Infrastructure Plan 2026 commenced in May 2026 and is not adequately addressed within the current Planning Scheme. The Themes, Policy outcomes and Strategies contained within the new Regional Plan relevant to the proposed development are as follows:

Theme 2 – Thriving economy

Policy Outcome 4 – Rural economies

Support emerging industries and technologies, directly associated with rural and agricultural lands, that enhance rural prosperity.

Strategies

4.1 Promote rural economies by:

- a. *recognising and protecting Priority Agricultural Land Uses (PALUs) as the primary land use in PAAs, supporting agricultural diversification and growth, agricultural value-adding opportunities and allied industries in rural land within the RLRPA, including cleared areas within PAAs (Map 7)*
- b. *ensuring prime agricultural land is maintained to sustain the region and provide for its future food and fibre security*
- c. *avoiding non-agricultural uses in PAAs, except for:*
 - (1) *compatible infrastructure purposes, or*
 - (2) *rehabilitation purposes where located on marginal or unsuitable land and the rehabilitation purposes do not adversely impact the productive agricultural capacity of the PAA. Rehabilitation purposes must be ancillary to and complement agricultural land uses, while enhancing and value-adding existing agricultural capacity*
- d. *protecting key resource areas, mining and extractive industries, and associated processing operations from conflicting land uses and supporting with appropriate infrastructure (Map 14).*

4.2 *PAA Extractive Resources Precincts are protected from encroachment by sensitive and incompatible uses.*

4.3 *Despite policy 4.1.c, sand extraction in the PAA Extractive Resources Precinct is supported where:*

- a. *extraction is compatible with existing and neighbouring agricultural production*

- b. *extraction areas are returned to a condition suitable for agricultural production for PALUs, or where that is not possible, extraction voids are returned to viable, value-adding uses that support rural economies.*
- 4.4 *Support rural economic diversification by enabling land use outcomes that accommodate diverse economic activities (such as agribusiness, agritourism, critical minerals, ecotourism, ecosystem services, outdoor recreation and rural industries) where these activities maintain a direct connection to the rural, natural or resource value of the surrounding area.*
- 4.5 *Investigate potential agricultural precincts in PAEAs across the region, balancing the need for food production with protection of WHAs and other environment values; impacts on natural resources (such as water and minerals); and the need for housing and infrastructure to support communities.*

Comment

The proposed development does not compromise the rural economy.

Theme 3 – Ecotourism and biodiversity

Policy Outcome 3 – Regional landscapes and biodiversity

The environmental, cultural, social and economic features that comprise the region's unique tropical and rural landscapes are identified and supported through land use outcomes that:

- *Promote long-term land management; and*
- *Maintain landscape character,*

while planning across the region is informed by regional biodiversity to:

- *Improve ecological functioning; and*
- *Reflect the intrinsic environmental values that underpin the region's social and economic assets.*

Strategies

- 3.1 *Identify the region's natural values, natural resources, cultural heritage, and outdoor recreation values in land use planning.*
- 3.2 *Maintain the integrity of the region's regional landscapes including inter-urban breaks, scenic amenity and coastal hillslopes.*
- 3.3 *Enable opportunities for primary production, renewable energy, ecosystem services, outdoor recreation and tourism in the RLRPA that are appropriately located and compatible with long-term sustainable land management practices.*
- 3.4 *Prevent further fragmentation of the RLRPA to protect economically viable agricultural and rural land uses, and/or the regional biodiversity network. Unless a minimum lot size for the land is otherwise stated in a local government planning scheme, reconfiguring a lot within the RLRPA should not occur if it creates lots smaller than 60 hectares, unless one of the following exceptions applies:*
- a. *it is a boundary realignment that does not create additional lots, it does not result in additional rural lifestyle or rural residential purpose lots, it improves agricultural efficiency, it facilitates conservation outcomes or it resolves boundary encroachments; or*
 - b. *it creates one additional lot solely for infrastructure purposes; or*
 - c. *it is part of a local government planning scheme amendment that is consistent with the RLA principles in Chapter 3.*

- 3.5 *Protect the ecological values, landscape character and scenic amenity of the hillslopes including within the Cassowary Coast Regional Council, Douglas Shire Council, Wujal Wujal Aboriginal Shire Council and Yarrabah Shire Council areas.*
- 3.6 *Planning and decision making considers the regional biodiversity network (Map 16 and Table 6) to:*
- a. *improve ecological processes and biodiversity conservation outcomes*
 - b. *Identify opportunities for revegetation*
 - c. *increase resilience of natural habitats*
 - d. *avoid natural habitat fragmentation and support ecological connectivity.*
- 3.7 *Opportunities are facilitated to revegetate the SRAs shown on Map 16 to strengthen corridor connectivity and build natural landscape adaptation.*
- 3.8 *Development in the Wet Tropics WHA, and areas directly adjoining or ecologically connected to the Wet Tropics WHA, does not cause adverse impacts on scenic amenity, regional biodiversity corridors and SRAs.*
- 3.9 *High risk biosecurity sites (such as waste management facilities, areas cleared of native vegetation and areas undergoing development) are planned for in a way that manages the risks of pests and diseases.*
- 3.10 *The area depicted as 'Wet Tropics WHA – Special Management Area' on Map 16 is recognised as an area of high scenic amenity for the purposes of State Code 23: Wind farm development. In this area, development for wind farms is assessed against the scenic amenity performance outcomes of State Code 23.*

Comment

In accordance with 3.4, all proposed lots will exceed 60 hectares in area.

(b) State Planning Policy

Separate assessment against the State Planning Policy (SPP) is not required because the Mareeba Shire Council Planning Scheme appropriately integrates all relevant aspects of the SPP.

(c) Mareeba Shire Council Planning Scheme 2016

Relevant Development Codes

The following Development Codes are considered to be applicable to the assessment of the application:

- 6.2.9 Rural zone code
- 8.2.1 Agricultural land overlay code
- 8.2.2 Airport environs overlay code
- 8.2.3 Bushfire hazard overlay code
- 8.2.4 Environmental significance overlay code
- 8.2.8 Hill and slope overlay code
- 9.4.2 Landscaping code
- 9.4.3 Parking and access code
- 9.4.4 Reconfiguring a lot code
- 9.4.5 Works, services and infrastructure code

The application did not include a planning report and assessment against the planning scheme. An officer assessment has found that the application satisfies the relevant acceptable outcomes

(or performance outcome where no acceptable outcome applies) of the relevant codes set out below, provided reasonable and relevant conditions are attached to any approval.

Relevant Codes	Comments
Rural zone code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Agricultural land overlay code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Airport environs overlay code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Bushfire hazard overlay code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Environmental significance overlay code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Hill and slope overlay code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Landscaping code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Parking and access code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Reconfiguring a lot code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Works, services and infrastructure code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.

(e) Planning Scheme Policies/Infrastructure Charges Plan

The following planning scheme policies are relevant to the application:

Planning Scheme Policy 4 - FNQROC Regional Development Manual

A condition will be attached to any approval requiring all development works be designed and constructed in accordance with FNQROC Development Manual standards.

(f) Adopted Infrastructure Charges Notice

In accordance with Council's Adopted Infrastructure Charges Resolution (No. 1) 2025, a standard charge of \$22,464.00 applies to each additional allotment created, where serviced by the following five (5) trunk infrastructure networks:

- Transport network (roads);
- Public parks and land for community facilities network;
- Water supply network;
- Sewerage network; and
- Stormwater network

Part 4.1(d) of Council's Adopted Infrastructure Charges Resolution (No. 1) 2025, a 40% discount will be applied to development charges where no connection to Council's reticulated water and sewer network exists.

\$22,464.00 - 40% = \$13,478.40 per additional allotment.

The application proposes the creation of 2 additional lots; therefore, the applicable charge is **\$26,956.80**.

REFERRAL AGENCY

This application did not trigger referral to a Referral Agency.

Internal Consultation

Not applicable.

PLANNING DISCUSSION

Nil

Date Prepared: *27 May 2026*

DECISION BY DELEGATE

DECISION

Having considered the Supervisor Planning & Building's report detailed above, I approve, as a delegate of Council, the application subject to the conditions listed in the report.

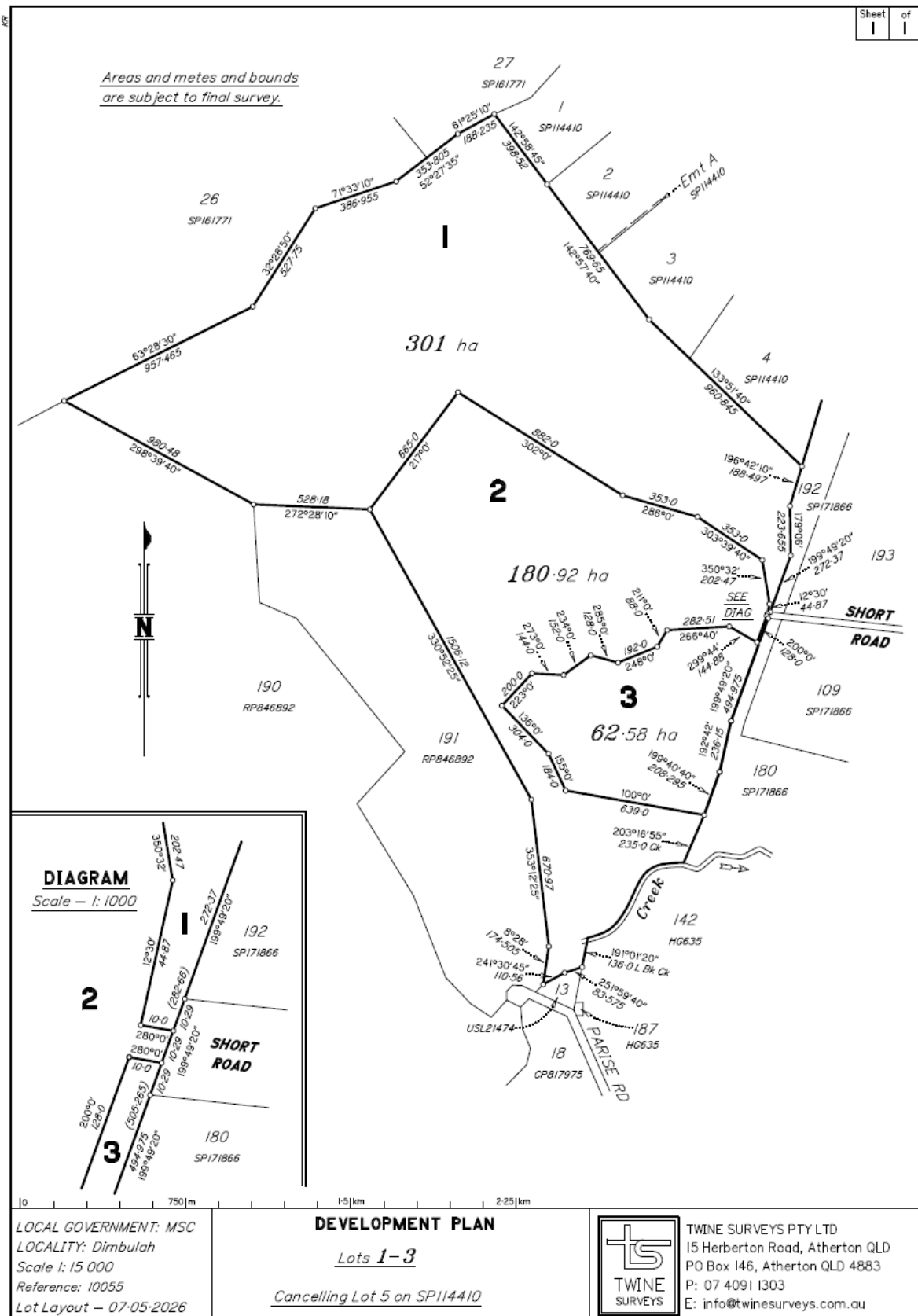
Dated the 27th day of May 2026



BRIAN MILLARD
COORDINATOR PLANNING & BUILDING

MAREEBA SHIRE
AS A DELEGATE OF THE COUNCIL

PROPOSED PLANS



Development Plan - 3 Lots

Cancelling Lot 5 on SP114410

17°5'20"5145"249"E

17°5'20"5145"57"E



177°37'5145"249"E

177°37'5145"57"E

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Queensland Government

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