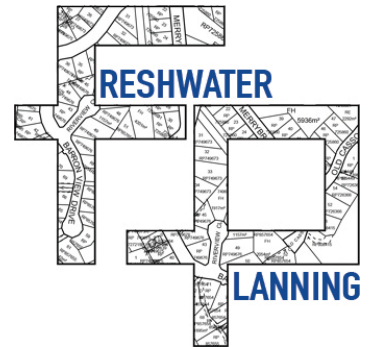


Your Ref:
Our Ref: F26/15

04 June, 2026

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



Attention: Planning and Building Department

Dear Sir,

**RE: APPLICATION FOR RECONFIGURING A LOT – 1 LOT INTO 2 LOTS
LOT 10 ON SP198000, 294 HASTIE ROAD, MAREEBA.**

This application is for a Reconfiguring a Lot – 1 Lot into 2 Lots over land described as Lot 10 on SP198000, situated at 294 Hastie Road, Mareeba is submitted on behalf of M.J. & K.M. Hastie.

The application comprises of Application Forms, 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 once an Invoice is provided.

The Site

The subject land is described as Lot 10 on SP198000, Locality of Mareeba and situated 294 Hastie Road, Mareeba. The site is owned by MAXWELL JAMES HASTIE, KATHLEEN MARY HASTIE who is also the applicants for the proposed Reconfiguration. The site is FreeHold, irregular in shape, has an area of 42.6987 hectares, contains frontage to Hastie and Unnamed Roads, encompasses Dwelling Houses and associated structures, and Horse Agistments. The site adjoins a watercourse to the west, being the Barron River. The site is access from the existing Road Network, being Hastie Road, and is provided with all available and necessary services.

In relation to the current State Governmental Mapping the site is Mapped as containing Remnant 'least of concern' Vegetation and Regrowth Vegetation. The site is not Mapped as containing Essential Habitat nor a Referable Wetland or Wetland Protection Area. The site is not located within 25 metres of a State Controlled Road nor within 25 metres of a Railway Corridor.

Referral Agencies

The site is Mapped as containing Remnant Vegetation that is 'least of concern' and Essential Habitat. However, while the site is greater than 5.0 hectares, the proposed Reconfiguration does not trigger Referral as recent advice from the Department has noted that Emerging Communities is considered to be a future Urban Use (Urban Zone for an Urban Purpose within an Urban Area) and therefore does not trigger Referral for Vegetation Concerns. It is considered that the Development Application **does not** require Referral to the Department of State Development, Infrastructure and Planning for Vegetation Purposes.

The Proposed Development

The proposed development is for a Reconfiguring a Lot – 1 Lot into 2 Lots in the Emerging Community Zone of the Mareeba Shire Planning Scheme. The site is located at 294 Hastie Road, Mareeba and is more particularly described as Lot 10 on SP198000. The site is irregular in shape, has an area of 42.6987 hectares, and contains Dwelling Houses and associated structures, and Horse Agistments. The site abuts a watercourse to the west, being the Barron River. The site contains the provision of Major Electricity Infrastructure through the site with no change to the existing Electricity Infrastructure envisaged with the proposal.

A Development Permit for a Reconfiguration of 1 Lot into 2 Lots is sought to subdivide Lot 10 on SP198000 excising a parcel adjoining the Low Density Residential Zoned Allotments fronting Hastie Road creating an additional Residential Allotment. The site is designated in the Emerging Community Zone of the Mareeba Shire Planning Scheme. No change to the Emerging Community Zone is proposed with the Reconfiguration as it provides for Uses similar to that existing and directly south/southeast of the site (Hastie Road/Bundanoon Court). The proposed Reconfiguration will create an additional Residential Allotment for a Family member. The proposal will provide an additional Allotment while protecting the future developable outcome for the balance of the site and Emerging Communities Zone while maintaining the existing amenities and aesthetics of the site and the immediate surrounding area.

The Reconfiguring a Lot proposes two (2) Allotments described as proposed Lots 11 and 12. The proposed areas of the allotments are:

Proposed Lot 11	42.7972 hectares
Proposed Lot 12	9,015 m ²

The site is connected to all available services and necessary services with the proposed new Allotments able to be connected to all available services and necessary services at the time of construction of any Dwelling House (proposed Lot 11). The site gains access from the existing Road Network, being Hastie Road with no change to the existing accesses envisaged. Proposed Lot 11 is designed as a Rear Access Allotment comprising of a handle of 15 metres in width. Each allotment contains an appropriate frontage to the existing Road Network and is provided with the safe provision of appropriate access. As demonstrated in the images below, whilst proposed Lot 11 contains the existing gully feature, appropriate internal access already exists.



The site is designated as containing areas of Extreme, High, Significant and Low Flood Hazard within the General Extent of Modelled Flood Levels as demonstrated on the Flood Hazard Overlay Mapping. The Flood Mapping demonstrates that the site is constrained by the Flood Hazard Overlay along the rear and western and eastern boundaries of the site. The proposed new Residential Allotment contains a significant area of land outside of any Mapped Flood Hazard. The Flood Hazard Mapping does not constrain this or any future development within the Emerging Communities Zone. It is considered that the Flood Hazard Mapping doesn't affect the proposed Subdivision with each proposed allotment provided with an existing dwellings and/or appropriate Flood Immunity.

Proposed Lot 11 does not meet the minimum area requirements of the Mareeba Shire Planning Scheme's Reconfiguring a Lot Code for land Zoned within the Emerging Community. However, it is not considered that the proposed Subdivision will be detrimental to the adjacent sites or adversely impact on the surrounding area. It is noted that the resultant configuration excises a parcel along the southern boundary adjoining Low Density Residential Allotments whilst creating a more appropriate layout for future development while protecting the balance of the site for future development. It is considered that the Purposes and Performance Outcomes of the Emerging Community Zone and the Reconfiguring a Lot Code can be met in this instance.

The site is located in the Emerging Community Zone of the Mareeba Shire Planning Scheme. The proposed Reconfiguring a Lot is an Impact Assessable Use within this Zone. The application is Impact Assessable.

Far North Queensland Regional Plan 2009-2031

Lot 10 on SP198000 is identified as being in the Urban Footprint designation of the FNQ Regional Plan Mapping.

The proposal is considered to be a re-subdivision (infill/re-development) of an existing site, the Reconfiguration is within the Urban Footprint and results in the creation of greater densities without affecting the existing natural environment.

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. The proposal is not in conflict with the Emerging Communities Zone of the Mareeba Shire Planning Scheme, nor does it adversely affect the existing nature or character of the immediate area.

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

Strategic Framework

The site is located in the Urban Expansion Area of the Strategic Framework Mapping within the Mareeba Shire Council's Planning Scheme. The Strategic Outcomes of the Settlement Pattern and Built Environment provide that *Residential areas and urban expansion areas support strategically located and logically sequenced residential development, maximising the efficient utilisation of new and existing infrastructure, particularly active and public transport. Residential development, including infill housing in designated areas, is focussed in Mareeba and the Kuranda district. A diversity of housing choices is developed within proximity to services and activity centres while protecting the character of the shire.* The proposal provides for an additional Residential Allotment adjoining and adjacent to the Low Density Residential Zoned Allotments along Hastie Road. The proposal is considered to conform to the Strategic Outcomes of the Settlement Pattern and Built Environment.

The Mareeba Shire Regional Council's Planning Scheme Strategic Framework nominates the following for land associated as Urban Expansion Area:

3.3.8 Element—Urban expansion areas

3.3.8.1 Specific outcomes

Urban expansion areas and investigation areas are anticipated to provide for development beyond the life of the planning scheme and are preserved for this purpose, with interim development not compromising future residential development.

Well-serviced and designed greenfield residential development occurs in urban expansion areas of Mareeba and Kuranda only where it is planned, logically sequenced and can be efficiently serviced.

Urban expansion areas in Mareeba provide a range of housing options and aim for density targets of twelve dwellings per hectare by 2031.

The proposal is for the excise of a 9,015 m² Residential Allotment from the 42.6987 hectare Urban Expansion Area property. The proposal provides for a similar serviced Residential Allotment within the Hastie Road Area, in particular similar to the adjoining and adjacent Low Density Residential Zone Area to the south of the site, ensuring to protect the property for future Urban Expansion. The proposed Balance Allotment will be available for future development for Residential Urban Expansion when additional appropriate servicing is delivered.

The proposal is for the Subdivision creating an Urban/Residential Allotment of 9,015 m² and results in greater residential densities than existing. The site results in the provision of the large Balance Allotment containing the ability for further/future development achieving even greater densities. It is considered that the Reconfiguration and the site's ability for future development can ensure that the site can achieve a density target of greater than twelve (12) dwellings per hectare.

The proposal is to protect the site and the surrounding Urban Expansion Area by the undertaking of the proposed Reconfiguration. The Subdivision has been meticulously designed to ensure the provision of a single Urban/Residential allotment without affecting the ability for the further/future development of and protecting the Balance of the site with this Subdivision. It is considered that this interim development ensures to protect the site and Urban Expansion Area allowing the ability for future Residential Urban Expansion.

It is not considered that the proposed Reconfiguration is in conflict with the Strategic Framework's Urban Expansion Area, instead providing the ability for an additional Urban/Residential Allotment adjacent/adjoining the Low density Residential Area of Hastie Road. The proposal allows for the ability of future Residential Urban Expansion achieving greater density targets for appropriately serviced allotments similar to those within Mareeba's immediately surrounding Low Density Residential Zone.

Emerging Communities Zone Code

The site is designated in the Emerging Community Zone of the Mareeba Shire Planning Scheme. The proposed development is considered to generally comply with the Code achieving the Acceptable Outcomes and where not able to be met, or are available, meet the Performance Outcomes of the Code. The proposed development is considered appropriate and not in conflict with the Emerging Community Zone Code as it provides for an additional Urban/Residential Allotment similar to the adjoining and adjacent Low Density Residential Zone of Hastie Road. The proposal will not affect the Balance of the Site for future Urban Uses similar to those within the immediate vicinity and surrounding environs.

Performance outcomes	Acceptable outcomes	Comments
For self-assessable and assessable development		
Height		
PO1 Building height takes into consideration and respects the following: (a) the height of existing buildings on adjoining premises; (b) the development potential, with respect to height, on adjoining premises;	AO1.1 Development, except where involving industrial activities, has a maximum building height of: (a) 8.5 metres; and (b) 2 storeys above ground level.	Not Applicable. No buildings proposed with the Reconfiguration.
	AO1.2	Not Applicable.

Performance outcomes	Acceptable outcomes	Comments
<p>PO6 Development involving urban purposes provides:</p> <p>(a) residential areas with a mix of lot sizes to allow for housing mix; and</p> <p>(b) industrial areas with a mix of industrial uses.</p>	<p>AO6 No acceptable outcome provided.</p>	<p>The proposal is for an Urban Use being a Reconfiguring a Lot excising a Residential Allotment adjoining the Low Density Residential Zone of Haste Road and creating a large allotment with the ability to be further development outside the life of the Planning Scheme.</p>
Structure planning		
<p>PO7 Development occurs as outlined in a Structure Plan that:</p> <p>(a) is prepared in accordance with Planning Scheme Policy 8 Structure Planning;</p> <p>(b) takes into consideration land use need and the type, scale, density of proposed urban development;</p> <p>(c) includes a road network that:</p> <p>(i) is logically designed;</p> <p>(ii) can be delivered sequentially;</p> <p>(iii) includes an urban morphology that is consistent with the surrounding area;</p> <p>(iv) provides pedestrian links to centres and open space;</p> <p>(d) locates any non-residential development:</p> <p>(i) on major roads;</p> <p>(ii) where not introducing non-residential traffic to residential streets; and</p> <p>(iii) to provide the day to day needs of the immediate residential community;</p> <p>(e) scales any non-residential development to:</p> <p>(i) be consistent with the scale of surrounding residential development;</p> <p>(ii) not undermine the viability of nearby centres or the centres network; and</p> <p>(iii) not unduly detract from the amenity of nearby residences.</p>	<p>AO7 No acceptable outcome provided.</p>	<p>The proposed development is considered appropriate and acceptable as nominated in the abovementioned Strategic Framework section.</p>
Building design		
<p>PO8 Development assists in the establishment of a consistent built character in the Emerging community zone, having regard to:</p> <p>(a) roof form and pitch;</p> <p>(b) eaves and awnings;</p> <p>(c) building materials, colours and textures; and</p> <p>(d) window and door size and location.</p>	<p>AO8 No acceptable outcome is provided.</p>	<p>Not Applicable. No buildings proposed with the Reconfiguration.</p>
Amenity		
<p>PO9 Development must not detract from the amenity of the local area, having regard to:</p> <p>(a) noise;</p> <p>(b) hours of operation;</p>	<p>AO9 No acceptable outcome is provided.</p>	<p>The proposed development is for a Reconfiguration. The proposal has been designed and configured appropriately ensuring that the proposal does not</p>

Performance outcomes	Acceptable outcomes	Comments
(c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.		significantly detract from the amenity of the local area.
PO10 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	AO10 No acceptable outcome is provided.	The proposed development is for a Reconfiguration. The proposal has been designed and configured appropriately ensuring that the proposal does not significantly detract from the amenity of the local area. The proposal is considered to take into account the existing environmental impacts and is considered not to significantly affect these impacts.

Bushfire Hazard Overlay Code

The site is Mapped as containing areas of Potential Impact Buffer (100 metres) and Medium and High Bushfire Hazard over the site, in particularly within the vegetated areas along and within the site. The proposal is for the Reconfiguration to subdivide Lot 10 on SP198000 creating an additional Residential Allotment adjoining the Low Density Residential Zone of Hastie Road. The existing Balance Allotment (proposed Lot 12) contains existing Dwellings and structures with no change to these proposed. Proposed Lot 11 is vacant and contains an area of 9,015 m² with a very minor area of Medium Bushfire Hazard Mapped on this allotment. Proposed Lot 11 contains significant and sufficient area not Mapped as containing a Bushfire Intensity, other than the Potential Impact Buffer that the site comprises of.

No change to the existing Dwellings and Structures and Bushfire Hazard is envisaged with the proposal. The proponents will ensure that maintenance and upkeep of the site will be maintained to ensure no build-up of hazardous materials and that existing or proposed firebreaks are maintained. It is not considered that the proposal will affect the Bushfire Hazard of the site as the site will ensure to remove any piling of fuel loads, contains existing firebreaks and is provided with appropriate water sources. Any appropriate water source will contain sufficient storage of water for Firefighting Supply and will be provided with the appropriate connections where required.

Flood Hazard Overlay Code

The site is designated as containing areas of Extreme, High, Significant and Low Flood Hazard within the General Extent of Modelled Flood Levels as demonstrated on the Flood Hazard Overlay Mapping. The Flood Mapping demonstrates that the site is constrained by the Flood Hazard Overlay along the rear and western and eastern boundaries of the site. The proposed new Residential Allotment contains a significant area of land outside of any Mapped Flood Hazard. The Flood Hazard Mapping does not constrain this or any future development within the Emerging Communities Zone. It is considered that the Flood Hazard Mapping doesn't affect the proposed Subdivision with each proposed allotment provided with an existing dwellings and/or appropriate Flood Immunity.

Environment Significance Overlay Code

The site is Mapped as containing a Waterway, Waterway Buffer and Regulated Vegetation on the Environment Significance Map. No buildings or structures are proposed with the Reconfiguration and therefore no additional stormwater drainage or wastewater drainage will be discharged into the Mapped Waterway. The Mapped

Regulated Vegetation is sporadically provided towards the watercourse to the rear of the site. No removal of the Mapped Regulated Vegetation is envisaged with the Reconfiguration. It is considered that the proposed development is not in conflict with the purpose of the Environment Significance Overlay Code and is acceptable.

Hill and Slope Overlay Code

The site is Mapped as containing areas of Slope Hazard 15% or greater within the Hills and Slope Hazard Overlay Mapping. The Slope Mapping is generally provided within the vegetated gullies provided throughout the site. The proposal is for a Reconfiguration resulting in an additional Residential Allotment with no new buildings or structures proposed. No clearing is proposed and if any works are proposed over land greater than 15%, a Geotechnical Report can be provided. It is considered that the Hills and Slope Overlay Code is Not Applicable to the proposed Reconfiguration.

Landscaping Code

The proposal is for a Reconfiguration of 1 Lot into 2 Lots in the Emerging Community Zone of the Mareeba Shire Planning Scheme. It is not considered that the Landscaping Code is applicable.

Parking and Access Code

The proposal is for a Reconfiguration of 1 Lot into 2 Lots in the Emerging Community Zone of the Mareeba Shire Planning Scheme. It is not considered that the Parking and Access Code is applicable as no new dwellings are proposed with the development. Each allotment contains an appropriate frontage to the existing Road Network and is provided with the safe provision of appropriate access. No change to the existing accesses is envisaged and the proposal is not considered to detrimentally affect the existing Road Network.

Reconfiguring a Lot Code

The proposal is for a Reconfiguring a Lot – 1 Lot into 2 Lots in the Emerging Community Zone of the Mareeba Shire Planning Scheme. The purpose of the application is sought to subdivide Lot 10 on SP198000 creating an additional Residential Allotment whilst ensuring that future development potential remains. No change to the Emerging Community Zone is proposed with the Reconfiguration as it provides for Uses similar to that existing and directly north of the site along Hastie Road. The proposal will provide an additional Residential Allotment without affecting the Balance of the site and the developable potential for the existing Emerging Communities Zone. The proposal will maintain the existing amenities and aesthetics of the site and the immediate surrounding 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 Planning Scheme.

The Reconfiguring a Lot proposes two (2) Allotments described as proposed Lots 11 and 12. The proposed areas of the allotments are:

Proposed Lot 11	42.7972 hectares
Proposed Lot 12	9,015 m ²

The minimum size within the Emerging Community Zone Allotment is 10.0 hectares with the proposal providing Allotments of 9,015 m² and 42.7972 hectares. The site gains access from the existing Road Network, being Hastie Road with no change to the existing accesses envisaged. Proposed Lot 11 is designed as a Rear Access Allotment comprising of a handle of 15 metres in width. Each allotment contains an appropriate frontage to the existing Road Network and is provided with the safe provision of appropriate access. The site is connected to all available services and necessary services with the proposed new Allotments able to be connected to all available services and necessary services as well.

It is considered that the proposed Reconfiguration has been designed to enhance public safety while seeking to prevent opportunities for crime via the use of appropriate and acceptable sightlines, pedestrian movement networks, etc. It is not considered that the proposed Reconfiguration is in conflict with Table 9.4.4.3B.

Proposed Lot 11 does not meet the minimum area requirements of the Mareeba Shire Planning Scheme's Reconfiguring a Lot Code for land Zoned within the Emerging Community. However, it is not considered that the proposed Subdivision will be detrimental to the adjacent sites or adversely impact on the surrounding area. It is noted that the resultant configuration excises a parcel along the southern boundary adjoining Low Density Residential Zoned Allotments whilst protecting the balance of the site for future development. It is considered that the Performance Outcomes of the Reconfiguring a Lot Code can be met in this instance.

Works, Services and Infrastructure Code

The proposal is for a Reconfiguration of 1 Lot into 2 Lots in the Emerging Community Zone of the Mareeba Shire Planning Scheme. Proposed Lot 12 will retain the existing Dwellings and associated structures. Each proposed allotments are/can be connected to all available and necessary services, as existing, and will be provided with an appropriate level of Stormwater disposal. 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 Reconfiguration of one (1) Lot into two (2) Allotments over land described as Lot 10 on SP198000 is appropriate. In particular, the proposed development:

- ✚ Is not in conflict with the Strategic Framework's Urban Expansion Area as the layout and configuration will ensure that future development can occur over the land while ensuring that the natural features are protected;
- ✚ No change to the existing nature or character of the area is envisaged, and the Subdivision will ensure that the new allotments will remain to be used for Emerging Communities (Urban) Uses;
- ✚ Can meet the Performance Outcomes and the Intent of the Reconfiguring a Lot Code for land included in the Emerging Community Zone of the Mareeba Shire Planning Scheme;
- ✚ Can meet the Intent and Objectives and Intent for the Emerging Community Zone Code;
- ✚ Is not in conflict with the Mapped Overlays;
- ✚ Meets the Objectives of the Land Use Policies and is not in conflict with the Intent in relation to Reconfiguration within the Urban Footprint Designation of the FNQ Regional Plan 2009-2031; and
- ✚ Creates an additional Urban/Residential Allotment, located within the Mareeba Township, without affecting the ability for the further/future development of and protecting the Balance of the site with this Subdivision. It is considered that this interim development ensures to protect the site and Urban Expansion Area allowing the ability for future Residential Urban Expansion.

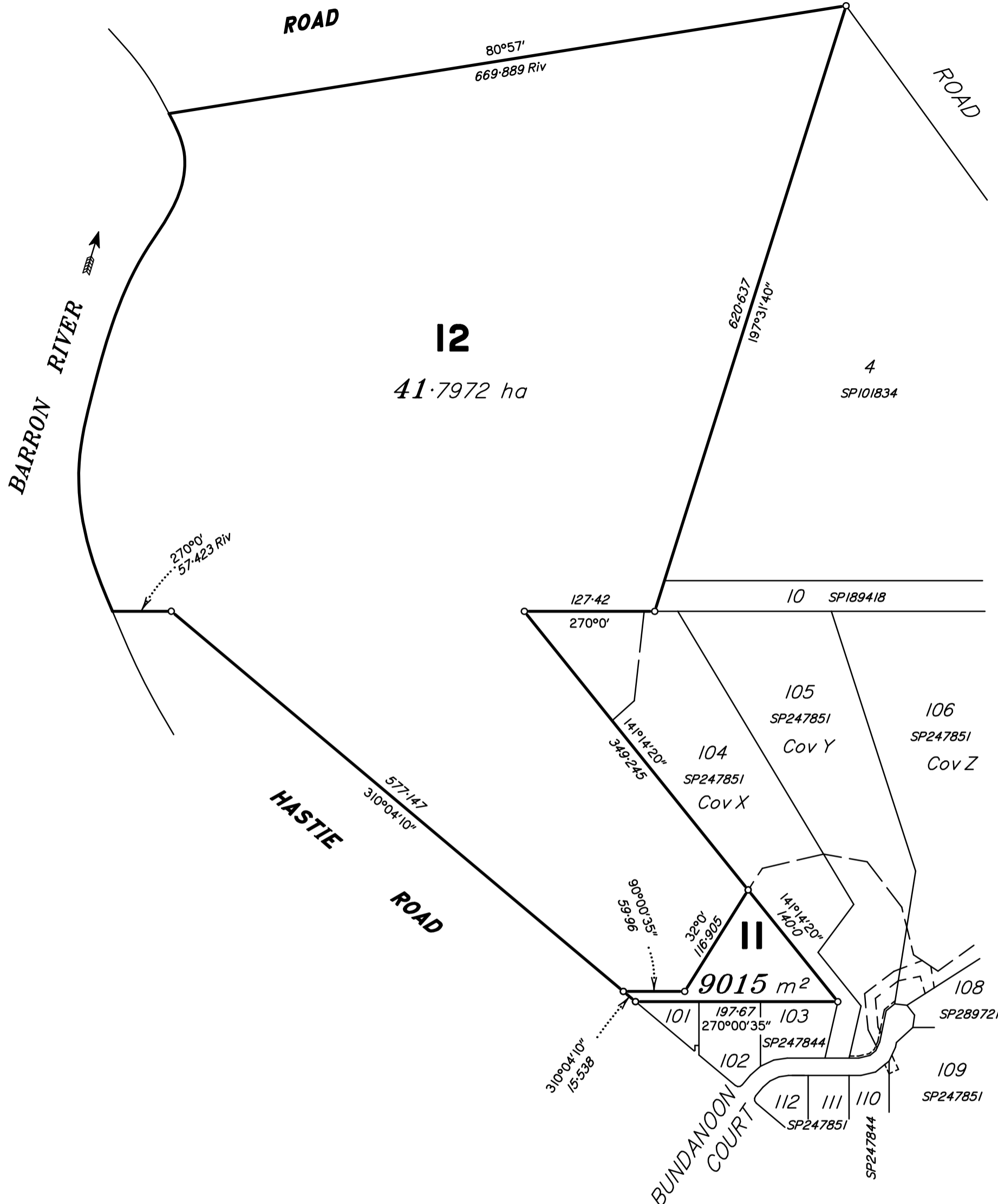
Freshwater Planning Pty Ltd request that Council provide a copy of the Draft Conditions with sufficient time for review prior being Tabulated on an Agenda or a Decision Notice being provided. If you have any queries, please do not hesitate to contact Freshwater Planning Pty Ltd.

Yours faithfully,



MATTHEW ANDREJIC

FRESHWATER PLANNING PTY LTD



Areas and metes and bounds are subject to final survey.

0 200|m 400|m 600|m

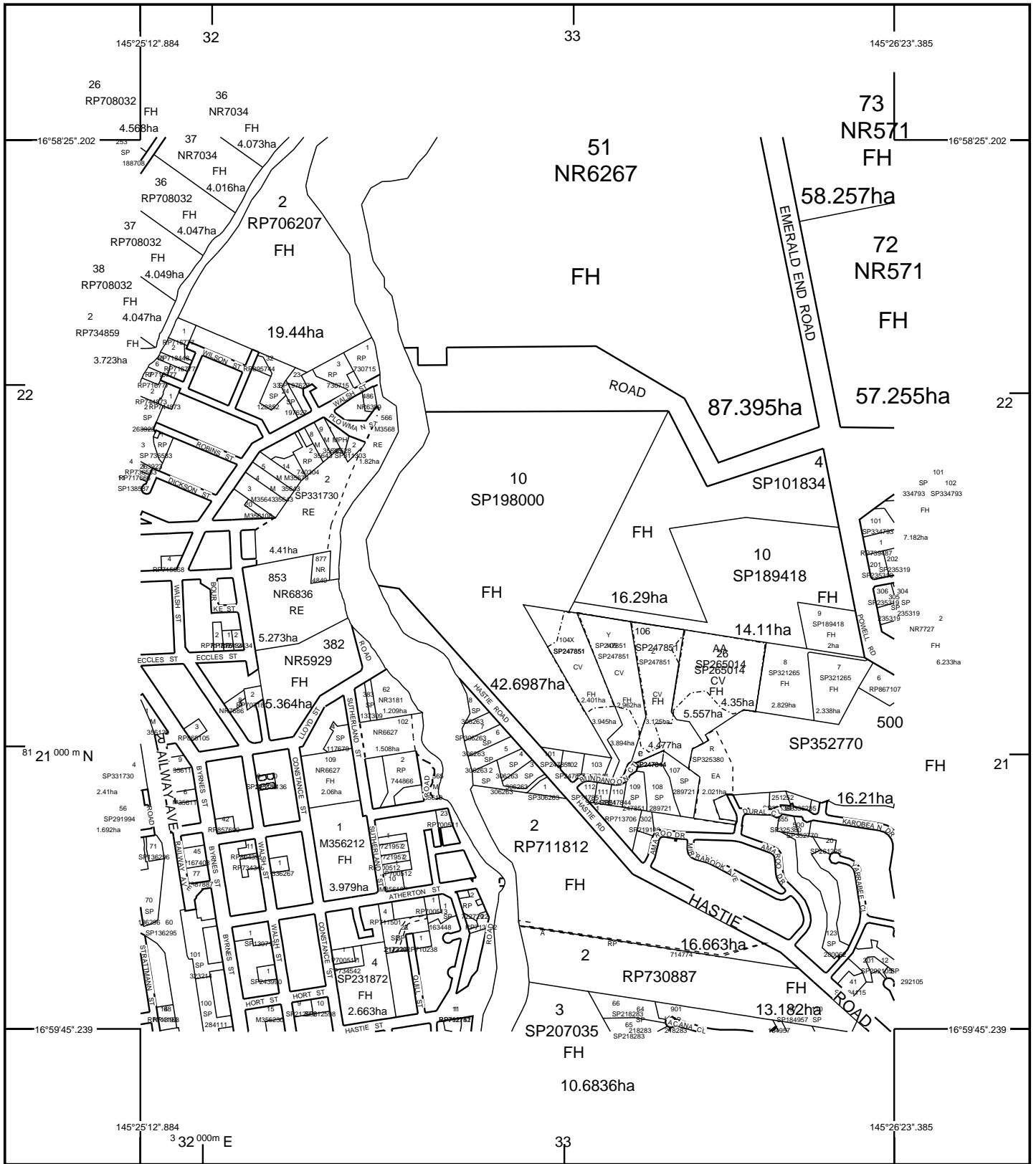
LOCAL GOVERNMENT: MSC
 LOCALITY: Mareeba
 Scale 1: 4000
 Reference: 10030 – LL1
 Date – 20-03-2026

DEVELOPMENT PLAN

Plan of Lots 11 & 12
Cancelling Lot 10 on SP198000



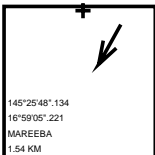
TWINE SURVEYS PTY LTD
 15 Herberton Road, Atherton QLD
 PO Box 146, Atherton QLD 4883
 P: 07 4091 1303
 E: info@twinesurveys.com.au



STANDARD MAP NUMBER
7964-22322



MAP WINDOW POSITION & NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	10/SP198000
Area/Volume	42.6987ha
Tenure	FREEHOLD
Local Government	MAREEBA SHIRE
Locality	MAREEBA
Segment/Parcel	63088/17

CLIENT SERVICE STANDARDS

PRINTED 05/06/2026

DCDB 22/05/2026 (Lots with an area less than 1500m² are not shown)

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SmartMap

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Queensland Government

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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)	MAXWELL JAMES HASTIE, KATHLEEN MARY HASTIE
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)	F26/15

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
		294	Hastie Road	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	10	SP198000	Mareeba Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

- Coordinates of premises by longitude and latitude

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

- Coordinates of premises by easting and northing

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

3.3) Additional premises

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

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

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

Name of water body, watercourse or aquifer: The Barron River

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

- In a tidal area

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

Name of port authority for tidal area (if applicable):

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

5) Are there any existing easements over the premises?

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

- Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

Reconfiguring a Lot – 1 Lot into 2 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

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

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

Yes

No

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

Yes – provide details below or include details in a schedule to this development application

No

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

Division 2 – Reconfiguring a lot

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

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

1

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

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)*

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 receipted QLeave form is attached to this development application

No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid

Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

Yes – show cause or enforcement notice is attached

No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

- Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below
- No

Note: Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

- Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

- Yes – *Form 536: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application
- No

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

- Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)
- No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

- Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter
- No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

- Yes – the development application involves premises in the koala habitat area in the koala priority area
- Yes – the development application involves premises in the koala habitat area outside the koala priority area
- No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.desi.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the *Water Act 2000***?

Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

No

Note: Contact the Department of Resources at www.resources.qld.gov.au for further information.

DA templates are available from planning.statedevelopment.qld.gov.au. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works**?

Yes – the relevant template is completed and attached to this development application

No

DA templates are available from planning.statedevelopment.qld.gov.au. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants**?

Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake under the *Water Act 2000***?

Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

No

Note: Contact the Department of Resources at www.resources.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water under the *Coastal Protection and Management Act 1995***?

Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

No

Note: Contact the Department of Environment, Science and Innovation at www.desi.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the *Water Supply Act*)?

Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application

No

Note: See guidance materials at www.resources.qld.gov.au for further information.

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

- Yes – the following is included with this development application:
- Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 - A certificate of title

No

Note: See guidance materials at www.desi.qld.gov.au for further information.

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

Yes – details of the heritage place are provided in the table below

No

Note: See guidance materials at www.desi.qld.gov.au for information requirements regarding development of Queensland heritage places. For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at www.planning.statedevelopment.qld.gov.au for information regarding assessment of Queensland heritage places.

Name of the heritage place:

Place ID:

Decision under section 62 of the Transport Infrastructure Act 1994

23.14) Does this development application involve new or changed access to a state-controlled road?

Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)

No

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.15) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

No

Note: See guidance materials at www.planning.statedevelopment.qld.gov.au for further information.

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

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

Yes

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

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

Yes

Not applicable

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

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

Yes

Relevant plans of the development are attached to this development application

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

Yes

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

Yes

Not applicable



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	