



13 September 2022

Our Ref: 6660

The Chief Executive Officer
Charters Towers Regional Council
PO Box 104
Proserpine QLD 4800

Attention: Development Assessment

Dear Sir/Madam,

RE: Development Application for Material Change of Use
Non-Resident Work Force Accommodation (732 rooms)
Lot 1 on SP103591
13 Melaleuca Court, Greenvale

This application is for a Development Permit for a Material Change of Use – Non-Resident Work Force Accommodation (732 single rooms) over Lot 1 on SP103591, located at 13 Melaleuca Court, Greenvale – made by Cooper Parks Property Pty Ltd C/- Capricorn Survey Group (CQ) Pty Ltd. Please see attached title showing the applicant is now the owner of the land.

The proposed accommodation will consist of 183 demountable buildings, each containing 4 rooms. Each room will provide for 1 worker and contain a bed and ensuite. All rooms are of a similar footprint as shown on the attached proposal plan.

Typical size of each accommodation demountable will be 14.5m x 3.1m.

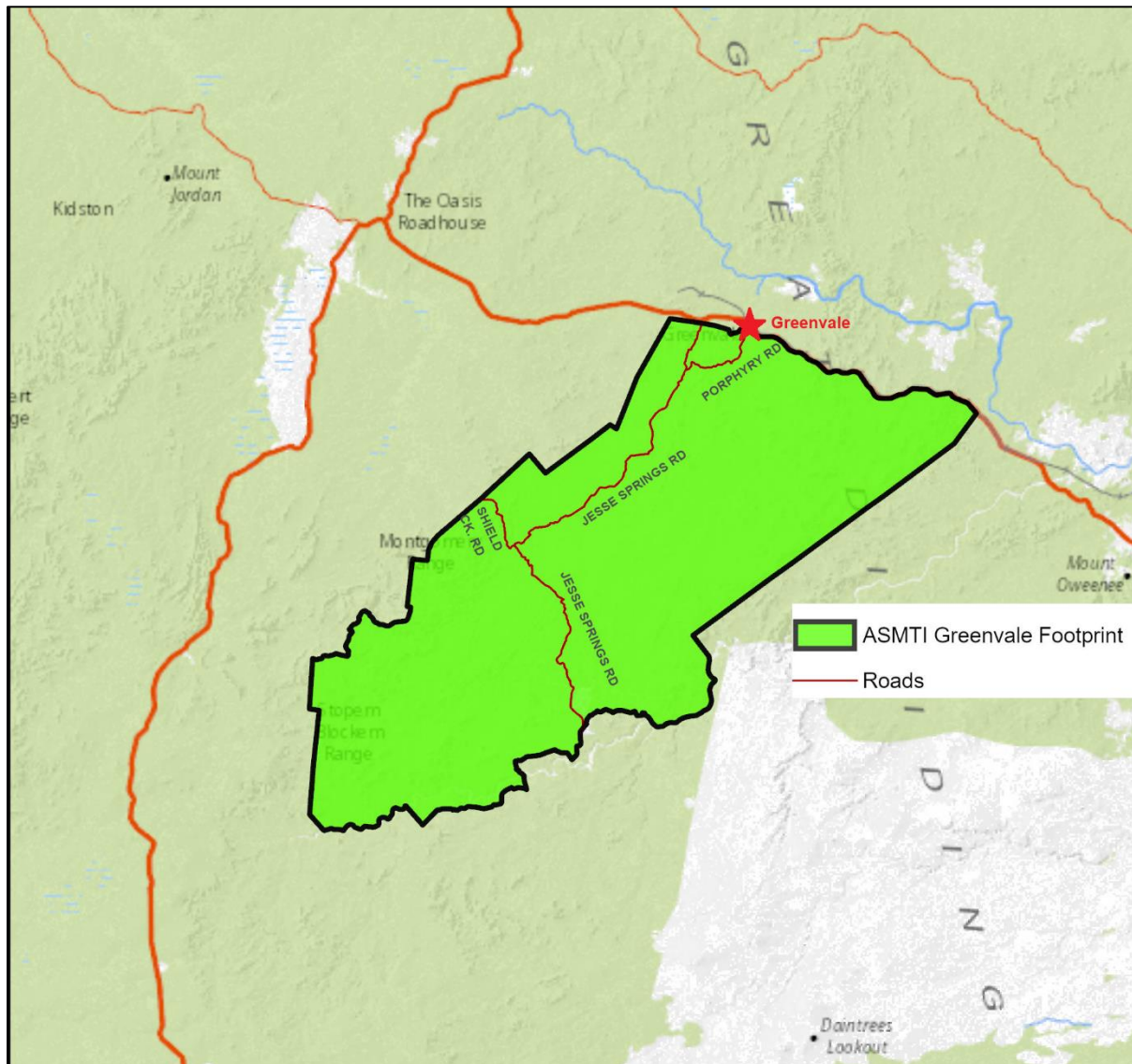
There will be 732 accommodation rooms in total.

The amenity buildings will also be constructed of demountables and includes the following:

12 x Laundry Facilities
Kitchen/Mess Hall
2x First Aid Centre
Reception/Office

The attached proposal plan shows the proposed site layout, typical floor plan/configuration of an accommodation demountable and photographs taken on a similar existing workers camp providing a visual of what is to be constructed.

The subject site is located in Greenvale, a rural township around 203km north of Charters Towers – on the Gregory Developmental Road. The announcement of the North Queensland Australia-Singapore Military Training Initiative will see a 310,000 hectare area developed just outside of Greenvale, commencing mid this year (2022) and expected completion in late 2027.



The proposal will be the closest available larger scale accommodation that could host workers involved in the construction phase of this development. The project's construction workforce is expected to peak at 350 workers. This Australian Government owned and managed initiative will provide enduring economic benefits to Greenvale and the Charters Towers Region. Greenvale is the closest settlement to this project and would be the most suitable and logical place to establish the workers accommodation in terms of level of servicing, infrastructure suitability and access.

Other current and upcoming projects that the proposal could service include, but is not limited to:

- Carmichael Mine and Rail Project;
- Proposed Big Rocks Weir Project (expected to commence 2023);
- Sconi Cobalt-Nickel-Scandium Project;
- Ravenswood Gold Mine Expansion (additional 250 workers);
- Pajingo Gold Mine;
- Kidston Renewable Energy Project North Queensland;
- CopperString Project (coordinated project);
- Various road upgrade projects (as part of Australian Government funded programs);
- Reopening/Expansion of existing gold mines in the locality;
- New mines potentially opening in the future;
- Potential rail duplication in the future;
- Continuous maintenance and shut down operations on nearby mine sites;
- Potential power station works on nearby infrastructure;
- New dam/weir infrastructure nearby;
- Renewable energy projects; and,
- Coal seam gas extraction projects;

The non-resident workers accommodation can also provide temporary accommodation opportunities for other non-mining pursuits, such as mustering, which is expected to require several beds on a sporadic basis. Even the recent filming of the latest season of Australian Survivor in the Charters Towers region saw around 350 production crew members descending on Charters Towers for filming, of whom would require far more than what the existing hotel/motel accommodation in town could cater for. Following the success of this production, Charters Towers region has been placed 'on the map' not only for tourism but within the film and television industry. There has been indication of spiked interest in the region from the industry, which could prove to be high potential for further film making opportunities.

There is no one operational opportunity for the development to **solely** service, therefore the demand can only be met on a case-by-case basis, ensuring the site is ideally located to service surrounding needs.

STAGING

The development is proposed to be undertaken in 14 stages to meet demand as needed.

Stage 1	40 rooms (10 accommodation demountables), 1x Laundry Facility, Kitchen/Mess Hall, First Aid/Temporary Reception Office, carpark (approx. 53 carparks initially, including 4 visitor spaces and 1 universal space), bus bays, temporary turning area, water storage, stormwater treatment areas, vegetation buffer (to adjoining residential properties) and open space.
Stage 2	48 rooms (12 accommodation demountables), 1x Laundry Facility
Stage 3	48 rooms (12 accommodation demountables)
Stage 4	40 rooms (10 demountables), 2x Laundry Facilities, main reception/office, additional first aid
Stage 5	56 rooms (14 demountables) 2x laundry facilities, 66 additional carparks
Stage 6	60 rooms (15 demountables) and additional 61 carparks and temporary turning area
Stage 7	48 rooms (12 demountables), 1x laundry facility
Stage 8	52 rooms (13 demountables)
Stage 9	48 rooms (12 demountables), 1x laundry facility, remaining 85 carparks
Stage 10	48 rooms (12 demountables), 1x laundry facility
Stage 11	48 rooms (12 demountables), 1x laundry facility
Stage 12	48 rooms (12 demountables), 1x laundry facility
Stage 13	48 rooms (12 demountables), 1x laundry facility
Stage 14	52 rooms (13 demountables)

The existing structures will be removed/demolished prior to construction commencing.

Lifespan of Use

The camp is expected to be active for an indefinite period. The lifespan of the use is heavily dependent on existing and proposed mineral extractive industries and various other operational opportunities in the surrounding localities.

Staff

Up to 20 staff members will be employed this includes cleaners, chefs/kitchen staff, groundskeepers/maintenance, office/administration staff and site manager. Staff may be accommodated at the camp and work on a roster rotation else will be outsourced locally.

Boundary Setbacks/Separation Distances

Minimum 7.5m to adjoining properties Lots 60-62 on RP895499 from carpark. Nearest existing dwelling house is approx. 20m away from site boundary. A vegetated/landscaped buffer (minimum 7.5m wide) and 1.8m high timber fence will be provided between the use and the neighbouring properties. The residential lots directly joining the subject property are currently vacant land.

The fence is not an acoustic blocker nor does vegetation provide sound attenuation, however the fence and landscaped area will provide a barrier which may be perceived as noise reducing. We do not expect the development will increase noise above the existing level.

Building Separation Distances

- Approximately 2.5m separation between each accommodation demountable (long sides).
- Approximately 3m separation between the demountables (short sides).
- Approximately 5m separation between the amenities and kitchen buildings

SERVICES/INFRASTRUCTURE**Stormwater**

The part of the land the proposed development is located generally falls in an easterly direction. Current site stormwater drains to the ground and dissipates. Stormwater treatment areas are proposed on the eastern side of the carpark area to cater for the additional roof water/development flows.

Water

The development will be connected to the Council water supply. Additional water tanks will be provided at the Reservoir Road boundary near the entry to the site. The water will be connected to each accommodation room for shower/tap/toilet water, with pipes expected to be run under the timber decking/boardwalks. Each of the amenity buildings will also be connected to the water supply.

Sewerage

The development will be connected to Council's sewer network. The internal plumbing and drainage pipes will likely be dug underground to provide enough fall for gravity. No sewerage will be exposed to produce odours/harmful exposure.

Electricity

There is existing overhead electricity supply available along Melaleuca Court.

Telecommunications

Supply exists from Melaleuca Court.

Refuse Collection/Waste Storage

Waste storage containers will be provided on the northern side of the carpark in a designated storage area screened from public view by the proposed 1.8m high fence. Rubbish will be collected by private contractor, transported from site and disposed of at the nearest Council refuse disposal location. In accordance with the *Environmental Protection Regulation 2019*, refuse collection will be scheduled on a weekly basis. If, as more stages are developed, more frequent collection is required, this can be arranged with the refuse collection contractor. The general waste storage area will be sealed (concreted) and provided with water supply to allow for wash-down of bins. The general waste storage area will drain with normal stormwater run-off of the site.

Access and Parking

There will be 265 carparks (including 1 universal and 4 visitor spaces) to cater for all workers, staff and site manager parking. As the majority of workers are expected to be bussed to and from site, we believe the number of parks proposed is appropriate for the use in this instance. A four-berth bus bay has been provided within the sealed parking/manoeuvring area to cater for buses and delivery vehicles. Typically most workers would travel by bus between the accommodation and any site on each day. It is expected that over 70% of all workers will utilise the buses. A single access point will be provided to the site from Melaleuca Court. This will be the sole access/egress point for the development. All vehicles will be able to enter and exit the site in a forward motion. Temporary turnarounds approx. 30m diameter will be provided in Stages 1 and 6 and should cater for all bus and service vehicle movements. Directional markings, signage and speed reduction humps will be implemented on site in accordance with the relevant standards. All carparks, accesses and manoeuvring areas will be bitumen sealed.

Landscaping/Open Space

Timber boardwalk/decking will be laid out across the site, providing pathways between all accommodation rooms, amenities and the carpark. A concrete footpath will be provided through and around the carpark connecting to the boardwalk. This will minimise the disturbance of soil from foot traffic and the tracking of dirt/mud into the rooms and amenities. Grassed/ open space areas will be provided for recreational use by the workers and 2m wide vegetated buffers will reduce the building bulk and enhance visual amenity/appearance when viewed externally. Fencing around the external boundaries of the property will be provided as per attached proposal plan.

ZONING AND OVERLAYS

The land is mapped as part of the Rural Zone. Some overlays are mapped on the land or surrounding:

Bushfire Hazard

The land is mapped as Bushfire Buffer and Medium hazard zones. A minimum 20m wide firebreak will be cleared around the proposed development. A bushfire hazard assessment and management plan may be required. Points to note:

- The development has direct access to a constructed road which leads away from the hazardous areas
- The use will be connected to Council's water supply network and additional water tanks are to be supplied. These can be provided with the appropriate fittings for firefighting use. A fire hydrant could be provided within the development boundaries or road reserve of Melaleuca Court if required.
- The use will have an on-site evacuation including designated marshalling area, fire evacuation alarms, fire extinguishers etc which will be relayed to all guests. Informative signage will also be implemented around the site.
- The development is on the lower parts of the land. Fire travels quicker uphill than down slope.

Nature and Environment Overlay

Under Council's mapping, the land is only mapped as containing Category C vegetation. This covers the Stream order 1 non-perennial tributary of Gray Creek that traverses the land. Under Stage mapping, the land is mapped as:

- Category B Of Least Concern Vegetation
- Category C Watercourse regrowth vegetation
- Category R high value regrowth vegetation

Of which contain the following regional ecosystem types/classifications:

9.11.2 Woodland to open woodland of *Eucalyptus crebra* (narrow-leaved ironbark) and/or a number of similar ironbark species +/- *Corymbia dallachiana* (Dallachy's gum) +/- *C. erythrophloia* (red bloodwood). A sparse sub-canopy layer can occur. The shrub layer is absent to sparse and often includes canopy species and *Denhamia cunninghamii* (yellowberry bush). The ground layer is mid-dense and is generally dominated by *Heteropogon contortus* (black speargrass) and *Themeda triandra* (kangaroo grass). Occurs on a wide variety of landforms, but predominantly undulating rises and hills generally on shallow loamy soils. (BVG1M: 13c)

Biodiversity Status – No Concern at present

Structure - Sparse

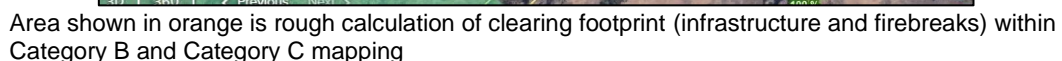
9.3.22 Woodland to open woodland of *Eucalyptus leptophleba* (Molloy red box) and/or *E. chlorophylla* (glossy-leaved box) +/- *Corymbia dallachiana* (Dallachy's gum) +/- *C. clarksoniana* (Clarkson's bloodwood) +/- *E. cullenii* (Cullen's ironbark). There is usually a sparse sub-canopy layer, which can contain canopy species along with *Melaleuca viridiflora* (broad-leaved paperbark), *M. nervosa* (woodland paperbark), *M. citrolens* (scrub teatree) and *Petalostigma* spp. The shrub-layer is absent to sparse and can contain *Carissa lanceolata* (currantbush), *Planchonia careya* (cocky apple) and *Gardenia vilhelmii* (breadfruit). A mid-dense to dense grassy ground layer is generally present and often includes *Heteropogon contortus* (black speargrass), *Aristida* spp., *Themeda triandra* (kangaroo grass) and *Sarga plumosum* (plume sorghum). Occurs on river levees and terraces. (BVG1M: 16b)

Biodiversity Status – Of Concern

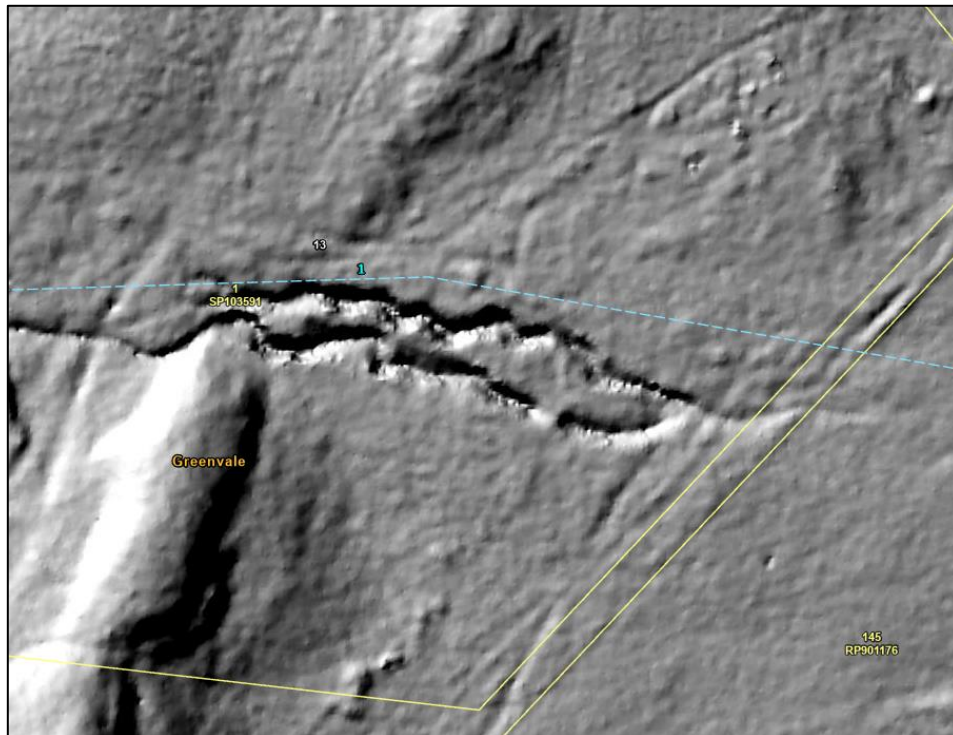
9.11.5 Woodland to low woodland of *Eucalyptus* persists (box) +/- *E. crebra* (narrow-leaved ironbark). Sub-dominants of other species may sometimes occur. There can be an open sub-canopy layer which can include canopy species, *Terminalia oblongata* (yellowwood), *Eremophila mitchellii* (false sandalwood) and *Grevillea* spp. The shrub layer varies from absent to dense and includes *Erythroxylum australe* (cocaine tree), *Carissa lanceolata* (currantbush), *Eremophila mitchellii*, *Petalostigma banksii* (smooth-leaved quinine), *Denhamia cunninghamii* (yellowberry bush), *Acacia burdekinsii* (Burdekin wattle) and other *Acacia* spp. The ground layer is sparse to dense and includes the grasses *Themeda triandra* (kangaroo grass), *Aristida* spp., and *Heteropogon contortus* (black speargrass). Occurs on hills and undulating rises on a variety of soil types on metamorphic geologies. (BVG1M: 19d)

Structure - Sparse

- retain vegetation in patches of greatest size and smallest possible edge-to-area ratio by clearing the minimal safe amount for bushfire requirements
- keep linkages between vegetation located on the subject site
- keep linkages between vegetation located on adjacent properties within the biodiversity network
- allow for continued dispersal and movement through biodiversity corridors protect riparian vegetation in and adjacent to watercourses by retaining vegetation around them.



Clearing may occur within a stream order 1 waterway (as per mapping). Imagery would suggest the waterway/drainage line sits a little further south compared to the mapped line. The firebreak may not extend to the bank of the waterway. Vegetation surrounding the bank will be maintained to avoid land degradation and erosion, even if within the firebreak.



The proposal is not considered a consistent use for the zone under the Planning Scheme and will be an Impact Assessable application, as it would in any other zone in the Local Government Area. We believe Council can still support this application on the following basis:

- The demand for a non-residence workforce accommodation development in the area is high with the Carmichael Mine having commenced construction in 2019 and prospect of additional infrastructure and mining projects, will be even higher. The ASMTI project alone will see an additional 350 workers employed during its construction, with the expected demand from the upcoming projects (as listed earlier in this report), it could almost be argued several accommodation developments of this kind are required in addition to the proposed.
- There are no other workforce specific accommodation opportunities in Greenvale at present. Short-term accommodation in the town is also scarce, with only a handful of places available. These would be unable to meet the demand from the ASMTI project let alone demand from other projects.
- The closest workforce accommodation in the northern Queensland region are Charters Towers 105km away (development application MCU2022-0006). The next closest place that could provide accommodation opportunities is Townsville, which is still a 2.5 hour drive away.
- The accommodation proposed acts as a common homebase for workers. A 243-room non-resident workforce accommodation facility was approved and constructed at Marlborough (Rockhampton Regional Council LGA) accommodating for workers involved in the ongoing expansion of the Shoalwater Bay Training Area in Central Queensland. The accommodation, now currently in use, is located appropriately and has been deemed successful in supporting the construction phase of the Shoalwater ASMTI expansion. The proposal subject of this application
- Profitable mining operations have once again commenced in the area. In particular, the Greenvale mining lease has undergone extensive exploration work by Straits Resources and Metallica Minerals for the purpose of reopening the nickel and cobalt operations.
- Many exploratory permits have been granted in the surrounding area. The exploratory permits could be an indication of potential future mining expansion in the region.
- The accommodation would boost the economy for the Greenvale township and region with the increase in town population.
- Those accommodated will value their sleep just as much as any nearby residential property thus would expect noise would be kept within tolerable amounts.
- All vehicle manoeuvring or pedestrian movement areas within the site will be sealed to ensure dust impacts are not increased.
- Any outdoor lighting required will be implemented to ensure no nuisance caused to neighbouring properties or passing motorists.
- If the demand is not met here, it will be met somewhere else.

RURAL ZONE CODE

Performance Outcomes	Acceptable Solutions	Proposed Compliance				
Built Form						
PO1 Buildings are designed and located so as not to adversely impact on the rural character and amenity of the locality.	AO1 Building height does not exceed 12m. AO2 Buildings, other than a Roadside stall, are setback a minimum of: (a) 10m from the front boundary and side boundaries for allotments greater than 2ha; or (b) 5m front boundary and side boundaries for allotments less than 2ha.	No buildings or structures will exceed 8.5m in height. The accommodation blocks are more than 10m from the road frontage. The carpark may be within the minimum setback.				
PO2 is not applicable, the proposed development is not for residential purposes						
Amenity						
PO3 Sensitive land uses do not encroach on existing or approved rural, mining and extractive industry activities or other uses that may result in an adverse impact on amenity, health or safety. Editor's note—Where not achieving AO3, a site-based assessment is required to demonstrate compliance with PO3.	AO3 Sensitive land uses are separated: (a) from intensive animal industry uses where: (i) feedlots by a minimum of 1km; (ii) poultry farms by a minimum of 800m; (b) from animal keeping where: (i) catteries and kennels by a minimum of 800m; (ii) otherwise 500m; (c) aquaculture by a minimum of 300m; (d) from waste disposal areas connected to an animal husbandry operation by a minimum of 1km; (e) from cropping on areas of agricultural land by a minimum of 300m; (f) from other agricultural activities (excluding cropping activities) by a minimum of 50m; (g) from other rural activities, not elsewhere mentioned, by a minimum of 100m; (h) from railway activities by a minimum of 100m; (i) from existing industrial activities by 1km; and (j) from extractive industry operations as follows: <table><tr><th>Operation</th><th>Separation distance</th></tr><tr><td>Extraction or processing involving</td><td>1,000m</td></tr></table>	Operation	Separation distance	Extraction or processing involving	1,000m	We do not believe the development will cause significant impact on nearby residential properties. The residential lots directly adjoining the subject property are all vacant. Minimum 7.5m wide landscaping buffer will be provided along the external boundaries adjacent to these properties. This would be an improvement on the existing outlook when the site is viewed from elsewhere. There are no nearby rural, mining or extractive industry activities on adjoining lands.
Operation	Separation distance					
Extraction or processing involving	1,000m					

	<div> <div>blasting or crushing</div> <div>Extraction or processing not involving blasting or crushing</div> <div>Haul route</div> </div> <div> <div></div> <div>200m</div> <div>100m</div> </div>	
PO4 Outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.	<p>AO4.1 Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i> or current version.</p> <p>AO4.2 Outdoor lighting is provided in accordance with <i>Australian Standard AS 1158.1.1 Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements</i> or current version.</p>	Lighting will be positioned to ensure no light spill onto adjoining properties or the road, thus not causing nuisance to neighbours passing motorists.
PO5 Development does not adversely impact on the amenity of the surrounding rural or rural residential land uses and/or rural landscape character.	AO5 Plant and air-conditioning equipment, storage areas and processing activities are screened from view of the road or adjoining residential uses.	<p>Landscaped buffers are provided along property boundaries to reduce building bulk and visual impacts to adjoining properties/passing motorists.</p> <p>All building plant and storage areas will be screened from public view.</p>
<p>PO6 Development ensures:</p> <p>(a) vulnerability to landslip, erosion and land degradation is minimised; and</p> <p>(b) the safety of people and property.</p> <p>Editor's note—Where not achieving AO6, a site-based assessment and Landslide risk management plan is required to demonstrate compliance with PO6. Refer to the Natural hazards TPP.</p>	AO6 Development is not located on slopes greater than 15%.	The land is not steep.
PO7-PO9 is not applicable, the land is not within, nor will it impact on the functionality of the nearby stock route (Gregory Developmental Road)		
PO10 is not applicable, the development does not include caretakers accommodation		
PO11 is not applicable, the development does not include a road side stall		
Land Use		
<p>PO12 Development:</p> <p>(a) is consistent with the rural character of the locality;</p> <p>(b) supports the primary rural function of the zone; and</p> <p>(c) protects rural, natural and scenic values of the locality.</p>	No acceptable outcomes are nominated.	<p>The use is not a preferred use for the zone, nor is it in any for that matter.</p> <p>The type of use demands a larger parcel of land, which are less likely to be found in urban areas. The site is in an ideal location to directly support the</p>

		proposed ASMTI project commencing construction nearby. If the development is not located here, it will be applied for elsewhere. It could be argued the development is considered essential.
PO13 Tourism (including associated accommodation), recreation and entertainment related activities: (a) are small scale; (b) do not impact on the viability of nearby urban and township areas; (c) have a direct nexus with the natural environment or rural activities; (d) avoid locating on productive rural land; (e) are not located where they would prejudice the ongoing operation of existing or approved rural activities such as intensive animal industries and intensive horticulture; and (f) are compatible with rural production and agricultural land, natural resources and landscape amenity.	No acceptable outcomes are nominated.	The proposal does not include tourism, recreational or entertainment related activities.
Design and Amenity		
PO14 Development is designed to achieve safety for all users having regard to: (a) maximising casual surveillance and sight lines; (b) avoiding personal concealment and entrapment locations; (c) exterior building design that promotes safety; (d) adequate lighting; (e) appropriate signage and wayfinding; and (f) building entrances, parking areas, loading and storage areas that are well lit and have clearly defined access points. Editor's note—Applicants may find useful guidance in the Queensland Government's Crime Prevention through Environmental Design Guidelines for Queensland.	No acceptable outcome is nominated.	The development will maintain a high level of surveillance.
PO15 Development minimises potential conflicts with, or impacts on, other uses having regard to vibration, odour, dust or other emissions.	AO15.1 Development achieves the air quality design objectives set out in the <i>Environmental Protection (Air) Policy 2008</i> , as amended.	Timber boardwalk/decking will be laid out across the site, providing pathways between all accommodation rooms, amenities and the carpark. A

	<p>AO15.2 Development that involves the storage of materials on site that are capable of generating air contaminants either by wind or when disturbed are managed by:</p> <ul style="list-style-type: none"> (a) being wholly enclosed in storage bins; or (b) a watering program so material cannot become airborne. 	<p>concrete footpath will be provided through and around the carpark connecting to the boardwalk. This will minimise the disturbance of soil from foot traffic and the tracking of dirt/mud into the rooms and amenities.</p> <p>All vehicle manoeuvring areas will be sealed again minimising dust impacts.</p> <p>No sewerage will be exposed to produce odours/harmful exposure.</p>
<p>PO16 Development prevents or minimises the generation of any noise so that nuisance is not caused to adjoining premises or other nearby sensitive land uses.</p>	<p>AO16 Development achieves the noise generation levels set out in the <i>Environmental Protection (Noise) Policy 2008</i>, as amended.</p>	<p>Any mechanical plant will achieve noise quality objectives.</p>
<p>PO17 Development does not unduly impact on the existing amenity and character of the locality having regard to:</p> <ul style="list-style-type: none"> (a) the scale, siting and design of buildings and structures; (b) visibility from roads and other public view points, screening vegetation and landscaping; (c) the natural landform and avoidance of visual scarring; and (d) vibration, odour, dust, spray drift and other emissions. 	<p>No acceptable outcomes are nominated.</p>	<p>The development will not negatively impact the amenity of the area.</p>
<p>PO18 All uses are located, designed, orientated and constructed to:</p> <ul style="list-style-type: none"> (a) minimise noise dust, odour or other nuisance from existing lawful uses including rural and industrial uses; (b) minimise nuisance caused by noise, vibration and dust emissions generated to the State-controlled road and rail network in the vicinity of the land; (c) not adversely encroach on airport service uses and other activities associated with the Charters Towers airport; and (d) avoid areas that may place unreasonable risk to people and property from former 	<p>No acceptable outcomes are nominated.</p>	<p>The development will be designed and constructed to ensure minimal impact on neighbouring properties in terms of noise, dust emissions, vibration etc.</p>

<p>mining activities and contaminated land.</p> <p>Editor's note – sites of former mining activity may be identified through the Historic Mining Permits, Resources (Mineral Occurrence and Geological Observation Data) and Abandoned Mines layers of MyMinesOnline Maps. However, proponents should be aware that the online mapping does not spatially represent all abandoned mines and their extent. Geotechnical investigation of past mining areas may reveal additional unmapped historic mine sites.</p>		
<p>P019 Development ensures ecological values, habitat corridors, soil and water quality are protected, having regard to:</p> <ul style="list-style-type: none"> (a) maximising the retention of vegetation and the protection of vegetation from the impacts of development (b) minimising the potential for erosion and minimisation of earthworks (c) maximising the retention and protection of natural drainage lines and hydrological regimes (d) avoidance of release of biohazards into the environment; (e) mitigating the risk of introducing and spreading weeds and pest animals; and (f) avoidance of leeching by nutrients, pesticides or other contaminants, or potential for salinity. 	<p>No acceptable outcome is nominated.</p>	<p>Some clearing of mapping vegetation will occur. Clearing will maintain vegetation in the largest possible edge to edge ratio with the southern part of the lot to remain untouched.</p> <p>We expect just over 2ha of mapped vegetation (not including category X areas) will be cleared to make way for infrastructure and firebreaks.</p> <p>Development mitigates environmental impacts through design. An Environmental Management Plan and Erosion and Sediment Control Plan will be prepared as part of the operational works.</p>
P020 is not applicable, the development does not include animal keeping		
P021 is not applicable, the development does not include agricultural supplies store, bulk landscaping supplies, rural industry, wholesale nursery or a garden centre		
P022 is not applicable, the development does not include a club or community use.		
P023 is not applicable, the development does not include a renewable energy facility.		

DEVELOPMENT WORKS CODE

Performance Outcomes	Acceptable Solutions	Proposed Compliance
Utility Infrastructure and Services		
PO1 Development is serviced by an adequate, safe and reliable supply of potable and general use water, connected to reticulated water supply where possible.	AO1 Development is: (a) connected to Council's reticulated water supply network, including the installation of easily accessed water meters, in accordance with the <i>Development works Town plan policy</i> ; or (b) if connection to Council's reticulated water supply network is not possible, a potable on site water supply is provided in accordance with the <i>Development works Town plan policy</i> .	The development will be connected to the Council water supply. Additional water tanks will be provided at the northern end of the site as indicated on the proposal plan. The water will be connected to each accommodation room for shower/tap/toilet water, with pipes expected to be run under the timber decking/boardwalks. Each of the amenities buildings will also be connected to the water supply.
PO2 Development is serviced by appropriate waste water disposal infrastructure which ensures: (a) no adverse ecological impacts on the receiving environment; (b) cumulative impacts of onsite waste water treatment are considered in assessing the likely environmental impacts; (c) public health is maintained; (d) the location, site area, soil type and topography is suitable for on site waste water treatment; and (e) the reuse of waste water does not contaminate any surface water or ground water.	AO2 Development is: (a) connected to Council's reticulated sewerage treatment system, in accordance with the <i>Development works Town plan policy</i> ; or (b) if connection to Council's reticulated sewerage treatment system is not possible, waste water is treated in accordance with <i>Development works Town Plan Policy</i> .	The development will be connected to the reticulated sewer network. No raw sewerage will be exposed to the open air.
PO3 Electricity supply network and telecommunication service connections are provided to the site and are connected.	AO3.1 The development is connected to electricity and telecommunications infrastructure in accordance with the standards of the relevant regulatory authority prior to the commencement of any use of the site. AO3.2 Where not included in the development, provision is made for future telecommunications services (such as fibre optic cable) in accordance with the standards of the relevant regulatory authority.	The development will be connected to the existing overhead supply available in Melaleuca Court.

Stormwater Management		
<p>PO4 Stormwater management is designed and operated to ensure that adjoining land and upstream and downstream areas are not adversely affected through any ponding or changes in flows:</p> <p>(a) ensure that adjoining land and upstream and downstream areas are not adversely affected through any ponding or changes in flows; and</p> <p>(b) direct stormwater to a lawful point of discharge through competently designed and constructed outlet works in a manner that reflects the predevelopment status.</p> <p>Editor's note– Stormwater quality must meet the design objectives within the <i>Development works Town plan policy</i>.</p>	<p>AO4.1 Development does not result in an increase in flood level or flood duration on upstream, downstream or adjacent properties.</p> <p>AO4.2 Stormwater (including roof and surface water) is conveyed to the kerb and channel or other lawful point of discharge in accordance with the requirements of the <i>Development works Town plan policy</i>.</p> <p>AO4.3 Stormwater runoff from all impervious areas (roof, pavements, etc) are not permitted to flow or discharge over adjoining properties.</p>	<p>Current site stormwater drains to the ground and dissipates. Stormwater treatment areas are proposed on the eastern sides of the carpark areas to cater for the additional roof water/development flows.</p> <p>A stormwater management plan will be required.</p>
Earthworks		
<p>PO5 Earthworks are undertaken in a manner that:</p> <p>(a) prevents any worsening of soil erosion or water quality on the site, any adjoining land, or land upstream or downstream of the site;</p> <p>(b) produces stable landforms and structures;</p> <p>(c) maintain natural landforms where possible;</p> <p>(d) minimise the height of any batter faces;</p> <p>(e) does not unduly impact on the amenity or privacy for occupants of the site or on adjoining land or on the amenity of the streetscape;</p> <p>(f) does not result in the contamination of land or water; and</p> <p>(g) avoids risk to people and property.</p>	<p>AO5.1 Earthworks comply with the <i>Development works Town plan policy</i>.</p> <p>AO5.2 The extent of filling or excavation does not exceed 40% of the site area or 500m², whichever is lesser.</p> <p>AO5.3 Excavating or filling is no greater than 1m in height or depth.</p> <p>AO5.4 Batters have a maximum slope of 25%, are terraced at every rise of 1.5m and each terrace has a depth of 0.75m.</p> <p>AO5.5 No contaminated material is used as fill.</p>	<p>Only minor earthworks will be required for the construction of the development. No batter slopes or retaining walls will be required.</p>
<p>PO6 Retaining walls are designed to minimise visual impact through:</p> <p>(a) setbacks from any boundary; and</p>	<p>AO6.1 The combined height of any retaining walls and fences does not exceed 2m.</p>	<p>No retaining walls are proposed or required.</p>

<p>(b) being stepped or terraced to accommodate landscaping.</p>	<p>AO6.2 A retaining wall is set back at least half the height of the wall from any boundary of the site.</p> <p>AO6.3 Retaining walls over 1.5m are stepped 0.75m for every 1.5m in height, terraced and landscaped.</p> <p>AO6.4 Design and construction of retaining walls over 1m in height are certified by a Registered Professional Engineer of Queensland.</p>	
<p>P07 The excavation, filling or laying of pipes within the vicinity of electricity supply infrastructure must not create damage or hazard. Editor's note—Development involving filling, excavation or laying of metal pipes on land contiguous to electricity supply infrastructure should be referred to the relevant electricity entity for safety advice on the proposed development.</p>	<p>AO7.1 Excavation or filling does not occur within:</p> <ul style="list-style-type: none"> (a) 10m of any tower, pole, foundation, ground anchorage or stay supporting electric lines or associated equipment; (b) 5m of a substation site boundary; (c) 2m of a padmount substation; or (d) 1m of a padmount transformer or an underground cable. <p>AO7.2 The laying of metal pipes does not occur within:</p> <ul style="list-style-type: none"> (a) 5m of any pole, tower, foundation, ground anchorage or stay supporting electric lines or associated equipment; (b) 15m of any substation site boundary; or (c) 5m of, and parallel to, an electric line shadow. 	<p>No earthworks will be undertaken near any existing services or infrastructure.</p>
<p>Parking and Access</p>		
<p>P08 Development includes the provision of adequate and convenient car parking on site to satisfy the anticipated requirements of the land use or activity.</p>	<p>A08 Car parking is provided in accordance with Table 8.3.1.3(b)—Car parking requirements.</p>	<p>We believe the number of carparks can appropriately cater for the size of the development given it is expected the majority of workers will be bussed to and from site as opposed to driving their private vehicles.</p>
<p>P09 Development provides end of trip facilities for people engaging in active transport (bicycle and pedestrian):</p> <ul style="list-style-type: none"> (a) to meet the needs of users and promote active modes of travel; 	<p>A09 Development provides cycling and pedestrian end of trip facilities, in accordance with the requirements of the <i>Development works Town plan policy</i>.</p>	<p>There is no demand for bicycle facilities. The internal pedestrian pathway system allows for efficient movement through the site.</p>

<ul style="list-style-type: none"> (b) at convenient, easily identifiable, safe locations; and (c) in locations that do not obstruct vehicular, bicycle or pedestrian movement paths. 		
<p>PO10 Access driveways are designed and constructed to:</p> <ul style="list-style-type: none"> (a) provide convenient access to the site and maintain the safety and efficiency of the road; (b) minimise conflicts with traffic and pedestrians; and (c) are constructed to a standard that is appropriate to the location and to meet the anticipated volume and type of traffic. 	<p>AO10.1 Access driveways are designed and constructed in accordance with the relevant <i>Development works Town plan policy</i>.</p> <p>AO10.2 Access driveways allow vehicles (with the exception of Dwelling house and Dual occupancy) to enter and exit the site in a forward gear.</p>	<p>All vehicle parking and manoeuvring areas will be designed and constructed in accordance with the relevant Council policies and the CMDG. The engineering design for these areas will be provided as part of Operational Works.</p>
<p>PO11 Vehicle movement areas (including internal driveways, access aisles, manoeuvring areas, car parks and service bays) are designed to ensure:</p> <ul style="list-style-type: none"> (a) a gradient appropriate for the type of vehicles; (b) effective stormwater drainage; (c) clearly marked and signed spaces; (d) convenience and safety for drivers and pedestrians; and (e) adequate dimensions to meet user requirements, including access and egress for emergency vehicles. 	<p>AO11 Manoeuvring, queuing, loading and unloading areas, and parking areas are:</p> <ul style="list-style-type: none"> (a) designed and constructed in accordance with the Development works Town plan policy; and (b) certified by a Registered Professional Engineer of Queensland. 	<p>All vehicle parking and manoeuvring areas will be designed and constructed in accordance with the relevant Council policies and the CMDG. The engineering design for these areas will be provided as part of Operational Works.</p>
<p>PO12 Footpaths in the road reserve are provided along all road frontages and are paved in durable and stable materials matching any adjacent development footpaths.</p>	<p>AO12 Footpaths are:</p> <ul style="list-style-type: none"> (a) provided for the full width and length of all road frontages; (b) designed and constructed in accordance with the requirements of the Development works Town plan policy; and (c) certified by a Registered Professional Engineer of Queensland. 	<p>No external footpaths are proposed in the road reserve, the site is not in an area frequented by foot traffic. Internal paths will be provided to allow for efficient movement through the site.</p>
<p>PO13 Pedestrian access to buildings:</p> <ul style="list-style-type: none"> (a) do not obstruct pedestrian movement (or form physical clutter) on public footpaths; (b) are not visually overbearing (or form visual 	<p>AO13 Steps, escalators, ramps and lifts are:</p> <ul style="list-style-type: none"> (a) located wholly within the site; and (b) setback a minimum of 1.5m from the front boundary. 	<p>All internal pedestrian paths and walkways provide for efficient movement of pedestrians through the site.</p>

clutter) in the streetscape; and (c) provide safe, efficient and convenient access including wheelchair access.		
Acoustic and Air Quality		
PO14 Development minimises potential conflicts with, or impacts on, other uses having regard to vibration, odour, dust or other emissions.	AO14 Development achieves the air quality design objectives set out in the <i>Environmental Protection (Air) Policy 2008, as amended</i> . Editor's note—To achieve compliance, development is planned, designed and managed to ensure emissions from activities achieve the appropriate acoustic objectives (measured at the receptor dB(A)).	Any mechanical plant will be designed, installed, operated and maintained to comply with the noise standards as specified within the <i>Environmental Protection Act 1994</i> . Typically this will be achieved through self-contained mechanical units that provide their own acoustic attenuation. Separate acoustic attenuation barriers will be provided where the plant is not otherwise able to achieve the requirements of the Act.
PO15 Development prevents or minimises the generation of any noise so that: (a) nuisance is not caused to adjoining premises or other nearby sensitive land uses; and (b) desired ambient noise levels in residential areas are not exceeded.	AO15 Development achieves the noise generation levels set out in the <i>Environmental Protection (Noise) Policy 2008, as amended</i> .	We do not believe the development will increase noise generation above the existing ambient levels.
PO16 Development adjacent to State controlled roads or Council controlled arterial road minimise nuisance caused by noise, vibration and dust emissions.	AO16 Development complies with the requirements of the Department Main Roads - Road Traffic Noise Management Code of Practice and the <i>Environmental Protection (Noise) Policy 2008</i> .	The site is not near a State Controlled Road.
Lighting		
PO17 External lighting is provided in urban areas to ensure a safe environment.	AO17 Technical parameters, design, installation, operation and maintenance of outdoor lighting complies with the requirements of AS4282 – <i>Control of the Obtrusive Effects of Outdoor Lighting</i> .	Any outdoor lighting will be provided in accordance with the relevant Australian Standards. Lighting will be positioned to ensure no light spill onto adjoining properties or the road, thus not causing nuisance to neighbours passing motorists.
Waste Management		
PO18 Development: (a) minimises waste generation (including construction, demolition and operational waste); and	AO18 Waste storage and management arrangements are sited, screened and designed in accordance with the <i>Development works Town plan policy</i> .	Waste storage containers will be provided on the northern side of the carpark in a designated storage area screened from public view by the proposed 1.8m high fence. Rubbish will be collected by private contractor, transported

(b) provides adequate facilities on site for the storage of waste and recyclables.		from site and disposed of at the nearest Council refuse disposal location. In accordance with the <i>Environmental Protection Regulation 2019</i> , refuse collection will be scheduled on a weekly basis. If, as more stages are developed, more frequent collection is required, this can be arranged with the refuse collection contractor. The general waste storage area will be sealed (concreted) and provided with water supply to allow for wash-down of bins. The general waste storage area will drain with normal stormwater run-off of the site.
PO19 Development is designed to allow for safe and efficient servicing of waste and recycling containers through: (a) a development layout that facilitates direct and unobstructed servicing of waste and recycling containers; and (b) minimising the potential for nuisances to be caused by way of noise and odour.	AO19 Waste and recycling collection services are provided in accordance with the <i>Development works Town plan policy</i> .	In accordance with the <i>Environmental Protection Regulation 2019</i> , refuse collection will be scheduled on a weekly basis. If, as more stages are developed, more frequent collection is required, this can be arranged with the refuse collection contractor.
General		
PO20 Where buildings and structures are located on multiple lots, these are amalgamated to form one lot.	No acceptable outcome specified.	Not applicable
Waste Water Management		
PO20 Wastewater is managed to: (a) avoid wastewater discharge to any waterway; or (b) if wastewater discharge to waterways cannot be practically avoided, discharge is minimised to an acceptable level by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater. Editor's note—Wastewater is defined in accordance with <i>Environmental Protection (Water) Policy 2009</i> , schedule 2). A wastewater management plan (WWMP) is prepared by a suitably qualified person and addresses: i wastewater type; and ii climatic conditions; and	No acceptable outcome specified.	No wastewater will be discharged to an external waterway. The development will be fully connected to the sewer network.

iii water quality objectives (WQOs); and iv best-practice environmental management.		
PO21 Wastewater discharge maintains ecological processes, riparian vegetation, waterway integrity, and downstream ecosystem health including: (a) protecting applicable water quality objectives for the receiving waters; (b) managing soil disturbance or altering natural hydrology in coastal areas; and (c) avoiding or minimising the release of nutrients of concern.	No acceptable outcome specified.	No wastewater will be discharged to an external waterway.
Stormwater Management		
PO23 Development allows for sufficient site area to accommodate an effective stormwater management system.	No acceptable outcome specified.	Appropriate stormwater management will be implemented on site during construction.
PO24 Development provides for the orderly development of stormwater infrastructure within a catchment, having regard to: (a) existing capacity of stormwater infrastructure and ultimate catchment conditions; (b) discharge for existing and future upstream development; and (c) protecting the integrity of adjacent and downstream development.	No acceptable outcome specified.	It is expected all roof and allotment run-off will drain to the stormwater treatment areas proposed.
PO25 Major stormwater drainage network elements are designed and constructed with the capacity to control stormwater flows under normal and minor system blockage conditions for the applicable defined flood event ensuring there is no damage to property or hazards for motorists.	AO25 Stormwater infrastructure is designed in accordance with the requirements of the <i>Development works Town plan policy</i> .	Appropriate drainage will be provided to the development.
PO26 Reconfiguration of lots includes stormwater management measures in the design of any road reserve, streetscape or drainage networks to: (a) minimise impacts on the water cycle; (b) protect waterway health by improving stormwater	No acceptable outcome specified.	Not applicable.

<p>quality and reducing site run-off; and</p> <p>(c) avoid large impervious surfaces.</p>		
<p>PO27 Construction activities for the development avoids or minimise adverse impacts on stormwater quality by:</p> <p>(a) achieving the post construction stormwater management design objectives for pollution load reductions for Western Queensland (TSS 85% TP 60% TN 45% and 90% Gross pollutants) and or In lieu of modelling, the default bio-retention treatment area of 1.5 per cent of the contributing catchment area; and</p> <p>(b) the waterway stability management design objective: limit the peak 1-year ARI event discharge within the receiving waterway to the pre-development peak 1-year ARI discharge.</p> <p>An Erosion and Sediment Control Plan (ESCP) is prepared by a suitably qualified person that demonstrates:</p> <p>(a) erosion and sediment control practices (including any proprietary erosion and sediment control products) are designed, installed, constructed, operated, monitored and maintained, and any other erosion and sediment control practices are carried out in accordance with local conditions; or</p> <p>(b) how stormwater quality will be managed in accordance with an acceptable regional or local guideline so that target contaminants are treated to a design objective at least equivalent of this Performance outcome.</p>	<p>AO27 Stormwater quality achieves the stormwater design objectives of the <i>Development works Town plan policy</i>.</p>	<p>A stormwater quality management plan and erosion control plan will be implemented on site during construction. These will be provided at the time of Operational Works.</p>
Earthworks		
<p>PO28 Earthworks associated with roads:</p>	<p>No acceptable outcome specified.</p>	<p>No road works are required.</p>

<ul style="list-style-type: none"> (a) maintain the efficiency of the road network; (b) do not adversely impact upon residents or road infrastructure; and (c) do not obstruct access to the site. 		
<p>PO29 Development in the Rural zone and Rural residential zone manages soil erosion and sedimentation by:</p> <ul style="list-style-type: none"> (a) avoiding land clearing or earthworks in the riparian corridor to a designated stream; (b) minimising the extent of disturbance on, or the stabilisation of slopes steeper than 10%; and (c) managing and controlling surface drainage by using natural flow paths. 	No acceptable outcome specified.	Appropriate erosion and sediment control will be implemented on site during construction.
<p>PO30 Any disturbed areas within the site are to be progressively rehabilitated through appropriate earthworks and involve the:</p> <ul style="list-style-type: none"> (a) grading and reshaping of the disturbed areas to provide controlled and stable drainage flow paths; (b) construction of drainage paths which divert high velocity flows away from disturbed areas; (c) re-spreading of stored topsoil stripped from the site prior to commencement of construction works; and (d) planting of the disturbed area with native species of grasses, ground covers and trees and placing mulch in between on the surface. <p>Editor's note—Applicants may be required to engage specialists to prepare a rehabilitation plan.</p>	No acceptable outcome specified.	The proposed development is an improvement on the existing site.
Land Use and Transport Integration		
<p>PO31 Development:</p> <ul style="list-style-type: none"> (a) supports a road hierarchy which facilitates efficient movement of all transport modes; and (b) appropriately integrates and connects with 	No acceptable outcome specified.	The development is located on an appropriately ordered road which can support the traffic generated.

surrounding movement networks. Editor's note—Refer to the road hierarchy identified on map AM1.		
PO32 Development provides direct and safe access to public passenger transport facilities.	AO32 Any through-site pathway connections to public passenger transport facilities are provided in accordance with Austroads guide to road design—Part 6A: Pedestrian and cyclist paths.	Buses are proposed to service the travel needs of the workers. Bus bays are provided for pick up/drop off.
Road Design		
PO33 Roads providing access to the site are provided, constructed and maintained to a standard which is adequate for the traffic type and volume likely to be generated by the activities on site.	AO33 Roadworks are provided in accordance with the requirements of the <i>Development works Town plan policy</i> .	No external road works are proposed.
PO34 Street lighting and signs are provided to ensure the safety of both vehicles and pedestrians, and to facilitate access and movement.	PO34 Street lighting and signage comply with the requirements of the <i>Development works Town plan policy</i> .	Appropriate lighting and directional signage will be provided on site within the carpark.
Acoustic and Air Quality		
PO35 Utility services and service structures attached to buildings, do not adversely impact on the acoustic or visual amenity of the surrounding area and are: (a) located as far from sensitive land uses, road frontage boundaries and public open spaces as practical; (b) acoustically shielded and visually screened so as not to be audible or visible from adjoining and nearby sites, public open spaces and roads.	No acceptable outcome specified.	All mechanical plant will be designed, installed, operated and maintained to comply with the noise standards as specified within the <i>Environmental Protection Act 1994</i> . Typically this will be achieved through self-contained mechanical units that provide their own acoustic attenuation. Separate acoustic attenuation barriers will be provided where the plant is not otherwise able to achieve the requirements of the Act.

BUSHFIRE HAZARD OVERLAY CODE

Performance Outcomes	Acceptable Outcomes	Proposed Compliance
Site suitability		
<p>PO1 Development maintains the safety of people and property.</p> <p>Editor's note – A site specific bushfire hazard assessment and management plan is required to demonstrate compliance with this performance criterion. Refer to the Natural hazards Town plan Policy.</p>	No acceptable outcome is nominated.	<p>We do not believe the development is placed at unacceptable risk from bushfire.</p> <ul style="list-style-type: none"> • A minimum 20m firebreak would be provided around the development in accordance with • The site has direct access to a constructed road, leading away from the hazardous vegetation • The development will be connected to reticulated water supply • The use will have a site specific bushfire evacuation plan and policy in place
<p>PO2 Development does not result in a higher concentration of people living, working or congregating in a bushfire prone area unless it can be demonstrated:</p> <p>(a) there is an overriding community need in the public interest; and</p> <p>(b) no other site is suitable and reasonably available.</p>	<p>AO2 The following uses are not located on land within a high to very high bushfire hazard area:</p> <p>(a) Agricultural supplies store;</p> <p>(b) Bulk landscape supplies;</p> <p>(c) Club;</p> <p>(d) Community use;</p> <p>(e) Food and drink outlet;</p> <p>(f) Function facility;</p> <p>(g) Garden centre;</p> <p>(h) Market;</p> <p>(i) Nature based tourism;</p> <p>(j) Outdoor sport and recreation;</p> <p>(k) Rural industry;</p> <p>(l) Rural workers accommodation;</p> <p>(m) Renewable energy facility;</p> <p>(n) Tourist park; and</p> <p>(o) Wholesale nursery.</p>	<p>The proposed firebreak will lower bushfire risk. The development is no more at risk than any other dwelling in the area.</p>
Siting of Development		
<p>PO3 The siting, layout and design of development avoids or mitigates the risks associated with bushfire hazard through:</p> <p>(a) being situated on that part of the site that has the lowest level of bushfire risk;</p> <p>(b) fire mitigation measures that do not adversely impact on areas having high environmental values.</p> <p>Editor's note—</p> <p>(a) a site specific bushfire hazard assessment and management</p>	No acceptable outcome is nominated.	<p>The development is sited as close as practically possible to the road network. This part of the lot is downslope of the higher hazard areas. A minimum 20m firebreak will be provided around the external bounds of the development footprint.</p> <p>All access and vehicle manoeuvring areas will be concrete/bitumen sealed or equivalent, providing safe and</p>

<p>plan is required to demonstrate compliance with this performance criterion. Refer to the Natural hazards TPP;</p> <p>(b) buildings in a bushfire hazard area must meet the requirements of <i>AS3959-2009 – the Australian Standard for the Construction of Buildings in Bushfire Prone Areas</i> and the requirements of the Building Code of Australia.</p>		<p>efficient access to and from site at all times.</p>
Water Supply		
PO4 Development in areas with a reticulated water supply has adequate flow and pressure for fire-fighting purposes at all times.	AO4 The water supply network has a minimum sustained pressure and flow of at least 10 litres per second at 200kPa.	The development will be fully connected to reticulated water supply.
PO5 Development in areas without a reticulated water supply has an appropriate dedicated water supply for fire-fighting purposes, that is safely located and freely accessible for fire-fighting purposes at all times.	<p>AO5 Development involving a gross floor area greater than 50m² where a reticulated water supply is not available is:</p> <p>(a) provided with an easily accessible fire resistant on site water storage of not less than 5,000 litres (e.g. concrete tank with fire brigade fittings, in-ground swimming pool, dam fed by a permanent water source) that is within 100m of the development; and</p> <p>(b) has a hard-standing area allowing a heavy rigid fire appliance safe access to within 6m of the storage facility.</p> <p>Editor's note—Plastic water tanks are not considered to be fire resistant.</p>	The development will be fully connected to reticulated water supply.
Roads, fire access trails and firebreaks		
<p>PO6 Roads and fire access trails are designed and constructed to:</p> <p>(a) enable efficient access to buildings and structures for fire-fighting purposes for emergency services; and</p> <p>(b) swift evacuation in emergency situations.</p>	<p>AO6.1 Roads and fire access trails are designed and constructed to:</p> <p>(a) have a maximum gradient of 12.5%;</p> <p>(b) a minimum cleared width of 6m and a minimum formed width of 4m;</p> <p>(c) provides passing and turning areas for fire-fighting appliances at intervals of not less than 500m;</p> <p>(d) have a vehicular access at each end to roads or a bushfire trail; and</p> <p>(e) not involve any cul-de-sac.</p> <p>AO6.2 Development has direct access to an evacuation route</p>	<p>The development footprint and a minimum 20m firebreak will be fully cleared.</p> <p>All access and driveway areas will be constructed to the appropriate grade and fully sealed. The turning areas provided can cater for buses thus should be sufficient for emergency services vehicles. No bushfire trail is required. The development is on the lowest risk area of the land.</p>

	<p>with a potential fire intensity exposure no greater than 29kw/m2.</p> <p>Editor's note—The distance from hazardous vegetation to achieve 2kw/m2 is generally:</p> <ul style="list-style-type: none"> (i) 58m in a very high bushfire hazard areas; (ii) 52m in a high bushfire hazard area; and (iii) 44m in a medium bushfire hazard area. <p>AO6.3 Development incorporates an area of managed vegetation that separates lot boundaries from hazardous vegetation by a distance of:</p> <ul style="list-style-type: none"> (a) 20m to a high or very high bushfire risk area; or (b) 10m to a medium risk bushfire area and includes a fire access trail. <p>Editor's note—</p> <ul style="list-style-type: none"> (i) hazardous vegetation is identified through a site specific bushfire hazard assessment. Refer also to the Natural hazards TPP; (ii) any fire access trail is secured by public ownership or an access easement in favour of Charters Towers Regional Council and the Queensland Fire and Rescue Service. 	
<p>PO7 Development provides for adequate fire breaks that minimise bushfire hazard by:</p> <ul style="list-style-type: none"> (a) separating hazardous vegetation from development areas; and (b) facilitating access for firefighting and emergency vehicles. <p>Editor's note—A site specific bushfire hazard assessment and management plan is required to demonstrate compliance with this performance criterion. Refer to the Natural hazards TPP.</p>	No acceptable outcome is nominated.	A minimum 20m firebreak will be provided around the development.
<p>PO8 Development is located and designed to incorporate a bushfire defendable space which achieves separation between buildings, building envelopes and hazardous vegetation necessary to reduce risk to an acceptable or tolerable level.</p>	<p>AO8.1 Buildings, or building envelopes, are separated by hazardous vegetation by a distance that achieves a radiant heat flux level at any point on the building, or building envelope, respectively that does not exceed:</p> <ul style="list-style-type: none"> (a) 10kW/m2 where involving a vulnerable use, essential 	A minimum 20m firebreak will be provided around the development. The development can achieve a BAL within tolerable levels.

	<p>service uses or hazardous chemical facility use; or (b) 2kW/m2 otherwise.</p> <p>Editor's note—The radiant flux levels and separation distances are to be established in accordance with hazard assessments. Where a separation distance is proposed to be achieved by utilising existing, cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation. For staged development, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages.</p> <p>AO8.2 Development ensures buildings or building envelopes are separated from adjacent buildings or building envelopes by a minimum distance of 8m.</p>	
Hazardous Materials		
PO9 The potential for the release of hazardous materials as a result of a bushfire event is avoided.	AO9 Development involving the production or storage of hazardous materials is not located within a high or very high bushfire hazard area.	No hazardous materials or chemicals will be stored on site.
PO10 is not applicable, the development is not for reconfiguring a lot		
PO11 is not applicable, the development does not include essential community infrastructure		

NATURE AND ENVIRONMENT OVERLAY CODE

Performance Outcomes	Acceptable Outcomes	Proposed Compliance
Environmental Protection and Buffering		
<p>PO1 Development maintains and protects and MSES by:</p> <ul style="list-style-type: none"> (a) locating in areas that avoid adverse impacts on MSES; or (b) where adverse environmental impacts cannot be avoided, impacts are minimised and an environmental offset is provided for any residual adverse impacts; and (c) the underlying ecological processes and biodiversity values of MSES are maintained or enhanced. <p>Editor's note—</p> <ul style="list-style-type: none"> (i) to assist in demonstrating achievement of an environmental and ecological assessment may be required to demonstrate compliance with this performance criterion; (ii) where it is demonstrated that adverse impacts cannot be avoided or minimised, significant residual impacts on matters of state environmental significance may require an offset in accordance with the <i>Environmental Offsets Act 2014</i>. 	<p>AO1 Development locates outside of an area supporting MSES as shown on map OM5.</p>	<p>The development is located as far as practically possible inside a Category X area to ensure clearing is limited to the outer fringes of the RE Mapping and maintains the largest possible patch and edge to edge ratio of vegetation.</p>
Buffers		
<p>PO3 Development is setback from and provides an adequate vegetated buffer to areas containing MSES to:</p> <ul style="list-style-type: none"> (a) protect these areas and their values from threatening processes; (b) avoid edge effects such as undesirable microclimate effects and threats from non-native or pest fauna or flora; and (c) maintain and enhance ecological connectivity. 	<p>AO3 A buffer extending from the outside edge of an area of MSES is provided and has a minimum width of 200m where located outside an urban zone.</p>	<p>Over 80% of mapped vegetation will be retained on site.</p>
<p>PO4 An adequate buffer to a wetland in a MSES area is provided and maintained to:</p> <ul style="list-style-type: none"> (a) protect or enhance habitat values, connectivity and other ecological processes and values; (b) protect water quality and aquatic conditions; (c) maintain natural micro-climatic conditions; 	<p>AO4 A vegetated and development free buffer is provided and maintained extending from the high bank of the following:</p> <ul style="list-style-type: none"> (a) 100m wide buffer to a river; or (b) 50m wide buffer to waterway. 	<p>Clearing may occur within a stream order 1 waterway (as per mapping). Imagery would suggest the waterway/drainage line sits a little further south compared to the mapped line. The firebreak may not extend to the bank of the waterway. Vegetation surrounding the bank will be maintained to avoid land degradation and</p>

<p>(d) maintain natural hydrological processes;</p> <p>(e) prevent mass movement, gully erosion, rill erosion, sheet erosion, tunnel erosion, stream bank erosion, wind erosion, or scalding; and</p> <p>(f) prevent loss or modification of chemical, physical or biological properties or functions of soil.</p>		erosion, even if within the firebreak.
PO5 Isolated habitat areas are linked by a continuous corridor to provide effective ecological connectivity and to create additional linkages along waterways, wetlands, drainage lines, ridgelines, and other areas where possible.	AO5 Development provides a continuous corridor with a minimum width of 100m linking areas of protected vegetation to each other and other vegetation areas off site.	Minimal clearing will maintain the underlying ecological function and biophysical processes of the site.
Assessable Development - General		
PO6 Alterations to natural landforms, hydrology and drainage patterns do not adversely impact on areas containing MSES.	No acceptable outcome is nominated.	The waterway is to be retained to maintain natural drainage patterns and hydrology.
PO7 Development retains and enhances riparian vegetation along watercourses and drainage corridors, and vegetation along timbered ridgelines.	No acceptable outcome is nominated.	Clearing may occur within a stream order 1 waterway (as per mapping). Imagery would suggest the waterway/drainage line sits a little further south compared to the mapped line. The firebreak may not extend to the bank of the waterway. Vegetation surrounding the bank will be maintained to avoid land degradation and erosion, even if within the firebreak.
PO8 Development avoids direct and indirect impacts on significant ecological communities and significant species and their habitats, including disturbance from the presence of vehicles, pedestrian use, increased exposure to domestic animals, noise and lighting impacts.	No acceptable outcome is nominated.	<p>Since vegetation clearing will be confined to the building footprint and firebreaks, the development will:</p> <ul style="list-style-type: none"> • retain vegetation in patches of greatest size and smallest possible edge-to-area ratio by clearing the minimal safe amount for bushfire requirements • keep linkages between vegetation located on the subject site • keep linkages between vegetation located on adjacent properties within the biodiversity network

		<ul style="list-style-type: none"> allow for continued dispersal and movement through biodiversity corridors protect riparian vegetation in and adjacent to watercourses by retaining vegetation around them.
PO9 Areas of habitat that support a critical life cycle stage such as feeding, breeding or roosting or ecological function for threatened species, ecological communities or migratory species are protected and not impacted by development.	No acceptable outcome is nominated.	<p>The site is not identified as essential habitat.</p> <p>Any clearing involving trees greater than 20 cm Diameter at Breast Height (DBH) will require a fauna spotter catcher on site.</p>
PO10 Buffering, rehabilitation or restoration protects and enhances MSES and their underlying ecological processes, habitat and biodiversity values by: <ol style="list-style-type: none"> using site appropriate and locally occurring native species; replicating as far as practicable, the species composition and structural components of healthy remnant vegetation and associated habitats, including understorey vegetation; and excluding environmental weeds, declared plants and other non-native plants likely to displace native flora or fauna species or degrade habitat. 	No acceptable outcome is nominated.	<p>Landscaping areas will use endemic species.</p> <p>No revegetation should be necessary.</p>
PO11 Development: <ol style="list-style-type: none"> avoids the introduction of pest species (plant or animal) that pose a risk to the ecological integrity and biodiversity values of MSES; and includes appropriate pest management practices to control any existing threat of pest species in a way that provides for the long term ecological integrity of MSES. 	No acceptable outcome is nominated.	The development is unlikely to cause introduction of pest species.
Ecological Corridors		
PO12 Development protects an ecological corridor through:	No acceptable outcome is nominated.	There are no biodiversity corridors through the site.

<p>(a) enhancing ecological connectivity and habitat extent; and</p> <p>(b) effectively linking habitats on and/or adjacent to the site.</p> <p>Editor's note—Ecological corridors and habitat linkages have dimensions and characteristics to support:</p> <p>(i) ecological processes and functions that enable the natural change in distributions of species and provide connectivity between populations of species over long periods of time;</p> <p>(ii) ecological responses to climate change;</p> <p>(iii) connectivity between large tracts and patches of remnant vegetation, habitat areas and areas supporting MSES; and</p> <p>(iv) effective and unhindered day-to-day and seasonal movement of avian, terrestrial and aquatic fauna.</p>		
PO13 and PO14 are not applicable, the land does not contain any wetlands		
Land Degradation		
<p>PO15 Development avoids land degradation in a wetland area, including:</p> <p>(a) mass soil movement, gully erosion, rill erosion, sheet erosion, tunnel erosion, stream bank erosion, wind erosion, or scalding; and</p> <p>(b) loss or modification of chemical, physical or biological properties or functions of soils.</p>	No acceptable outcome is nominated.	<p>The land is not mapped as wetlands.</p> <p>An erosion and sediment control plan will be prepared and implemented on site during construction.</p>
<p>PO16 Degraded areas supporting MSES or other environmental values important to the maintenance of underlying ecological processes required to maintain biodiversity, are rehabilitated as near as is practical to the naturally occurring state of native plant species and ecological communities.</p>	No acceptable outcome is nominated.	Environmental rehabilitation will be undertaken if required.
Monitoring		
<p>PO17 During construction and operation of development, ongoing management, monitoring and maintenance is undertaken to ensure impacts on areas supporting MSES and their underlying ecological processes and biodiversity values are avoided or minimised.</p>	No acceptable outcome is nominated.	<p>An environmental management plan will be prepared and implemented on site during construction.</p> <p>Any clearing involving trees greater than 20 cm Diameter at Breast Height (DBH) will require a fauna spotter catcher on site.</p>

<i>Environmental Offsets</i>		
PO18 Where development cannot reasonably avoid impacts on MNES or MSES, any unavoidable impacts should be minimised and offset, in accordance with the <i>Environmental Offsets Regulation 2014</i> .	No acceptable outcome is nominated.	No environmental offsets are required.

We seek your approval to this development. Our client will arrange payment of the application fee of **\$3,147** upon lodgement.

Please advise of the appropriate method of payment and a reference number and our client will arrange immediately.

If you have any queries with regards to the above, please do not hesitate to call this office.

Yours Faithfully,



Richard Ford

DA Form 1 – Development application details

Approved form (version 1.3 effective 28 September 2020) 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)	Cooper Parks Property Pty Ltd
Contact name (only applicable for companies)	c/- Capricorn Survey Group (CQ) Pty Ltd
Postal address (P.O. Box or street address)	PO Box 1391
Suburb	Rockhampton
State	QLD
Postcode	4700
Country	Australia
Contact number	(07) 4927 5199
Email address (non-mandatory)	reception@csgcq.com.au
Mobile number (non-mandatory)	0407 581 850
Fax number (non-mandatory)	n/a
Applicant's reference number(s) (if applicable)	6660

2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input checked="" 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
		13	Melaleuca Court	Greenvale
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4816	1	SP103591	Charters Towers RC
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

- ☐ Coordinates of premises by longitude and latitude

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

- ☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

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

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

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

Name of water body, watercourse or aquifer:

- ☐ 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):

- ☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*

Name of airport:

<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):*

Non-Resident Workforce Accommodation (732 rooms)

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

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete DA Form 2 – Building work details

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Non-Resident Workforce Accommodation (732 rooms)	Non-Resident Workforce Accommodation (732 rooms)	732 rooms	Approx. 9935m ² (buildings only)
8.2) Does the proposed use involve the use of existing buildings on the premises?			
<input type="checkbox"/> Yes			
<input checked="" type="checkbox"/> No			

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?	
9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)	
<input 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				
10.2) Will the subdivision be staged?				
<input type="checkbox"/> Yes – provide additional details below				
<input type="checkbox"/> No				
How many stages will the works include?				
What stage(s) will this development application apply to?				

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

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)
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
Charters Towers Regional Council
16) Has the local government agreed to apply a superseded planning scheme for this development application?
<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application <input type="checkbox"/> The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached <input checked="" type="checkbox"/> 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
- ☐ Tidal works or works in a coastal management district
- ☐ Reconfiguring a lot in a coastal management district or for a canal
- ☐ Erosion prone area in a coastal management district
- ☐ Urban design
- ☐ Water-related development – taking or interfering with water
- ☐ Water-related development – removing quarry material (*from a watercourse or lake*)
- ☐ Water-related development – referable dams
- ☐ Water-related development – levees (*category 3 levees only*)
- ☐ Wetland protection area

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

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

<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 <i>Transport Infrastructure Act 1994</i>:
<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 Part 3 of the DA Rules
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application
<input type="checkbox"/> 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: <ul style="list-style-type: none"> • 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 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules. 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)			
<input type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input checked="" type="checkbox"/> 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)		
<input type="checkbox"/> Yes – a copy of the receipted QLeave form is attached to this development application <input type="checkbox"/> 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 <input checked="" type="checkbox"/> 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?	
<input type="checkbox"/> Yes – show cause or enforcement notice is attached <input checked="" type="checkbox"/> No	

23) Further legislative requirements			
<u>Environmentally relevant activities</u>			
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 <i>Environmental Protection Act 1994</i>?			
<input type="checkbox"/> 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 <input checked="" type="checkbox"/> 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:			
<input type="checkbox"/> Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.			
<u>Hazardous chemical facilities</u>			
23.2) Is this development application for a hazardous chemical facility?			
<input type="checkbox"/> Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application <input checked="" type="checkbox"/> 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.des.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 Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information.

DA templates are available from <https://planning.dsdmip.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 <https://planning.dsdmip.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 Natural Resources, Mines and Energy at www.dnrme.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 and Science at www.des.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.dnrme.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.des.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.des.qld.gov.au for information requirements regarding development of Queensland heritage places.

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

Brothels

23.14) Does this development application involve a **material change of use for a brothel**?

- ☐ Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*
☒ No

Decision under section 62 of the Transport Infrastructure Act 1994

23.15) 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

23.16) 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.dsdmip.qld.gov.au for further information.

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

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

☒ Yes

Note: See the Planning Regulation 2017 for referral requirements

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

☐ Yes

☒ Not applicable

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

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

☒ Yes

Relevant plans of the development are attached to this development application

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

☒ Yes

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

☐ Yes

☒ Not applicable

25) Applicant declaration

☒ By making this development application, I declare that all information in this development application is true and correct

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

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

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

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

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

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

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

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

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

QLeave notification and payment

Note: For completion by assessment manager if applicable

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

9 December 2022

Cooper Parks Property Pty Ltd
C/- Ms Madison-Lee Day
Capricorn Survey Group (CQ) Pty Ltd
reception@csgcq.com.au

Dear Ms Day,

Application for a Relevant Purpose determination under section 22A of the *Vegetation Management Act 1999* for the clearing of native vegetation on lot/s 1 SP103591 - Charters Towers Regional Council.

I refer to your application submitted to the Department of Resources (the department) on 4 November 2022.

As delegate for the Chief Executive, I have considered your request and am satisfied that the proposed development to clear vegetation for the purpose of Relevant Infrastructure Activities meets the relevant requirements of section 22A of the *Vegetation Management Act 1999*. The areas determined to be for a relevant purpose are shown on the attached plan (6660-61-MCU-B) submitted to the department with the Relevant Purpose Determination Application.

This decision is based on:

- the development proposal and information you submitted to the department on 4 November 2022
- circumstances at the time of this determination.

Should your proposal change (eg. development footprint) or circumstances associated with your proposal change (eg. legislation changes, regional ecosystem mapping changes), you will need to request another section 22A relevant purpose determination.

This relevant purpose determination is valid for 2 years and will expire on 8 December 2024.

Please note that this letter is not a development approval to carry out vegetation clearing. You will need to apply for a development approval from your local Council, or the Department of State Development, Infrastructure, Local Government and Planning (DSDILGP) under the *Planning Act 2016*.

Please note, clearing vegetation to the extent the clearing is in any category C areas or category R areas is not for a relevant purpose under the *Vegetation Management Act 1999*. Accordingly clearing of vegetation in these areas cannot be approved under a development approval. If your proposed development includes clearing vegetation in any category C areas or category R areas you should ensure this clearing can be undertaken as exempt clearing work or in accordance with an Accepted Development Vegetation Clearing Code (ADVCC).

Clearing vegetation in any category C areas or category R areas that is not exempt or in accordance with an ADVCC is prohibited development. Information on exempt clearing work or ADVCCs is available online at www.qld.gov.au (search 'exempt clearing work' or 'accepted development vegetation clearing codes').

Disclaimer: *Please note, assessment of rehabilitation requirements and environmental offset requirements will be undertaken as part of the State Development Assessment Provisions: State Code 16 (SDAP: State Code 16) assessment. Accordingly, any determination that the proposed development is for a relevant purpose under section 22A of the Vegetation Management Act 1999 is not a finding that the proposed development also satisfies any Performance Outcome requirements to rehabilitate or provide environmental offsets where required under SDAP: State Code 16.*

Other relevant Commonwealth or State approvals may also be required to undertake vegetation clearing. An indicative list of other legislation is provided in Attachment 1.

Should you require any additional information please contact your local SARA office as below:

SARA Townsville Office

Location: Level 4, 445 Flinders Street, Townsville

Postal address: PO Box 5666, Townsville Qld 4810

Telephone: 07 4758 3423

Email: NQSARA@dsdilgp.qld.gov.au

Should you have any enquiries or require assistance regarding this request, please do not hesitate to contact Ms Lauren Withers, Natural Resource Management Officer, of the department on telephone 07 5352 4200 quoting the above reference number.

Yours sincerely



Andrew Collins

Senior Natural Resource Management Officer

Attachment 1 - Legislation and Acts

Activity	Legislation	Agency	Contact details
Interference with overland flow	<i>Water Act 2000</i>	Department of Regional Development, Manufacturing and Water (Queensland Government)	Ph: 13 QGOV (13 74 68) www.dnrme.qld.gov.au
Earthworks, significant disturbance	<i>Soil Conservation Act 1986</i>	Department of Resources (Queensland Government)	Ph: 13 QGOV (13 74 68) www.resources.qld.gov.au
Indigenous Cultural Heritage	<i>Aboriginal Cultural Heritage Act 2003</i> <i>Torres Strait Islander Cultural Heritage Act 2003</i>	Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships (Queensland Government)	Ph: 13 QGOV (13 74 68) www.datsip.qld.gov.au
Mining and environmentally relevant activities Infrastructure development (coastal) Heritage issues Protected plants and protected areas ¹	<i>Environmental Protection Act 1994</i> <i>Coastal Protection and Management Act 1995</i> <i>Queensland Heritage Act 1992</i> <i>Nature Conservation Act 1992</i>	Department of Environment and Science (Queensland Government)	Ph: 13 QGOV (13 74 68) www.des.qld.gov.au
Interference with fish passage in a watercourse, mangroves Forest activities	<i>Fisheries Act 1994</i> <i>Forestry Act 1959</i> ²	Department of Agriculture and Fisheries (Queensland Government)	Ph: 13 25 23 www.daf.qld.gov.au
Matters of National Environmental Significance including listed threatened species & ecological communities	<i>Environment Protection and Biodiversity Conservation Act 1999</i>	Department of the Environment, (Australian Government)	Ph: 1800 803 772 www.environment.gov.au
Development and planning processes	<i>Planning Act 2016</i> <i>State Development and Public Works Organisation Act 1971</i>	Department of State Development, Infrastructure, Local Government and Planning (Queensland Government)	Ph: 13 QGOV (13 74 68) www.dsdmip.qld.gov.au
Local government requirements	<i>Local Government Act 2009</i> <i>Planning Act 2016</i>	Your relevant local government office	

¹ In Queensland, all plants that are native to Australia are protected plants under the [Nature Conservation Act 1992](#), which endeavours to ensure that protected plants (whether whole plants or protected plants parts) are not illegally removed from the wild, or illegally traded. Prior to **clearing**, you should check the flora survey trigger map to determine if the **clearing** is within a high-risk area by visiting For further information or assistance on the protected plants flora survey trigger map for your property, contact the Department of Environment and Science on 13QGOV (13 74 68) or email palm@des.qld.gov.au

² Contact the Department of Agriculture and Fisheries before **clearing**:

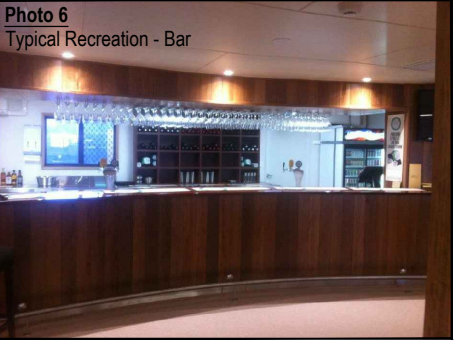
- Any sandalwood on state-owned land (including leasehold land)
- On freehold land in a 'forest consent area'
- More than five hectares on state-owned land (including leasehold land) containing commercial timber species listed in parts 2 or 3 of Schedule 6 of the Vegetation Management Regulation 2012 and located within any of the following local government management areas—Banana, Bundaberg Regional, Fraser Coast Regional, Gladstone Regional, Isaac Regional, North Burnett Regional, Somerset Regional, South Burnett Regional, Southern Downs Regional, Tablelands Regional, Toowoomba Regional, Western Downs Regional.



PROGRESSIVE CARPARK TOTAL

Stage	Carparks Available
1 - 4	53 incl 4 x Visitor + 1 x UC
5	119
6 - 8	180
9 - 14	265

- Proposed 4 Berth Demountable Building 14.5m x 3.1m (Typical)
- Proposed Amenities Building
- Car Parks 6m x 3m (Typ) Built with Stage 1 incl Temp Return
- Car Parks 6m x 3m (Typ) Built with Stage 5
- Car Parks 6m x 3m (Typ) Built with Stage 6 incl Temp Return
- Car Parks 6m x 3m (Typ) Built with Stage 9
- Bitumen Access Road & Driveway
- Concrete Infill
- Stormwater Treatment Area
- Landscaping
- 1.8m Timber Fence
- Stage Boundary



IMPORTANT NOTE
This plan was prepared to accompany an application to Charters Towers Regional Council and should not be used for any other purpose.

The dimensions and areas shown hereon are subject to field survey and also to the requirements of council and any other authority which may have requirements under any relevant legislation.

In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land.

This note is an integral part of this plan.

client
Cooper Parks Property Pty Ltd ATF

project
13 Melaleuca Court, Greenvale

plan of
Proposed Workers Accommodation Stages 1-14
732 Berth Demountable Buildings
+ 265 Car Parking Spaces

Lot 1 on SP103591

lga
Charters Towers Regional Council

issue	date	details	authorised
A	26-04-2022	Initial Issue	RJ/KF

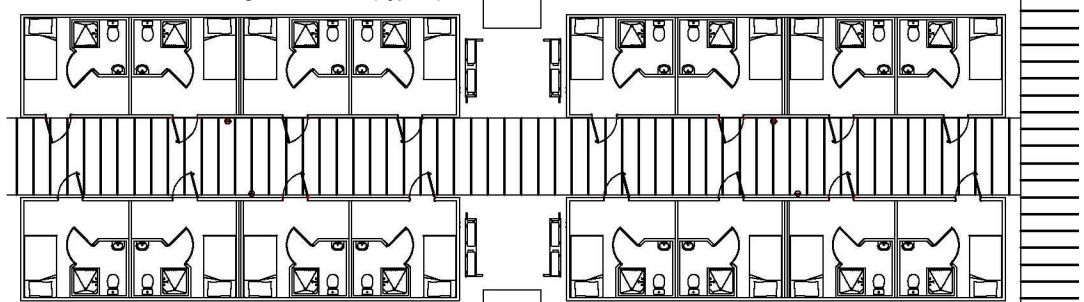
created
capricornsurveygroup
SURVEYING & PLANNING SOLUTIONS
07 4927 5199 | reception@csqgroup.com.au | 132 Victoria Parade, Rockhampton QLD 4700

scale
1:1250 @ A3
sheet no.
1 of 1
plan no.
6660-61-MCU

datum
QLD Globe
cad file
6660-61-MCU-A
issue
A

General Arrangement - Floor Plan

4 Berth Demountable Building 14.5m x 3.1m (Typical)



Scale 1:250
0m 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200m



CONSTRUCTION

GENERAL NOTES

NOT FOR CONSTRUCTION PURPOSES UNLESS STAMPED FOR CONSTRUCTION. VERIFY DIMENSIONS AND LEVELS ON SITE BEFORE SETTING OUT. USE WRITTEN DIMENSIONS ONLY. DO NOT SCALE. REFER TO FIGURED DIMENSIONS IN MM UNLESS STATED OTHERWISE. DOCUMENTATION TO BE READ IN CONJUNCTION WITH CONSULTANT DRAWINGS, SPECIFICATIONS & OTHER DRAWINGS. COPYRIGHT OF THIS DRAWING IS VESTED WITH BRB MODULAR PTY LTD & MAY NOT BE USED OR COPIED WITH OUT EXPRESS PERMISSION.

ALL LOADING DOCKS, RAMPS AND DECKS TO WASTE SHOWN HIDDEN. TO BE DESIGNED FOR EACH SPECIFIC SITE APPLICATION

COVERED LOADING DOCK

4630
90
2480
90
6720
90
100

DRY STORE
HALLWAY
FREEZER

INTERNAL WALL & CEILING FINISHES LEGEND

WF1 INTERNAL WALL LINING - NON-WET AREAS
3.6mm PREFINISHED POLY PLY LINING WITH PVC
H MOULD JOINERS
COLOUR - WHITE EMBOSSED
SCREW FIXED TO STUD WALL

WF2 INTERNAL WALL - WET AREAS
6mm VILLABOARD WITH SET JOINTS.
PAINT FINISH WITH KITCHEN AND BATHROOM MOULD & FUNGAL RESISTANT PAINT - OFF WHITE COLOUR.

WF3 INTERNAL COOL ROOM & DEFROST WALLS
100mm EPS COLD ROOM PANEL BY COLD ROOM
SUPPLIER - COLOUR SURFMIST

WF4 INTERNAL FREEZER WALL
150mm EPS COLORBOND PANEL BY COLD ROOM
SUPPLIER - COLOUR SURFMIST

CF1 CEILING LINING - DINING - RAKED
3.6mm PRE FINISHED MIRAGE PEARL POLYPLY LINING.
25mm AUSSIE DUCT CORNICE
SCREW FIXED TO 35mm BATTENS WITH H-MOULD JOINING STRIPS

CF2 CEILING LINING - KITCHEN / BACK OF HOUSE - FLAT
13mm MR PLASTERBOARD - FLUSH SET WITH 50mm FOOD
GRADE COMPLIANT CORNICE - 'CEILING WHITE' IN COLOUR

CF3 CEILING LINING - COOL ROOM
100mm INSULATED PANEL CEILING - BY COLD ROOM SUPPLIER

FLOORING LEGEND

FF1 VINYL SHEET FLOORING
R10 2.0mm VINYL - ARMSTRONG BRAVO - BISMARK GREY
ARMSTRONG 100mm FEATHERED EDGE SKIRTING - CXFLINT

FF2 NON - SLIP VINYL SHEET FLOORING
R12 2.0mm VINYL - ARMSTRONG SAFEGUARD - STORM GREY
100mm HEAT WELDED COVERED VINYL SKIRTING

FF3 NON - SLIP VINYL SHEET FLOORING
R10 2.0mm VINYL - ARMSTRONG BRAVO - BISMARK GREY
100mm HEAT WELDED COVERED VINYL SKIRTING

FF4 COLDROOM FLOORING
ROLL ON EPOXY WITH 12mm PLY FLOORING SUBSTRATE
EPOXY COVERED 100mm
BY COLD ROOM CONTRACTOR

B	WALLS ON GRID 6 REVISED	03.02.14
A	ISSUED FOR CONSTRUCTION	29.01.14
3	ISSUED FOR REVIEW	22.01.14
2	FOR ELECTRICAL PLANNING	20.01.14
1	CONCEPT	16.01.14
NO:	DESCRIPTION	DATE

AMENDMENT ISSUE

Fleetwood DESIGN PROJECT MANAGEMENT MANUFACTURE SITE PREPARATION DELIVERY	41-55 PLATINUM STREET CRESTMEAD QLD 4132 P 61 7 3489 5000 F 61 7 3803 6500 E brisbane@fleetwood.com.au W www.fleetwood.com.au

CLIENT:

LAING O'ROURKE

PROJECT:

KITCHEN 200 MAN

AS NOTED

ADDRESS:

COMBABULA 250 MAN FLY CAMP

DRAWING TITLE:

FLOOR PLAN

SCALE @ A3

AS NOTED

DRAWN:

DN

CHECKED:

BB

PROJECT NO.

QTENxxxx

DRAWING NO.

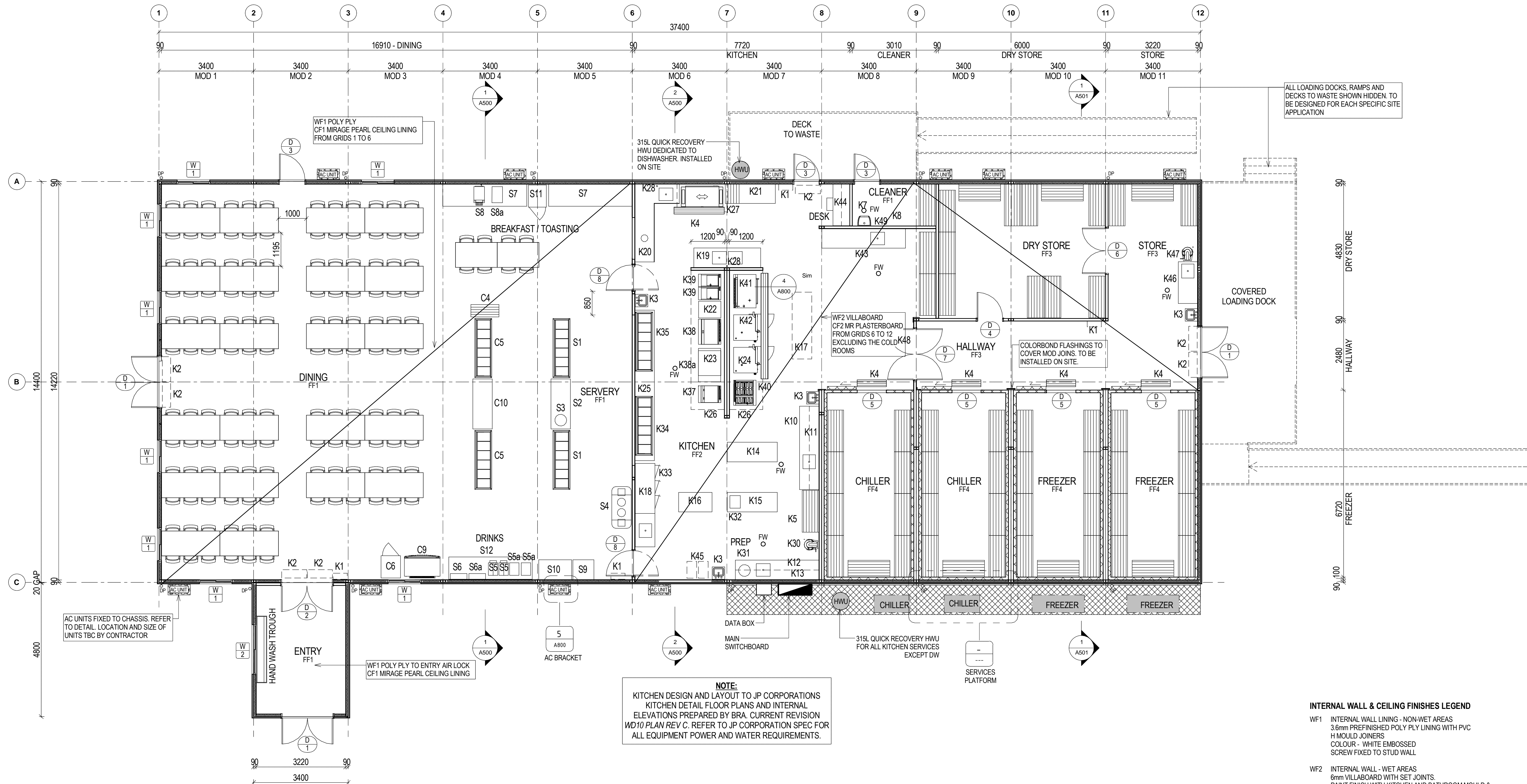
A200

ISSUE

B

Published: 03.02.14

Q.1.1 - Projects\Q01379 Capex Kitchen\Q01379 - Capex Kitchen.rvt



1 FLOOR PLAN

1 : 150 (A3)

DOOR NOTES

D 1 ← DOOR NUMBER

- DOORS TO BE NOMINAL HEIGHT OF 2040mm UNO.
- DOOR GLAZING TO AS1288.
- ALL DOOR HARDWARE TO BE AS1428 COMPLIANT
- DOOR HANDING REFER TO PLAN.
- VIEW PANELS TO BE 600x600.
- KICK PLATES TO BE STEEL SHEET GLUED AND SCREWED TO DOOR PANELS

WINDOW NOTES

W 1 ← WINDOW NUMBER

- REVEAL SIZE TO BE 135mm ALLOWANCE FOR CUT DOWN
- WINDOWS TO BE 2200PA / 300 WATER.
- GLASS TO COMPLY WITH AS 2047 & AS1288

DOOR SCHEDULE

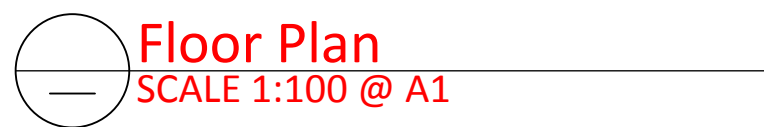
MARK	QTY	HEIGHT	WIDTH	DESCRIPTION	FRAME WIDTH	VIEW PANEL	KICK PANEL	FINISH
D 1	3	2040	1840	2 / 920 DOUBLE SOLID CORE TIMBER EXTERNAL GRADE DOOR. COLORBOND FACING TO EXTERNAL FACE	100	YES	YES	COLORBOND EXT. PAINT FINISH EXT
D 2	1	2040	1840	2 / 920 DOUBLE SOLID CORE TIMBER INTERNAL GRADE DOOR	208	YES	YES	PAINT
D 3	3	2040	920	SOLID CORE TIMBER EXTERNAL GRADE DOOR. COLORBOND FACING TO EXTERNAL FACE	100	YES	YES	COLORBOND EXT. PAINT FINISH EXT
D 4	1	2040	920	SOLID CORE TIMBER INTERNAL GRADE	102	YES		PAINT
D 5	4	2000	1050	INSULATED PANEL SLIDING DOOR BY COLD ROOM CONTRACTOR	N/A			COLORBOND
D 6	1	2040	1640	2 / 820 DOUBLE SOLID CORE INTERNAL GRADE DOOR	102	YES	YES	PAINT
D 7	1	2040	1840	CLEAR PVC 180° SWING DOORS	102			CLEAR PVC
D 8	2	2040	920	SOLID CORE TIMBER INTERNAL GRADE 180° SWING DOOR	100	YES	YES	PAINT

ROOM SCHEDULE

NUMBER	NAME	AREA
1	DINING	170 m ²
2	SERVERY	71 m ²
3	ENTRY	15 m ²
4	CHILLER	20 m ²
5	CHILLER	20 m ²
6	FREEZER	20 m ²
7	FREEZER	20 m ²
8	DRY STORE	29 m ²
9	CLEANER	4 m ²
10	HALLWAY	25 m ²
11	STORE	16 m ²
12	KITCHEN	117 m ²

WINDOW SCHEDULE

MARK	QTY	HEIGHT	WIDTH	GLASS	FRAME MATERIAL	DESCRIPTION
W 1	8	1200	1200	GREY TINT	ALUMIN. CLEAR ANODIZED	ALUMINIUM FRAMED SLIDING WINDOW, ROLLER BLINDS
W 2	1	600	1800	GREY TINT	ALUMIN. CLEAR ANODIZED	ALUMINIUM FRAMED SLIDING WINDOW



- GENERAL NOTES:**
- LED Lighting throughout
 - Inverter Air-conditioning Typical
 - Wall, Floor & Roof Insulation to comply with Energy Efficiency Report, BCA & QDC
 - All doors, thresholds and hardware to comply with AS1428.1
 - All drawings associated with the project address to be read in conjunction with other drawings, specifications and consultant documentation
 - Refer and discrepancies immediately to the designer and await written directions
 - Refer to M.P.S schedule of furniture & equipment for all specific details & quantities
 - Supply & install all materials, fittings, fixtures, furniture & equipment in accordance with manufacturers written specification
 - All glazing to comply with Energy Efficiency Report.
 - All natural light and ventilation to comply with B.C.A
 - Treatment against termite infestation to be in accordance with AS 3660.1 - protection of buildings from subterranean termites
 - All wet areas to be in accordance with AS 3740 & BCA part 7.1.7
 - Toilet partition doors to be provided with lift off hinges as per B.C.A
 - Provide steps where step downs are greater than 190mm. Steps to comply with B.C.A. All steps to have a min. tread width of 250mm & maximum rise height of 190mm. Provide non-slip edging or surface to treads.
 - Provide slip and trip resistant finish to all floors and pavement surfaces to prevent falls.
 - Seal all spaces to prevent the entry of vermin
 - Dimensions are taken to wall cores, do not include linings. All dimensions are to be verified on site prior to commencement of work. Use written dimensions only, do not scale

INTERNAL

Wall finish: Polylyp 1
SB: Water resistant splashback min 150. high

Ceiling finish: Polylyp 2

Floor:

Substrate: Fibre cement substrate in wetarears

V1: 2mm Vinyl R9 min
V2: 2mm Vinyl R10 min
V3: 2mm Vinyl R11 min
V4: Rubber Flooring

D1: Manufactured timber decking - refer to specification

SK1: 100mm coated vinyl skirting to perimeter
SK2: 100mm feathered Vinyl skirting (typical)

Cladding:	CL 1: Stramit Corrugated - Colorbond Surfsmist CL 2: Stramit Corrugated - Colorbond Windspray CL 3: Stramit Corrugated - Colorbond Deep Ocean WL1: External wall light
Roof:	R1: Stramit - or similar longspan Zincalume R2: Insulated Panel - Colorbond Surfsmist RC: Ridge Capping BC: Barge Capping MJ: Modfule Joint, flashing EG: Gutter
Gutter & Fascia:	Colorbond Deep Ocean

1. Ensure Intersections of all modules are flush to comply with AS1428.1.
2. Floor heights at door thresholds to be flush.
3. All external lighting to have yellow diffusers/levers.
4. Electrical feed to all external electrical boxes, data, switches etc to be from bottom UNO by electrical contractors.

TITLE *LAING O'ROURKE* *Combabula Workers Village*
APLNG Upstream PH1, COMBABULA

Architectural Services

Reception

PROJECT NO. EAS-73122	DRAWING NO. A200	L.O.R. DRAWING NO. 340-4200-80-DA-A200	REVISION 4
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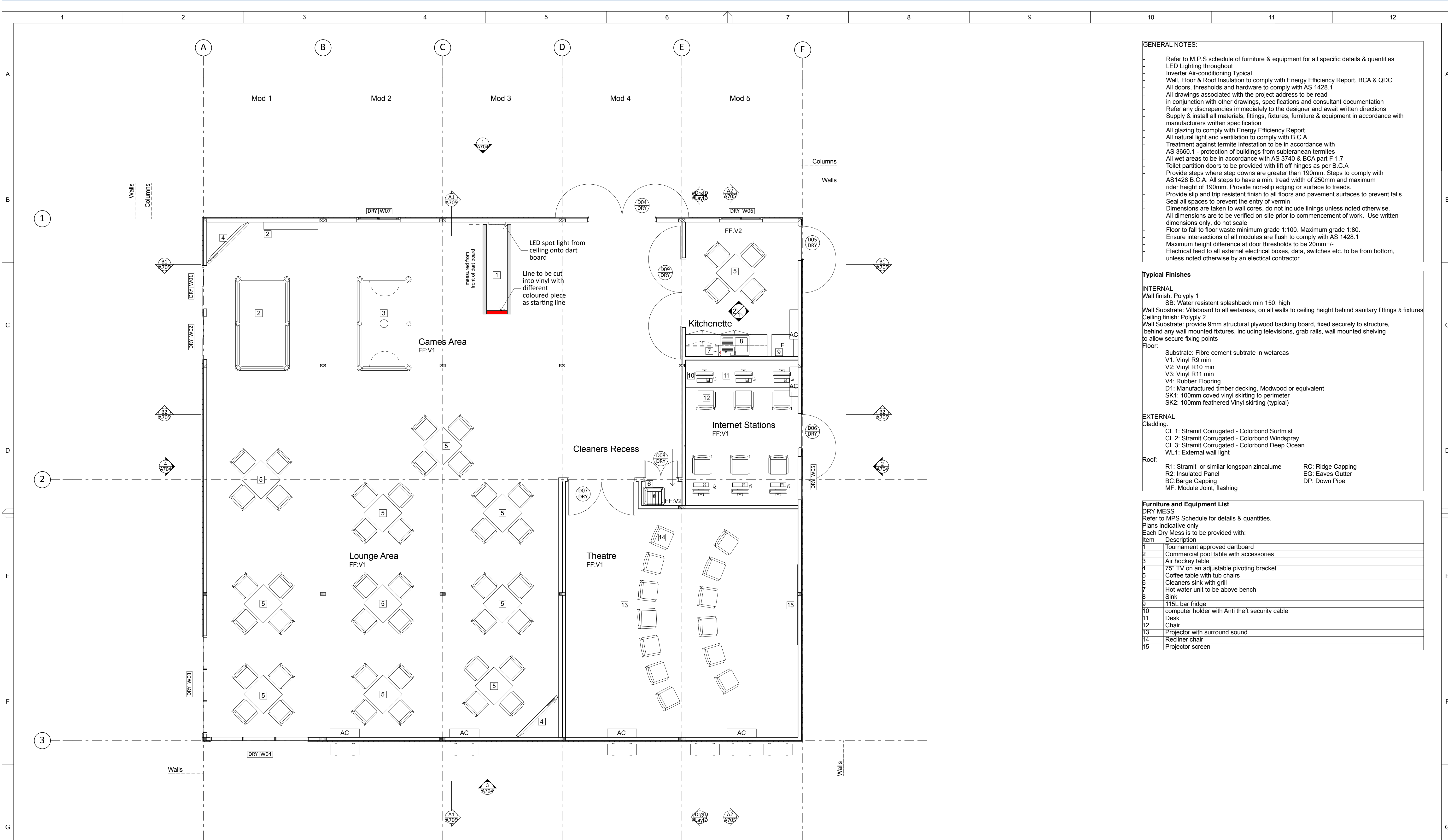
AS BUILT

1:100

0 2m 4m 6m 8m 10m

A horizontal scale bar with a black border. It is divided into five equal segments by vertical tick marks. Above the bar, the labels '0', '2m', '4m', '6m', '8m', and '10m' are positioned at the start and end of each segment. The first segment (0 to 2m) is shaded gray, and the remaining four segments are white.

A1



- GENERAL NOTES:
- Refer to M.P.S schedule of furniture & equipment for all specific details & quantities
 - LED Lighting throughout
 - Inverter Air-conditioning Typical
 - Wall, Floor & Roof Insulation to comply with Energy Efficiency Report, BCA & QDC
 - All doors, thresholds and hardware to comply with AS 1428.1
 - All drawings associated with the project address to be read in conjunction with other drawings, specifications and consultant documentation
 - Refer any discrepancies immediately to the designer and await written directions
 - Supply & install all materials, fittings, fixtures, furniture & equipment in accordance with manufacturers written specification
 - All glazing to comply with Energy Efficiency Report.
 - All natural light and ventilation to comply with B.C.A
 - Treatment against termite infestation to be in accordance with AS 3660.1 - protection of buildings from subterranean termites
 - All wet areas to be in accordance with AS 3740 & BCA part F 1.7
 - Toilet partition doors to be provided with lift off hinges as per B.C.A
 - Provide steps where step downs are greater than 190mm. Steps to comply with AS1428 B.C.A. All steps to have a min. tread width of 250mm and maximum rider height of 190mm. Provide non-slip edging or surface to treads.
 - Provide slip and trip resistant finish to all floors and pavement surfaces to prevent falls.
 - Seal all spaces to prevent the entry of vermin
 - Dimensions are taken to wall cores, do not include linings unless noted otherwise.
 - All dimensions are to be verified on site prior to commencement of work. Use written dimensions only, do not scale
 - Floor to fall to floor waste minimum grade 1:100. Maximum grade 1:80.
 - Ensure intersections of all modules are flush to comply with AS 1428.1
 - Maximum height difference at door thresholds to be 20mm+/-
 - Electrical feed to all external electrical boxes, data, switches etc. to be from bottom, unless noted otherwise by an electrical contractor.

- Typical Finishes
- INTERNAL
- Wall finish: Polyply 1
- SB: Water resistant splashback min 150. high
- Wall Substrate: Villaboard to all wetareas, on all walls to ceiling height behind sanitary fittings & fixtures
- Ceiling finish: Polyply 2
- Wall Substrate: provide 9mm structural plywood backing board, fixed securely to structure, behind any wall mounted fixtures, including televisions, grab rails, wall mounted shelving to allow secure fixing points
- Floor:
- Substrate: Fibre cement substrate in wetareas
- V1: Vinyl R9 min
- V2: Vinyl R10 min
- V3: Vinyl R11 min
- V4: Rubber Flooring
- D1: Manufactured timber decking, Modwood or equivalent
- SK1: 100mm coved vinyl skirting to perimeter
- SK2: 100mm feathered Vinyl skirting (typical)
- EXTERNAL
- Cladding:
- CL 1: Stramit Corrugated - Colorbond Surfmist
- CL 2: Stramit Corrugated - Colorbond Windspray
- CL 3: Stramit Corrugated - Colorbond Deep Ocean
- WL1: External wall light
- Roof:
- R1: Stramit or similar longspan zincalume
- R2: Insulated Panel
- BC: Barge Capping
- MF: Module Joint, flashing
- RC: Ridge Capping
- EG: Eaves Gutter
- DP: Down Pipe

Furniture and Equipment List

DRY MESS

Refer to MPS Schedule for details & quantities.

Plans indicative only

Each Dry Mess is to be provided with:

Item	Description
1	Tournament approved dartboard
2	Commercial pool table with accessories
3	Air hockey table
4	75" TV on an adjustable pivoting bracket
5	Coffee table with tub chairs
6	Cleaners sink with grill
7	Hot water unit to be above bench
8	Sink
9	115L bar fridge
10	computer holder with Anti theft security cable
11	Desk
12	Chair
13	Projector with surround sound
14	Recliner chair
15	Projector screen

FLOOR PLAN

	CLIENT: 	PRESENTED BY: 	ARCHITECT 	<table><tr><td>1</td><td>06/06/14</td><td>For Const & LOR logo added, replace door with window to suit ramps.</td><td>RM</td></tr><tr><td>2</td><td>24/06/14</td><td>Updated dimensions.</td><td>RM</td></tr><tr><td>3</td><td>02/07/14</td><td>Updated LOR numbers.</td><td>RM</td></tr><tr><td>4</td><td>11/11/14</td><td>As Built.</td><td>RM</td></tr></table>	1	06/06/14	For Const & LOR logo added, replace door with window to suit ramps.	RM	2	24/06/14	Updated dimensions.	RM	3	02/07/14	Updated LOR numbers.	RM	4	11/11/14	As Built.	RM	STATUS <div>AS BUILT</div>	TITLE LAING O'ROURKE APLNG Upstream PH1, COMBABULA Architectural Services Dry Mess
1	06/06/14	For Const & LOR logo added, replace door with window to suit ramps.	RM																			
2	24/06/14	Updated dimensions.	RM																			
3	02/07/14	Updated LOR numbers.	RM																			
4	11/11/14	As Built.	RM																			
DESIGN PROJECT MANAGEMENT MANUFACTURE SITE PREPARATION DELIVERY		41-55 PLATINUM STREET CRESTMead QLD 4132 P 61 7 3488 5000 F 61 7 3803 6900 E brian@fleetwood.com.au W www.fleetwood.com.au	P 0 7 3 2 5 1 6 9 0 0 + 1 0 7 3 8 5 2 2 0 8 2 W W W . e l e v a t i o n a r c h i t e c t u r e . c o m . a u i n f o @ e l e v a t i o n a r c h i t e c t u r e . c o m . a u <small>Elevation Architecture Studio Pty Ltd ACN 128 127 122 © Copyright reserved this document is and shall remain the property of Elevation Architecture Studio. Discontinued use of this document in any form without leave is prohibited.</small>	SCALE BAR: 1:50 0 1m 2m 3m 4m 5m	PROJECT NO. EAS-73122	DRAWING NO. A700	L.O.R. DRAWING NO. 340-4200-80-DA-A700	REVISION 4														

All underground cables shall be treated as being energised. Where a cable is located that is not represented on the ERGON ENERGY DBYD map, then ERGON ENERGY shall be contacted immediately.

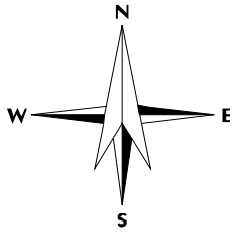
For Emergency Situations
please call 13 16 70



Sequence: 212728063
Date: 20/06/2022
Scale: 1:2338
OVERVIEW

For a full list of Map
Symbols, please
refer to the supplied
DBYD Symbology
Legend page

AS5488 Category “D” Plan



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This output provides details of the ERGON ENERGY electrical network. As variations map exist no responsibility is incurred by ERGON ENERGY for the accuracy or completeness of the information provided. Exact positions of cables and electrical connectivity should be confirmed on site.

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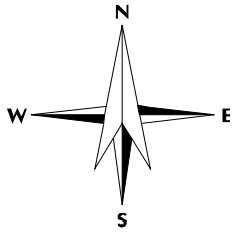
For Emergency Situations
please call 13 16 70



Sequence: 212728063
Date: 20/06/2022
Scale: 1:500
Tile No: 1

For a full list of Map
Symbols, please
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DBYD Symbology
Legend page

AS5488 Category “D” Plan



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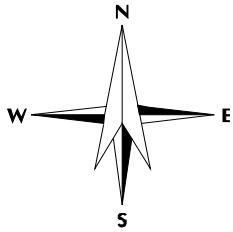
For Emergency Situations
please call 13 16 70



Sequence: 212728063
Date: 20/06/2022
Scale: 1:500
Tile No: 2

For a full list of Map
Symbols, please
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AS5488 Category “D” Plan



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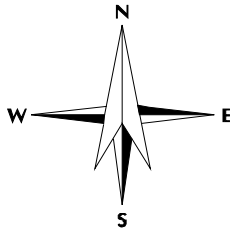
For Emergency Situations
please call 13 16 70



Sequence: 212728063
Date: 20/06/2022
Scale: 1:500
Tile No: 3

For a full list of Map
Symbols, please
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AS5488 Category “D” Plan



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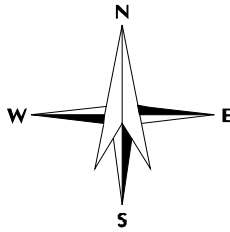
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please call 13 16 70



Sequence: 212728063
Date: 20/06/2022
Scale: 1:500
Tile No: 4

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AS5488 Category “D” Plan



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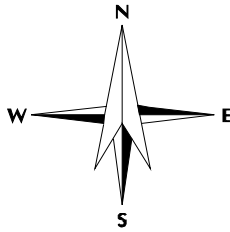
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Sequence: 212728063
Date: 20/06/2022
Scale: 1:500
Tile No: 5

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AS5488 Category “D” Plan



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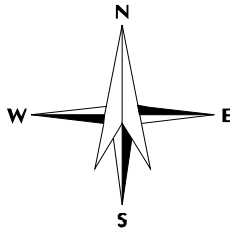
For Emergency Situations
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Sequence: 212728063
Date: 20/06/2022
Scale: 1:500
Tile No: 6

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AS5488 Category “D” Plan



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Cable Plan



For all Telstra DBYD plan enquiries -
email - Telstra.Plans@team.telstra.com
For urgent onsite contact only - ph 1800 653 935 (bus hrs)

TELSTRA CORPORATION LIMITED A.C.N. 051 775 556

Generated On 20/06/2022 16:49:45

Sequence Number: 212728064

Please read Duty of Care prior to any excavating

WARNING - Due to the nature of Telstra underground plant and the age of some cables and records, it is impossible to ascertain the precise location of all Telstra plant from Telstra's plans. The accuracy and/or completeness of the information supplied can not be guaranteed as property boundaries, depths and other natural landscape features may change over time, and accordingly the plans are indicative only. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans.

It is your responsibility to locate Telstra's underground plant by careful hand pot-holing prior to any excavation in the vicinity and to exercise due care during that excavation.

Please read and understand the information supplied in the duty of care statement attached with the Telstra plans. TELSTRA WILL SEEK COMPENSATION FOR LOSS CAUSED BY DAMAGE TO ITS PLANT.

Telstra plans and information supplied are valid for 60 days from the date of issue. If this timeframe has elapsed, please reapply for plans.