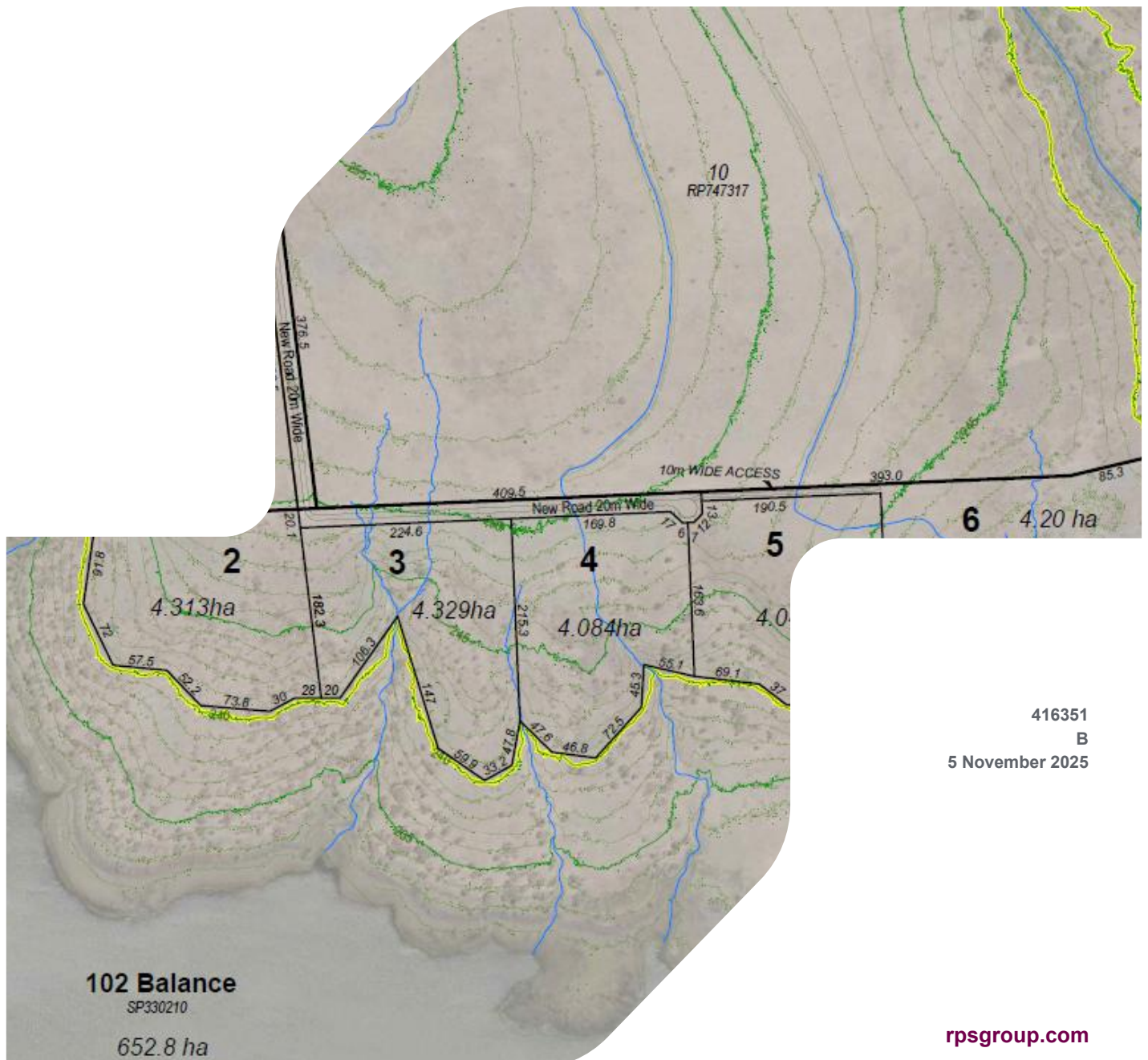


181-185 HONEY DAM ROAD, LAKELAND - PART LOT 101 AND PART LOT 102 ON SP330210

Planning Report for Reconfiguring a Lot (2 Lots into 8 Lots, Balance Lots and New Road)



416351
B
5 November 2025

REPORT

Document status

Version	Purpose of document	Authored by	Reviewed by	Approved by	Review date
A	Client Review	S. Devaney	P. Clifton	P. Clifton	4/11/2025
B	Application Submission	S Devaney	P Clifton	P Clifton	5/11/2025

Approval for issue

Patrick Clifton



5 November 2025

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Prepared by:

RPS

Stacey Devaney
Principal Planner

135 Abbott Street
Cairns QLD 4870

T +61 7 4031 1336
E stacey.devaney@rpsconsulting.com

Prepared for:

Peter Inderbitzin, Franziska Inderbitzin & Sharprock Pty Ltd

Franziska Inderbitzin

PMB 105
Lakeland

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SUMMARY

Table 1: Summary

Details			
Site Address:	181-185 Honey Dam Road, Lakeland		
Real Property Description:	Part of Lot 101 on SP330210 and Part of Lot 102 on SP330210		
Site Area:	Lot 101 on SP330210 – 32.21 hectares Lot 102 on SP330210 – 674.7 hectares		
Regional Plan Land Use Designation:	Priority Agricultural Area		
Zone:	Rural Zone		
Owner(s):	Peter Inderbitzin, Franziska Inderbitzin & Sharprock Pty Ltd		
Proposal			
Brief Description/ Purpose of Proposal	Development Permit for Reconfiguring a Lot (2 Lots into 8 lots + balance lots and new road)		
Development Staging	Single lot releases in accordance with market demand		
Application Details			
Aspect of Development	Preliminary approval	Development permit	
Material change of use	<input type="checkbox"/>	<input type="checkbox"/>	
Building Work	<input type="checkbox"/>	<input type="checkbox"/>	
Operational Work	<input type="checkbox"/>	<input type="checkbox"/>	
Reconfiguration of a Lot	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Assessment Category	<input checked="" type="checkbox"/> Code	<input type="checkbox"/> Impact	
Public Notification	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes:	
Superseded Planning Scheme Application	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Referral Agencies			
Agency	Concurrence	Advice	Pre-lodgement response
Nil	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Pre-lodgement / Consultation			
Entity		Date	Contact Name
Department of State Development, Infrastructure and Planning	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	02/09/2025	Javier Samanes
Other			
Applicant contact person	Stacey Devaney Principal Planner D: +61 7 4276 1033 E: stacey.devaney@rpsconsulting.com	Patrick Clifton Senior Principal Planner D: +61 7 4031 1336 E: patrick.clifton@rpsconsulting.com	

1 INTRODUCTION

RPS AAP Consulting Pty Ltd has been engaged by Peter and Franziska Inderbitzin and Sharprock Pty Ltd to seek development approval for Reconfiguring a Lot on land at Honey Dam Road, Lakeland, described as part of Lot 101 on SP330210 and Part of Lot 102 on SP330210.

The subject site is comprised of two (2) irregular shaped rural lots. Lot 101 has an area 32.21 hectares and frontage to Honey Dam Road and an unnamed road of approximately 670 metres and 470 metres, respectively. The site is improved by a mushroom facility and contains unnamed tributaries and areas of Category B regulated riparian vegetation. Access is via Honey Dam Road. Lot 102 has an area of 674.7 hectares and frontage to Honey Dam Road of approximately 560 metres. The site is currently improved by a Dwelling House, farm buildings, Honey Dam and the associated irrigation and farm infrastructure. Access to Lot 102 is provided from Honey Dam Road and via an informal access from the Mulligan Highway across adjacent lots. The site is predominantly used for broadscale horticulture, predominately bananas south of the dam and limited to grazing north and west of the dam. The land on the north side of Honey Dam is not used for any agricultural purpose.

The site is located less than 5 km from the township of Lakeland, which is accessed via Honey Dam Road and Peninsula Developmental Road to the north.

The proposed development seeks to reconfigure the site to create eight (8) Rural Lifestyle Lots north-east of Honey Dam. This area is adequately setback from the existing watercourses and separated from the balance of Lot 101 and 102, including the arable land located to the south and west of Honey Dam. Access to the proposed lots would be created via an extension of the unnamed road reserve from Honey Dam Road.

The site is located within the Cook Shire Council area and subject to the Cook Shire Council Planning Scheme 2017 (v2), and is affected by the following overlays:

- Bushfire Hazard;
- Rural Land Use; and
- Landslide Hazard.

The Tables of Assessment identify the subdivision of land (Reconfiguring a Lot) as requiring the submission of a Code Assessable application to the Cook Shire Council. As a Code Assessable application, the council, in determining the application are only able to have regard to the applicable codes.

This report provides greater detail on the nature of the proposal and provides an assessment of the proposal against the intents and code requirements of relevant statutory planning documents.

Based on these assessments the proposal is recommended for approval subject to reasonable and relevant conditions.

2 SITE DETAILS

2.1 Site Particulars

The site is comprised of two irregular shaped rural lots, part of Lot 101 on SP330210 with an area of 32.21 ha and frontage to Honey Dam Road of approximately 470 metres and part of Lot 102 on SP330210 with an area of 674.7 ha and frontage to Honey Dam Road of approximately 560m.

Lot 101 is improved by a Mushroom Facility and contains an unnamed tributary that discharges to Honey Dam to the south. Riparian vegetation within the waterway is mapped as Category B regulated vegetation (Least Concern regional ecosystem).

Lot 102 on SP330210 contains Honey Dam within the northern portion of the site, which has a capacity of 6,075ML and is the largest dam on Bullhead Creek, which discharges into the Laura River to the west. The area to the south of the dam is used for horticulture, predominately bananas and is improved by a dwelling house and farm buildings and farm infrastructure. The area to the north of the dam is identified as non-arable land and used predominantly for grazing. Area to the north of Honey Dam is sparsely vegetated. One Mile Creek convergences with Bullhead Creek within the north east portion of Lot 102.

Key details of the subject site are as follows:

Table 2: Site Particulars

Site Particulars	
Site Address	181-185 Honey Dam Road, Lakeland
Real Property Description	Part Lot 101 on SP330210 and Part Lot 102 on SP330210
Site Area	Lot 101 on SP330210 – 32.21 hectares Lot 102 on SP330210 - 674.7 hectares
Landowner(s)	PJFM NO. 1 PTY LTD A.C.N. 126 292 322 Peter Joseph Inderbitzin, Franziska Inderbitzin & Sharprock Pty Ltd

The site location and its extent are shown in

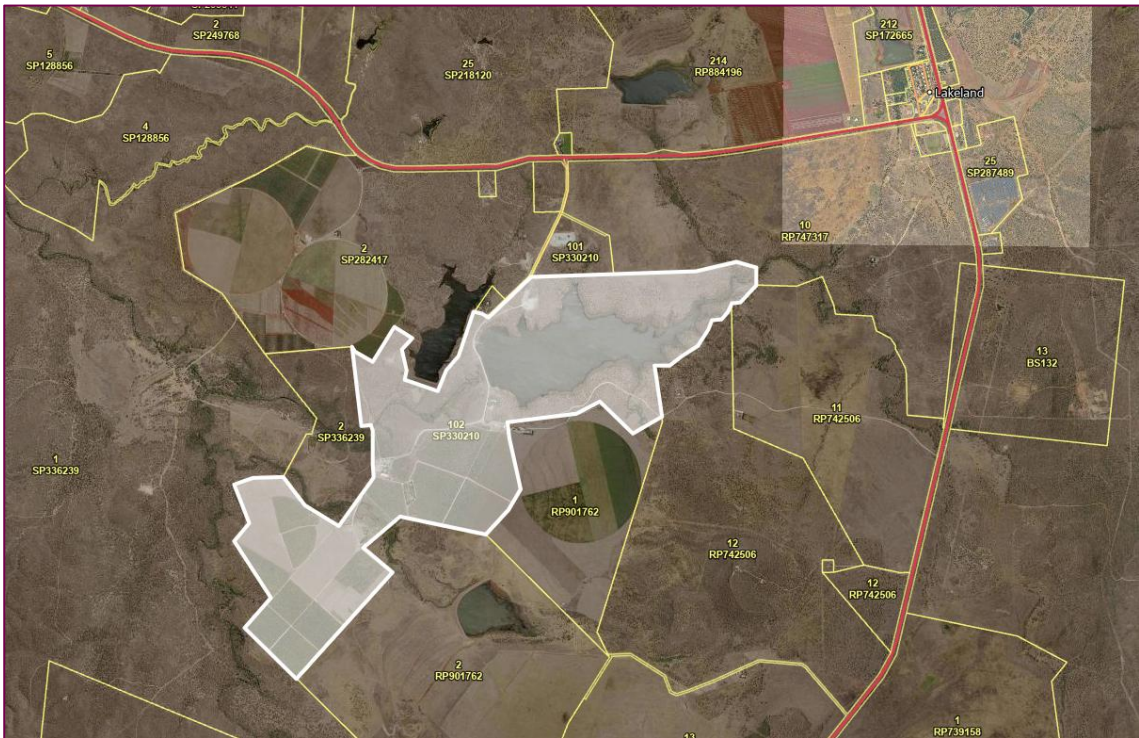


Figure 1 and

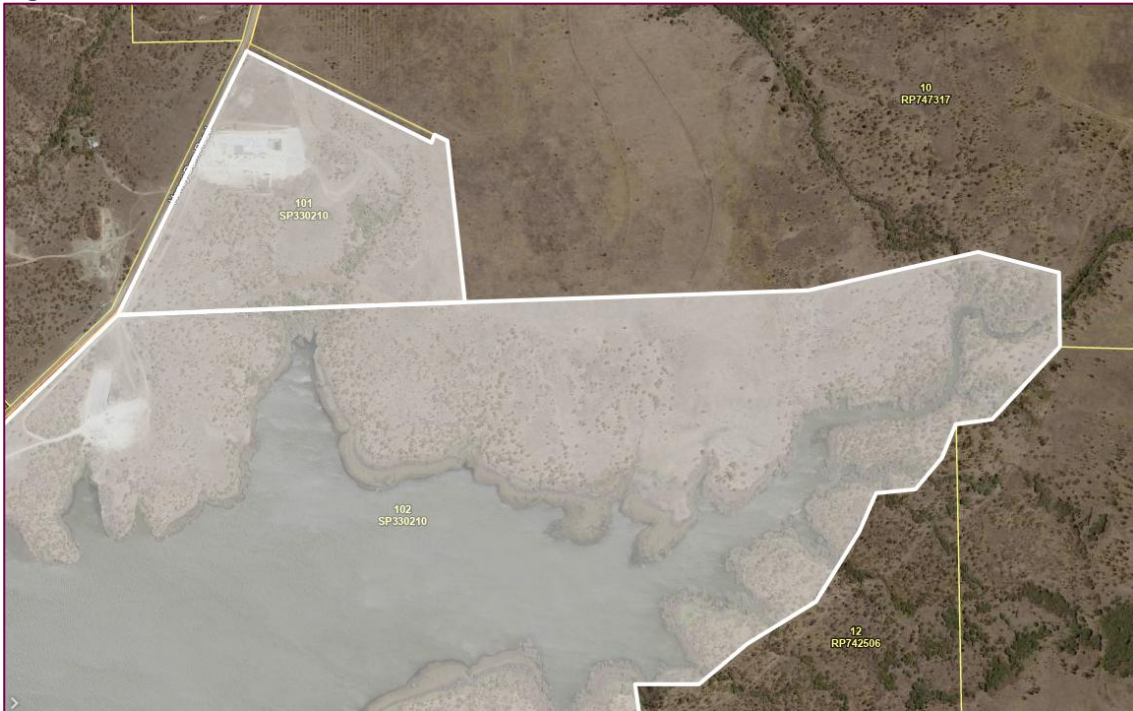


Figure 2 below respectively. Certificate/s of title confirming site ownership details are included at **Appendix A**.

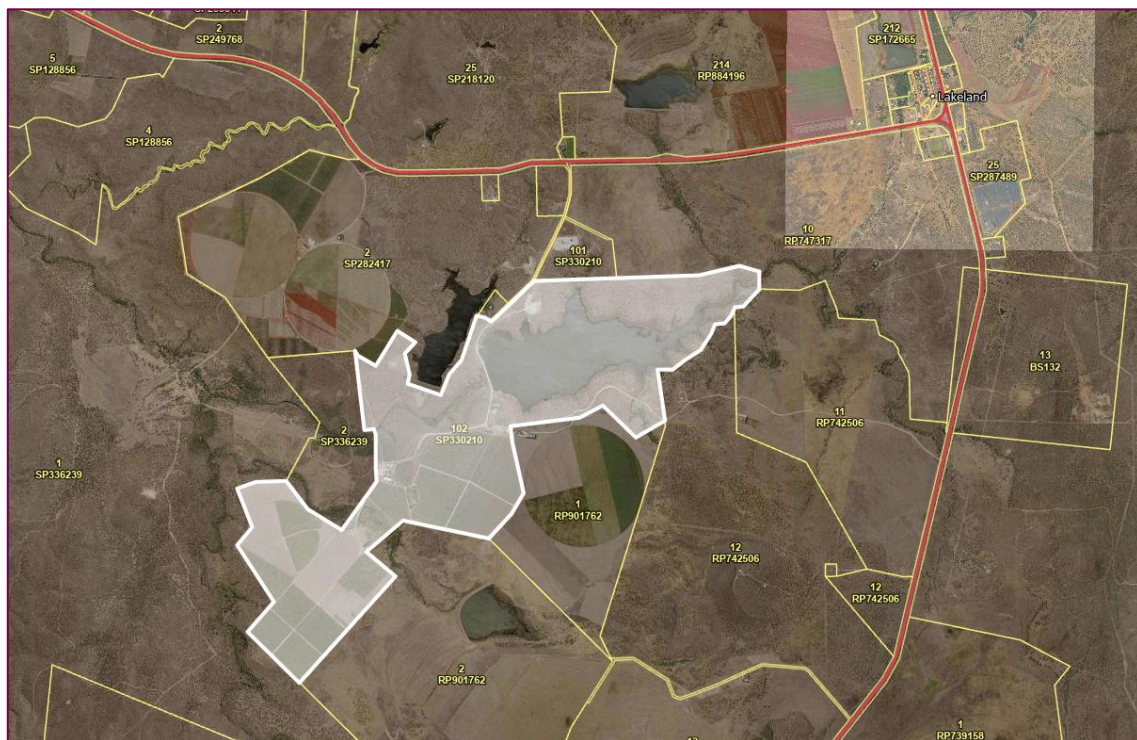


Figure 1 Site Location

Source: Queensland Globe

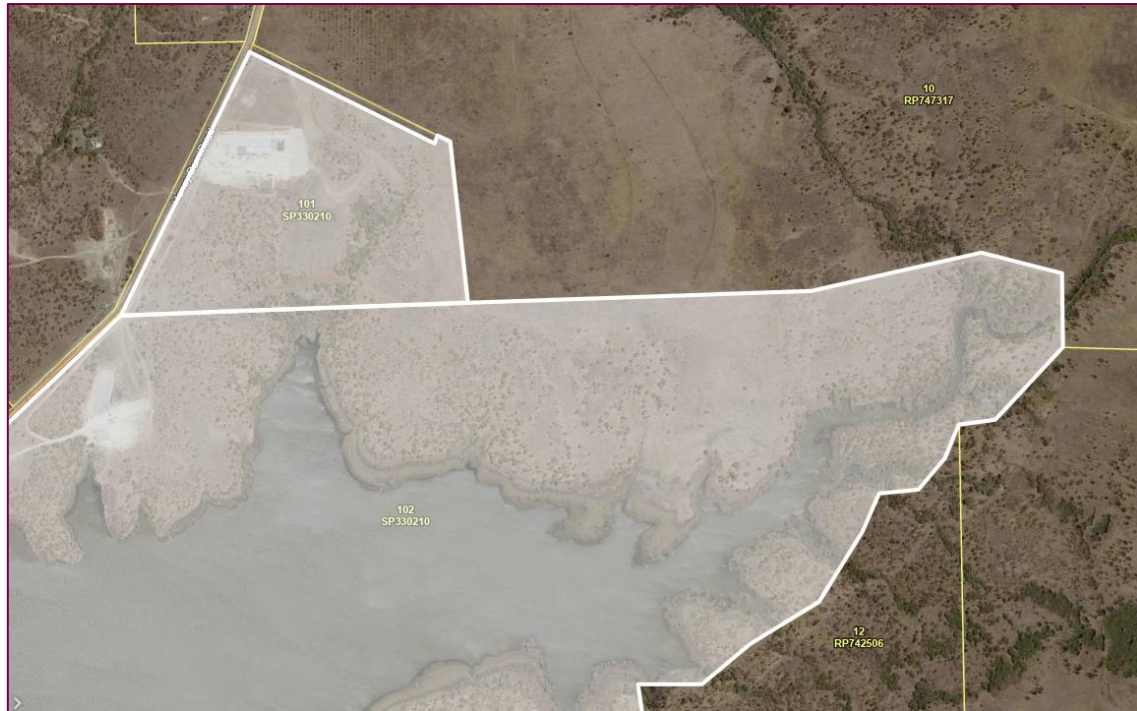


Figure 2 Site Location

Source: Queensland Globe

2.2 Planning Context

The planning context of the site includes the following:

Table 3: Planning Context

Instrument	Designation
State Planning Policy Mapping	
Economic Growth	<ul style="list-style-type: none"> Agriculture <ul style="list-style-type: none"> Agricultural land classification – class A and B Important agricultural areas
Environment and Heritage	<ul style="list-style-type: none"> Biodiversity <ul style="list-style-type: none"> MSES - Regulated vegetation (intersecting a watercourse), in part; MSES – Wildlife habitat (endangered or vulnerable), in part; MSES – Regulated vegetation (category R).
Safety and Resilience to hazard	<ul style="list-style-type: none"> Natural Hazards Risk and Resilience <ul style="list-style-type: none"> Flood hazard area – local government flood mapping area Bushfire prone area, in part.
Development Assessment Mapping	
Fish Habitat Areas	<ul style="list-style-type: none"> Queensland waterways for waterway barrier works
Native Vegetation Clearing	<ul style="list-style-type: none"> Regulated vegetation management map (Category A and B extract), in part.
Cape York Regional Plan 2014	
Regional Plan designation	Priority Agricultural Area

REPORT

Instrument	Designation
Cook Shire Council Planning Scheme 2017	
Zoning	Rural Zone
Overlays	<ul style="list-style-type: none"> • Bushfire Hazard (High and Medium Potential Bushfire Intensity), in part; • Rural Land Overlay <ul style="list-style-type: none"> ○ Important Agricultural Areas; ○ Agricultural Land Class A, in part; ○ Agricultural Land Class B, in part; • Landslide Hazard Area, in part.

Zoning of the subject site and surrounding lands is shown on **Figure 3**.

Other relevant mapping, including overlays, regional plan and state interests is provided at **Appendix B**

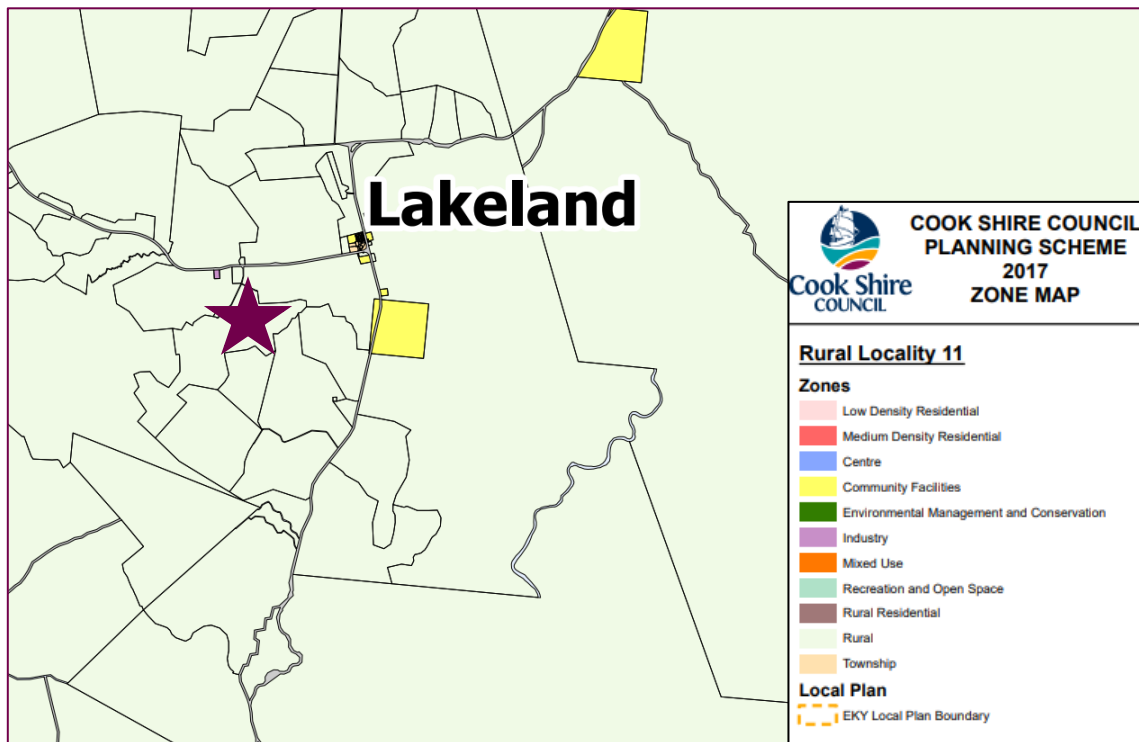


Figure 3 Zoning

Source: Cook Shire Planning Scheme 2017 (v2.0)

3 PRE-LODGEEMENT HISTORY

3.1 Local Authority Pre-lodgement Advice

The applicant has sought and received pre-application comment from Cook Shire Officers in relation to the supply of additional housing land within Lakeland and surrounds.

A letter dated 21 May 2025 addressed to the applicant indicated a significant shortage of residential and rural residential land exists in the Lakeland region, and outlined a commitment to supporting the region's growth.

A copy of this letter is provided at **Appendix C**.

3.2 Referral Agency Prelodgement Meeting

The applicant sought pre-lodgement advice from the State Assessment and Referral Agency (SARA) in respect to the proposed subdivision and excising the north-east portion of Lot 102 on SP330210 from arable land located on the balance of the site south of Honey Dam. SARA pre-lodgement indicated that the Queensland government recognises that the supply of residential land is a critical matter of public interest. Further acknowledging that an adequate and appropriate supply of land is essential to support the growth, sustainability, and prosperity of communities like Lakeland.

The pre-lodgement advice indicated that local governments such as Cook Shire Council, are responsible for ensuring the governance of Local Government Areas, including decisions regarding local planning. The pre-lodgement advice further indicated that Cook Shire Council is best placed to evaluate the suitability of the proposed development for rural residential purposes and determining whether the proposal aligns with the local planning schemes and community needs.

A copy of the SARA pre-lodgement advice is provided at **Appendix C**.

4 PROPOSAL

4.1 Overview

This application seeks development approval for Reconfiguring a Lot (2 Lots into 8 Lots, balance lots and new road) on land located at 181-185 Honey Dam Road, described as Part of Lot 101 on SP330210 and Part of Lot 102 on SP330210.

The intent of the application is to facilitate creation of eight (8) Rural Lifestyle Lots over part of the subject site located to the north of Honey Dam. The proposed lots would be accessible via an extension of the unnamed road reserve from Honey Dam Road which is located to the north of Lot 101. The rear common boundary of the proposed lots would be adequately setback from the maximum supply level of Honey Dam and provide for the potential increase in storage volume, and the existing riparian areas of Bullhead Creek located within Lot 101.

The balance areas of each parent lot would be retained within separate lots. The balance of Lot 101 would retain the Mushroom Facility and the area of native vegetation. The balance of Lot 102 would retain Honey Dam and all the arable land and improvements.

4.2 Lot Yield, Area and Frontage

The applicant is proposed to subdivide the site as follows:

Table 4 Proposed Lot Reconfiguration Areas

Proposed Lots	Area (m ²)	Road Frontage
Lot 1	3.011 hectares	278.41 metres
Lot 2	3.001 hectares	Rear lot (20 metre with access handle)
Lot 3	2.466 hectares	149.9 metres
Lot 4	3.007 hectares	148.2 metres
Lot 5	3.017 hectares	147.6 metres
Lot 6	3.034 hectares	152.9 metres
Lot 7	2.732 hectares	37 metres
Lot 8	2.248 hectares	Rear lot (10m wide access handle)

The proposed development would be staged to allow for the release of single lot releases in response to market demand.

The Strategic Framework of the planning scheme prescribes opportunities for the creation of rural lifestyle allotments down to 4ha Lots for small-scale horticultural and tropical fruit enterprises. Whilst it is noted that the proposal provides for lots below 4ha, it is noted that State Government mapping indicates the area north of Honey Dam is non-arable land unsuitable for cropping. However, the proposed lots are of sufficient area and dimension to accommodate a future dwelling house and ancillary infrastructure, thus providing future housing opportunities in close proximity to Lakeland. Furthermore, the proposed lots are adequately setback from the areas of mapped regulated vegetation and the full supply level of Honey Dam to ensure safety, facilitate access to Honey Dam for maintenance and emergency response.

The proposed lots are illustrated on the Proposal Plan RPS Drawing 416351-3, which is provided at **Appendix D**.

4.3 Access

Access to the proposed development would require an extension of the unnamed road reserve from Honey Dam Road and provision of a new road to provide access to each of the proposed lots. The proposed new road would comprise a 20 metre wide road reserve. No upgrades are proposed to Honey Dam Road as part of this application.

4.4 Native Vegetation

The subject site contains areas of Category B regulated vegetation (Least Concern regional ecosystem). The proposed lots have been configured to avoid areas of mapped regulated vegetation. Whilst it is noted that Proposed Lot 1 is below 4 hectares for the provision of Rural Lifestyle Lots, the proposed common boundary has been adequately setback 1.5 times the height of the tallest tree within the mapped regional ecosystem community of *Eucalyptus leptophleba*, to ensure sufficient separation and avoid impact upon riparian vegetation.

4.5 Agricultural Land Classification and Viability

The former Department of Natural Resources, Mines and Energy (DNRME) identified soils of the wider Lakeland District as part of the agricultural land classification to support the Lakeland Irrigation Area project. It is widely accepted that Agricultural Land Class (ALC) mapping is an effective tool in communicating the quality of agricultural soils based upon the versatility of the soil and the potential for intensification to higher value pursuits such as irrigated cropping. ALC is used as an indicator of the viability of the agricultural land. The Agricultural Land Classification mapping prepared by DNRME indicates that the subject, denoted by the red area on **Figure 4**, is identified as C2 – Non-arable land unsuitable for cropping and suitable only for grazing of native or sown pastures. On this basis, given proximity to Honey Dam, the identified site would be considered to be of marginal agricultural viability and unsuitable for sustainable agricultural production.

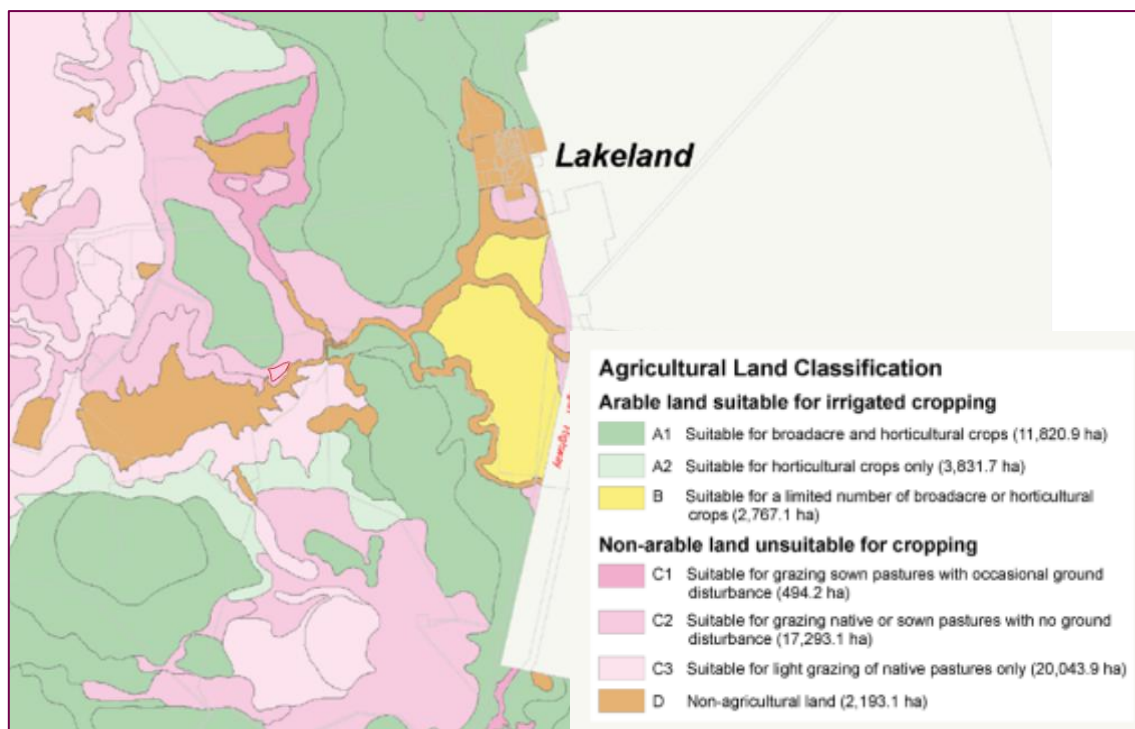


Figure 4 Agricultural Land Classification

Source: Queensland Government

4.6 Servicing

4.6.1 Water

The subject site is not located within Council's reticulated water supply area. The proposal would require the provision of rainwater tanks to service future dwelling houses, which is consistent with Council's Planning Scheme requirements. The proposed lots would be of sufficient area and dimension to adequately accommodate provision of a 50,000 litre rainwater tank for each future dwelling house.

4.6.2 On-Site Wastewater Disposal

The subject site is not located within Council's reticulated sewerage area. The proposed lots are of sufficient area and dimension to adequately accommodate provision of on-site wastewater treatment facilities to service future dwellings, including a land application area in accordance with the Queensland Plumbing and Wastewater Code 2024,. The proposed lots are adequately setback from Honey Dam's maximum water level as well as Bullhead Creek and unnamed tributaries to avoid adverse impact on water quality.

4.6.3 Electricity Supply and Telecommunications

It is anticipated that sufficient capacity existing within the existing Ergon Energy overhead electricity supply network to service the proposed lots. Any future dwelling houses would be capable of being serviced by NBN's satellite network.

5 LEGISLATIVE REQUIREMENTS

5.1 Assessment Manager

In accordance with Schedule 8 of the *Planning Regulation 2017*, the assessment manager for this application is Cook Shire Council.

5.2 Categories of Assessment

The table below summarises the categorising instruments and categories of assessment applicable to this application.

Table 5 Categories of Assessment

Aspect of development	Categorising instrument	Category of assessment
Development Permit for Reconfiguring a Lot (1 Lots into 8 Lots + balance lots and new road)	Cook Shire Planning Scheme 2017 (v2.0), Table 5.6.1 – Reconfiguring a Lot	Code Assessable

5.3 Referrals

In accordance with Schedule 10 of the *Planning Regulation 2017*, the proposed development does not trigger referral to the State Assessment and Referral Agency (SARA).

5.4 Public Notification

This application does not require public notification as it is subject to Code assessment only.

6 STATUTORY PLANNING ASSESSMENT

6.1 Overview

This section assesses the application against relevant assessment benchmarks.

As the application is subject to code assessment, the assessment benchmarks, and the matters the assessment manager must have regard to, are those identified in section 45(3) of the *Planning Act 2016* and sections 26 and 27 of the *Planning Regulation 2017*.

As Cook Shire Council is the assessment the relevant local authority categorising instrument is the Brisbane City Plan 2014.

6.2 State and Regional Assessment Benchmarks

6.2.1 State Planning Policy

The *Planning Regulation 2017* at section 26 (2) (ii) requires the assessment manager to assess the application against the assessment benchmarks stated in the State Planning Policy, Part E, to the extent Part E of the State Planning Policy is not identified as being appropriately integrated into the planning scheme.

It is understood that the minister has identified that the State Planning Policy has been appropriately integrated into the Cook Shire Council Planning Scheme 2017 v2 and consequently no further assessment is required in this instance.

6.2.2 Regional Plan

The *Planning Regulation 2017* at section 26(2)(a)(i) requires the assessment manager to assess the application against the assessment benchmarks stated in the regional plan, to the extent the Regional Plan is not identified as being appropriately integrated into the planning scheme.

The Minister has identified that the planning scheme, specifically the strategic framework, appropriately advances the Cape York Regional Plan 2014, as it applies in the planning scheme area, on that basis, no further assessment is required in this instance.

6.2.3 Development Assessment under Schedules 9 and 10 (SDAP)

Schedule 10 of the *Planning Regulation 2017* identify the matters that the assessment manager and/or referral agency assessment must have regard to. In this instance, the application does not trigger referral and, therefore, no state codes apply.

6.3 Local Authority Assessment Benchmarks

This application is to be assessed against the Cook Shire Planning Scheme 2017 (v2.0). The assessment benchmarks applicable under the Planning Scheme are addressed below.

Table 6 Planning Scheme Code Responses

Planning Scheme Codes	Applicability	Comment
Zone Code		
Rural Zone Code	Applies	Generally complies with or is able to comply with applicable assessment benchmarks. Consideration is required in respect of PO6 – Rural land Use. Refer to section 6.4.1 below.

Planning Scheme Codes	Applicability	Comment
Overlay Codes		
Bushfire Hazard Overlay	Applies	Complies with the applicable assessment benchmarks.
Landslide Hazard Overlay	Not applicable	No applicable assessment benchmarks
Development Codes		
Reconfiguring a Lot Code	Applies	The proposed subdivision applies generally with performance outcomes and acceptable outcomes. Consideration is required in respect of Performance Outcome PO1 relating to Lot size and dimension.
Works, Services and Infrastructure Code	Applies	Complies with the applicable assessment benchmarks.

6.4 Statement of Compliance

6.4.1 Rural Zone Code

Performance Outcome PO6 of the Rural Zone Code states:

PO6

Development ensures the following rural outcomes are achieved:

- (a) *New or existing rural or extractive industries will not be prevented from establishing and/or expanding.*
- (b) *Infrastructure critical to agricultural and extractive industry supply chains are protected and used sustainably; and*
- (c) *Rural landscape values, water resources and environmental quality are protected.*

The associated Acceptable Outcome states:

AO6.1

Development complies with minimum lot size and dimensions identified in Schedule 1 of the Reconfiguring a Lot Code.

Whilst the site is located within the Rural Zone, the portion of the site subject of this application is located north of Honey Dam and has been identified by the former Department of Natural Resources, Mines and Energy as non-arable land. This area is unsuitable for viable agricultural production. Area to the south of Honey Dam would continue for agricultural production and the existing mushroom facility to the east of the site would not be adversely impacted. Access to the site would be viable an extension of the existing unnamed road from Honey Dam Road and traffic generated by the proposal would not adversely impact supply chain access for the mushroom facility. The subject site is not identified as being located within a Key Resource Area.

The proposal seek to create Rural Lifestyle Lots in reasonable proximity to the township of Lakeland. The proposed lots would be adequately setback from Honey Dam to ensure water quality is not adversely impacted and rural landscape values would be maintained by the provision of rural lifestyle lots on non-arable land. On this basis, RPS contends that the proposed development is consistent with the intent of the Rural Zone Code.

6.4.2 Reconfiguring a Lot Code

Performance Outcome PO1 of the Reconfiguring a Lot Code states:

PO1

Lots have adequate area and appropriate dimensions for their intended use and agricultural land is not lost to production through its fragmentation into economically unviable units unless over-riding public benefit can be demonstrated.

The subdivision is demonstrated to be appropriate having regard to:

- (a) The unique size, shape, location or topography of existing and proposed allotments;*
- (b) The unique character of the proposed use intended to be made of the land following subdivision (see set out in the development application);*
- (c) The existing and future amenity of the locality;*
- (d) The ability of the site to accept and disperse wastewater within the site without causing infiltration of the groundwater or run-off to nearby watercourse;*
- (e) The relevant zone and overlay overall outcomes and performance outcomes.*

The associated Accepted Outcome states:

AO1.1

*Lots comply with the minimum area and dimensions for those zones listed in **Schedule 1** of this code.*

Whilst the site is identified within the Rural Zone, the area subject to the proposal is located north of Honey Dam and has been identified by the State as non-arable land, unsuitable for cropping and limited to grazing. However, given the site's proximity to Lakeland, the best and highest use of the land would be the creation of Rural Lifestyle Lots.

The Rural Lifestyle Lots are consistent with the intent to provide Rural Lifestyle Lots on land that is in close proximity to townships and which would not compromise the agricultural efficiency of existing farming land and practices or the future planning intent for the area.

6.5 Infrastructure Charges

Infrastructure charges will apply to the development pursuant to the Planning Regulation and Council's Adopted Infrastructure Charges Resolution.

The existing use of the site for two (2) lots. We request that council apply a credit for these existing lots when calculating the infrastructure charges.

7 CONCLUSION

RPS AAP Consulting Pty Ltd has been engaged by Peter and Franziska Inderbitzin and Sharprock Pty Ltd to seek development approval for Reconfiguring a Lot on land at Honey Dam Road, Lakeland, described as part of Lot 101 on SP330210 and Part of Lot 102 on SP330210.

The subject site is comprised of two (2) irregular shaped rural lots. Lot 101 has an area 32.21 hectares and frontage to Honey Dam Road and an unnamed road of approximately 670 metres and 470 metres, respectively. The site is improved by a mushroom facility and contains unnamed tributaries and areas of Category B regulated riparian vegetation. Access is via Honey Dam Road. Lot 102 on SP330210 has an area of 674.7 hectares and frontage to Honey Dam Road of approximately 560 metres. The site is currently improved by a Dwelling House, farm buildings, Honey Dam and the associated irrigation and farm infrastructure. Access to Lot 102 is provided from Honey Dam Road and via an informal access from the Mulligan Highway across adjacent lots. The site is predominantly used for broadscale horticulture, predominately bananas south of the dam and limited to grazing north and west of the dam.

This application seeks to reconfigure the site to create eight (8) Rural Lifestyle Lots north-east of Honey Dam and to the east of the existing mushroom facility. The proposed development would be for Reconfiguring a Lot (1 Lots into 8 Lots), balance lots and creation of a new road. Each of the proposed lots would have frontage to a new road, an extension of the existing unnamed road reserve from Honey Dam Road.

The Tables of Assessment identify the subdivision of land (Reconfiguring a Lot) as requiring the submission of a Code Assessable application to the Cook Shire Council. As a Code Assessable application, the council, in determining the application are only able to have regard to the applicable codes. An assessment of the proposed development against these codes demonstrates that the development is able to comply with the relevant Acceptable and Performance outcomes.

Based on this assessment the application is recommended for approval subject to reasonable and relevant conditions.

Appendix A

Certificate(s) of Title

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	51333946	Search Date:	22/10/2025 08:40
Date Title Created:	17/11/2023	Request No:	53803187
Previous Title:	51037241		

ESTATE AND LAND

Estate in Fee Simple

LOT 101 SURVEY PLAN 330210
Local Government: COOK

REGISTERED OWNER

Dealing No: 723961709 31/03/2025
PJFM NO. 1 PTY LTD A.C.N. 126 292 322

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20849110 (POR 1)
2. EASEMENT IN GROSS No 723319193 12/06/2024 at 11:01
burdening the land
ERGON ENERGY CORPORATION LIMITED A.C.N. 087 646 062
over
EASEMENT A ON SP331549
3. LEASE No 724333113 09/09/2025 at 15:59
LESSEE:
RED VALLEY FARMS PTY LTD A.C.N. 631 830 503
PREMISES:
LEASE EXTENT: WHOLE OF THE LAND
LAND DESCRIPTION: LOT 101 ON SP330210
TERM: 01/04/2025 TO 31/03/2028
OPTION: 5 YEARS

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Queensland Titles Registry Pty Ltd
 ABN 23 648 568 101

Title Reference:	51333947	Search Date:	25/09/2025 15:33
Date Title Created:	17/11/2023	Request No:	53501346
Previous Title:	51037241		

ESTATE AND LAND

Estate in Fee Simple

LOT 102 SURVEY PLAN 330210
 Local Government: COOK

REGISTERED OWNER

INTEREST

Dealing No: 722870722 09/11/2023

PETER JOSEPH INDERBITZIN
 FRANZISKA MARIA MARGARET INDERBITZIN
 SHARPROCK PTY LTD A.C.N. 128 361 348
 UNDER INSTRUMENT 712418733

JOINT TENANTS INTER SE
 TRUSTEE 1/2
 1/2

AS TENANTS IN COMMON

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
 Deed of Grant No. 20849110 (POR 1)
2. EASEMENT No 700175577 19/08/1994 at 11:34
 burdening the land to
 LOT 141 ON RP846858 OVER EASEMENTS D AND G ON RP846859.
3. EASEMENT No 717216801 28/04/2016 at 12:25
 burdening the land to
 LOT 219 ON SP218120 OVER
 EASEMENTS F AND G ON RP846859
4. EASEMENT No 717231863 06/05/2016 at 13:49
 burdening the land to
 LOT 2 ON SP282417 OVER
 EASEMENT J ON SP282417

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

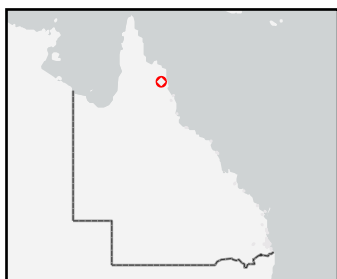
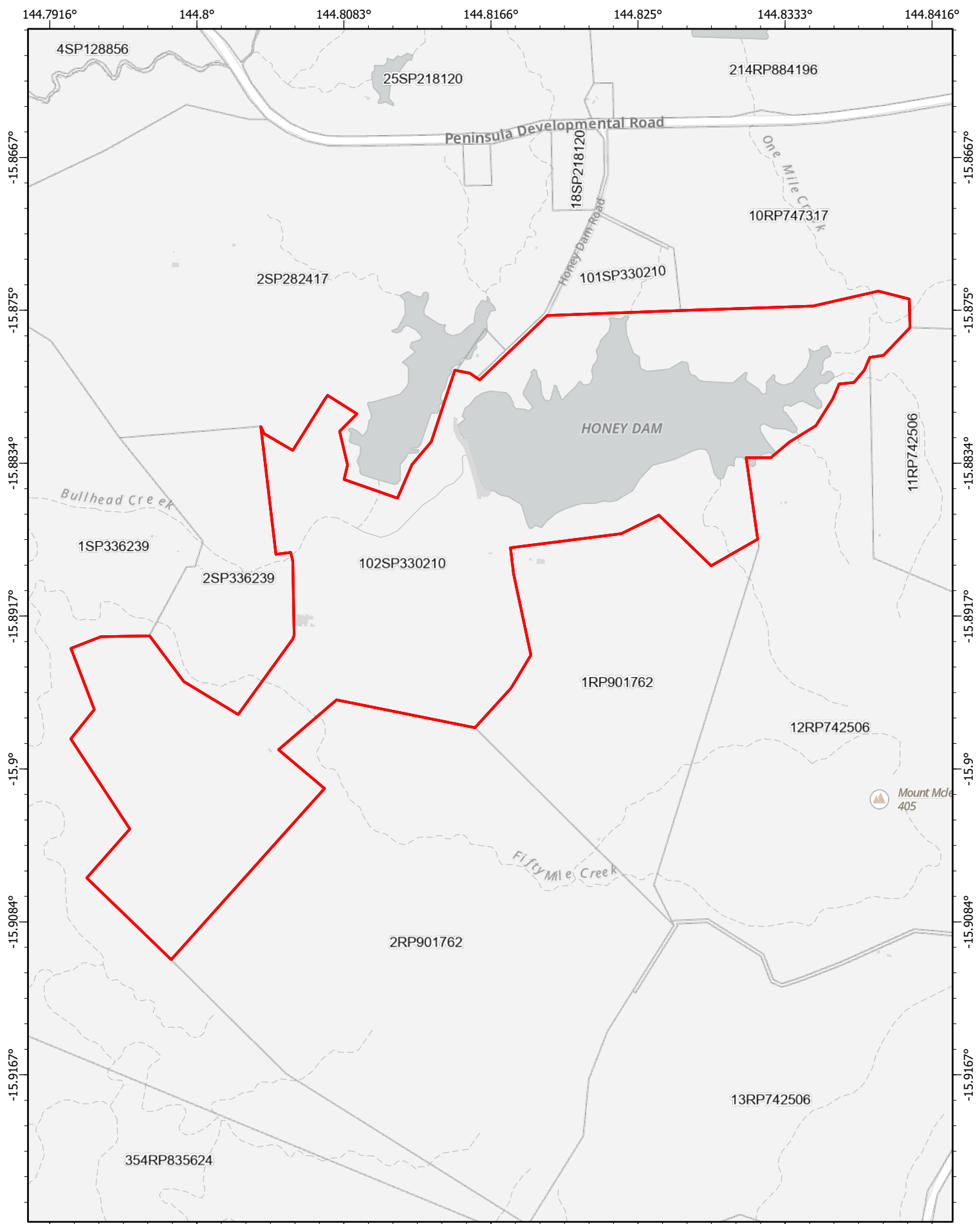
NIL

Caution - Charges do not necessarily appear in order of priority

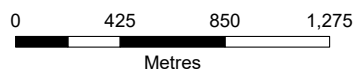
** End of Current Title Search **

Appendix B

Planning Context Mapping



Scale: 1:30,700



Disclaimer This map has been prepared with due care based on the best available information at the time of publication. However, the State of Queensland (acting through the department) makes no representations, either express or implied, that the map is free from errors, inconsistencies or omissions. Reliance on information contained in this map is the sole responsibility of the user. The State disclaims responsibility for any loss, damage or inconvenience caused as a result of reliance on information or data contained in this map

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Date: 25/09/2025

State Planning Policy mapping layers - consolidated list for all selected Lot Plans

State Planning Policy mapping layers - consolidated list for all selected Lot Plans

(Note: Please refer to following pages for State Interests listed for each selected Lot Plan)

BIODIVERSITY

- MSES - Regulated vegetation (intersecting a watercourse)
- MSES - Wildlife habitat (endangered or vulnerable)

AGRICULTURE

- Important agricultural areas
- Agricultural land classification - class A and B

NATURAL HAZARDS RISK AND RESILIENCE

- Flood hazard area - local government flood mapping area
- Bushfire prone area

State Planning Policy mapping layers for selected

Lot Plan: 102SP330210 (Area: 6747000 m²)

AGRICULTURE

- Agricultural land classification - class A and B
- Important agricultural areas

BIODIVERSITY

- MSES - Regulated vegetation (intersecting a watercourse)
- MSES - Wildlife habitat (endangered or vulnerable)

NATURAL HAZARDS RISK AND RESILIENCE

- Flood hazard area - local government flood mapping area
- Bushfire prone area

State Planning Policy

**Making or amending a local planning instrument
and designating land for community infrastructure**

Date: 25/09/2025



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State Assessment and Referral Agency - Matters of Interest Report

Matters of Interest for all selected Lot Plans

Queensland waterways for waterway barrier works

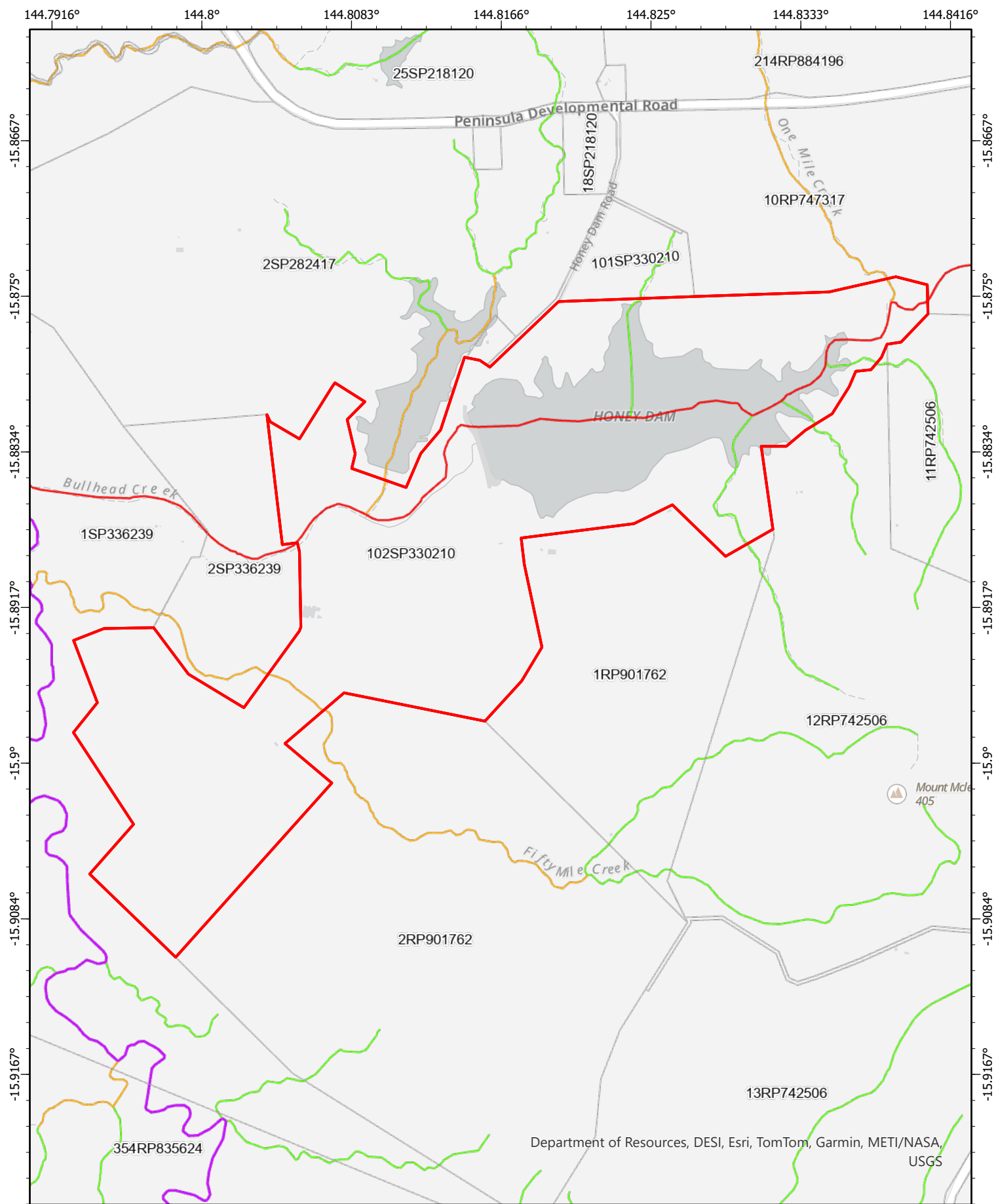
Regulated vegetation management map (Category A and B extract)

Matters of Interest by Lot Plan

Lot Plan: 102SP330210 (Area: 6747000 m²)

Queensland waterways for waterway barrier works

Regulated vegetation management map (Category A and B extract)



Queensland waterways for
waterway barrier works

Risk of impact

Low

Moderate

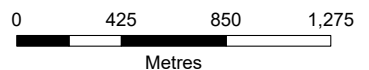
High

Major

Date: 25/09/2025



Scale: 1:30,700

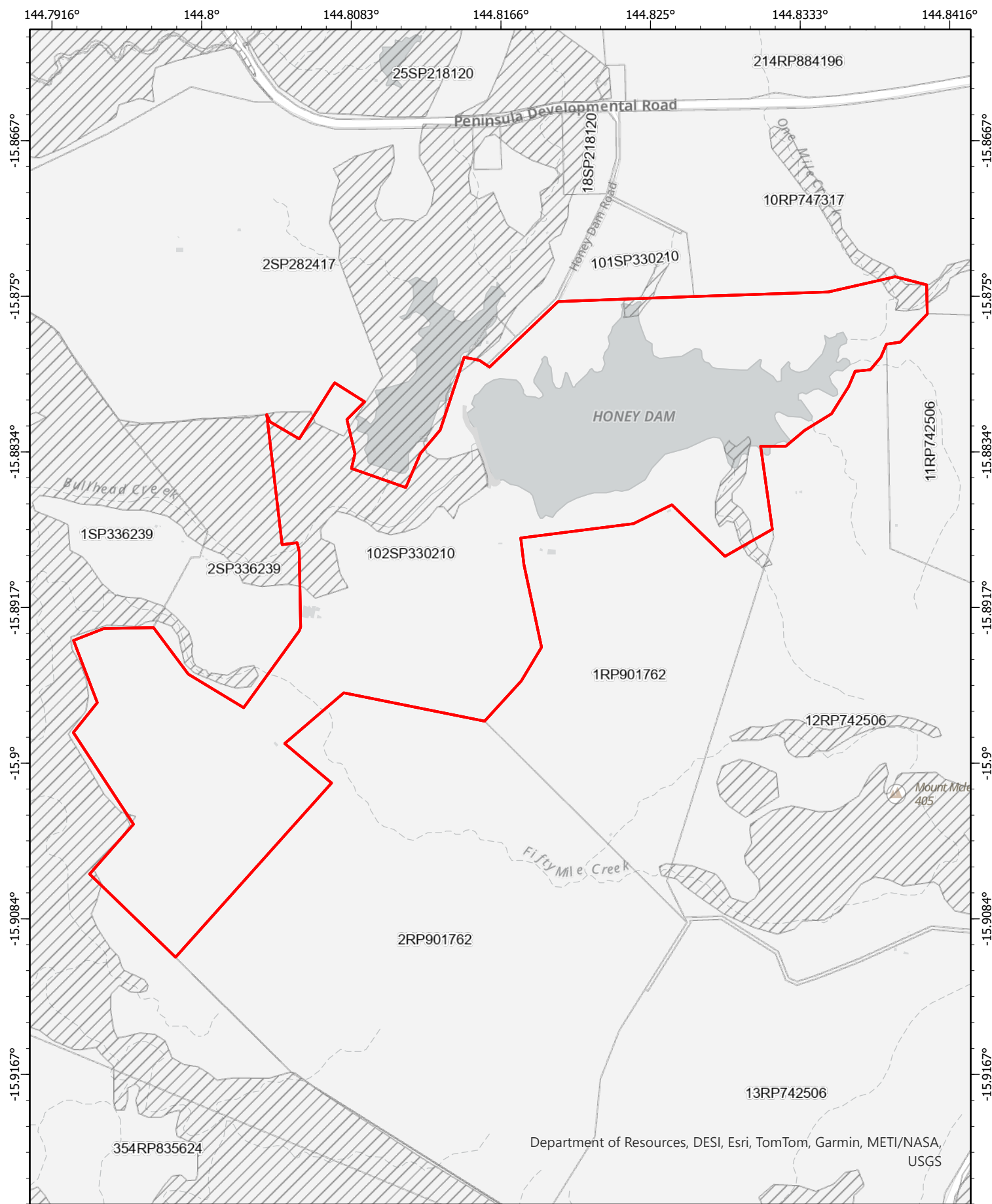


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Regulated vegetation management map (Category A and B extract)

Category B on the regulated vegetation management map

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Scale: 1:30,700

0 425 850 1,275 Metres

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Appendix C

Prelodgement Outcomes

Our reference: LM:D25/16876

Your reference:

21 May 2025

Franziska Inderbitzin

Email: sales@redvalley.com.au

To whom it may concern

Re: Support – Lakeland expansion and demand for housing and land / rural residential land supply for community growth and sustainability.

On behalf of Cook Shire Council, I am providing this letter of support regarding the significant shortage of land available for residential and rural residential purposes in Lakeland.

This issue has been comprehensively outlined and is supported by the strategic direction set out in the *Lakeland Masterplan and Infrastructure Plan 2023*, which was formally endorsed by Cook Shire Council at its meeting on 23 April 2024 (Resolution #2024/57). Council has since taken further steps to progress this vision by allocating budget and resolving to initiate a major amendment to the Cook Shire Planning Scheme, with the intent to incorporate the Lakeland Masterplan into the statutory planning framework.

The Lakeland region is currently experiencing notable growth due to the expansion of agricultural industries and associated infrastructure. This has placed immediate pressure and long term implications on the township's housing supply, which is already limited and unable to meet the demand for both permanent and seasonal accommodation.

The Lakeland community is committed to supporting the region's growth in order to retain families and individuals with valuable skills in trades, education, essential services, and agriculture—ensuring the long-term sustainability of both the township and its farming-based lifestyle.

Should further information or clarification be required, please do not hesitate to contact Council on (07) 4082 0500 or by email at mail@cook.qld.gov.au.

Yours sincerely



Lisa Miller

Manager, Planning and Environment
Cook Shire Council

SARA reference: 2509-48163 SPL
Applicant reference: 416351

Department of
**State Development,
Infrastructure and Planning**

29 September 2025

Sharprock Partnership
PO Box 1949
CAIRNS QLD 4870
Patrick.Clifton@rpsconsulting.com

Dear Mr

SARA Pre-lodgement advice – Reconfiguration of a Lot, Various (Dawson Road/Mulligan Highway, Peninsula Development Road and Honey Dam Road, Lakeland

I refer to your pre-lodgement request received on 12 September 2025 in which you sought pre-lodgement advice from the State Assessment and Referral Agency (SARA) regarding the proposed development at the above address.

This notice provides advice on aspects of the proposal that are of relevance to SARA that is based on the documentation uploaded into MyDAS2 on 12 September 2025.

Development details

Summary of proposal:	<p>Proposal to reconfigure three rural properties, namely:</p> <ul style="list-style-type: none">• 7639-7641 Mulligan Highway, Lakeland One lot into two, excising approximately 2.6 hectares of land separated by the Mulligan Highway. The new lot would have frontage to both the Mulligan Highway and Dawson Road, with access envisaged from Dawson Road, a local road.• 94 Peninsula Developmental Road, Lakeland One lot into two, creating a 57-hectare lot adjacent to the eastern boundary of the property, contiguous with the Lakeland township. The new lot includes existing structures (a dwelling house and farm buildings) and land not used for cropping.• 181-185 Honey Dam Road, Lakeland One lot into two, exercising the northeastern portion of the land, separated from the arable area by Honey Dam. Access to be provided via an extension of the unnamed road reserve connecting to Honey Dam Road.
Description:	Development Permit for Reconfiguring a Lot
Street address:	As above

Pre-lodgement advice

SARA provides the following pre-lodgement advice:

Advice within SARA's jurisdiction	
1.	<p>Advice requested: You are seeking advice from SARA on the following:</p> <ul style="list-style-type: none"> • SARA's level of support for additional housing land in Lakeland • suitability of the proposed sites for rural residential development, considering the housing land shortage and emerging planning controls • recommended form of application. • SARAs requirements for application submission and referral. <p>Response to specific queries raised: The Queensland government recognises that the supply of residential land is a critical matter of public interest. Ensuring an adequate and appropriate supply of land is essential to support the growth, sustainability, and prosperity of communities like Lakeland.</p> <p>While the Queensland government acknowledges the importance of housing supply, SARA's role in the assessment of the proposed development application(s) is limited to referral matters identified within the Planning Regulation 2017. As you are aware, in Queensland, local governments are responsible for ensuring the good rule and governance of their Local Government Areas. Under Queensland legislation, the State has limited authority to intervene in or direct Councils on operational matters, including decisions regarding local planning. It is at the discretion of each Council to make decisions they consider appropriate to meet the needs and views of their community.</p> <p>The State Government becomes involved only where development applications potentially impact matters of State interest. In this instance, SARA's interests are generally confined to:</p> <ul style="list-style-type: none"> • the potential clearing of native vegetation, including the creation of vegetation clearing exemptions; and • the site's proximity to state transport corridors. <p>Cook Shire Council is best placed to evaluate the suitability of the proposed development for rural residential purposes. The Council is responsible for determining whether the proposal aligns with local planning schemes and community needs. You are encouraged to continue your collaboration with the Council to ensure that the proposed development contributes positively to the housing supply and broader planning objectives for the Lakeland community.</p> <p>In terms of the form of an application at this stage, SARA has no preference i.e. one application of all proposed RALs, or three applications for each RAL. SARA also has no preference for any intended further subdivision of the land for rural residential purposes.</p> <p>Advice in relation to state transport matters and the clearing of native vegetation can be provided separately if required.</p>

This advice is provided in good faith and is:

- based on the material and information provided to SARA
- current at the time of issue
- not applicable if the proposal is changed from that which formed the basis of this advice.

This advice does not constitute an approval or an endorsement that SARA supports the development proposal. Additional information may be required to allow SARA to properly assess the development proposal when a formal application has been lodged.

If you require further information please contact Charlton Best, on 4037 3200 or via email charlton.best@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Javier Samanes', written over a horizontal line.

Javier Samanes
A/ Manager (Planning)

Appendix D

Proposal Plans

PRELIMINARY - FOR DISCUSSION PURPOSES ONLY

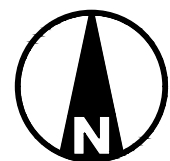
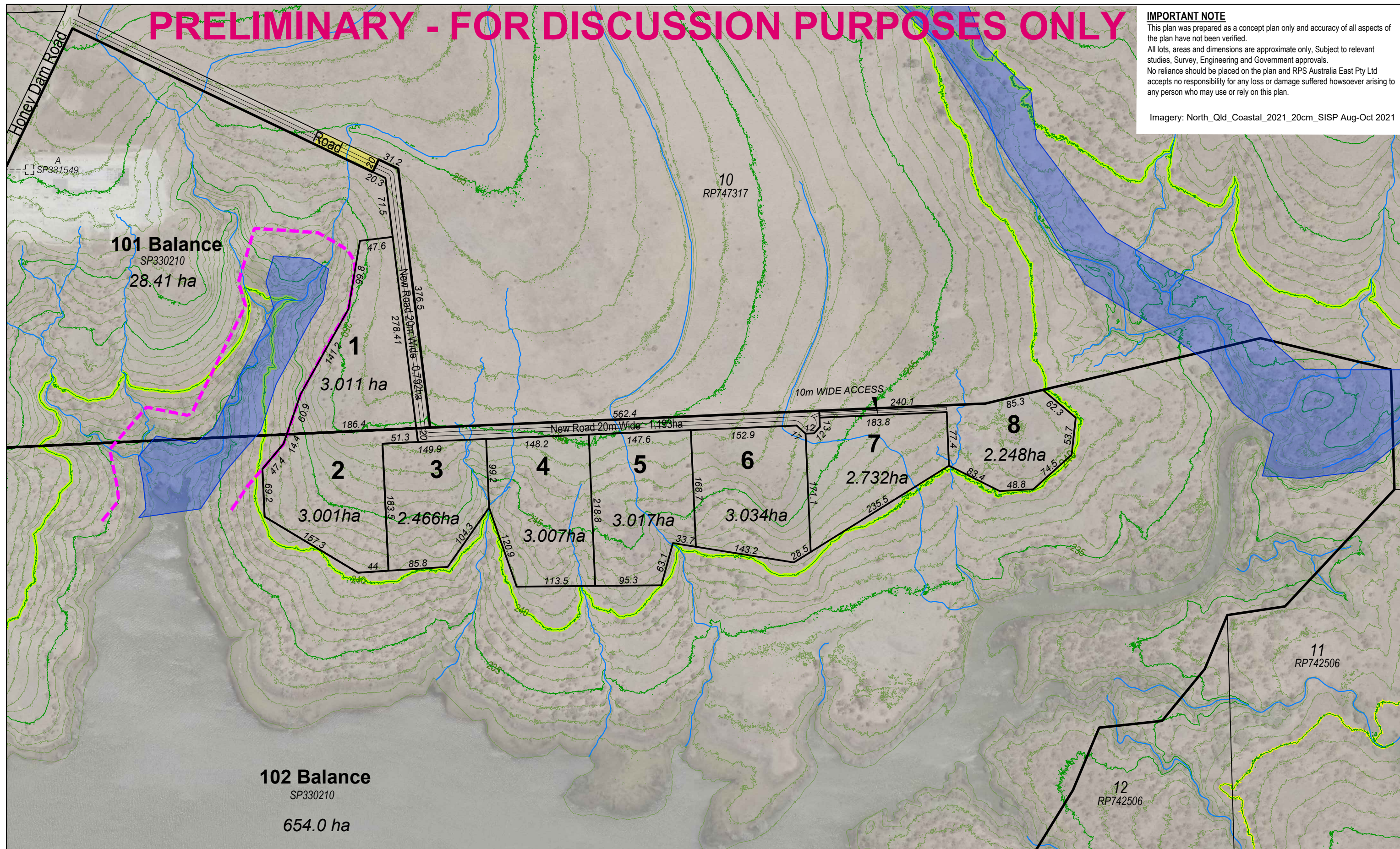
IMPORTANT NOTE

This plan was prepared as a concept plan only and accuracy of all aspects of the plan have not been verified.

All lots, areas and dimensions are approximate only. Subject to relevant studies, Survey, Engineering and Government approvals.

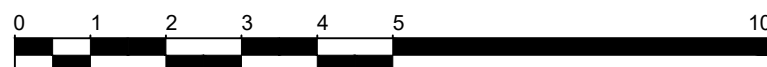
No reliance should be placed on the plan and RPS Australia East Pty Ltd accepts no responsibility for any loss or damage suffered howsoever arising to any person who may use or rely on this plan.

Imagery: North_Qld_Coastal_2021_20cm_SISP Aug-Oct 2021



Sharprock Partnership - Site 3

Concept Plan. Part of Lots 101 & 102 SP330210
Honey Dam Road, Lakeland



Legend

- 1.0m minor contour interval
 - 5.0m major contour index
 - 240m contour
 - drainage flow
- Contour & drainage derived from Cooktown
201308-DEM-GRID-50cm series data

- RVM category B - remnant vegetation
- RVM category R - reef-regrowth watercourse vegetation
- RVM category B setback 38m

RPS AAP Consulting Pty Ltd
ACN 117 883 173
135 Abbott St
PO Box 1949
CAIRNS QLD 4870
T +61 7 4031 1336
F +61 7 4031 2942
W rpsgroup.com



Datum: MGA2020 Z55 | Scale: 1:5000 @ A3 | Date: 28-10-2025 | Drawing: 416351-3 B

Appendix E

Planning Scheme Code Responses

6.2.9 Rural zone code

6.2.9.1 Application

This code applies to assessing a material change of use or a reconfiguring a lot for development in the rural zone. For development within the Rural Zone and the Eastern Kuku Yalanji Local Plan area, development shall be assessed against both codes. The provisions of the Eastern Kuku Yalanji Local Plan Code prevail over the Rural Zone Code to the extent of any inconsistency. When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

6.2.9.2 Purpose

- (1) The purpose of the rural zone is to –
 - (a) provide for rural uses and activities; and
 - (b) provide for other uses and activities that are compatible with –
 - i. existing and future rural uses and activities; and
 - ii. the character and environmental features of the zone; and
 - (c) maintain the capacity of land for rural uses and activities by protecting and managing significant natural resources and processes.
- (2) The purpose of the code will be achieved through the following overall outcomes;
 - (a) Agricultural land is protected from fragmentation or alienation;
 - (b) Adequate infrastructure (particularly roads) is provided to service rural communities and support the rural economy;
 - (c) Intensive rural activities and aquaculture is separated from sensitive land uses to ensure they do not have a detrimental impact on the amenity of adjoining land;
 - (d) Existing extractive industries and known resource deposits are protected and provide opportunities for new extractive industry operations. All new and existing operations are located and designed to mitigate environmental impacts;
 - (e) Appropriate forms of tourism-based activities and associated short term accommodation are supported where at an appropriate scale and impacts can be managed;
 - (f) Development in the Eastern Kuku Yalanji Local Plan is supported, including higher densities for rural zoned sites at Little Annan and South Mungumby (Precincts 4 and 5 of the Local Plan).
 - (g) Built form is consistent with the rural character, which is typically a single dwelling house and ancillary structures necessarily associated with the rural activity, such as sheds.
 - (h) Scenic landscape values and rural character are protected from the visual impacts of clearing, construction and intensive uses;
 - (i) Development maintains adequate separation from natural features such as prominent hills and ridges, creeks, gullies, waterways, wetlands so

they are retained, managed and enhanced.

- (j) Non-rural development is designed and located so it does not compromise the long-term use of the land for rural purposes.
- (k) Rural zoned land is protected from adhoc subdivision or changes of use. OM6.4 – Future Urban Expansion Overlay Map identifies Rural zoned land that may provide for the long-term expansion of the township subject to the provision of infrastructure and orderly, sequencing and assessment of constraints.

6.2.9.3 Criteria for assessment

Table 6.9 – Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Applicant response
Section 1 – For accepted development subject to requirements and assessable development		
Built form		
PO1 The scale, density and height of buildings and structures is consistent with the rural built form.	AO1.1 One dwelling per site. Note: A secondary dwelling is not a separate dwelling for the purpose of satisfying this outcome. And	Not Applicable The proposed development is for reconfiguring a lot only. No buildings or structures are proposed as part of this application.
	AO1.2 Building height does not exceed 8.5m. And	Not Applicable The proposal is for reconfiguring a lot only. No buildings or structures are proposed as part of this application.
	AO1.3 Buildings have a pitched roof.	Not Applicable The proposal is for reconfiguring a lot only. No buildings or structures are proposed as part of this application.
Sitting		
PO2	AO2.1	Not Applicable

Performance outcomes	Acceptable outcomes	Applicant response
Buildings and structures are sited to protect the rural amenity of the area when viewed from roads and neighbouring properties, and to minimise the impacts of noise and dust.	<p>For uses other than Rural industry, Animal Keeping, Aquaculture, Intensive Animal Industries and Advertising Devices, buildings and structures are setback:</p> <p>(a) 50m from the centre line of a State controlled road identified on OM10-State controlled roads; and</p> <p>(b) 6m from all other boundaries.</p>	The proposal is for reconfiguring a lot only. No buildings or structures are proposed as part of this application.
State controlled road - amenity		
<p>PO3</p> <p>Development achieves acceptable levels of amenity for residents and visitors.</p>	<p>For sites with frontage to a State controlled road as mapped on OM10 – State controlled road Overlay:</p> <p>AO3.1</p> <p>Development uses noise attenuation measures, such as earth mounds and noise barrier fences, between the noise source and the noise sensitive place.</p> <p>Or</p> <p>AO3.2</p> <p>Development maintains an appropriate buffer distance between the noise source and the noise sensitive place.</p>	<p>Not Applicable</p> <p>The subject site does not have frontage to a State-controlled road.</p>
Cropping		
<p>PO4</p> <p>Agricultural land is protected for agricultural production.</p>	<p>AO4.1</p> <p>Permanent plantations do not occur on agricultural land mapped on Overlay Map 8.</p> <p>Note. This does not apply to windbreaks that are grown to</p>	<p>Complies with AO4.1</p> <p>Whilst the site is mapped as being located within the Rural Zone, the portion of the site north-east of Honey Dam is identified as non-arable land unsuitable for cropping by the former Department</p>

Performance outcomes	Acceptable outcomes	Applicant response
	protect legitimate agricultural crops.	of Natural Resources, Mines and Energy. The site is suitable for grazing only and given the size of the area, would be unviable for long-term agricultural production. No permanent plantations are proposed as part of this application.
Section 2 – For assessable development		
Siting		
PO5 Buildings and structures are sited to protect the rural amenity of the area when viewed from roads and neighbouring properties, and to minimise the impacts of noise and dust.	AO5.1 Rural Industry buildings and structures are setback as follows: (a) Where access is from a sealed road, a minimum of 6m from all boundaries; or (b) Where access is from an unsealed road, a minimum of 20m from the road frontage; and (c) a minimum of 6m from all boundaries; and (d) a minimum of 200m from any dwelling on an adjoining premises; and (e) a minimum of 200m from any land in the Low Density Residential, Township or Rural Residential Zones; Or AO5.2 For Intensive Animal Industries buildings and structures are setback in accordance with the minimum requirements in Schedule 1 of this code. Or	Not Applicable The proposal is for Reconfiguring a Lot only. No rural industry buildings or structures are proposed.

Performance outcomes	Acceptable outcomes	Applicant response
	AO5.3 If the use is not listed in Schedule 1 of this code, no Acceptable Outcome is specified.	
Rural land use		
PO6 Development ensures the following rural outcomes are achieved: (a) new or existing rural or extractive industries will not be prevented from establishing and/or expanding. (b) infrastructure critical to agricultural and extractive industry supply chains are protected and used sustainably; and (c) rural landscape values, water resources and environmental quality are protected.	AO6.1 Development complies with minimum lot size and dimensions identified in Schedule 1 of the Reconfiguring a Lot Code. And	Complies with PO6 Whilst the site is located within the Rural Zone, the portion of the site located north of Honey Dam is identified as non-arable land unsuitable for viable agricultural production by the former Department of Natural Resources, Mines and Energy. The proposal seeks to create Rural Lifestyle Lots within proximity to Lakeland. Area to the south of Honey dam would continue for agricultural production and the existing mushroom facility to the east of the site would not be adversely impacted. Access to the site would be via an extension of the existing unnamed road from Honey Dam Road and traffic generated by the proposal would not adversely impact supply chains for the mushroom facility. The site is not identified as a Key Resource Area. The proposed Lots would be adequately setback from Honey Dam and rural landscape values would be maintained through the provision of rural lifestyle lots on non-arable land.
	AO6.2 Development does not occur within the Annan River Resource Buffer on the Water Resource area identified on OM11- Water Resources Overlay .	Not Applicable The site is not located within the Annan River Resource Buffer or Water resource area.
Extractive resources		

Performance outcomes	Acceptable outcomes	Applicant response
PO7 Extractive industry operations and proven resource deposits are protected from the encroachment of incompatible land uses.	AO7.1 A dwelling is not located within: (a) 200m from an extractive industry or resource not involving blasting; (b) 1,000m from an extractive industry or resource involving blasting.	Not Applicable The proposal is for Reconfiguring a Lot only. The subject site is not located in close proximity to a key resource area.
Stock routes		
PO8 Development must not compromise the primary use of the stock route or capacity for stock movement.	AO8.1 Development on sites adjoining a stock route identified on OM8 Rural land use Overlay must demonstrate access is safe and protects the usability of the stock route.	Not Applicable The subject site does not adjoin a mapped stock route.
Visual amenity		
PO9 Development maintains and enhances the scenic amenity of prominent hillsides, coastal landscapes, views and vistas.	No Acceptable Outcome specified.	Able to Comply with PO9 The subject site does not contain any prominent hillsides, coastal landscapes or vistas. The proposal would ensure sufficient buffer between riparian vegetation of Honey Dam and the proposed Rural Lifestyle Lots.

Schedule 1 – Minimum setback distances for certain types of Animal Keeping and Intensive Animal Industries

Setback from	Abattoir, piggery or feedlot	Poultry farm or processing plant	Cattery or kennel	Aquaculture
Road frontage	200m	60m	50m	50m
Natural waterway, wetlands or declared	100m	50m	50m	100m

fish habitat area				
Side or rear boundary	15m	15m	15m	15m
Any house on surrounding land	500m	400m	200m	100m

8.2.3 Bushfire Hazard Overlay code

Editor's Note: Land shown on the bushfire hazard overlay map is designated as the bushfire prone area for the purposes of section 12 of the Building Regulations 2006. The bushfire hazard area (bushfire prone area) includes land covered by the very high, high and medium hazard areas as well as the buffer area category on the overlay map.

8.2.3.1 Application

- (a) Accepted development subject, where acceptable outcomes of this code are identified requirements in a table of assessment for an overlay (section 5.10); or
- (b) Assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for an overlay (section 5.10); or
- (c) Impact assessable development.

8.2.3.2 Purpose

- (1) The purpose of the Bushfire Hazard Overlay Code is to:
 - (a) Provide for the assessment of the suitability of development in the Bushfire Hazard Overlay area to ensure that risk to life, property, community, economic activity and the environment during bushfire events is minimised.
 - (b) Ensure that development does not increase the potential for bushfire damage onsite or to other property.
- (2) The purpose of the Bushfire Hazard Overlay Code will be achieved through the following overall outcomes:
 - (a) the development siting, layout, and access responds to the risk of the bushfire hazard and minimises risk to personal safety
 - (b) the development is resilient to bushfire hazard events by ensuring siting and design accounts for the potential risks of bushfire hazards to property
 - (c) the development supports, and does not unduly burden disaster management response or recovery capacity and capabilities
 - (d) the development directly, indirectly and cumulatively avoids an unacceptable increase in severity of then bushfire hazard and does not significantly increase the potential for damage on the site or to other properties
 - (e) development avoids the establishment or intensification of vulnerable uses in or near areas subject to bushfire hazard
 - (f) the development avoids the release of hazardous materials as a result of a bushfire hazard event
 - (g) impacts from bushfire mitigation treatments on natural processes and the protective function of landforms and/or vegetation are avoided or minimized

8.2.3.3 Criteria for assessment

Table 8.3—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Responses
Section 1 – For accepted subject to requirements and assessment development		
PO1 Development is sited in a Bushfire Hazard area only where there is no reasonable opportunity to avoid the area and where the extent of development in the Bushfire Hazard area has been minimised.	No Acceptable Outcome	Complies with PO1 The subject portion of the site is largely located outside the mapped Bushfire Hazard area. Medium and High Bushfire Intensity Areas are mapped within the eastern portion of the site adjacent to Bullhead Creek. The proposed lots would be adequately setback from this area in order to achieve an acceptable Bushfire Attack Level for any future dwelling houses.
Safety		
PO2 Development maintains the safety of people and property by avoiding Bushfire Hazard areas or mitigating the risk of bushfire hazard through lot design, firebreaks, emergency vehicle access, safe evacuation and adequate water supply	The AO2.1 Development will be located in an area with a Low or Very Low Bushfire Hazard Rating in accordance with the 'Bushfire Hazard Checklist' in Bushfire Hazard Analysis Planning Scheme Policy. Note: A copy of the completed Bushfire Hazard Checklist must be submitted to Council with the MCU or ROL development application. For accepted MCU development, a copy must be provided to the building certifier.	Able to Comply with AO2.1 The subject site is located within a mapped Low Fire frequency area in accordance with the Bushfire Hazard checklist. A completed Bushfire Hazard Checklist is attached as Appendix E .
PO3 Landscaping does not increase the potential bushfire risk.	AO3.1 Landscaping uses species that are less likely to exacerbate a bushfire event, and does not increase fuel loads in separation areas.	Not Applicable The proposal is for reconfiguring a lot only. No landscaping is proposed as part of this application.
PO4 The risk of bushfire and the need to mitigate that risk is balanced against the impacts on natural	AO4.1 Bushfire risk mitigation treatments do not involve vegetation clearing within an area identified on	Not Applicable The subject site is not identified as containing areas of vegetation within the Biodiversity Overlay.

Performance outcomes	Acceptable outcomes	Responses
processes and the protective function of landforms and/or vegetation.	OM1 – Biodiversity Overlay Map.	
Private water supply – in areas with no water reticulation		
PO5 The development provides adequate water supply for fire fighting purposes, safely located and freely accessible for fire fighting purposes at all times	AO5.1 A water tank is provided within 10 metres of each building (other than a Class 10 building) which: <ul style="list-style-type: none"> (a) Is either below ground or of non-flammable construction; and (b) Provides the following capacities exclusively for fire fighting purposes: <ul style="list-style-type: none"> (i) 10KL for residential buildings; (ii) 45KL for industrial buildings; (iii) 20KL for other buildings; and (c) Minimum pressure and flow of 10L per second at 200kPa; and (d) Fitted with a 50mm male camlock or, if underground, an access hole of a minimum 200mm to accommodate suction lines; and (e) Includes a hardstand area allowing a 15 tonne fire appliance access within 6 metres of the tank; Or	Able to Comply with AO5.1 The proposal so solely for Reconfiguring a Lot. The proposed lots are of sufficient area and dimension to facilitate a water tank of adequate capacity to service any future dwelling house or outbuildings on the proposed Rural Lifestyle Lots.
	AO5.2 The property contains: <ul style="list-style-type: none"> (a) Storage in an accessible location such as a dam or swimming pool installed upon construction 	Not Applicable The proposal is for Reconfiguring a Lot only.

Performance outcomes	Acceptable outcomes	Responses
	of the dwelling.	
Private water supply – in areas with water reticulation		
PO6 The water supply must be reliable and have sufficient flow and pressure requirements for fire fighting purposes at all times.	AO6.1 Reticulated water supply is provided in accordance with FNQROC.	Not Applicable The subject site is not located within an area serviced by reticulated water supply.
Section 2 - For assessable development		
Firebreaks and vehicular access for Reconfiguring a Lot applications		
PO7 Firebreaks and roads must: (a) Enable access for fire fighters, residents and equipment; (b) Mitigate against fire hazard by slowing a fire's rate of spread.	AO7.1 The subdivision design incorporates a firebreak and vehicular access that: (a) Is located between the perimeter boundary of the lots and proposed house sites; and (b) has a minimum cleared width of 6 metres; and (c) A maximum gradient of 16% with adequate drainage to prevent soil erosion and minimise ongoing maintenance; and (d) accommodates geometry and turning radii in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines. And	Able to Comply with AO7.1 The proposal provides for a new road located between the perimeter boundary and the proposed lots. The site has been historically cleared with sparse Category X vegetation. All proposed lots are adequately setback from mapped vegetation. The topography of the site is relatively flat with a gradient not exceeding 7%.
	AO7.2 Private driveways: (a) Have a maximum length of length of 60m from	Not applicable No private driveways are proposed.

Performance outcomes	Acceptable outcomes	Responses
	<p>the street to the building; and</p> <p>(b) Do not exceed a gradient of 12.5%; and</p> <p>(c) Have a minimum width of 3.5 metres; and</p> <p>(d) Have a minimum of 4.8 metres vertical clearance; and</p> <p>(e) Serve no more than 3 dwellings or buildings.</p> <p>And</p>	
	<p>AO7.3</p> <p>Road design is capable of providing access for fire fighting and emergency vehicles in accordance with the FNQROC.</p> <p>And</p>	<p>Able to comply with AO7.3</p> <p>The proposed new road would be constructed in accordance with FNQROC.</p>
	<p>AO7.4</p> <p>Vehicular links are provided along the firebreak either to existing firebreaks or roads, and these links are designed to suit topography, fire fighter safety and access to water supplies</p> <p>And</p>	<p>Able to Comply with AO7.4</p> <p>The proposed new road would facilitate connection to Honey Dam Road. Each of the proposed lots are of sufficient area and dimension to accommodate rainwater water tanks to service any future dwelling houses and provide for fire fighting water supplies.</p>
	<p>AO7.5</p> <p>The firebreak and/or road has vehicle access at both ends to either another firebreak or road.</p> <p>Or</p>	<p>Not applicable</p>
	<p>AO7.6</p> <p>A turning circle, or 'T' or 'Y' shaped turning bay, is provided at the end of the firebreak/road, provided</p>	<p>Complies with AO7.6</p> <p>The proposed new road has a cul-de-sac head, which provides sufficient turning circle for</p>

Performance outcomes	Acceptable outcomes	Responses
	it is of sufficient size for the turning of a fire fighting vehicle. And	emergency vehicle access.
	AO7.6 The firebreak provides areas for vehicles to pass or turn at intervals of not more than 400 metres and with a maximum grade of 5% (1 in 20). And	Able to Comply with AO7.6 The proposed new road would be of sufficient width to enable vehicles to pass.
	AO7.8 Firebreaks/vehicle access located on private land have an access easement granted in favour of Council and fire brigades.	Not applicable No firebreaks or vehicle accesses are proposed on private land.
Land Use		
PO8 Vulnerable uses must not result in a high concentration of people living or congregating in a Very High, High or Medium Bushfire Hazard Area unless there is an overriding need or other exceptional circumstances.	AO8.1 Vulnerable uses are not established or expanded in a Very High, High or Medium Bushfire Hazard Area unless supported by a Bushfire Hazard Management Plan. Or	Not Applicable The proposal is for Reconfiguring a Lot for the creation of Rural Lifestyle Lots only.
	AO8.2 Vulnerable uses proposed in a Very High, High or Medium Bushfire Hazard Areas are supported by a Bushfire Hazard Management Plan demonstrating satisfactory safety measures and have direct access to low hazard evacuation routes. Note: To demonstrate compliance with this provision,	Not Applicable The proposal is for Reconfiguring a Lot for the creation of Rural Lifestyle Lots only.

Performance outcomes	Acceptable outcomes	Responses
	the applicant shall engage a suitably qualified person to prepare a Bushfire Hazard Management Plan; and submit the Plan with their development application to Council. Council reserves the right to refer the Plan to the Queensland Fire & Rescue Service for third party advice during their assessment of the development application. If Council approves the development, a condition may be included to require compliance with the Plan at all times.	
PO9 Development involving hazardous materials manufactured or stored in bulk does not create an increase in risk of bushfire hazard.	AO9.1 The manufacture or storage of hazardous material in bulk does not occur within bushfire hazard area.	Not Applicable The proposal is for Reconfiguring a Lot for the creation of Rural Lifestyle Lots only.

FIRE HAZARD ANALYSIS

The following analysis can be completed by the land owner to provide their own written summary of issues. If any clarification is required, please contact Council's Town Planning section on (07) 4069 5533.

Fuel type: the type of fuel affects ignition potential and fire intensity.

Describe the fuel on the property e.g. part of the site is cleared and has grass that is regularly mown/slashed; part of the site is eucalypt woodland with an understorey of native grasses; the site is dominated by introduced, high biomass grasses.

Comment: The site is predominately cleared, with sparse category X vegetation over the balance of the site. Proposed Lot 1 would be adequately setback from eucalypt woodland to the west. Proposed lots would be sufficiently setback from eucalypt woodland along the riparian corridor of One Mile Creek and Bullhead Creek.

Topographic features: the rate of spread of a fire increases when it travels uphill. Features such as creeks and gullies can slow the rate of spread.

Describe the topography of the site and surrounding area e.g. The block slopes west and south into nearby drainage lines; proposed Lot 1 is steeper than the other blocks; a deep creek separates the blocks from nearby forest.

Comment: The subject site is relatively flat with minor undulations. The proposed lots are separated from the balance lots by Bullhead Creek and One Mile Creek to the east, unnamed tributary to the west and Honey Dam to the south.

Fire history: some areas experience fire more often than others, resulting in a higher likelihood of ignition.

Describe the fire history of the area over the last 10 years, based on evidence. e.g. fire scar maps; charring on trees; personal knowledge; anecdotal evidence.

Comment: No evidence of fire history on the site.

Proposed development: the strategic location of buildings and infrastructure can considerably reduce the risk of ignition in the event of a bushfire.

Describe the proposed development relative to potential bushfire hazard e.g. the proposal is a house located in a cleared part of the site, 80m away from woodland area etc.

Comment: The proposed lots would be adequately setback from mapped vegetation. The proposed lots are located north of Honey Dam. Each of the proposed lots would be accessible via a proposed new perimeter road to enable evacuation in an emergency.

Damage potential: What are the possible consequences of a wildfire?

Describe the potential damage that could result from a bushfire entering the property.

Comment: The risk and hazards associated with a bushfire would be low.

Protection measures

Describe the protection measures available and the reasons they are required. E.g. minimise risk by mowing/slashing to ensure a low grassy fuel load; connect to the existing network of fire trails etc.

Comment: _The proposed are located north of Honey Dam, which would provided adequate separation from mapped hazard vegetation to the south. The portion of site subject of the application has been historically cleared and therefore potential fuel loads are low. The proposed lots would be accessible from a new road, which would provide a safe evacuation route._

FIRE HAZARD ASSESSMENT CHECKLIST

Property Description - Part of Lot 101 on SP330210 and Part of Lot 102 on SP330210

181-185 Honey Dam Road, Lakeland

Property Address

Assessor name

- Stacey

Devaney

Assessment date

- 21 October 2025

1. FUEL AVAILABLE to sustain fire:

Vegetation:	Open forest or woodland + Grass	5	<input checked="" type="checkbox"/>
	Tall, wet eucalypt forest	4	<input type="checkbox"/>
	Grassland	3	<input type="checkbox"/>
	Heath	3	<input type="checkbox"/>
	Acacia thickets	2	<input type="checkbox"/>
	Cropping, horticulture	2	<input type="checkbox"/>
	Rainforest and other types	1	<input type="checkbox"/>
Fuel Load:	VERY HIGH 15.1 t/ha +	5	<input type="checkbox"/>
	HIGH 10.1 - 15.0	4	<input type="checkbox"/>
	MODERATE 5.1 - 10.0	3	<input type="checkbox"/>
	LOW 2.1 - 5.0	2	<input checked="" type="checkbox"/>
	VERY LOW 0.1 - 2.0	1	<input type="checkbox"/>

SUB-TOTAL 7

2. TOPOGRAPHY:

Slope	Very Steep	16° +	5	<input type="checkbox"/>
	Steep	11° - 15°	4	<input type="checkbox"/>
	Moderate	7° - 10°	3	<input type="checkbox"/>
	Gentle	2° - 6°	2	<input type="checkbox"/>
	Flat	< 1°	1	<input checked="" type="checkbox"/>
Aspect:	North		5	<input type="checkbox"/>
	Northwest to west		4	<input type="checkbox"/>
	Mixed		3	<input type="checkbox"/>
	North to east		2	<input checked="" type="checkbox"/>
	East to south		1	<input type="checkbox"/>
SUB TOTAL			<u>3</u>	

3. IGNITION SOURCES:

VERY HIGH	(Very frequent outbreaks)	10	<input type="checkbox"/>
HIGH	(Frequent fires, 1 every 1-2 years)	8	<input type="checkbox"/>
MODERATE	(Occasional fires, 1 every 3-5 years)	5	<input type="checkbox"/>
LOW	(Rarely any fire, 1 every 6-10 years)	2	<input type="checkbox"/>
VERY LOW	(No previous fires)	1	<input checked="" type="checkbox"/>

4. FIRE SEASON SEVERITY:

VERY HIGH	(Normally Very High to Extreme Fire Danger exists)	5	<input type="checkbox"/>
HIGH		4	<input type="checkbox"/>
MODERATE	(Normally Moderate Fire Danger exists)	3	<input type="checkbox"/>
LOW		2	<input type="checkbox"/>
VERY LOW	(Normally Low to Very Low Fire Danger exists)	1	<input checked="" type="checkbox"/>

5. HOUSING/BUILDING DENSITY:

VERY HIGH	(One house per 0.5ha.)	10	ξ <input type="checkbox"/>
HIGH	(One house per 0.6 – 2ha.)	8	<input type="checkbox"/>
MODERATE	(One house per 2-10ha.)	6	<input type="checkbox"/>
LOW	(One house per 10-50ha.)	4	<input type="checkbox"/>
VERY LOW	(One house per 50ha. +)	2	<input type="checkbox"/>

6. DAMAGE POTENTIAL:

VERY HIGH	(Complete destruction possible)	10	<input type="checkbox"/>
HIGH	(Partial destruction, complete scorch)	8	<input type="checkbox"/>
MODERATE	(Some severe scorch)	5	<input type="checkbox"/>
LOW	(Minimal damage can occur)	2	ξ <input type="checkbox"/>
VERY LOW	(No damage)	1	<input type="checkbox"/>

Summary of scores:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

TOTAL SCORE: 24

CATEGORIES/RISK (please circle based on your score above):

VERY LOW	Score: 5 – 13
LOW	Score: 14 – 24
MODERATE	Score: 25 – 35
HIGH	Score: 36 – 46
VERY HIGH	Score: 47 – 55

Overall assessment: Low bushfire hazard.

Appendix 1 Index and glossary of abbreviations and acronyms

Table AP 0.1-Abbreviations and acronyms

Abbreviation/ acronym	Description
MCU	Material change of use as defined in the Act
ROL	Reconfiguring a lot as defined in the Act
the Act	<i>Planning Act 2016</i>
the Regulation	<i>Planning Regulation 2017</i>
the SP Act	<i>Sustainable Planning Act 2009</i> (repealed)
the SP Regulation	Sustainable Planning Regulation 2009 (repealed)

8.2.8 Landslide hazard overlay code

8.2.8.1 Application

- (a) Accepted development subject, where acceptable outcomes of this code are identified requirements in a table of assessment for an overlay (section 5.10); or
- (b) Assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for an overlay (section 5.10); or
- (c) Impact assessable development.

8.2.8.2 Purpose

- (1) The purpose of the Landslide Hazard Overlay Code is to:
 - (a) Provide for the assessment of the suitability of development in the Landslide Hazard Overlay area to ensure that risk to life, property, community, economic activity and the environment during landslide events is minimised.
 - (b) Ensure that development does not increase the potential damage on-site or to other property.
- (2) The purpose of the Bushfire Hazard Overlay Code will be achieved through the following overall outcomes:
 - (a) the development is compatible with the level of landslide risk;
 - (b) the development siting, layout, and access responds to the landslide risk and minimises risk to personal safety.
 - (c) the development is resilient to landslide events by ensuring siting and design accounts for the potential landslide risks to property.
 - (d) the development directly, indirectly and cumulatively avoids an unacceptable increase in severity of landslide hazard and does not significantly increase the potential for damage on the site or to other properties.

8.2.8.3 Criteria for assessment

Table 8.8—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Responses
Section 1 – For accepted subject to requirement and assessable development		
PO1 Development maintains the safety of people and	AO1.1 Development must be supported by approved or lawful earthworks certified by a suitably qualified	Not Applicable Whilst the subject site contains areas of mapped landslide hazard, the proposed development is

Performance outcomes	Acceptable outcomes	Responses
property from the risk of landslide	geotechnical engineer. And	located wholly outside these identified landslide hazard areas. The proposal is for Reconfiguring a Lot only.
	AO1.2 All water run-off is controlled to prevent concentrated discharge onto soil slopes (whether vegetated or otherwise). Editor's note – Building work is required to meet the structural adequacy requirements under the National Construction Code.	Not Applicable The proposal is located outside identified areas of landslide hazard.
Section 2 – For assessable development		
PO2 Development is sited in a Landslide Hazard area only where there is no reasonable opportunity to avoid the area and where the extent of development in the Landslide Hazard area has been minimized.	AO2.1 No Acceptable Outcome	Not Applicable The proposal for Reconfiguring a Lot is not located within an area identified as a landslide hazard area.
PO3 Development mitigates the risk to public safety and the potential for damage on the site or to other properties.	AO3.1 Where development cannot avoid Landslide hazard Areas identified on OM14-Landslide Hazard Overlay, all building work must be designed and constructed to: (a) Prevent soil/rock movement downslope which has the potential to undermine or overload the building structures; and (b) Remain in place and structurally sound if the interface between the soil and rock mass moves or falls; and	Not Applicable The proposal for Reconfiguring a Lot is not located within an area identified as a landslide hazard area.

Performance outcomes	Acceptable outcomes	Responses
	<p>(c) All permanent excavations deeper than 1m at the site must be supported by retaining walls appropriately designed by a suitably qualified engineer and using soil/structure interaction parameters provided by a suitably qualified geotechnical engineer.</p> <p>And</p>	
	<p>AO3.2</p> <p>Permanent cuts in rock steeper than 2:1 (horizontal:vertical) are certified for stability by an appropriately qualified geotechnical engineer.</p> <p>And</p>	<p>Not Applicable</p> <p>The proposal is for Reconfiguring a Lot only. No earthworks are proposed as part of this application.</p>
	<p>AO3.3</p> <p>Filling is not placed on the site unless it comprises approved select material, placed in a controlled manner, immediately behind engineered retaining walls.</p>	<p>Not Applicable</p> <p>The proposal is for Reconfiguring a Lot only. No earthworks are proposed as part of this application.</p>
	<p>AO3.4</p> <p>All rainwater run-off from impermeable and hardstand areas on the site, such as paving slabs and roofing, is controlled to prevent concentrated discharge onto soil slopes (whether vegetated or otherwise).</p>	<p>Not Applicable</p> <p>The proposal is for Reconfiguring a Lot only. No operational or building works are proposed as part of this application.</p>

9.4.1 Reconfiguring a Lot code

9.4.1.1 Application

This code applies to assessing development for Reconfiguring a Lot, with the exception of lot amalgamation, where identified as code or impact assessable in Part 5. When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.4.1.2 Purpose

- (1) The purpose of the Reconfiguring a Lot code is to ensure new lots are suitable for their intended use and are appropriately designed and sited given the local landscape and topography:
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Lots are of a size and dimension suitable for their intended use and have due regard to local geographical constraints, identified hazards, fragmentation of agricultural land and community expectations of residential separation and character.
 - (b) Environmental and scenic values are protected;
 - (c) Reconfiguration does not impact on the Shire's water resources;
 - (d) Subdivision of land achieves the efficient use of land and the efficient provision of infrastructure and transport services;
 - (e) Lots are provided with the appropriate level of infrastructure to meet user requirements;
 - (f) A range and mix of lot sizes is provided to facilitate a variety of commercial, industry and housing types;
 - (g) Subdivision design achieves road networks that provide connectivity and circulation for vehicles and provides safe and efficient access for pedestrians, cyclists and public transport;
 - (h) Subdivision design provides opportunities for walking and cycling, for recreation and as alternative methods of travel;
 - (i) Subdivision of land provides and integrates a range of functional parkland, including local and district parks and open space links for the use and enjoyment of the residents of the locality and the region;
 - (j) Subdivision of land contributes to an open space network that achieves connectivity along riparian corridors and connectivity between areas with conservation values;
 - (k) Subdivision of land in the Rural zone does not result in the fragmentation or alienation of Good Quality Agricultural Land.
 - (l) Subdivision within the Rural zone maintains rural landholdings in viable parcels unless it can be demonstrated that the land is suitable for rural lifestyle allotments that and the other overall outcomes in this section are not compromised.
 - (m) New Rural Lifestyle Lots:
 - a. Are in reasonable proximity to services and facilities such as health, education and retail opportunities;

- b. Have frontage to a road and access to a road network that complies with the rural roads design criteria in the FNQROC Development Manual;
- c. Protects rural activities and extractive industry from encroachment by sensitive land uses;
- d. Will not impact transport/supply chains critical to rural production, rural industry and extractive industry;
- e. Have a sustainable level of impact on the natural environment having regard to water supply and water quality effluent disposal, potential erosion and natural habitat.
- f. Provide a high level of residential and scenic amenity and safety from risk of natural hazards such as bushfire;
- g. Does not compromise the orderly development of land where such land is subject to the Future Urban Expansion Overlay.

9.4.1.3 Criteria for assessment

Table 9.6—Assessable development

Performance outcomes	Acceptable outcomes	Response
Lot configuration		
<p>PO1</p> <p>Lots have adequate area and appropriate dimensions for their intended use and agricultural land is not lost to production through its fragmentation into economically unviable units unless over-riding public benefit can be demonstrated.</p> <p>The subdivision is demonstrated to be appropriate having regard to:</p> <ul style="list-style-type: none"> (a) The unique size, shape, location or topography of existing and proposed allotments; (b) The unique character of the proposed use intended to be made of the land following subdivision (as set out in the development application); (c) The existing and future amenity of the 	<p>AO1.1</p> <p>Lots comply with the minimum area and dimensions for those zones listed in Schedule 1 of this code.</p>	<p>Complies with PO1</p> <p>Whilst the site is identified within the Rural Zone, the area subject to the proposal is located north of Honey Dam and has been identified by the State as non-arable land, unsuitable for cropping and limited to grazing. However, given the site's proximity to Lakeland, the best and highest use of the land would comprise creation of Rural Lifestyle Lots. The proposal does not fragment viable agricultural land. The proposal would ensure sufficient buffer between the proposed lots and Honey Dam, maintaining a high level of amenity and maintenance of water quality values associated with the dam. The proposed lots are of sufficient area and dimension to facilitate on-site effluent disposal without adverse impacts.</p> <p>The proposal is consistent with the Rural Zone Code with respect to maintenance of rural</p>

Performance outcomes	Acceptable outcomes	Response
<p>locality;</p> <p>(d) The ability of the site to accept and disperse wastewater within the site without causing infiltration of the groundwater or runoff to nearby watercourses;</p> <p>(e) The relevant zone and overlay</p> <p>overall outcomes and performance outcomes.</p>		character and the landscape values.
Subdivision design		
<p>PO2</p> <p>Subdivision design:</p> <p>(a) Provides each lot with practical access to the public road system;</p> <p>(b) Minimises strip development;</p> <p>(c) Provides for safe and efficient traffic movements; and</p> <p>(d) Does not compromise the long term potential for further higher density subdivision in the Cooktown locality.</p>	<p>AO2.1</p> <p>Subdivision of land in the Rural and Rural Residential Zones provides for the opening of a new internal public road connecting to the external public road system and access to all lots is via the internal road.</p> <p>And</p>	<p>Complies with AO2.1</p> <p>The proposal seeks to extend the unnamed road from Honey Dam Road to the facilitate access to proposed Rural Lifestyle Lots.</p>
	<p>AO2.2</p> <p>Applications for subdivisions creating 10 or more additional lots are accompanied by a Traffic Impact Assessment prepared by a suitably qualified engineer. At a minimum such assessment shall detail existing conditions, expected vehicle trip generation and the capacity of the local and trunk road network to deal with the additional demand.</p>	<p>Not applicable</p> <p>The proposed development would only create eight (8) additional lots.</p>
<p>PO3</p> <p>Noise amelioration features are incorporated in the development to mitigate impacts from road</p>	No Acceptable Outcome specified.	<p>Not Applicable</p> <p>The subject site is located approximately 1 km from the Peninsula Development Road. Furthermore,</p>

Performance outcomes	Acceptable outcomes	Response
networks and such noise amelioration features are designed to minimise adverse impacts on visual amenity.		the proposed Rural Lifestyle Lots would be accessible via an extension of an unnamed road from Honey Dam Road, which is not subject of significant traffic movements.
PO4 Rear lots only occur in exceptional circumstances where justified by the need to protect amenity or where the site's physical characteristics make this form of subdivision more practical.	AO4.1 The development does not propose rear lots. Or AO4.2 If the development proposes rear lot access, the access handle is located and constructed to: (a) Minimise impacts on adjoining properties (b) Allow all weather practical access (c) Prevent erosion and sedimentation due to vehicle movements; (d) Minimise dust generation; and (e) Ensure stormwater flow is managed and discharged to a legal point.	Complies with AO4.2 The proposed access handle to Proposed Lot 2 would be adjacent to the northern boundary of Proposed Lot 3 and would be 20 metres wide. The proposed access handle to Proposed Lot 8 would be adjacent the northern boundary of Proposed Lot 7 and would be 10 metres wide. The accessed would be able to be maintained for all weather access and is reasonably level to reduce the potential for erosion and sedimentation. Based upon existing contours overland flow from the access handle to Proposed Lot 2 would generally be towards Proposed Lot 2. Overland flow on the access handle to Proposed Lot 8 would generally be towards the balance of Proposed Lot 8.
PO5 Secure access of adequate width and standard to accommodate emergency vehicles is provided to all rear lots.	AO5.1 Where the access handle from the public road does not form part of the rear lot, the handle is protected by an access easement shown on the plan of survey. And	Not Applicable The access handle forms part of the rear lot.
	AO5.2 The minimum width of access handles for land in	Not Applicable The access handle forms part of the rear lot.

Performance outcomes	Acceptable outcomes	Response
	<p>each zone is as follows:</p> <p>(a) Rural Zone – 10m</p> <p>(b) Rural Residential, Township or Industry Zone – 6m</p> <p>(c) All other zones – 4m</p>	
Duck Farm Sub-Artesian Area		
<p>PO6</p> <p>Development does not have an adverse impact on the capacity or water quality of the Duck Farm-Sub- Artesian Area.</p>	<p>AO6.1</p> <p>Development does not create additional lots in the Duck Farm Sub- Artesian Area or the Annan River Water Resource Catchment as shown on OM11 – Water Resource Overlay Map.</p> <p>Or</p> <p>AO6.2</p> <p>Development wholly or partly within the Duck Farm Sub-Artesian Area or the Annan River Water Resource Catchment as shown on OM11 – Water Resource Overlay Map does not result in:</p> <p>(a) Additional groundwater extraction.</p> <p>(b) Infiltration of sewerage effluent or other contaminants.</p>	<p>Not Applicable</p> <p>The subject site is not located within the Duck Farm Sub-Artesian Area.</p>
Public open space		
<p>PO7</p> <p>Public open space for recreation purposes is provided in a manner which:</p> <p>(a) Meets the recreation and leisure needs of</p>	<p>AO7.1</p> <p>Public open space (or monetary payment) is provided in accordance with the Provision of Public Open Space Planning Scheme Policy.</p>	<p>Not Applicable</p> <p>The proposal does not require the provision of public open space.</p>

Performance outcomes	Acceptable outcomes	Response
the community;	And	
(b) Is not subject to constraints such as inundation or excessive slope which would reduce its usefulness;	AO7.2 Land within 20m of the edge of the dam at the Old Dam Site shown on OM13 – Old Dam Overlay Map is transferred to public ownership.	Not Applicable The proposal does not require the provision of public open space.
(c) Has a functional shape;		
(d) Connects with existing public open space or natural areas where feasible;		
(e) Is readily and safely accessible by vehicles, cyclists and pedestrians; and		
(f) Conserves and takes advantage of significant landmarks and natural vegetation.		
Erosion prone land		
PO8 Reconfiguration of Erosion Prone Areas provides protection from future development that increases risk of erosion.	No Acceptable Outcome specified	Not Applicable The subject site is not identified in an erosion prone area.
Acid sulphate soils		
PO9 Natural or built environments and human health are not harmed by the production of acid leachate resulting from disturbance of potential and/or actual acid sulphate soil by: (a) Not reconfiguring lots in such areas; or (b) Treating and managing the disturbance to minimise the volume of acidic leachate within manageable levels; and	No Acceptable Outcome specified.	Not Applicable The proposal is for Reconfiguring a Lot only. No earthworks are proposed as part of this application.

Performance outcomes	Acceptable outcomes	Response
(c) Treating and managing surface and groundwater flows to minimise environmental harm.		
Watercourse protection		
PO10 Where reconfiguration involves land adjacent to or including a wetland and/or watercourses, there are no significant adverse effects on: <ul style="list-style-type: none"> (a) Water quality; (b) Ecological and biodiversity values; or (c) Landscape quality. 	No Acceptable Outcome specified.	Complies with PO10 The proposal provide for a minimum setback to mapped riparian vegetation within watercourses of 38 metres. The setbacks would ensure that the proposed future development of the lots would not adversely affect the water quality, biodiversity values or landscape quality.
Protection of rural values – Rural Zone		
PO11 Reconfiguring a Lot in the Rural Zone results in lots that: <ul style="list-style-type: none"> (a) reflect the capability and sustainability of 	AO11.1 Each proposed lot has access from a constructed, gazetted road; And	Complies with AO11.1 & AO11.3 The proposal provides for an extension of an unnamed road extending from Honey Dam Road to facilitate access to the proposed Rural Lifestyle Lots.

Performance outcomes	Acceptable outcomes	Response
<p>land for agricultural or pastoral purposes;</p> <p>(b) Protects rural activities and extractive industry from encroachment by sensitive land uses; and</p> <p>(c) Will not impact transport/supply chains critical to rural production, rural industry and extractive industry.</p>	<p>AO11.2</p> <p>The proposed subdivision achieves the minimum area, road frontage and depth to frontage ratio specified in Schedule 1 below.</p> <p>Or</p> <p>AO11.3</p> <p>The subdivision results in one or more allotments with a minimum area, road frontage and/or depth to frontage ratio less than specified in Schedule 1 and the proposed allotments contain building envelopes capable of accommodating a dwelling house that:</p> <p>(a) Maintains the minimum separation distances to existing rural activities or extractive industry as detailed in Schedule 1 of the Rural Zone Code;</p> <p>(b) Ensures risks associated with flood, bushfire and landslide hazard can be managed;</p> <p>(c) Maintain safe road access; and</p> <p>(d) Each allotment sustains a proven and reliable water supply.</p>	<p>The lots would have land that is unconstrained by slope, bushfire and flood and which are suitable separated from current agricultural activities. Safe road access would be provided and maintained by the new road and each lot would be able to accommodate rainwater tanks or bore.</p>
Rural Lifestyle Allotments		
<p>PO12</p> <p>Reconfiguring a Lot in the Rural Zone results in Rural Lifestyle Lots that:</p> <p>(a) Are in reasonable proximity to services and facilities such as health, education and retail opportunities;</p>	<p>No Acceptable Outcome specified.</p> <p>Note – as contemplated in section 3.4.1.1 of the scheme, Council will consider proposals for Rural Lifestyle Allotments down to 4ha in size, where compliance with the Performance Outcome is demonstrated.</p>	<p>Complies with PO12</p> <p>The proposal provides for the creation of eight (8) Rural Lifestyle Lots. The subject site is located approximately 5km from services and facilities in Lakeland. Each of the proposed lots would have frontage to a road and be accessible from a new road to be constructed in accordance with</p>

Performance outcomes	Acceptable outcomes	Response
<p>(b) Have frontage to a road and access to a road network that complies with the rural roads design criteria in the FNQROC Development Manual;</p> <p>(c) Protects rural activities and extractive industry from encroachment by sensitive land uses;</p> <p>(d) Will not impact transport/supply chains critical to rural production, rural industry and extractive industry;</p> <p>(e) Have a sustainable level of impact on the natural environment having regard to water supply and water quality effluent disposal, potential erosion and natural habitat.</p> <p>(f) Provide a high level of residential and scenic amenity and safety from risk of natural hazards such as bushfire;</p> <p>(g) Does not compromise the orderly development of land where such land is subject to the Future Urban Expansion Overlay.</p>		<p>FNQROC. The site is not identified within or in close proximity to an extractive industry area. Transport and supply chains servicing the mushroom facility via Honey Dam Road would not be adversely impacted by traffic generated by the creation of eight (8) Rural Lifestyle Lots.</p> <p>The proposed lots would be adequately setback from Honey Dam and retention of existing riparian vegetation would assist in maintaining water quality values. The proposed lots would be of sufficient area and dimension to facilitate on-site wastewater disposal in accordance with Qld Wastewater Guidelines.</p> <p>Whilst the site is mapped as being partly affected by Medium and High Potential Bushfire Intensity areas, proposed lots would be adequately setback from areas of existing remnant and riparian vegetation to achieve an adequate Bushfire Attack Level for any future dwelling houses.</p> <p>The site is not identified within the Future Urban Expansion Overlay and would not compromise the orderly development of this land.</p>
Protect key infrastructure and corridors		
<p>PO13</p> <p>Reconfiguration of lots does not compromise or adversely impact upon the efficiency and integrity of major electricity infrastructure.</p>	<p>AO13.1</p> <p>Residential subdivision of land containing Major Electricity Infrastructure or the Electricity Substation (as identified on OM7 – Infrastructure Overlay Map) demonstrates that all allotments are capable of siting all buildings and structures outside of easements or otherwise a minimum of:</p> <p>(a) 20m for transmission lines up to 132</p>	<p>Not Applicable</p> <p>The site is not identified as containing Major Electricity Infrastructure.</p>

Performance outcomes	Acceptable outcomes	Response
	kilovolts; or (b) 30m for transmission lines between 133 kilovolts and 275 kilovolts; or (c) 40m for transmission lines exceeding 275 kilovolts.	
PO14 Reconfiguring of lots ensures that access requirements of major electricity and bulk water supply infrastructure are maintained.	AO14.1 Major Electricity Infrastructure or an Electricity Substation traversing or within private land (as identified on OM7 – Infrastructure Overlay Map) are protected by an easement in favour of the service provider for access and maintenance	Not Applicable The site is not identified as containing Major Electricity Infrastructure.

Schedule 1— Minimum Lot Dimensions

Zone	Minimum Area	Minimum road frontage	Maximum depth to frontage ratio
Low density residential zone	800m ²	20m	NA
Medium density residential zone	800m ²	20m	NA
Mixed use zone	800m ²	20m	NA
Centre zone	400m ²	10m	NA
Industry zone	1,000m ²	20m	NA
Rural zone	100ha	100m	5:1

Zone	Minimum Area	Minimum road frontage	Maximum depth to frontage ratio
Rural residential zone	2,000m ² where reticulated water is available	40m	3:1
	4,000m ² where reticulated water is not available		
Township zone	800m ²	20m	NA
Community use zone	Not specified	Not specified	Not specified

(a) For rear allotments, the minimum area excludes the area of the proposed access way.

9.4.3 Works, services and infrastructure code

9.4.3.1 Application

This code applies to material change of use, Reconfiguring a Lot and operational work development were identified as code or impact assessable in Part 5. When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.4.3.2 Purpose

- (1) The purpose of this code is to ensure development is provided with the range of infrastructure services expected by the community.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Infrastructure is designed and constructed to a suitable standard;
 - (b) Works, services and infrastructure do not cause environmental degradation or increase the risk of natural hazards; and
 - (c) Development is designed, constructed and managed to avoid or minimise impacts on receiving waters.

9.4.3.3 Criteria for assessment

Table 9.4—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Responses
Infrastructure services		
PO1 An adequate, safe and reliable supply of potable and general use water is provided.	AO1.1 If the site is located within Council's reticulated water area, as identified on an OM7 – Infrastructure Services Overlay Map , the site must be connected to Council's reticulated water supply system in accordance with Section D6 of the Development Manual Planning Scheme Policy. And	Not Applicable The subject site is not located within Council's reticulated water supply area.
	AO1.2 If the site is not located within Council's reticulated water area as identified on OM7 – Infrastructure Services Overlay Map , rainwater tanks of minimum capacity 50,000 litres must be installed	Able to Comply with AO1.2 The proposal is for Reconfiguring a Lot for the creation of Rural Lifestyle Lots. Each proposed lot would be of sufficient area and dimension to support a rainwater tank for each future dwelling

Performance outcomes	Acceptable outcomes	Responses
	for each residential dwelling unit.	house.
PO2 Provision is made for the treatment and disposal of sewerage effluent to ensure there are no adverse impacts on water quality and no adverse ecological impacts as a result of the effluent disposal system or as a result of the cumulative effect of systems in the locality.	AO2.1 If the site is located within Council's reticulated sewerage area, as identified on an OM7 – Infrastructure Services Overlay Map , the site must be connected to Council's reticulated sewerage network in accordance with Section D7 of the Development Manual Planning Scheme Policy. And	Not Applicable The site is not located within Council's reticulated sewerage area.
	AO2.2 If the site is not located within Council's reticulated sewerage area, as identified on an OM7 – Infrastructure Services Overlay Map , an on-site sewerage treatment facility must be installed.	Able to Comply with AO2.2 The proposed Rural Lifestyle Lots would be of sufficient area and dimension to facilitate on-site wastewater treatment and disposal in accordance with the Queensland Plumbing and Wastewater Code.
PO3 Land is provided with internal and external drainage to an appropriate standard to minimise runoff and impacts on receiving waters.	AO3.1 A reticulated drainage system is provided in accordance with Sections D4 and D5 of the Development Manual Planning Scheme Policy.	Not Applicable The proposal is for the creation of Rural Lifestyle Lots. The proposed lots would be of sufficient area and dimension to facilitate lawful capture and where applicable, disposal of stormwater without adverse impact.
PO4 Land is provided with a reliable electricity supply.	AO4.1 Connection is made to an electricity supply network in accordance with Section D8 of the Development Manual Planning Scheme Policy.	Able to Comply with AO4.1 The site is able to be serviced by existing overhead electricity supply.
PO5 The road to the frontage of the site must be	AO5.1 The road to the frontage of the site is constructed	Able to Comply with AO5.1 The development includes an extension to the

Performance outcomes	Acceptable outcomes	Responses
<p>constructed to provide for the safe and efficient movement of:</p> <p>(a) Vehicles on the road adjacent to the site;</p> <p>(b) Vehicles to and from the site;</p> <p>(c) Pedestrians and cyclists adjacent to the site; and</p> <p>(d) Pedestrians and cyclists to and from the site.</p>	<p>in accordance with Sections D1 and D3 of the Development Manual Planning Scheme Policy.</p> <p>And</p>	<p>unnamed road from Honey Dam Road to access the site. The proposed road would be constructed in accordance with FNQROC and Development Manual policy.</p>
	<p>AO5.2</p> <p>Vehicle crossover/s are constructed to provide access to the site in accordance with Sections D1 and D3 of the Development Manual Planning Scheme Policy.</p>	<p>Able to Comply with AO5.2</p> <p>Vehicle crossovers for each proposed lots would be constructed in accordance the Development Manual Planning Policy.</p>
<p>PO6</p> <p>Works associated with a Material Change of Use or Operational Work must not affect the efficient functioning of public utility mains, services or installations.</p>	<p>AO6.1</p> <p>Public utility mains, services and installations are altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines set out in Section D8 of the Development Manual Planning Scheme Policy.</p>	<p>Not Applicable</p> <p>The proposal is for Reconfiguring a Lot only. No operational works are proposed as part of this application.</p>
Filling and excavation		
<p>PO7</p> <p>Filling and excavation does not result in the instability of a site or adjacent land.</p>	<p>AO7.1</p> <p>Filling and excavation is no greater than 1.5m in height or depth (above or below existing ground level)</p> <p>And</p>	<p>Not Applicable</p> <p>The proposal is for Reconfiguring a Lot only. No operational works are proposed as part of this application.</p>
	<p>AO7.2</p> <p>Retaining walls and other structures used for the supporting of fill and excavated areas do not exceed 1.5m in height</p> <p>And</p>	<p>Not Applicable</p> <p>The proposal is for Reconfiguring a Lot only.</p>

Performance outcomes	Acceptable outcomes	Responses
	AO7.3 Filling and excavation does not occur within 2m of the site boundary. And	Not Applicable The proposal is for Reconfiguring a Lot only. No operational works are proposed as part of this application.
	AO7.4 Soil is not stockpiled in locations that can be viewed from adjoining properties or from a road frontage for more than 1month. And	Not Applicable The proposal is for Reconfiguring a Lot only. No operational or building works are proposed as part of this application.
	AO7.5 Filling and excavation works comply with Australian Standard – AS 3798 <i>Guidelines on Earthworks for Commercial and Residential Development</i> as set out in Section D2 in the Development Manual Planning Scheme Policy.	Not Applicable The proposal is for Reconfiguring a Lot only. No operational works are proposed as part of this application.
PO8 Filling and excavation does not result in a change to the run off characteristics of a site or have a detrimental impact upon the site and nearby land.	AO8.1 Filling and excavation does not result in the ponding of water on the site or adjacent land. And	Not Applicable The proposal is for Reconfiguring a Lot only. No operational works are proposed as part of this application.
	AO8.2 Filling and excavation does not result in an increase in flow of water from the site to any other land or a transport corridor. And	Not Applicable The proposal is for Reconfiguring a Lot only. No operational works are proposed as part of this application.
	AO8.3	Not Applicable

Performance outcomes	Acceptable outcomes	Responses
	Filling and excavation does not result in an increase in the volume of water or concentration of water in a watercourse or overland flow paths. And	The proposal is for Reconfiguring a Lot only. No operational works are proposed as part of this application.
	AO8.4 Filling and excavation complies with the specifications set out in Section D2 – D7 of the Development Manual Planning Scheme Policy.	Not Applicable The proposal is for Reconfiguring a Lot only. No operational works are proposed as part of this application.
PO9 Filling and excavation does not result in a reduction of the water quality of receiving waters.	AO9.1 Water quality complies with Section D5 of the Development Manual Planning Scheme Policy.	Not Applicable The proposal is for Reconfiguring a Lot only. No operational works are proposed as part of this application.
PO10 Filling and excavation is carried out so that the visual amenity of the area and the privacy of adjoining properties are not compromised.	No Acceptable Solution specified.	Not Applicable The proposal is for Reconfiguring a Lot only. No operational works are proposed as part of this application.
PO11 Effective measures are put in place such that filling and excavation associated with site works and construction activity do not cause erosion.	AO11.1 Filling and excavation and associated site works and construction activity are carried out as follows: (a) Construction activity is timed to avoid periods of high rainfall; (b) Earth works/site regrading and rehabilitation is carried out at the completion of each stage of works; (c) Erosion/sediment control barriers/fences and drains are installed and maintained; (d) Hydro-mulching or similar treatment is applied	Not Applicable The proposal is for Reconfiguring a Lot only. No operational works are proposed as part of this application.

Performance outcomes	Acceptable outcomes	Responses
	to newly disturbed areas; and (e) Revegetation of a disturbed area commences immediately upon the completion of works on that area and is maintained for a period of at least months.	
Major electricity infrastructure and buffers		
PO12 Development involving a sensitive land use is sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.	AO12.1 Sensitive land uses maintain the following separation distances from Major Electrical Infrastructure or Electricity Substation shown on OM7 – Infrastructure Overlay Map : (a) 20 m for transmission lines up to 132 kilovolts; or (b) 30m for transmission lines (c) between 133 kilovolts and 275 kilovolts; or (d) 40 m for transmission lines exceeding 275 kilovolts.	Not Applicable The subject site is not located within close proximity to Major Electrical Infrastructure or Electricity Substation.
PO13 Major electricity infrastructure on private land is included in an easement.	AO13.1 Existing infrastructure easements are maintained and where none currently exist, new easements are created which are sufficient for the electricity provider's requirements.	Not Applicable The subject site is not located within close proximity to Major Electrical Infrastructure or Electricity Substation.
Fire services in developments accessed by common private title		
PO14 Hydrants are located in positions that will enable fire services to access water safely, effectively and	AO14.1 Residential streets and common access ways within a common private title should have hydrants placed at intervals of no more than 120 metres	Not Applicable The proposed development does not contain any common private titles.

Performance outcomes	Acceptable outcomes	Responses
efficiently.	and at each intersection. Hydrants may have a single outlet and should be situated above or below ground.	
	AO14.2 Commercial and industrial streets and access ways within streets serving commercial properties such as factories, warehouses and offices should be provided with above or below ground fire hydrants at not more than 90 metre intervals and at each street intersection. Above ground fire hydrants should have dual valved outlets.	Not Applicable The proposed development does not contain any common private titles.
PO15 Road widths and construction within the development are adequate for fire emergency vehicles to gain access to a safe working area close to dwellings and near water supplies whether or not on-street parking spaces are occupied.	AO15.1 Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for safe passage of emergency vehicles.	Not Applicable The proposed development does not contain any common private titles.
PO16 Hydrants are suitably identified so that fire services can locate them at all hours.	AO16.1 Hydrants are identified as specified in the 'Traffic and Road Use Management Manual, Volume 1: Guide to traffic management, Part 10: Traffic Control and Communication Devices, section 6.7.2-1 Fire hydrant indication system' available on the Department of Transport and Main Roads Website http://www.tmr.qld.gov.au/business-industry/Technical-standardspublications/Traffic-and-Road-Use-Management-manual/Volume-1.aspx .	Not Applicable The proposed development does not contain any common private titles.

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)	Peter and Franziska Inderbitzin and Sharprock Pty Ltd
Contact name (only applicable for companies)	c/- RPS AAP Consulting Pty Ltd, Patrick Clifton
Postal address (P.O. Box or street address)	PO Box 1949
Suburb	Cairns
State	QLD
Postcode	4870
Country	Australia
Contact number	(07) 4031 1336
Email address (non-mandatory)	patrick.clifton@rpsconsulting.com ; stacey.devaney@rpsconsulting.com
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	416351
1.1) Home-based business	
<input type="checkbox"/> Personal details to remain private in accordance with section 264(6) of <i>Planning Act 2016</i>	
2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input type="checkbox"/> 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
		181-185	Honey Dam Road	Lakeland
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4871	102	SP330210	Cook Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
			Honey Dam Road	Lakeland
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4871	101	SP330210	Cook 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)
		<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: Honey Dam

☐ 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 (2 Lots into 8 Lots + balance and new road)

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	<input type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input checked="" type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete <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)

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

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created	8			2 balance lots

10.2) Will the subdivision be staged?	
<input checked="" type="checkbox"/> Yes – provide additional details below <input type="checkbox"/> No	
How many stages will the works include?	TBC
What stage(s) will this development application apply to?	All

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)
12.2) What is the reason for the boundary realignment?			

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

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?	
<input type="checkbox"/> Road work <input type="checkbox"/> Drainage work <input type="checkbox"/> Landscaping <input type="checkbox"/> Other – please specify:	<input type="checkbox"/> Stormwater <input type="checkbox"/> Earthworks <input type="checkbox"/> Signage <input type="checkbox"/> Water infrastructure <input type="checkbox"/> Sewage infrastructure <input type="checkbox"/> Clearing vegetation
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)	
<input type="checkbox"/> Yes – specify number of new lots:	
<input type="checkbox"/> 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

Cook 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

<input type="checkbox"/> SEQ northern inter-urban break – community activity <input type="checkbox"/> SEQ northern inter-urban break – indoor recreation <input type="checkbox"/> SEQ northern inter-urban break – urban activity <input type="checkbox"/> SEQ northern inter-urban break – combined use <input type="checkbox"/> Tidal works or works in a coastal management district <input type="checkbox"/> Reconfiguring a lot in a coastal management district or for a canal <input type="checkbox"/> Erosion prone area in a coastal management district <input type="checkbox"/> Urban design <input type="checkbox"/> Water-related development – taking or interfering with water <input type="checkbox"/> Water-related development – removing quarry material <i>(from a watercourse or lake)</i> <input type="checkbox"/> Water-related development – referable dams <input type="checkbox"/> Water-related development – levees <i>(category 3 levees only)</i> <input type="checkbox"/> Wetland protection area
Matters requiring referral to the local government: <input type="checkbox"/> Airport land <input type="checkbox"/> Environmentally relevant activities (ERA) <i>(only if the ERA has been devolved to local government)</i> <input type="checkbox"/> Heritage places – Local heritage places
Matters requiring referral to the Chief Executive of the distribution entity or transmission entity: <input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to: <ul style="list-style-type: none"> • 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 <input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council: <input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the Minister responsible for administering the Transport Infrastructure Act 1994: <input type="checkbox"/> Ports – Brisbane core port land <i>(where inconsistent with the Brisbane port LUP for transport reasons)</i> <input type="checkbox"/> Ports – Strategic port land
Matters requiring referral to the relevant port operator, if applicant is not port operator: <input type="checkbox"/> Ports – Land within Port of Brisbane's port limits <i>(below high-water mark)</i>
Matters requiring referral to the Chief Executive of the relevant port authority: <input type="checkbox"/> Ports – Land within limits of another port <i>(below high-water mark)</i>
Matters requiring referral to the Gold Coast Waterways Authority: <input type="checkbox"/> Tidal works or work in a coastal management district <i>(in Gold Coast waters)</i>
Matters requiring referral to the Queensland Fire and Emergency Service: <input type="checkbox"/> Tidal works or work in a coastal management district <i>(involving a marina (more than six vessel berths))</i>

18) Has any referral agency provided a referral response for this development application?		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application <input checked="" type="checkbox"/> 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 <i>(if applicable)</i> .		

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:	
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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



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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	

Company owner's consent to the making of a development application under the *Planning Act 2016*

I, *Franziska Inderbitzin*

[Insert name in full.]

Sole Director/Secretary of the company mentioned below.

[Delete the above where company owner's consent must come from both director and director/secretary]

I,

[Insert name in full.]

Director of the company mentioned below.

and I,

[Insert name in full.]

[Insert position in full—i.e. another director, or a company secretary.]

Delete the above two boxes where there is a sole director/secretary for the company giving the owner's consent.

Of: PJFM NO. 1 PTY LTD A.C.N. 126 292 322

the company being the owner of the premises identified as follows:

181-185 Honey Dam Road, Lakeland, described as part of Lot 101 on SP330210 and Part of Lot 102 on SP330210.

consent to the making of a development application under the *Planning Act 2016* by:


Peter & Franziska Inderbitzin and Sharprock Pty Ltd

on the premises described above for:

Reconfiguring a Lot (2 Lots into 8 Lots)

Company seal *[if used]*

Company Name and ACN: PJFM NO. 1 PTY LTD A.C.N. 126 292 322


.....
Signature of Sole Director/Secretary

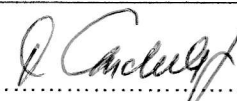
3 November 2025
.....
Date

[Delete the above where company owner's consent must come from both director and director/secretary.]

Company Name and ACN: PJFM NO. 1 PTY LTD A.C.N. 126 292 322


.....
Signature of Director

3 November 2025
.....
Date


.....
Signature of Director/Secretary

3 November 2025
.....
Date

[Delete the above where there is a sole director/secretary for the company giving the owner's consent.]