

DELEGATED REPORT

SUBJECT: T & D STANDEN – RECONFIGURING A LOT – SUBDIVISION
(1 INTO 2 LOTS) – LOT 1 ON SP349371 – 212 PIN ROAD,
MUTCHILBA - RAL/26/0016

DATE: 15 July 2026

**REPORT OFFICER'S
TITLE:** Supervisor Planner & Building

DEPARTMENT: Corporate and Community Services

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	T & D Standen	ADDRESS	212 Pin Road, Mutchilba
DATE LODGED	3 July 2026	RPD	Lot 1 on SP349371
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Reconfiguring a Lot – Subdivision (1 into 2 lots)		

FILE NO	RAL/26/0016	AREA	171 hectares
LODGED BY	T & D Standen	OWNER	P Jankovic
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.

It has been assessed against the relevant statutory planning instruments, including the Regional Plan and the Planning Scheme and does not conflict with any relevant planning instrument.

It is recommended that the application be approved in full, subject to conditions.

OFFICER'S RECOMMENDATION

1. That in relation to the following development application:

APPLICATION		PREMISES	
APPLICANT	T & D Standen	ADDRESS	212 Pin Road, Mutchilba
DATE LODGED	3 July 2026	RPD	Lot 1 on SP349371
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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 2 lots)

(B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
-	Proposed Lot Layout	-	-

(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 for the development, 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

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 Springmount Road to the property boundary of proposed Lot B) 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 proposed Lot B, a water supply 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 proposed Lot B, 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) 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.

(f) 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.

(g) 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](http://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 (40% reduction of standard charge for no town water/sewer)	Lots		Lots	
Rural	\$13,951.20	2 Lots	\$27,902.40	1 lot	\$13,951.20
TOTAL CURRENT AMOUNT OF CHARGE					\$13,951.20

THE SITE

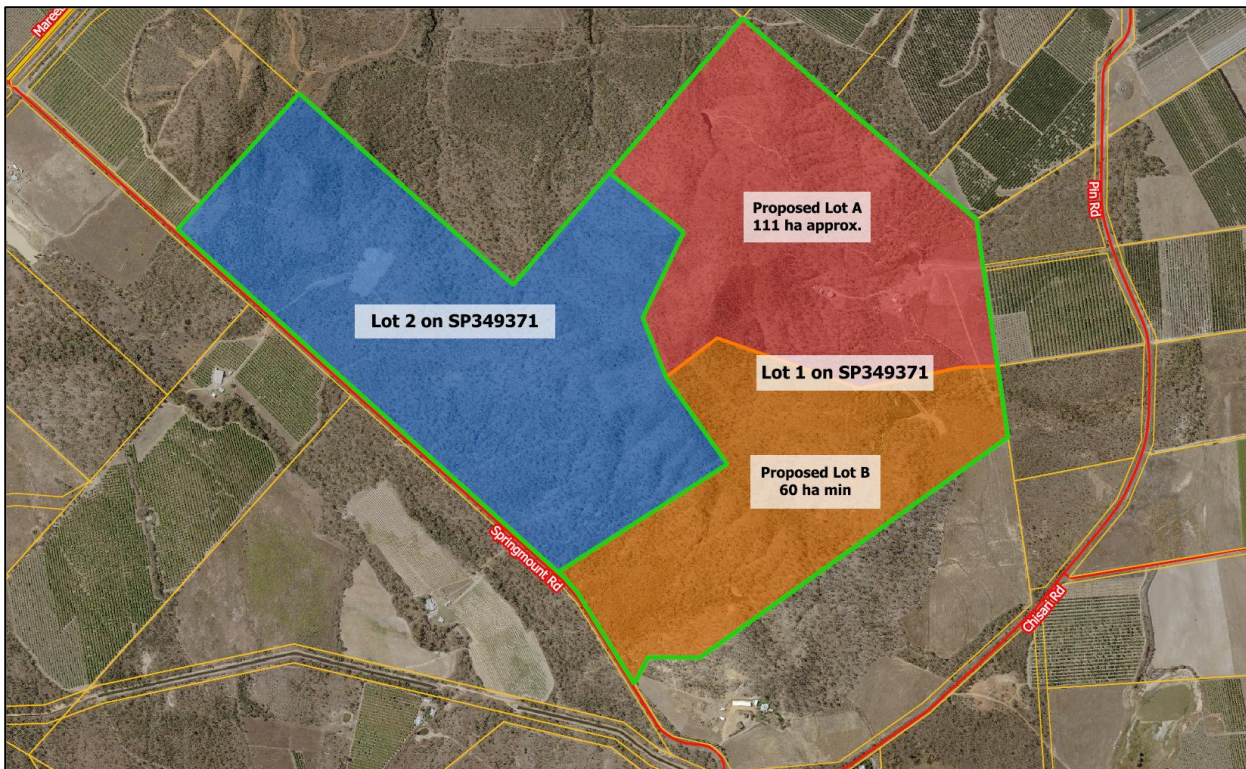
The subject site is situated at 212 Pin Road, Mutchilba, and is more particularly described as Lot 1 on SP349371. The site is irregular in shape with an area of 171 hectares and is zoned Rural under the Mareeba Shire Council Planning Scheme 2016.

The site has approximately 417 metres of frontage to Springmount Road and 20 metres of frontage to an unnamed road off Pin Road. Springmount Road is constructed to a bitumen sealed rural road standard for the entire frontage. The unnamed road off Pin Road is formed as a private driveway, with Pin Road itself being constructed to rural bitumen standard. Access is available to the site from both frontages.

The site is improved by a dwelling house and multiple outbuildings, all of which are sited in proximity to the Pin Road access. The site is dominated by a centrally located hill which effectively divides it into an eastern and western area, with both areas remaining mostly vegetated.

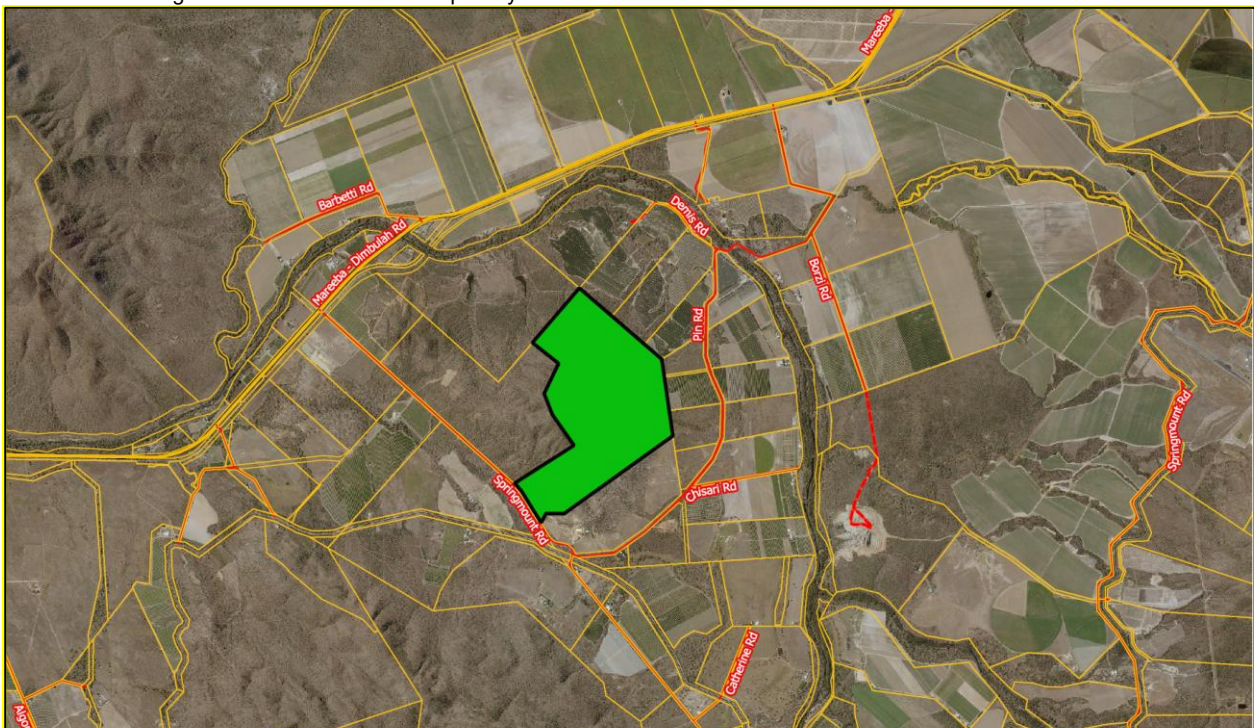
The existing dwelling house is connected to the electricity grid and telecommunication services. An onsite water supply and wastewater disposal system are also connected to the existing dwelling house.

All adjoining lots are zoned rural.



Map Disclaimer:

Based on or contains data provided by the State of Queensland (Department of Environment and Resource Management) (2009). In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.



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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 2 lots) in accordance with the plans shown in **Attachment 1**.

The applicant proposes the subdivision of the subject site into the following allotments:

- Proposed Lot A - area of approximately 111 hectares, frontage of 20 metres to unnamed road off Pin Road;
- Proposed Lot B - area of approximately 60 hectares, frontage of 417 metres to Springmount Road.

Proposed Lot A will contain the existing dwelling house and outbuildings. Access to this lot will continue via the established crossover onto the unnamed road reserve and Pin Road.

Access to proposed Lot B will be via a new crossover onto Springmount Road.

REGIONAL PLAN DESIGNATION

Far North Queensland Regional Plan and Infrastructure Plan 2026	
Potential Agricultural Expansion Area	No
Priority Agricultural Area	Yes
Priority Agricultural Area – Extractive Resources Precinct	No
Regional Biodiversity Corridor	Yes
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 Category • Rural Area • Rural Agricultural Area • Rural Other Natural Environment Elements
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	- Biodiversity Areas Transport Elements - Local Collector Road
Zone:	Rural zone
Overlays:	Agricultural Land Overlay Bushfire Hazard Overlay Environmental Significance Overlay Hill and Slope Overlay Transport Infrastructure Overlay

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 (FNQ Regional Plan 2026)

The FNQ Regional Plan 2026 commenced on May 2026 and is not adequately addressed within the Planning Scheme. The Themes, Policy outcomes and Strategies contained within this Regional Plan, relevant to the proposed development, are as follows:

Theme 2 – Thriving economy

Policy Outcome 4 – Rural economies – (Priority Agricultural Area)

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).*

Comment

The proposed development meets the Planning Scheme's minimum lot sizing of 60ha and will result in the subdivision of undulating, vegetated land with limited cropping potential and marginal grazing potential. The portion of the subject site that is cleared and able to support cropping will be entirely contained to proposed Lot A.

The proposed development will not compromise Strategy 4.1.

Theme 3 – Ecotourism and biodiversity**Policy Outcome 3 – Regional landscapes and biodiversity** – (Regional Landscape and Rural Production Area & Regional Biodiversity Corridor)

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

3.4 *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.*

3.6 *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.*

Comment

The proposed development meets the Planning Scheme's and the RLRPA's minimum lot sizing of 60ha and will result in the subdivision of undulating, vegetated land with limited cropping potential and marginal grazing potential. The portion of the subject site that is cleared and able to support cropping will be entirely contained to proposed Lot A.

The proposed subdivision is unlikely to result in any further clearing of the regional biodiversity network.

The proposed development will not compromise Strategies 3.4 and 3.6.

(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 (Amendment No. 1 of 2023)

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
- 8.2.3 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.
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

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) 2026, a standard charge of \$23,252.00 applies to each additional residential 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) 2026, a 40% discount will be applied to development charges where no connection to Council's reticulated water and sewer network exists.

$\$23,252.00 - 40\% = \underline{\$13,951.20}$ per additional allotment.

The application proposes the creation of 1 additional lot; therefore, the applicable charge is **\$13,951.20**.

REFERRALS

This application did not trigger referral to a referral agency.

Internal Consultation

Not applicable.

PLANNING DISCUSSION

Nil

Date Prepared: 15 July 2026

DECISION BY DELEGATE

DECISION

Having considered the Officers report detailed above, I approve, as delegate of Council, the application subject to the conditions listed in the report.

Dated the *13TH* day of *JULY* 2026



BRIAN MILLARD
COORDINATOR PLANNING SERVICES

MAREEBA SHIRE
AS DELEGATE OF THE COUNCIL

ATTACHMENT 1

PROPOSAL PLANS

