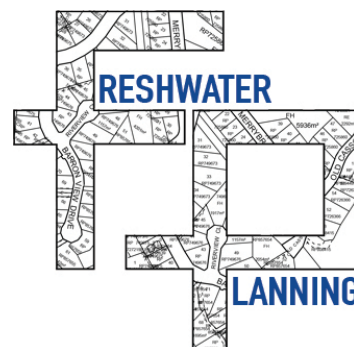


Your Ref:
Our Ref: F26/12

27 August, 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 – 2 LOTS INTO 3 LOTS (BOUNDARY REALIGNMENT AND SUBDIVISION) AND ACCESS EASEMENTS. LOT 1 ON RP735312 AND LOT 2 ON DA808468, 326 SPRINGS ROAD, PADDYS GREEN.

This application is for a Reconfiguring a Lot – 2 Lots into 3 Lots (Boundary Realignment and Subdivision) and Access Easements over land described as Lot 1 on RP735312 and Lot 2 on DA808468, situated at 326 Springs Road, Paddys Green is submitted on behalf of G.A and T Cardillo.

The application comprises of Application Forms, SmartMaps, Twine Surveys Sketch Plan and this Town Planning Submission. It is understood that the proponent will provide payment of the Application Fee with the Mareeba Shire Council.

The Site

The subject land is described as Lot 1 on RP735312 and Lot 2 on DA808468 and is situated at 326 Springs Road, Paddys Green. The site is owned by Giuseppe Angelo and Tina Cardillo who are also the applicants for the proposed Reconfiguration. The site is FreeHold, comprises of two FreeHold allotments, is irregular in shape, has an area of 146.347 hectares, contains frontage to Springs Road and an Unnamed Road (unconstructed Road Reserve), and encompasses existing dwellings, associated structures, and Rural Activities. The site is intersected by Lot 1 on DA808468 which encompasses the Unnamed Tributary of Marianne Creek.

The site is accessed from Springs Road via existing crossovers with the proposed Reconfiguration not changing any of the existing. The site is provided with all available services, being reticulated Electricity and Telecommunications and is provided with the necessary services of a domestic Water Supply and an effective Effluent Disposal System with no changes to the existing infrastructure proposed.

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

Referral Agencies

The site is Mapped as containing Remnant Vegetation that is 'least concern' Regional Ecosystems. However, the proposal does not result in the creation of any allotment less than 25.0 hectares in size that contains the Mapped Vegetation. The Boundary Realignment transfers 25 m² of land resolving Access issues in relation to the existing Dwelling and structures with any alerted boundary approximately 500 metres from the Mapped Remnant Vegetation. Therefore, it is considered that the Development Application **does not** require Referral to the Department of State Development, Infrastructure, Local Government and Planning for Vegetation Purposes.

The Proposed Development

The proposed development is for a Reconfiguring a Lot – 2 Lots into 3 Lots (Boundary Realignment and Subdivision) and Access Easements in the Rural Zone of the Mareeba Shire Planning Scheme. The site is located at 326 Springs Road, Paddys Green and is more particularly described as Lot 1 on RP735312 and Lot 2 on DA808468. The site is irregular in shape, has an area of 146.347 hectares, contains frontage to Springs and Unnamed Road, encompasses dwellings, associated structures and Rural Activities. The site is accessed from the existing Road Network, being Springs Road, and is provided with all available and necessary services.

A Development Permit is sought to realign the existing configuration and subdivide the balance of the site, being Lot 1 on RP735312 and Lot 2 on DA808468, creating one (1) additional Rural Allotment within the existing Paddys Green Rural Area. The proposal results in a more efficient and agricultural outcome with the proposal increasing the existing Lot 1 on RP735312 by 25 m² resolving the existing Access Issues in relation to the existing Dwelling Houses and associated structures. The proposal additionally creates two (2) Rural Allotments of 60.0 hectares or greater. The proposal will also result in the formalisation of access to each of the larger Rural Allotments. No change to the existing Rural nature or character of the Rural Zone is envisaged with the Reconfiguration. The proposal will provide for an additional Rural Allotment while maintaining the existing amenities and aesthetics of the site.

The existing areas of the allotments are:

Lot 1 on RP735312	3,470 m ²
Lot 2 on DA808468	146 hectares.

The Reconfiguring a Lot proposes three (3) Rural Allotments described as proposed Lots 1, 21 and 22. The proposed areas of the allotments are:

Proposed Lot 1	3,495 m ²
Proposed Lot 21	60.00 hectares
Proposed Lot 22	86.00 hectares.

The site is intersected by Lot 1 on DA808468 which encompasses the Unnamed Tributary of Marianne Creek and fronts the Unnamed Road which is an unconstructed Road Reserve.

The site contains existing dwellings, associated structures, and Rural Activities with the proposal not changing any of the improvements, services, or Activities over the site. The proposed Reconfiguration will ensure that no significant change to the existing Rural nature of the site and surrounding area is envisaged while providing a more appropriate configuration. The site gains access via existing crossovers with no change to the existing other than the provision of Access Easements to formalise the existing arrangement.

Existing Lot 1 on RP735312 and proposed Lot 1 do not meet the minimum allotment size within the Mareeba Shire Council's Planning Scheme's Reconfiguring a Lot Code for allotments in the Rural Zone. However, the proposed Boundary Realignment and Subdivision results in a more appropriate outcome for the existing Rural Activities. The proposal increases the size of the smallest Rural Allotment by 25 m² resolving existing Access Issues. The Reconfiguration will ensure that Rural or existing Activities can be provided over the site now and within the future. No additional fragmentation of the Rural Land is provided as the proposal provides more a

more appropriate Rural configuration, and it is not considered that the proposed Reconfiguration will be detrimental to the adjacent sites or adversely impact on the surrounding area. It is considered that the Objectives and Performance Outcomes of the Rural Zone Code and the Reconfiguring a Lot Code can be met in this instance.

The site is located in the Rural Zone of the Mareeba Shire Planning Scheme. The proposal is for a Realignment with any Development Application for a Boundary Realignment is Code Assessable with the Subdivision not creating any allotments less than 60 hectares in size. The proposed Reconfiguration is accepted to be a Code Assessable Use within this Zone, which has been confirmed by Council's Planning Officers. The application is Code Assessable.

Far North Queensland Regional Plan 2009-2031

Lot 1 on RP735312 and Lot 2 on DA808468 are identified as being in the Regional Landscape and Rural Production Area designation of the FNQ Regional Plan Mapping.

The Regional Plan introduces controls on subdivision of Rural Zoned land in the Regional Landscape and Rural Production Area. These controls serve two purposes – To maintain larger lots sizes to ensure the economic viability of rural land holdings and to protect important agricultural lands and areas of ecological significance from encroachment by urban and rural residential development.

It is noted that the FNQ Regional Plan has no mention of a Minimum Area for this type of Subdivision. With the Repeal of the Regulatory Provisions, the Regional Plan is now silent on any allotment size within the Regional Landscape and Rural Production Area. Hence, it is understood that there is no minimum allotment size, and the proposal is considered to reflect the Intent of the FNQ Regional Plan, Local Governments Planning Schemes and is considered appropriate.

Section 2.6 Rural Subdivisions Land Use Policy 2.6.1 nominates that the further fragmentation of agricultural land in the Regional Landscape and Rural Production Area is avoided to maintain economically viable farming lots. The Mareeba Shire Council's Planning Scheme nominates that Rural Zoned Allotments contain an area of 60 hectares. The proposal provides for a Subdivision that is in accordance with the Mareeba Shire Council's Planning Scheme's Rural Zone and is considered acceptable.

The proposed Boundary Realignment aspect does not reduce any cultivated area within the Regional Landscape and Rural Production Area, instead resolves existing Access Issues over the site resulting in a more appropriate outcomes ensuring better agricultural efficiency. The proposal does not fragment the existing Regional Landscape and Rural Production Area and provides for similar areas to those existing allotments and allotments within the immediate and surrounding vicinity.

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. However, the Objective of Rural Subdivisions within the FNQ Regional Plan is for '*the region's Rural Production Areas and Natural Resources are protected by limiting land fragmentation*'. The proposed development is not in conflict with this Objective as it does not further fragment the existing Rural Productions Area as the proposal provides for two (2) viable Rural Allotments and a more viable Rural Allotment.

It is considered that the proposed Reconfiguration is not in conflict with the Intent and Objectives for Regional Landscape and Rural Production Area in the FNQ Regional Plan 2009-2031.

Rural Zone Code

The Development Permit for a Reconfiguration of 2 Lots into 3 Lots is sought to subdivide Lot 1 on RP735312 and Lot 2 on DA808468 creating an additional Rural Allotment to ensure that Rural Activities are continued over the site now and within the future. The proposal allows for the continued Rural Ventures and Activities and the ability of expansion of existing Rural Activities over the site and within the Paddys Green Rural Area. The site is designated within the Rural Zone of the Mareeba Shire Planning Scheme and no change to the Rural Zone is proposed with the Reconfiguration. The proposal will provide an additional Rural Allotment while maintaining the existing amenities and aesthetics of the site resulting in a more appropriate layout while ensuring that the existing nature, character, and amenity of the immediate and surrounding environs is protected.

No change to the existing Activities provided over the site are envisaged and the Reconfiguration will ensure that existing and surrounding activities are maintained now and within the future. No buildings or structures are proposed with the Reconfiguration, nor is any alteration of the existing structures, however, if any new structures are proposed within the future, they can comply with the requirements of the Rural Zone Code.

No change to the existing Rural nature, character or amenity is proposed as the proposal provides for an additional Rural Allotment and a more appropriate configuration within the Paddys Green Rural Area. The proposal will maintain the existing Rural amenity, nature and functioning of the site and surrounds area and is acceptable. The proposal's creation of the ability for the provision of new Rural ventures ensure that the proposal is not in conflict with the Purposes and Outcomes of the Rural Zone.

It is not considered that the proposed Reconfiguration is in conflict with the Intent and the proposal complies with the Acceptable Outcomes and where there are no Acceptable Outcomes or they are unable to be met, the Performance Outcomes of the Rural Zone Code.

Airports Environs Overlay Code

The site is located within of the 13km Bird and Bat Zone of the Bird and Bat Strike Zones and outside the 6km Light Intensity – Mareeba Overlay Mapping. No new buildings or structures are proposed with the Reconfiguration nor is a waste disposal site proposed. The proposal is not considered to contribute to the potentially serious hazard from wildlife (bird or bat) strike and will ensure that potential food and waste sources are covered and collected so that they are not accessible to wildlife. It is considered that the Airports Environs Overlay Code is Not Applicable to the proposed Boundary Realignment as the proposed Realignment will not affect the Bird and Bat Strike Zone.

Bushfire Hazard Overlay Code

The site is Mapped as containing areas of the Potential Impact Buffer within the Bushfire Hazard Overlay Mapping buffering the adjoining Vegetation in along the western, northeastern and southwestern boundaries. The proposal is for a Reconfiguration creating an additional Rural Allotment while realigning the existing configuration. No change to the existing Dwelling Houses and associated structures are provided over the site with no new buildings or structures are proposed with the Reconfiguration. Any future structures or Dwellings are able to be situated in the lowest Hazard Area or be provided with appropriate setbacks and firebreaks if located within the Mapped Hazard. 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 property 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.

Environment Significance Overlay Code

The site is Mapped as containing Waterways and Waterway Buffers and is intersected by Lot 1 on DA808468 which encompasses the Unnamed Tributary of Marianne Creek on the Environment Significance Map. No buildings or structures are proposed with the Reconfiguration. Each proposed allotment will be provided with all available services including the dispersal of appropriate Stormwater to the legal point of discharge. The proposal will not affect the Mapped Watercourse with existing appropriate setbacks to the Watercourse already provided and can be provided if required. It is not considered that the proposal will affect the areas of Environmental Significance over the site and can be conditioned to ensure its protection, if required. The proposal has been designed for the provision of large Rural Allotments providing more appropriate Environmental Outcomes for the site. It is considered that the proposed development is not in conflict with the Purpose of the Environment Significance Overlay Code and is acceptable.

Reconfiguring a Lot Code

The proposal is for a Reconfiguring a Lot – 2 Lots into 3 Lots and Access Easements in the Rural Zone of the Mareeba Shire Council's Planning Scheme. The proposal is sought to create an (1) additional Rural Allotment while realigning the existing configuration within the Paddys Green Rural Area. No change to the Rural Zone is proposed with the Reconfiguration and the proposal will result in an additional Allotment and realigned Allotments while maintaining the existing aesthetics of the site. The proposed Reconfiguration is to preserve the existing nature of the site and the immediate and surrounding amenity in accordance with the Mareeba Shire Council's Planning Scheme.

A Development Permit for a three (3) allotment Rural Reconfiguration is sought to create an additional Rural Allotment while realigning the existing configuration without affecting the existing Rural Residential nature or character of the Zone. No change to the existing Rural and Residential Activities provided over the site are envisaged, and the Reconfiguration will ensure that Rural Activities will be provided over the site now and within the future.

The existing areas of the allotments are:

Lot 1 on RP735312	3,470 m ²
Lot 2 on DA808468	146 hectares.

The Reconfiguring a Lot proposes three (3) Rural Allotments described as proposed Lots 1, 21 and 22. The proposed areas of the allotments are:

Proposed Lot 1	3,495 m ²
Proposed Lot 21	60.00 hectares
Proposed Lot 22	86.00 hectares.

The minimum size within the Rural Zone is 60.0 hectares with the proposed Rural Allotments 21 and 22 being 60.0 hectares or greater. Existing Lot 1 on RP735312 contains an area of 3,470 m² with the proposal realigning this Rural Allotment resulting in an additional 25 m² to resolve existing Access Issues. The site gains access from the existing Road Network, being Springs Road, with the proposed Reconfiguration retaining access to Springs Road. The site gains access via existing crossovers with no change to the existing access proposed with the Reconfiguration other than the formalisation of the existing arrangement by the provision of an Access Easements. It is considered that the proposal provides each allotment with the safe and practical access to the existing Road Network, being the Springs Road. No adverse impact to the safety, drainage, visual amenity, privacy of adjoining premises and service provisions are envisaged with the proposed Layout. The site is connected to all available and necessary services with the proposed additional Allotment also able to be connected to all available and necessary services at the time of construction of any future dwelling.

Existing Lot 1 on RP735312 and proposed Lot 1 do not meet the minimum allotment size within the Mareeba Shire Council's Planning Scheme's Reconfiguring a Lot Code for allotments in the Rural Zone. However, the proposed Boundary Realignment and Subdivision results in a more appropriate outcome for the existing Rural Activities. The proposal increases the size of the smallest Rural Allotment by 25 m² resolving existing Access Issues. The Reconfiguration will ensure that Rural or existing Activities can be provided over the site now and within the future. No additional fragmentation of the Rural Land is provided as the proposal provides more a more appropriate Rural configuration, and it is not considered that the proposed Reconfiguration will be detrimental to the adjacent sites or adversely impact on the surrounding area. It is considered that the proposal is not in conflict with the Acceptable Solutions and where these cannot be met, the proposal can meet the Performance Criteria of the Reconfiguring a Lot for land in the Rural Zone. It is considered that the Performance Outcomes of the Reconfiguring a Lot Code can be met in this instance.

Works, Services, and Infrastructure Code

The proposal is for a Reconfiguring a Lot – 2 Lots into 3 Lots in the Rural Zone within the Mareeba Shire Council's Planning Scheme. The site is connected to all available and can be provided with the necessary services. No change to the existing services is proposed with the Reconfiguration and any further development of any of the newly created Rural Allotments can be provided with all available and necessary services, being a domestic water supply, an effective effluent disposal system, in addition to an appropriate level of Stormwater disposal at the time of construction of any dwelling associated with that Rural Allotment.

The site gains access from the existing Road Network, being Springs Road, with the proposed Reconfiguration retaining access to Springs Road. The site gains access via existing crossovers with no change to the existing access proposed with the Reconfiguration other than the formalisation of the existing arrangement by the provision of an Access Easements. It is considered that the proposal provides each allotment with the safe and practical access to the existing Road Network, being the Springs Road.

No Excavation or Filling is proposed with the Reconfiguration however, if any significant Excavation or Filling associated with the proposed Reconfiguration is required than any resultant earthworks will be provided as part of an Operational Works Application.

It is considered that the proposed Reconfiguration complies with the Intent of the Works, Services, and Infrastructure Code.

Conclusion

It is considered that the proposed development being a Reconfiguring a Lot – 2 Lots into 3 Rural Allotments over land described as Lot 1 on RP735312 and Lot 2 on DA808468 is appropriate. In particular, the proposed development:

-  Can meet the Acceptable Outcomes and Performance Outcomes relating to minimum allotment size and dimension;
-  No change to the existing Rural nature or character of the area is envisaged, and the Reconfiguration will ensure that the new allotments will remain to be used as existing or for Rural Uses;
-  Can meet the Performance Outcomes, Purposes and the Intent of the Reconfiguring a Lot Code for land included in the Rural Zone;
-  Can meet the Intent and Objectives for the Rural 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 Regional Landscape and Rural Production Area Designation of the FNQ Regional Plan 2009-2031;
-  Resolves existing Access Issues by the introduction of Access Easements; and



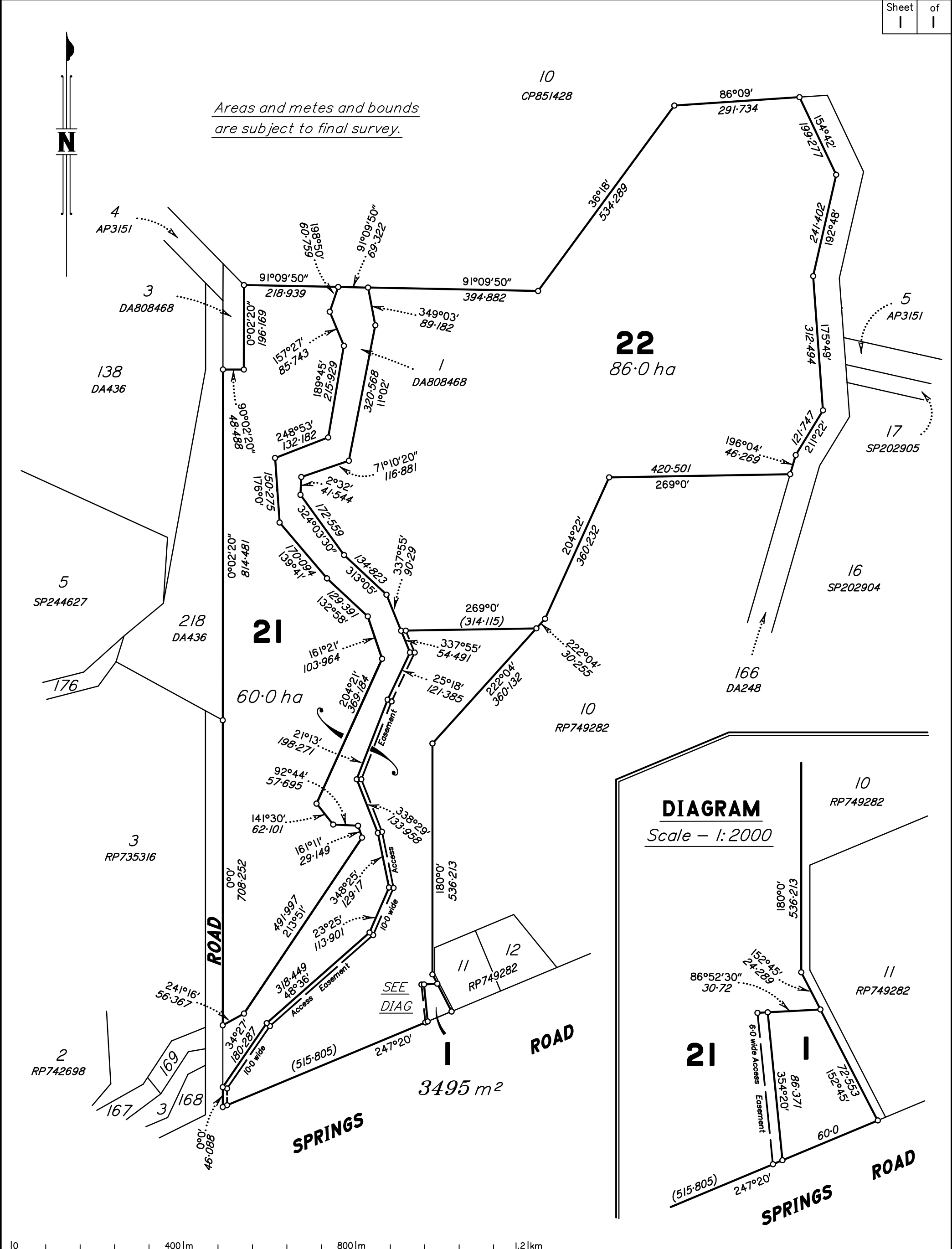
Creates an additional Rural Allotment located within the Paddys Green Rural Area, while providing for a more appropriate configuration resulting in better Agricultural Efficiency and ensures that Rural Activities and maintained over the site now and within the future.

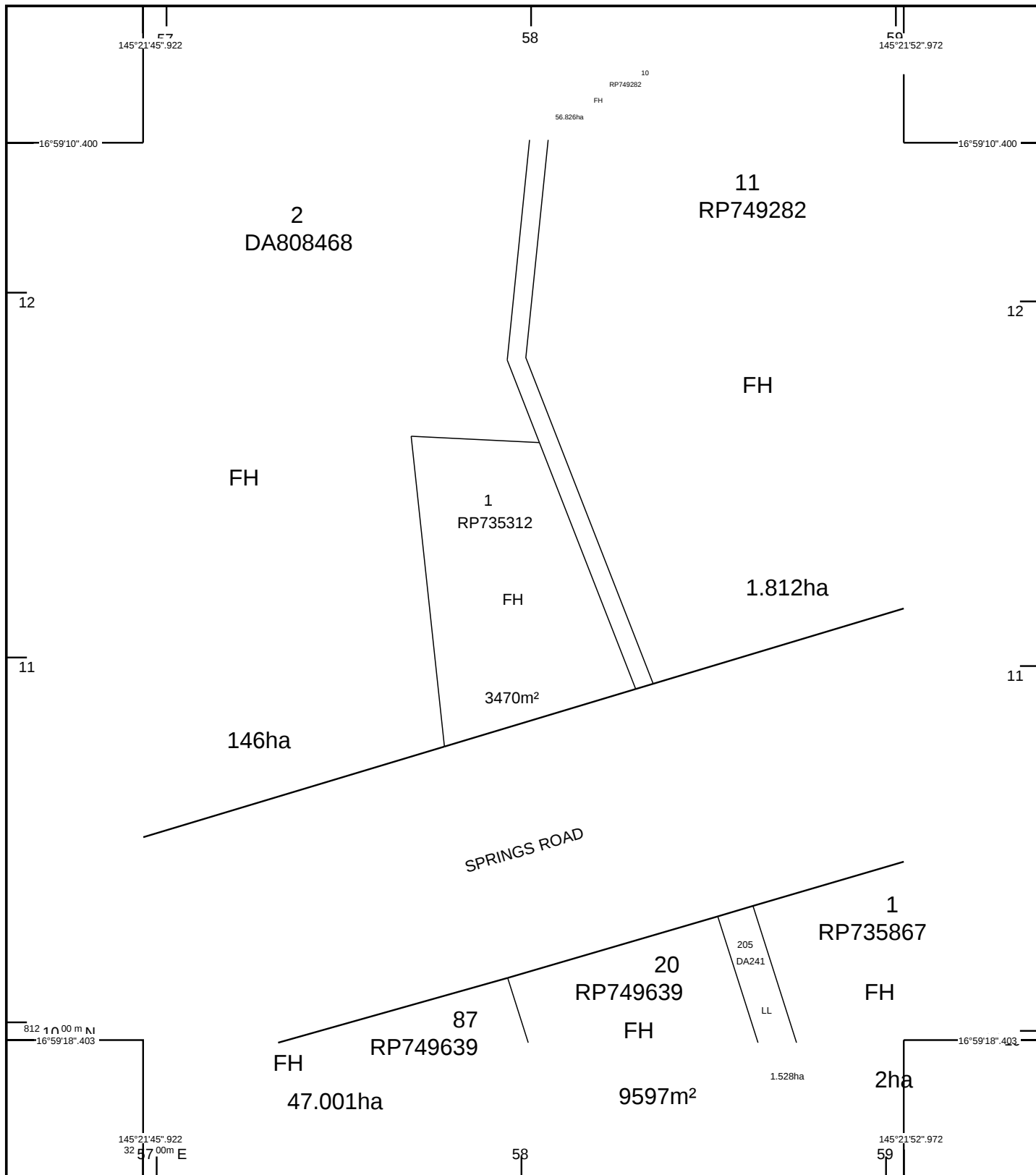
Freshwater Planning Pty Ltd request that Council provide a copy of the Draft Conditions with sufficient time for review prior to issuing a Decision over the site. If you have any queries, please do not hesitate to contact Freshwater Planning Pty Ltd.

Yours faithfully,

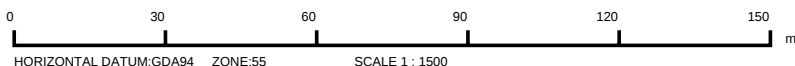
MATTHEW ANDREJIC

FRESHWATER PLANNING PTY LTD

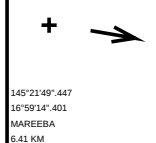




STANDARD MAP NUMBER
7964-23222



MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	1/RP735312
Area/Volume	3470m ²
Tenure	FREEHOLD
Local Government	MAREEBA SHIRE
Locality	PADDYS GREEN
Segment/Parcel	9166/48

CLIENT SERVICE STANDARDS

PRINTED 25/04/2026

DCDB 16/04/2026

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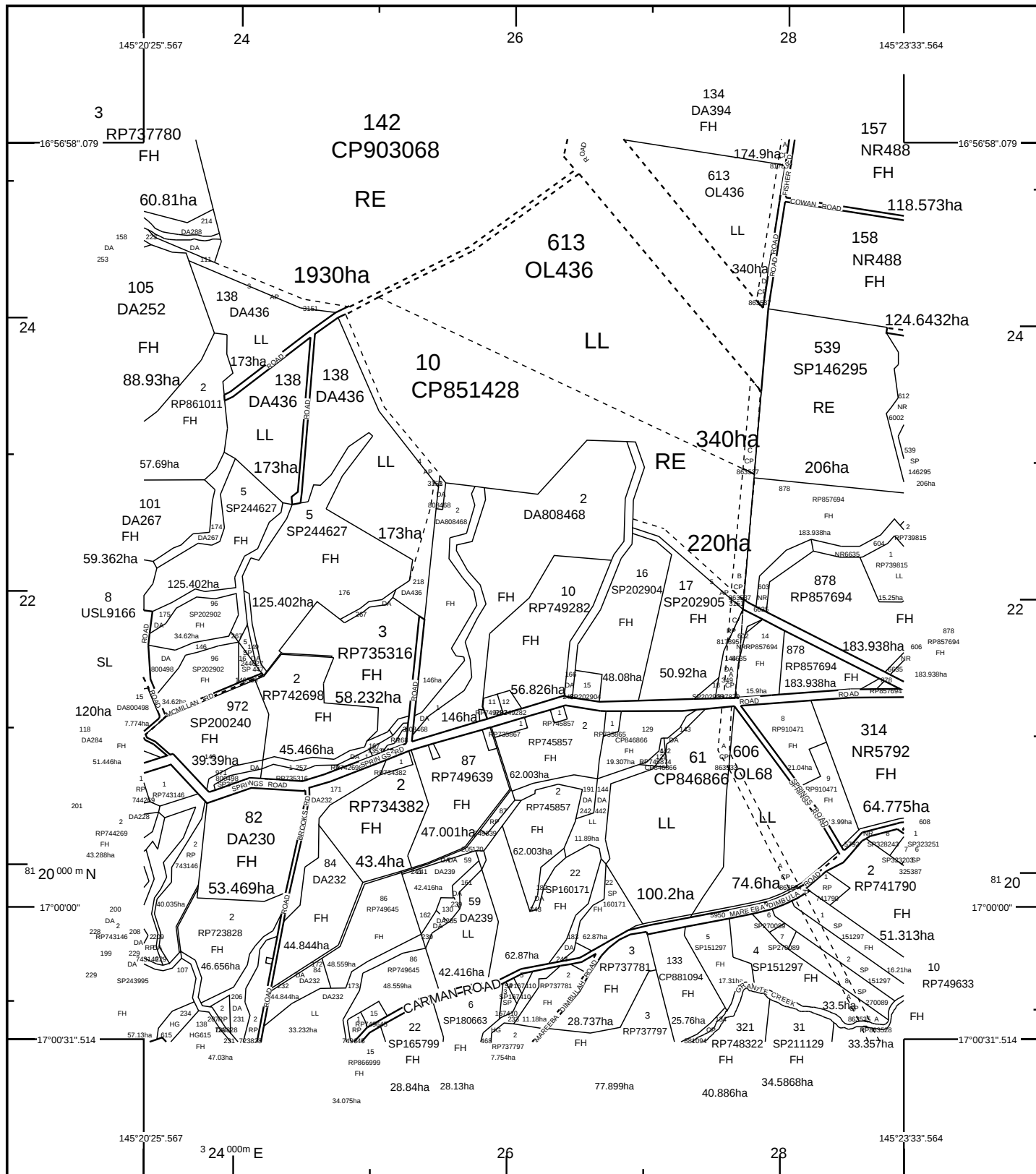
SmartMap

An External Product of
SmartMap Information Services

Based upon an extraction from the
Digital Cadastral Data Base

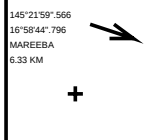


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(Department of Natural Resources and Mines,
Manufacturing and Regional and Rural
Development) 2026.



STANDARD MAP NUMBER
7964-23221

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	2/DA808468
Area/Volume	146ha
Tenure	FREEHOLD
Local Government	MAREEBA SHIRE
Locality	PADDY GREEN
Segment/Parcel	9166/88

CLIENT SERVICE STANDARDS

PRINTED 25/04/2026

DCDB 16/04/2026 (Lots with an area less than 1.000ha are not shown)

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SmartMap

An External Product of
SmartMap Information Services

Based upon an extraction from the
Digital Cadastral Data Base



**Queensland
Government**

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Manufacturing and Regional and Rural
Development) 2026.

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)	Giuseppe Angelo and Tina Cardillo
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)	F26/12
1.1) Home-based business	
☐ Personal details to remain private in accordance with section 264(6) of <i>Planning Act 2016</i>	
2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
☐ Yes – the written consent of the owner(s) is attached to this development application	
☒ No – proceed to 3)	

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see [DA Forms Guide: Relevant plans](#).

3.1) Street address and lot on plan

- ☒ Street address **AND** lot on plan (all lots must be listed), **or**
☐ Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		326	Springs Road	Paddys Green
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	1	RP735312	Mareeba Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
		326	Springs Road	Paddys Green
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	2	DA808468	Mareeba Shire Council

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

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

- ☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		☐ WGS84 ☐ GDA94 ☐ Other:	

- ☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		☐ 54 ☐ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ Other:	

3.3) Additional premises

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

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

☒ In or adjacent to a water body or watercourse or in or above an aquifer	
Name of water body, watercourse or aquifer:	Unnamed Watercourses
☐ On strategic port land under the <i>Transport Infrastructure Act 1994</i>	
Lot on plan description of strategic port land:	
Name of port authority for the lot:	
☐ In a tidal area	
Name of local government for the tidal area (if applicable):	
Name of port authority for tidal area (if applicable):	

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

5) Are there any existing easements over the premises?

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

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

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

Reconfiguring a Lot – Boundary Realignment, Subdivision and Access Easements

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 <i>DA Form 2 – Building work details</i> |

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)

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

- ☐ Yes
- ☐ No

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

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

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

Division 2 – Reconfiguring a lot

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

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

2

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

☒ Subdivision (complete 10)	☐ Dividing land into parts by agreement (complete 11)
☒ Boundary realignment (complete 12)	☒ Creating or changing an easement giving access to a lot from a constructed road (complete 13)

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
				Rural
Number of lots created				1

10.2) Will the subdivision be staged?	
☐ Yes – provide additional details below ☒ No	
How many stages will the works include?	
What stage(s) will this development application apply to?	

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)
Lot 1 on RP735312	3,470 m ²	Proposed Lot 1	3,495 m ²
Lot 2 on DA808468	146 hectares	Balance Area	146 hectares
12.2) What is the reason for the boundary realignment?			
Improve Agricultural Efficiency and provide a more appropriate Rural configuration by resolving Access Issues			

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement
Proposed	SEE	PLAN	Access and Services	Proposed Lot 1
Proposed	SEE	PLAN	Access and Services	Proposed Lot 22

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?		
☐ Road work ☐ Drainage work ☐ Landscaping ☐ Other – please specify:	☐ Stormwater ☐ Earthworks ☐ Signage	☐ Water infrastructure ☐ Sewage infrastructure ☐ Clearing vegetation
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)		
☐ Yes – specify number of new lots:		
☐ No		

14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)

\$

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

Mareeba Shire Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?

- ☐ Yes – a copy of the decision notice is attached to this development application
- ☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- ☒ No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

- ☒ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the Planning Act 2016:**

- ☐ Clearing native vegetation
- ☐ Contaminated land (*unexploded ordnance*)
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- ☐ Fisheries – aquaculture
- ☐ Fisheries – declared fish habitat area
- ☐ Fisheries – marine plants
- ☐ Fisheries – waterway barrier works
- ☐ Hazardous chemical facilities
- ☐ Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- ☐ Infrastructure-related referrals – designated premises
- ☐ Infrastructure-related referrals – state transport infrastructure
- ☐ Infrastructure-related referrals – State transport corridor and future State transport corridor
- ☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- ☐ Infrastructure-related referrals – near a state-controlled road intersection
- ☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- ☐ Koala habitat in SEQ region – key resource areas
- ☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- ☐ Ports – Brisbane core port land – environmentally relevant activity (ERA)
- ☐ Ports – Brisbane core port land – tidal works or work in a coastal management district
- ☐ Ports – Brisbane core port land – hazardous chemical facility
- ☐ Ports – Brisbane core port land – taking or interfering with water
- ☐ Ports – Brisbane core port land – referable dams
- ☐ Ports – Brisbane core port land – fisheries
- ☐ Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- ☐ SEQ development area
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
- ☐ SEQ northern inter-urban break – tourist activity or sport and recreation activity



Queensland
Government

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

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

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

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

- ☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

- The **Chief Executive of the holder of the licence**, if not an individual
- The **holder of the licence**, if the holder of the licence is an individual
- ☐ Infrastructure-related referrals – Oil and gas infrastructure

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

- ☐ Ports – Brisbane core port land

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

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

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

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

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

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

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

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

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

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

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

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

Referral requirement	Referral agency	Date of referral response

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

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

☒ I agree to receive an information request if determined necessary for this development application

☐ I do not agree to accept an information request for this development application

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

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

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

PART 7 – FURTHER DETAILS

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

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

☒ No

List of approval/development application references	Reference number	Date	Assessment manager
☐ Approval			
☐ Development application			
☐ Approval			
☐ Development application			

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

☐ Yes – a copy of the receipted QLeave form is attached to this development application

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

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

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

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

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

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

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

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

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

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

Hazardous chemical facilities

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

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

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

Clearing native vegetation

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

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

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

Environmental offsets

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

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

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

Koala habitat in SEQ Region

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

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

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

Water resources

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

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

☒ No

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

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

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

Waterway barrier works

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

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

☒ No

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

Marine activities

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

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

☒ No

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

Quarry materials from a watercourse or lake

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

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

☒ No

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

Quarry materials from land under tidal waters

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

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

☒ No

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

Referable dams

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

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

☒ No

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



Tidal work or development within a coastal management district

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

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

☒ No

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

Queensland and local heritage places

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

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

☒ No

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

Name of the heritage place:		Place ID:	
-----------------------------	--	-----------	--

Decision under section 62 of the Transport Infrastructure Act 1994

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

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

☒ No

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

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

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

☒ No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17	☒ Yes
Note: See the Planning Regulation 2017 for referral requirements	
If building work is associated with the proposed development, Parts 4 to 6 of DA Form 2 – Building work details have been completed and attached to this development application	☐ Yes ☒ Not applicable
Supporting information addressing any applicable assessment benchmarks is with the development application	☒ Yes
Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template .	
Relevant plans of the development are attached to this development application	☒ Yes
Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans .	
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)	☐ Yes ☒ Not applicable

25) Applicant declaration

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

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

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

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

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

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

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

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

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

QLeave notification and payment

Note: For completion by assessment manager if applicable

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