

Planning Report

APPLICATION FOR MATERIAL CHANGE OF USE –
LOW IMPACT INDUSTRY – IMPACT ASSESSABLE,
LOT 161 & 162 SP228941 AND LOCATED AT 208 -
N210 MOUNT LYSHON ROAD, MOSMAN PARK,
CHARTERS TOWERS

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Table of Contents

1:	Introduction	2
2:	Pre-lodgment	2
3:	The assessment framework	3
3.1:	Charters Towers Regional Plan	3
3.2:	Planning Act 2016	3
3.3:	Planning Regulation 2017	3
3.4:	Regional Plan	3
4:	The site	4
5:	Proposal	7
	PLANNING ASSESSMENT	8
6:	Town Plan	8
6.1:	Strategic Framework	8
6.2:	Rural residential zone code	9
6.3:	Natural environment overlay code	13
6.4:	Development works code	14
6.5:	Landscaping code	24
7:	Conclusion	25

Ref: MCU:208 Mt Leyshon

18 May 2023

Chief Executive Officer
Charters Towers Regional Council
PO Box 189
Charters Towers Qld 4820

Attention: Planning and Development

Dear Sir/Madam

RE: APPLICATION FOR MATERIAL CHANGE OF USE FOR LOWIMPACT INDUSTRY LOCATED AT 208 – 210 MOUNT LEYSHON ROAD AND PROPERLY DESCRIBED LOTS 161 & 162 ON SP228941

1: Introduction

JVS Planning acts of behalf the owner, Kane Searle, proprietor of Searle Machinery Maintenance Pty Ltd with regard the above Impact Assessable development application for a Low impact industry at 208 – 210 Mount Leyshon Road, Mosman Park and properly described as Lots 161 & 162 on SP228941.

The application is made in accordance with s51 of the Planning Act 2016.

It is understood the fees applicable to this application are as follows and will be paid following a review of the lodgment of the application:

Material Change of Use – Low impact industry	\$3,147
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The application is supported by the following information:

- DA Form 1
- Authority of Owner to make the application
- Title searches
- Proposal Plans
- Assessment against the Charters Towers Regional Town Plan

2: Pre-lodgment

A pre-lodgment meeting was held on 18 April 2023 with Paul Want and Nick Hall where it was established that a Low impact industry, while being Impact assessable was not an unreasonable use for the site. Further outcomes included:

- Providing a single access to the site of an appropriate width and design (Standard drawings for access to be provided by Council);
- Reinstating road reserve where one access has been removed;
- Sealed internal access ways to be provided to suppress dust emissions;
- Landscaping and entrance statement to be provided at the entry of the site;
- Landscaping to the development area to soften and screen from adjoining premises to the south;
- Council to lodge application/request to National Heavy Vehicle Regulator to extend heavy vehicle access to the site; and
- Site is affected by the Natural Environment Overlay with Category R vegetation that is not of concern.

3: The assessment framework

3.1: Charters Towers Regional Plan

The subject site is located within the Charters Towers Regional Council Local authority area and therefore the application is assessed in accordance with the Charters Towers Regional Town Plan. The subject site is within the Rural residential zone where a Low impact industry use is Impact assessable. Therefore the application is assessed against the whole Town Plan and not just the relevant codes.

3.2: Planning Act 2016

The Planning Act 2016 (the Act) provides the framework for Queensland's planning system and coordinates local, regional, and State planning. The Act provides the framework in which a planning is made and is supported by subordinate planning legislation and instruments such as Planning Regulations, State Planning policies, Regional Plans and local planning schemes. The provisions of the Act are therefore applicable to the proposed development.

3.3: Planning Regulation 2017

The Planning Regulation 2017 (the Regulation) is established under the Act and provides support to with regard to functionality at a practical level. Assessment Manager, Referral Agencies, State Planning Policy (SPP) and State Development Assessment Provisions (SDAP) relevant to the development are determined by the Regulation. The provisions of the Regulation are therefore applicable to this development.

It is noted this application does not trigger referral or assessment to or by Referral Agencies.

3.4: Regional Plan

The North Queensland Regional Plan (the Regional Plan) applies to the local government areas of Townsville City, Hinchinbrook Shire, Burdekin Shire, Charters Towers Regional, and Palm Island Aboriginal Shire. The Regional Plan was implemented in March 2020, and focuses on:

- expanding health and knowledge industries in and around the Townsville CBD and James Cook University, with potential for a future rapid transport link
- supporting expanded land-based aquaculture developments to supply domestic and international markets
- defence industries and future economic opportunities linked with the Australian-Singapore Military Training Initiative
- supporting the development of agriculture-based energy production, diversifying agriculture and secondary cropping for bioenergy and biopharmaceutical opportunities
- greater opportunities for tourism development on Palm Island and in conservation areas
- opportunities for agricultural expansion in upper catchments (balanced with protection of the Great Barrier Reef)
- nominating opportunities for new renewable energy developments along key corridors and in proximity to major energy users
- better addressing the resilience of the regional economy to climate change
- strengthen policy outcomes to support the consolidation of residential development to the Townsville Urban Area.

The Queensland Government developed the regional plan in close collaboration with local councils, traditional owners, state agencies, industry and the community.

The proposed development is considered to align with the goals outlined in the Regional Plan, specifically, Goal 1 – A leading economy in regional Australia.

4: The site

The subject property is located at 208 – 210 Mount Leyshon Road, Mosman Park and formally described as Lots 161 and 162 on SP228941, which are 11,367m² and 10,141m² in area respectively and is currently vacant land. The property is located within the Rural residential zone where an application for a Low impact industry is Impact assessable. The subject land is adjoined to the south by a dwelling house with a significant shed structure thereon. Land to the north is a vacant site. An unformed designated road reserve bounds the site to the west.

The general locality is noted as being sparsely populated with land uses not particularly consistent with the Rural residential zone code in the applicant's opinion. It noted a number of properties contained significant shed structures which appear to be used for a variety of uses.

The land is undulating with the highest point being in the south west corner of the site. The site is cleared and void of any significant vegetation. However, the site is affected by the Natural Environment Overlay with Category R vegetation identified.

The subject land is serviced by Council's reticulated water supply system and by telecommunication services. On-site waste water systems are used in this Rural residential development area.



Figure 1 – Locality Plan – Aerial Photograph



Figure 2 – Zoning – Rural residential



Figure 3 – Natural Environment Overlay

5: Proposal

The application proposes the commencement of a Low impact industry for the purposes of maintaining and repairing heavy vehicles such as prime movers for vehicle configurations of up to B – Doubles. It is proposed that no more than 2 vehicles a day will be serviced by no more than 3 staff.

It is proposed to amalgamate the two (2) lots into 1 lot and located the proposed structure centrally on the site some 120m from the front boundary, 44 m from each side boundary and some 20m from the rear boundary. The workshop area is to be 24m x 18m with 6 m awnings to the northern and southern elevations giving the total length of 36m. Within the workshop a 21m x 1.1m x 1.4m deep servicing pit with a grated drain discharging to a grease trap will be installed. To the rear of the workshop structure a 12m x 5m concrete washdown area will be provided, also discharging to a grease trap. Vehicles will enter the workshop structure from the southern elevation and exit through the northern elevation.

Given the topography of the site, works requiring cut and fill will be required to provide a level pad for the construction of the shed. These works will trigger the requirement for a subsequent development application for Operational work and will be made should this application receive a favourable outcome.

See images below.

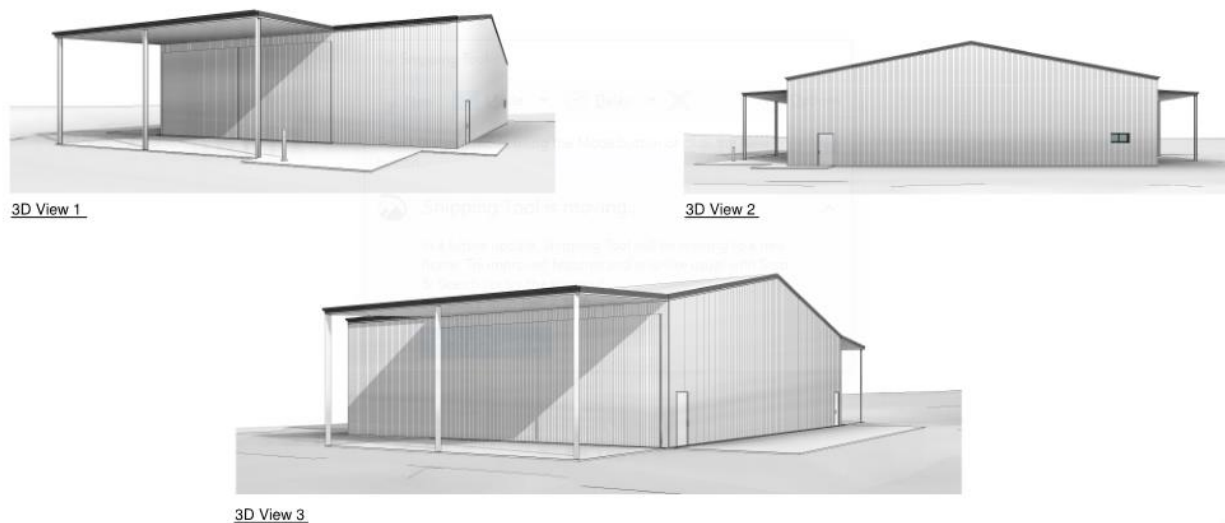


Figure 4 –Proposed Low impact industry structure

PLANNING ASSESSMENT

6: Town Plan

6.1: Strategic Framework

The planning scheme incorporates a strategic framework, which sets the policy direction, and basis for ensuring appropriate development occurs within the planning scheme area.

The strategic framework is represented by the following five themes:

- (i) a New World for economic development and tourism;
- (ii) a New World for living, growing and aging in our community;
- (iii) a New World of sustainable infrastructure and services for our communities;
- (iv) a New World protecting our heritage and natural resources: and
- (v) a New World which is resilient to natural and other hazards.

The strategic framework provides strategic outcomes for each of the above five themes. It is noted that the proposal furthers the outcomes sought by the above themes and their outcomes, particularly when considering:

- The development proposal refers to a Low impact industry that is in a highly accessible location with regard to heavy vehicle routes (3.3.1.1(2)(d) and will not impact upon the safe and efficient operation of freight movement (3.5.1.2)(4);
- The proposal is within an area serviced by a reticulated water supply and electricity (3.3.1.1(2)(e);
- The proposed development is free from flooding and bush fire hazard and is not identified within the flood hazard or bushfire hazard mapping (3.3.1.1(2)(f);
- The proposed use is not located on productive rural land (3.3.1.1(2)(g);
- Effluent disposal will be appropriately managed by the use of an on-site wastewater system and the use will install appropriate traps to collect oil and other contaminants to protect the environment (3.3.1.1(2)(i) ; and
- The proposed development is within an area that supports other uses not consistently found within the Rural residential zone.

6.2 ***Rural residential zone code***

The purpose of the Rural residential zone is to provide for residential development on large lots in a semi-rural lifestyle. Non-residential uses are to occur where they are compatible with existing and future rural uses and the character and environmental features of the zone. Development must maintain the character and amenity of the locality and ensure any intensification of impacts on nearby ecological values or natural resources is avoided.

Response

The development proposes the commencement of a Low impact industry which is not considered to be detrimental to the existing use or to the amenity of the existing Rural residential amenity, should appropriate development outcomes be implemented and achieved.

As indicated above, the general locality would appear to support a number of uses that are not specifically of a rural residential nature. The area contains numerous properties with significant shed structures thereon that would appear to be utilized for a variety of activities. This recent inspection of the locality by the applicant suggests that this proposal would be detrimental to amenity of the Rural residential development.

Performance outcomes	Acceptable outcomes	Response
For assessable development		
Built Form		
PO1 Buildings are designed and located to not adversely impact on the rural residential character of the area.	AO1.1 Building height does not exceed 8.5m.	Complies - The proposed structure will be 7.6m in height.
Amenity		
PO2 Buildings and other structures are located on the site to: (a) protect the amenity of residents and neighbours; and (b) not impact on existing rural industries on neighbouring rural zoned land.	AO2 Buildings, other than a Roadside stall or a nonresidential use in the Hervey Range precinct, are setback a minimum of: (a) 6m from the front boundary and 3m from the side boundaries for allotments greater than 2ha; or (b) (b) 5m front boundary and side boundaries for existing allotments less than 2ha.	Complies – The Low impact industry structure will be located some 120m from the from boundary and 44m from the side boundaries on a lot after amalgamation that will be 2.15ha.
Residential density		
PO3 Residential density reflects the very low intensity character of the locality.	AO3.1 Residential is limited to 1 Dwelling house per allotment including a Secondary dwelling	Not applicable – application is not for residential development.
	AO3.2 Any Secondary dwelling is: (a) a maximum of 80m2 gross floor area; and (b) within 25m of the main building.	
Use - Roadside stall		
PO4 Roadside stalls are of a scale in keeping with the rural residential character of the area.	AO4.1 Structures associated with the use are limited to 30m2 gross floor area.	Not applicable – application is not for Roadside stall development.
	AO4.2 Structures associated with the use are setback 0m from the front boundary and 3m from the side boundary for allotments greater than 2ha.	
	AO4.3 The Roadside stall only sells produce grown on site.	

Where in the Hervey Range precinct		
PO5 Any Caretaker's accommodation is ancillary to the primary use.	AO5 No more than 1 Caretaker's accommodation unit is established on site.	Not applicable – application is not for Caretaker's development nor is it within the Hervey Range precinct.
For all assessable development		
Land Use		
PO6 Non-residential uses and are limited to those which: (a) do not impact on residential amenity; (b) are compatible with neighbouring rural uses; (c) are complementary to local character and amenity; and (d) do not undermine the viability of nearby urban areas.	No acceptable outcomes are nominated.	The proposed use is to be located on a lot of 2.15ha in area which will provide sufficient separation from adjoining properties. The use, while not a compatible use within the zone, is not entirely inconsistent with other uses within the general locality of the Rural Residential zone. The site is bound by a heavy route of Clara Road, Bancroft Road and the Flinders Highway. It was confirmed at the pre-lodgement meeting that Council was making a request to the National Heavy Vehicle Regulator to extend to route Mt Leyshon Road to provide heavy vehicle access to the subject site.
Use - Community use		
PO7 Development is located and designed on sites of sufficient size to minimise adverse impacts on: (a) the amenity of the setting, in particular noise, odour and dust emissions; (b) the amenity of neighbours; and (c) the safe and effective design capacity of the region's road system.	AO7.1 A minimum site area for a Community use is 2ha.	Not applicable – application is not for Community use development.
	AO7.2 Siting and layout of the Community use includes: (a) a total area of covered buildings and roof structures that is no greater than 10% of the site area; and (b) no building or structure closer than 15m to any site boundary.	
	AO7.3 Buildings and structures associated with a community use only include: (a) shelters; (b) toilets; (c) stands and/or grandstands; (d) kiosks; (e) hall/function area; or (f) lighting.	
	AO7.4 Hours of operation are limited to 07:00 and 22:00 daily.	

<p>PO8 Development maintains a high level of amenity within the site and minimises impacts on surrounding areas, having regard to:</p> <ul style="list-style-type: none"> (a) traffic and parking; (b) visual impact; (c) signage; (d) access to sunlight; and (e) privacy. <p>Editor's note–Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance criterion.</p>	<p>No acceptable outcomes are nominated.</p>	<p>The development will be situated on a site of 2.15ha which provide sufficient separation from adjoining lots.</p> <p>Furthermore, sufficient on-site parking will be provided and will be landscaped to provide a greater level of amenity. Landscaping will also extend on the southern boundary adjacent to the existing shed associated with the dwelling house thereon. It is expected that conditions of an approval will be included with regard landscaping requirements.</p> <p>Access ways on the site will be sealed to eliminate/suppress dust emissions.</p> <p>With regard to signage, an entrance statement will be installed.</p>
<p>Effects of development</p>		
<p>PO9 Development responds sensitively to on site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land uses, such that:</p> <ul style="list-style-type: none"> (a) any hazards to people or property are avoided; (b) any earthworks are minimised; (c) the retention of natural drainage lines are maximised; (d) the retention of existing vegetation is maximised; (e) damage or disruption to sewer, stormwater and water infrastructure is avoided; (f) the risk of introducing and spreading weeds and pest animals is mitigated; and (g) there is adequate buffering, screening or separation to adjoining development. 	<p>No acceptable outcomes are nominated.</p>	<p>The development will require cut and fill works to be undertaken to provide a level platform on which to construct the workshop shed.</p> <p>These works will be subject to an application for Operational work. These works will be minimal and will not affect the natural drainage of the site as stormwater will be directed to the table drain on Mount Leyshon Road. Details of stormwater drainage and management will be provided at the Operational work stage of the development.</p> <p>As indicated above the site is void of any vegetation other than grasses and therefore the development will not impact vegetation retention.</p> <p>The site is not serviced by a reticulated sewer system and therefore the development will disrupt sewer infrastructure.</p>
<p>PO10 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; and (b) minimise nuisance caused by noise, vibration and dust emissions generated from any State controlled road, infrastructure corridor and rail network in the vicinity; (c) avoid areas that may place unreasonable risk to people and 	<p>No acceptable outcomes are nominated.</p>	<p>The development will not generate dust as access ways will be appropriately constructed to suppress dust and all mechanical work will be undertaken within the workshop.</p> <p>In terms of noise, the workshop structure will be located in a position on the site that will provide significant separation from adjoining residential development.</p> <p>The site is not located adjacent to State transport infrastructure.</p>

property from former mining activities and contaminated land. 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		
Where a non-residential use in the Hervey Range precinct		
PO11 Development provides adequate separation, screening and buffering from any adjoining residential premises so that residential privacy and amenity is not adversely affected.	AO11.1 Where adjoining a residential premise, development including any building, structure or activity area, is no closer than 15m to any site boundary.	Not applicable – application is not within the Hervey Range precinct.
	AO11.2 Plant and air-conditioning equipment is screened from view of the road or adjoining residential activity.	
PO12 Development must not unreasonably affect the amenity of the surrounding area.	AO12 Hours of operation is limited for the following uses: (a) Food and drink outlet: 07:00 – 22:00 daily. (a) (b) Function facility: 10:00 – 24:00 daily.	Not applicable – application is not within the Hervey Range precinct.

6.3: **Natural environment overlay code**

The purpose of the code is to ensure that development protects important environmental areas and ensuring biodiversity ecological values are maintained. Development must avoid adverse impacts that may threaten species or habitat loss or disturbance through unacceptable development.

Code response

The development proposes the commencement of a Low impact industry – Heavy vehicle repairs and servicing. It is noted the subject site is affect by the Natural environment overlay as it contains areas of Category R vegetation (regrowth). However, the site has been cleared and there is no evidence of regrowth vegetation thereon. An extract of the Natural environment overlay mapping can be seen above in Part 3 – The site.

An in depth assessment against the Code has not been undertaken as the site is not within nor adjacent to land that contain Matters of State Environmental Significance (MSES) nor Matters of National Environmental Significance. Furthermore, the development will not involve the clearing of regulated

vegetation. All stormwater will be collected and discharged to the legal point of discharge in accordance policy requirements, and contained waste from workshop areas will be collected and diverted to a grease trap to ensure contaminated runoff does not enter waterways.

6.4: Development works code

The purpose of the code is to ensure all works associated with the development achieve an appropriate level of service which maintains or enhances community health, safety and amenity and are undertaken in an environmentally sensitive manner.

Code response

The development is within an established Rural Residential development where all relevant infrastructure is available. Accordingly, the development will have access the existing reticulated water network and electricity and communication networks. An on-site waste water system will be designed and provided in accordance with the *Plumbing and Drainage Act 2018*.

Performance outcomes	Acceptable outcomes	Response
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 Development works Town plan policy; 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 Development works Town plan policy	Complies – site is serviced by 100mm main.
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;	AO2 Development is: (a) connected to Council's reticulated sewerage treatment system, in accordance with the Development works Town plan policy; or (b) if connection to Council's reticulated sewerage treatment system is not possible, waste water is treated in accordance with	Will comply. The development will be serviced by an on-site waste water system in accordance with the <i>Plumbing and Drainage Act 2018</i> .

(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.	Development works Town Plan Policy.	
P03 Electricity supply network and telecommunication service connections are provided to the site and are connected.	A03.1 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. A03.2 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. Stormwater management Editor's note-Refer also to the Stormwater management design objectives in the State planning policy	Complies – the site is service by an electricity supply network and telecommunications infrastructure.
Stormwater management Editor's note-Refer also to the Stormwater management design objectives in the State planning policy.		
P04 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: (a) ensure that adjoining land and upstream and downstream areas are not adversely affected through any ponding or changes in flows; and (b) direct stormwater to a lawful point of discharge through competently designed and constructed outlet works in a manner that reflects the predevelopment status. Editor's note- Stormwater quality must meet the design objectives within the Development works Town plan policy.	A04.3 Stormwater runoff from all impervious areas (roof, pavements, etc) are not permitted to flow or discharge over adjoining properties.	Stormwater will be directed to the legal point of discharge being Mt Leyshon Road. Stormwater design will be provide with any subsequent application for Operational work and will be designed in accordance with any conditions of approval.
Earthworks		

PO5 Earthworks are undertaken in a manner that: <ul style="list-style-type: none"> (a) prevents any worsening of soil erosion or water quality on the site, any adjoining land, or land upstream or downstream of the site; (b) produces stable landforms and structures; (c) maintain natural landforms where possible; (d) minimise the height of any batter faces; (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; (f) does not result in the contamination of land or water; and (g) avoids risk to people and property. 	A05.1 Earthworks comply with the Development works Town plan policy.	All earthworks will comply with relevant codes and policy
	A05.2 The extent of filling or excavation does not exceed 40% of the site area or 500m ² , whichever is lesser.	The total footprint of the workshop structure will be 576m ² and is therefore the lesser. The additional 76m ² over a site of 2.15ha is not considered to detrimental in terms of the development should filling or excavation be required.
	A05.3 Excavating or filling is no greater than 1m in height or depth.	Cut and fill works will be required and threshold details will be provided in subsequent application for Operational work.
	A05.4 Batters have a maximum slope of 25%, are terraced at every rise of 1.5m and each terrace has a depth of 0.75m.	Any battering required will comply with code and policy requirements.
	A05.5 No contaminated material is used as fill.	Any fill if required will not be contaminated material.
PO6 Retaining walls are designed to minimise visual impact through: <ul style="list-style-type: none"> (a) setbacks from any boundary; and (b) being stepped or terraced to accommodate landscaping. 	A06.1 The combined height of any retaining walls and fences does not exceed 2m.	Retaining walls, if required, will not exceed 2m in height.
	A06.2 A retaining wall is set back at least half the height of the wall from any boundary of the site.	The structure will be a minimum of 20m from any boundary. Therefore any retaining walls if required will comply with the code.
	A06.3 Retaining walls over 1.5m are stepped 0.75m for every 1.5m in height, terraced and landscaped.	Any retaining wall if required will comply with the code.
	A06.4 Design and construction of retaining walls over 1m in height are certified by a Registered Professional Engineer of Queensland.	Any retaining wall if required will comply with the code.

<p>PO7 The excavation, filling or laying of pipes within the vicinity of electricity supply infrastructure must not create damage or hazard.</p> <p>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; <p>Or</p> <ul style="list-style-type: none"> (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>All electricity infrastructure is external to the site therefore any filling or excavation will not in the vicinity of the electricity supply.</p>
<p>Parking and access</p>		
<p>PO8 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>AO8 Car parking is provided in accordance with Table 8.3.1.3(b)–Car parking requirements.</p>	<p>Five car parks are proposed which is considered to appropriate for the development.</p> <p>Table 8.3.1.3(b)–Car parking requirements indicated parking for Low impact industry to be provided at 1/100m².</p> <p>The is a size to accommodate any overflow parking.</p>
<p>PO9 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; (b) at convenient, easily identifiable, safe locations; and (c) in locations that do not obstruct vehicular, bicycle or pedestrian movement paths. 	<p>AO9 Development provides cycling and pedestrian end of trip facilities, in accordance with the requirements of the Development works Town plan policy.</p>	<p>A shower is provided within the amenities of the workshop.</p>

<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 Development works Town plan policy.</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>The site is to be amalgamated from 2 lots into 1. Therefore, an existing constructed access will be removed. The remaining access and road shoulder will be upgraded to accept heavy vehicles onto the site.</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 movement and parking areas will be constructed in accordance relevant codes and policies.</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>Footpath will be provided where conditioned.</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 clutter) in the streetscape; and (c) provide safe, efficient and convenient access including wheelchair access. 	<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>No applicable</p>
<p>Acoustic and air quality</p>		
<p>PO14 Development minimises potential conflicts with, or impacts on, other uses</p>	<p>AO14 Development achieves the air quality design objectives set out</p>	<p>The use will be conducted within a workshop and will seek to minimise all potential conflicts.</p>

having regard to vibration, odour, dust or other emissions.	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)).	Consideration will be given to any conditions imposed.
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> .	The use will be conducted within a workshop and will seek to achieve required noise levels. Repair work that generates undue noise will not be carried outside of hours set by <i>Environmental Protection (Noise) Policy 2008, as amended</i> .
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> .	No applicable, the subject land is not adjacent to a State controlled road or Council arterial 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 <i>AS4282 - Control of the Obtrusive Effects of Outdoor Lighting</i> .	Any external lighting will be in accordance with the Australian Standard.
Waste management		
PO18 Development: (a) minimises waste generation (including construction, demolition and operational waste); and (b) provides adequate facilities on site for the storage of waste and recyclables.	AO18 Waste storage and management arrangements are sited, screened and designed in accordance with the Development works Town plan policy.	Liquid waste will be directed to grease traps to be treated before leaving the site. Solid waste associated with mechanical repairs will be collected in waste bins and removed by appropriate waste collection services.
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 Development works Town plan policy.	The use is not likely to be collecting recyclable materials. Waste associated with mechanical repairs will be collected in waste bins and removed by appropriate waste collection services.

For all assessable development		
General		
PO20 Where buildings and structures are located on multiple lots, these are amalgamated to form one lot.	No acceptable outcome specified.	The site is currently two lots. Arrangements are currently in hand to amalgamate the lots into one lot.
Wastewater 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 Environmental Protection (Water) Policy 2009, schedule 2). A wastewater management plan (WWMP) is prepared by a suitably qualified person and addresses: (i) wastewater type; and (ii) climatic conditions; and (iii) water quality objectives (WQOs); and (iv) best-practice environmental management.	No acceptable outcome specified.	The development will be serviced by an on-site wastewater system designed in accordance with the <i>Plumbing and Drainage Act 2018</i> .
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.	The development will be serviced by an on-site wastewater system designed in accordance with the <i>Plumbing and Drainage Act 2018</i> .
Stormwater management		
PO22 Stormwater management systems: (a) implement Water Sensitive Urban Design (WSUD) principles that: (i) protect natural systems and waterways;	AO22 Stormwater management systems are designed and constructed in accordance with the Development works Town plan policy.	Stormwater management will be designed in accordance with all relevant codes and policies and where conditioned will be provided with documentation accompanying subsequent application for Operational work.

<ul style="list-style-type: none"> (ii) allow for the detention of stormwater instead of rapid conveyance; (iii) minimise impervious areas; (iv) utilise stormwater to conserve potable water; (v) integrate stormwater treatment into the landscape; (vi) ensure water quality values are protected; (b) must be economically maintained for the life of the system; (c) provide for safe access and maintenance; and (d) maintain natural drainage lines and adequate filtering and settlement of sediment for the protection of watercourses, wetlands from point sources and non-point source stormwater discharges. 	<p>Editor's note--A site Stormwater Quality Management Plan (SQMP) is prepared in accordance with Development works Town plan policy.</p>	
<p>PO23 Development allows for sufficient site area to accommodate an effective stormwater management system.</p>	No acceptable outcome specified	The site is 2.15ha and therefore complies.
<p>PO24 Development provides for the orderly development of stormwater infrastructure within a catchment, having regard to:</p> <ul style="list-style-type: none"> (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	<p>Stormwater will be directed to the legal point of discharge being Mt Leyshon Road.</p> <p>Stormwater design will be in accordance with any conditions of approval.</p>
<p>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.</p>	<p>AO25 Stormwater infrastructure is designed in accordance with the requirements of the Development works Town plan policy.</p>	<p>Stormwater will be directed to the legal point of discharge being Mt Leyshon Road.</p> <p>Stormwater design will be in accordance with any conditions of approval.</p>
<p>PO26 Reconfiguration of lots includes stormwater management measures in the design of any road reserve, streetscape or drainage networks to:</p> <ul style="list-style-type: none"> (a) minimise impacts on the water cycle; 	No acceptable outcome specified.	No applicable – reconfiguring a lot is part of this application.

<p>(b) protect waterway health by improving stormwater 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 peak1-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 Development works Town plan policy.</p>	<p>Stormwater will be managed in accordance with relevant codes and policies to ensure appropriate stormwater quality objectives are met.</p>
<p>Earthworks</p>		
<p>PO28 Earthworks associated with roads:</p> <p>(a) maintain the efficiency of the road network;</p> <p>(b) do not adversely impact upon residents or road infrastructure; and</p> <p>(c) do not obstruct access to the site.</p>	<p>No acceptable outcome specified.</p>	<p>No applicable, this development does involve the creation of new roads.</p> <p>However, road shoulder works will be required to facilitate appropriate ingress and egress to and from the site.</p>

<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. 	<p>No acceptable outcome specified.</p>	<p>Soil and sediment control measures will be incorporated in association with construction activities.</p>
<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>	<p>No acceptable outcome specified.</p>	<p>A landscape architect/designer will be engaged to provide landscape plans to address any requirement conditioned. Landscape plans will also include any remediation works required.</p>
<p>Land use and transport integration</p>		
<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 surrounding movement networks. <p>Editor's note—Refer to the road hierarchy identified on map AM1. No acceptable outcome specified.</p>	<p>No acceptable outcome specified.</p>	<p>The site is surrounded by heavy vehicle routes. Council has indicated during the pre-lodgement meeting that a request will be made to the National Heavy Vehicle Regulator to extend these routes to the site.</p>
<p>PO32 Development provides direct and safe access to public passenger transport facilities.</p>	<p>A032 Any through-site pathway connections to public passenger transport facilities are provided in accordance with Austroads guide</p>	<p>No pathways are proposed in relation to public passenger transport.</p>

	to road design— Part 6A: Pedestrian and cyclist paths.	
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 Development works Town plan policy.	No road works other than shoulder widening are proposed as part of this development.
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 Development works Town plan policy.	No street lighting is proposed as part of this development. However, an entry statement at the Mount Leyshon Road frontage will be provided as part of this development.
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.	The proposed workshop structure will be located a minimum of 20m from the rear boundary which is bounded by an unformed road reserve, 44m from side boundaries and some 120m from the front boundary. Furthermore, all mechanical works will be conducted within the workshop with only washdown activities occurring externally to the workshop.

6.5: Landscaping code

The purpose of the Landscape code is to ensure landscaping in both the private and public domains is designed and constructed to a high standard, provides a strong contribution to the city image, is responsive to the local character, site and climatic conditions and remains fit for purpose over the long-term. It ensures high quality landscaping is achieved onsite, and on the street to enhance the character of the City, whilst integrating with the natural and built form elements of the site and the locality.

Code response

Landscaping on site will be provided around the development including car parking areas and adjacent to the boundary of the adjoining land to the south. Further, landscaping and an entrance statement will be provided at the entry to the site on Mount Leyshon Road. It is expected a relevant condition requiring the submission of a landscape plan to be provided as part of an application for Operational work will be provided in the schedule of conditions attached to any approved issued.

7: Conclusion

The proposal is considered to be an appropriate development with the Rural residential zone as demonstrated above. The proposed development will result in minimal impact on the amenity of the area and will not be detrimental to the streetscape of the general locality. As such, it is considered that the proposal is an appropriate development and should therefore be approved with reasonable conditions.

If you have any queries please do not hesitate to contact me on 0428136814.

Regards

Jeff Smith



WORKSHOP

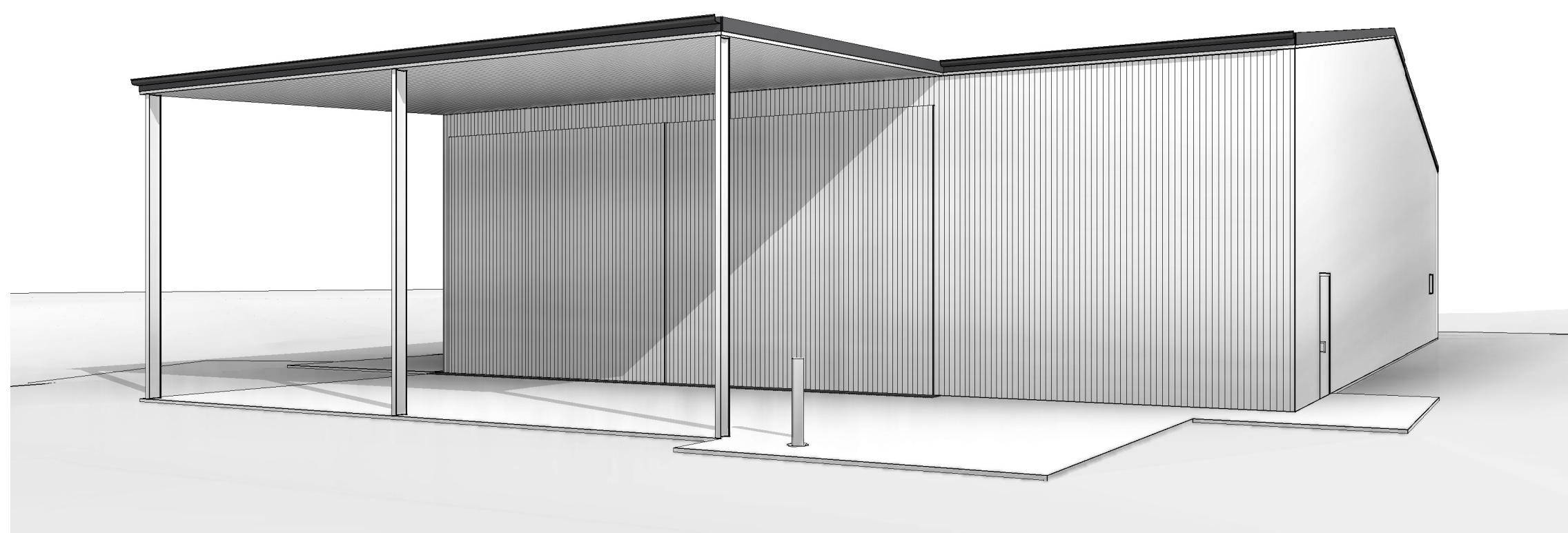
FOR:
K. SEARLE

AT:

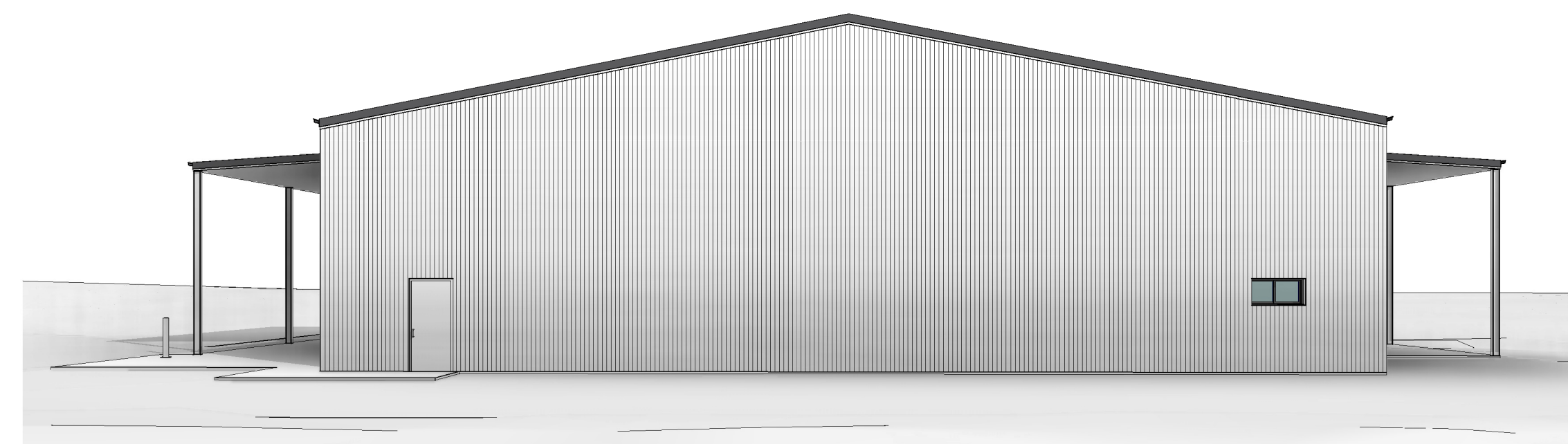
208-210 MOUNT LEYSHON ROAD
CHARTERS TOWERS

DRAWING SCHEDULE

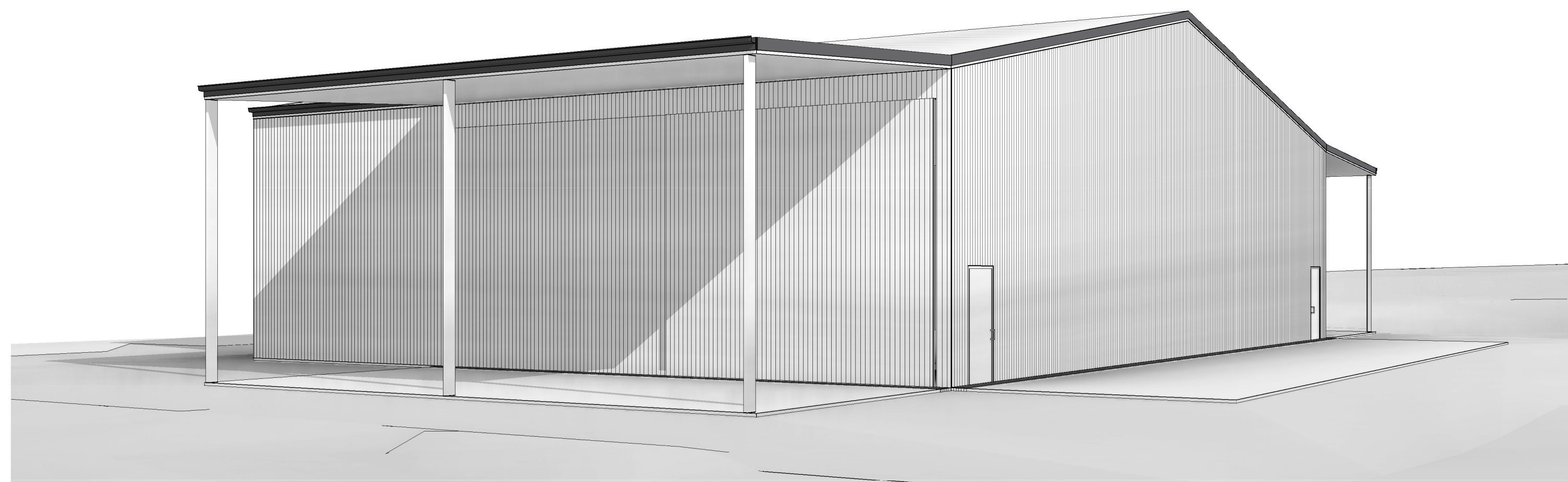
0	COVERSHEET
1	SITE SURVEY PLAN
2	SITE SETOUT PLAN
3	FLOOR PLAN
4	ELEVATIONS
5	SITE CUT/FILL SECTIONS



3D View 1



3D View 2



3D View 3

Job No.- 23-092
PRINT DATE:
17/05/2023 11:26:20 AM

NOTES:
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FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER
SCALED MEASUREMENTS.
VERIFY ALL ON SITE DIMENSIONS & LEVELS PRIOR TO
THE COMMENCEMENT OF ANY CONSTRUCTION.

PRELIMINARY

PROJECT ISSUE & DESCRIPTION

P1 - PRELIMINARY ISSUE - 12-04-2023
P2 - PRELIMINARY ISSUE - 02-05-2023
P3 - PRELIMINARY ISSUE - 08-05-2023
P4 - PRELIMINARY ISSUE - 17-05-2023



PROJECT:
WORKSHOP

CLIENT:
K. SEARLE

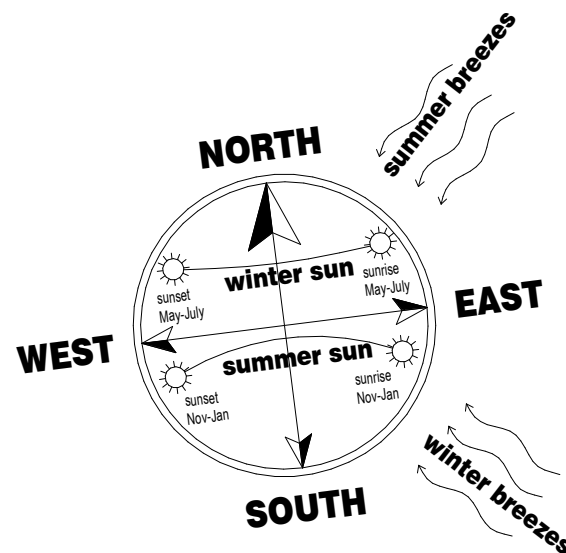
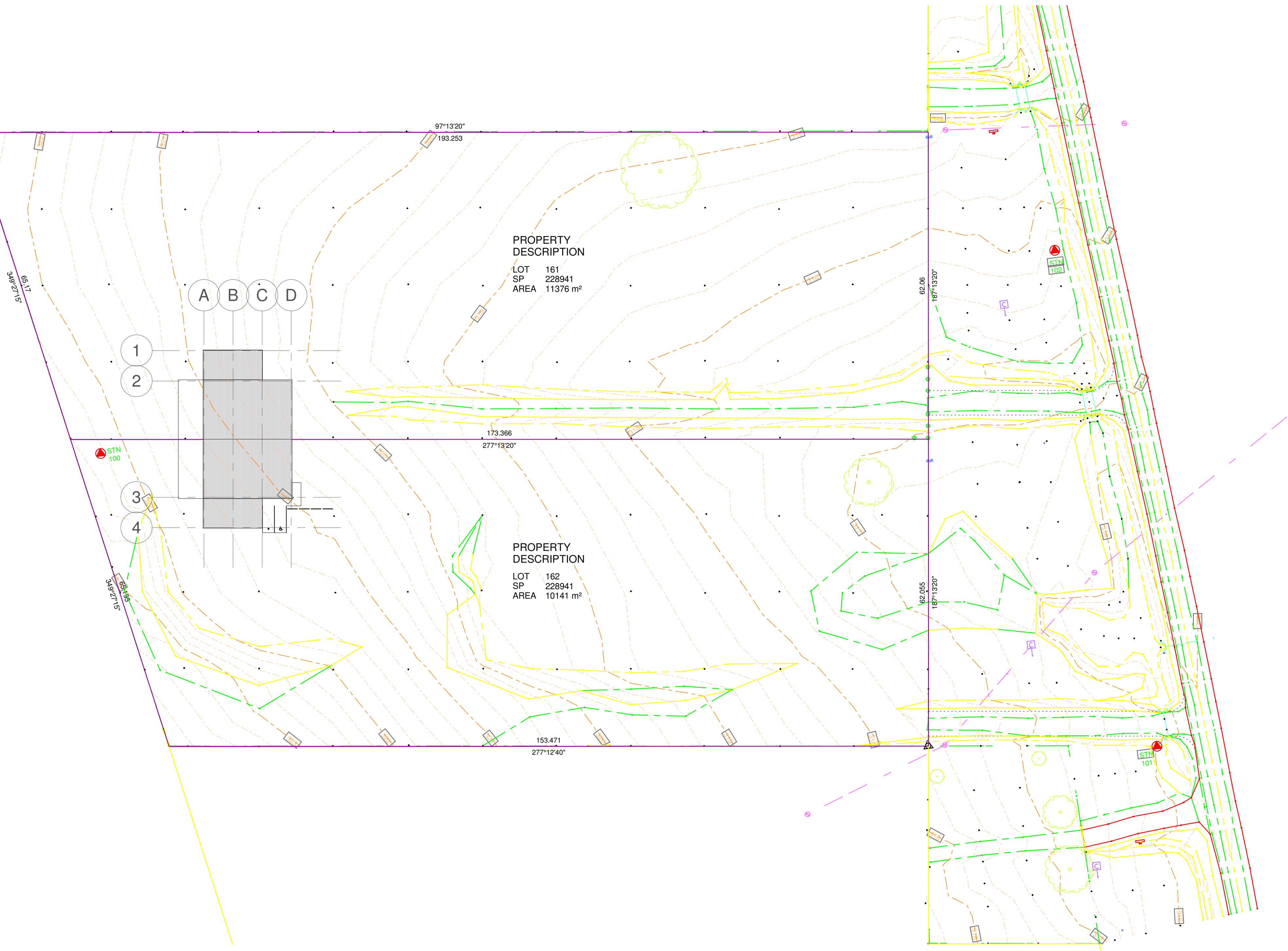
SITE:
208-210 MOUNT LEYSHON
ROAD
CHARTERS TOWNS

DATE:	17/05/2023 11:26:22 AM	JOB NO:
DRAWN:	B.W.	23-092
SCALE:	As indicated	
SHEET No:	1	CLIENT JOB NO:

1

EXISTING SITE SURVEY PLAN

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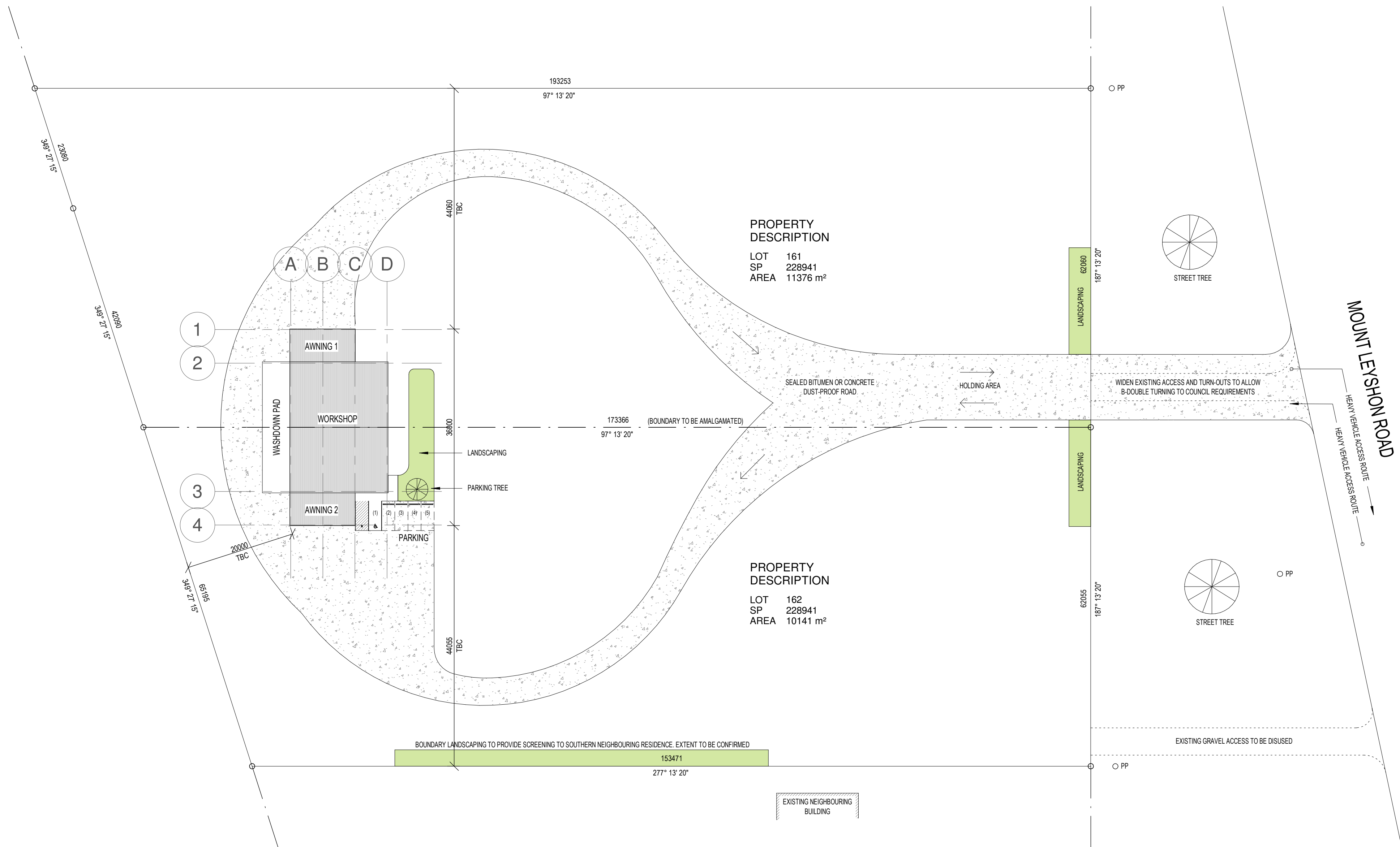


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PRELIMINARY

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P3 - PRELIMINARY ISSUE - 08-05-2023
P4 - PRELIMINARY ISSUE - 17-05-2023



1 SITE SETOUT PLAN
1 : 500 AT A1 SHEET SIZE

CB DESIGNS
BUILDING DESIGN & DRAFTING
ABN: 112 637 297
Licence No. 1072298
66 Baywater Road, Hyde Park QLD 4812
PO Box 4201, Vincent QLD 4814
Tel: (07) 4779 4199 E: enquiries@cbdesigns.com.au

PROJECT:
WORKSHOP

CLIENT:
K. SEARLE

SITE:
208-210 MOUNT LEYSHON
ROAD
CHARTERS TOWERS

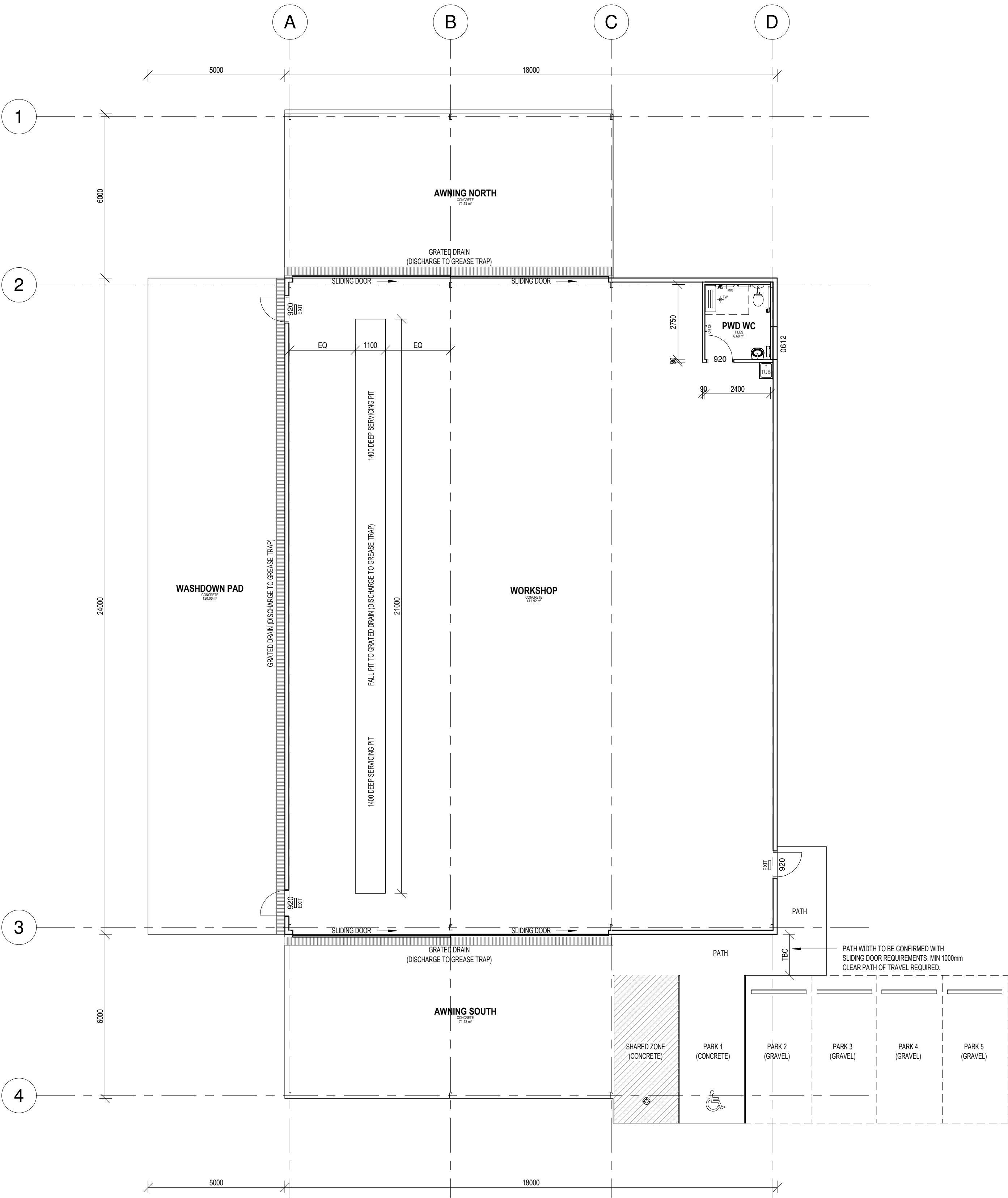
DATE: 17/05/2023 11:26:22 AM JOB NO:
DRAWN: B.W. 23-092
SCALE: As indicated
SHEET No: 2 CLIENT JOB NO:

DESIGN CRITERIA	
(NCC 2019 VOLUME 1)	
BUILDING CLASSIFICATION:	8
CONSTRUCTION TYPE:	C
TOTAL BUILDING FOOTPRINT:	576.00m²
TOTAL COMPARTMENT AREA:	576.00m²
TOTAL COMPARTMENT VOLUME:	2851m³ MAIN 754m³ AWNINGS
SOIL CLASSIFICATION:	-

NOTES:
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VERIFY ALL ON SITE DIMENSIONS & LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

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P1 - PRELIMINARY ISSUE - 12-04-2023	
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P3 - PRELIMINARY ISSUE - 08-05-2023	
P4 - PRELIMINARY ISSUE - 17-05-2023	



1 FLOOR PLAN
1 : 100 AT A1 SHEET SIZE

DIMENSIONS SHOWN ARE APPROXIMATE ONLY AND ARE TO BE CONFIRMED WITH SHED MANUFACTURER.

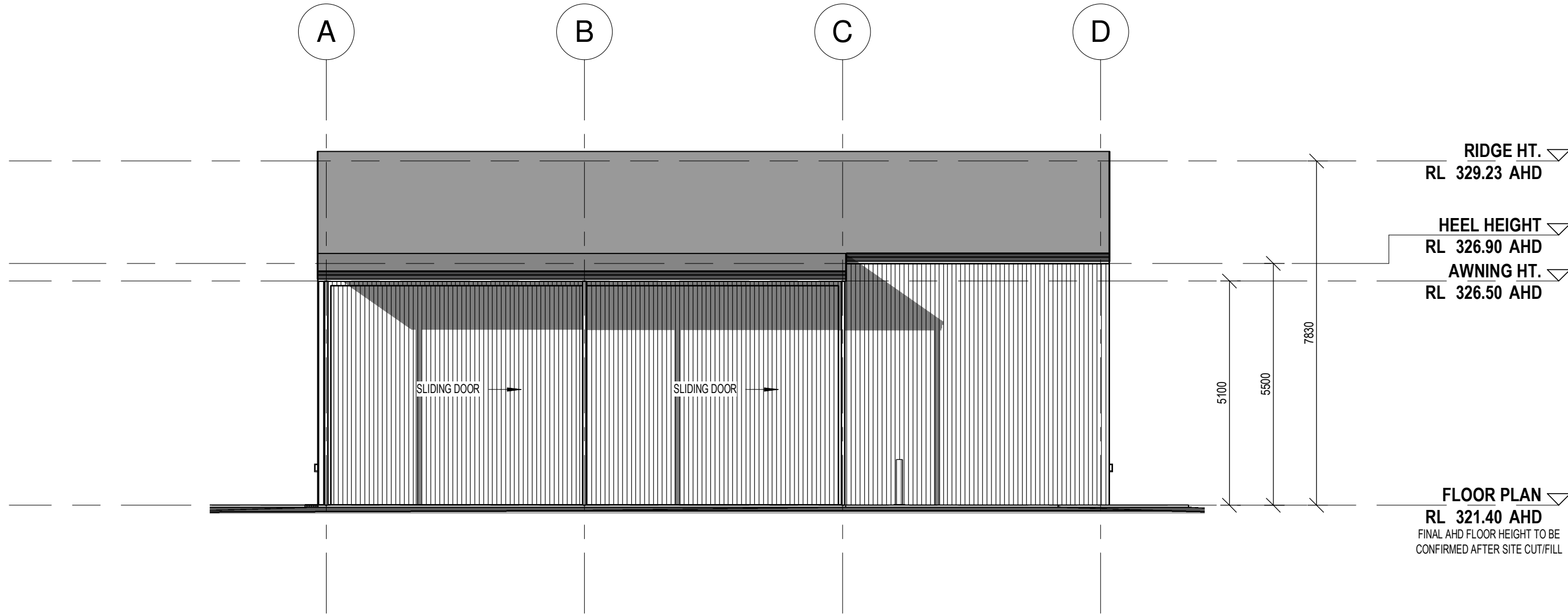
CB DESIGNS
BUILDING DESIGN & DRAFTING
ABN: 112 837 281
Licence No. 1072298
88 Baymeier Road, Hyde Park QLD 4812
PO Box 4527, Vincent QLD 4814
Tel: (07) 4775 4199 E: enquiries@cbdesigns.com.au

PROJECT:
WORKSHOP

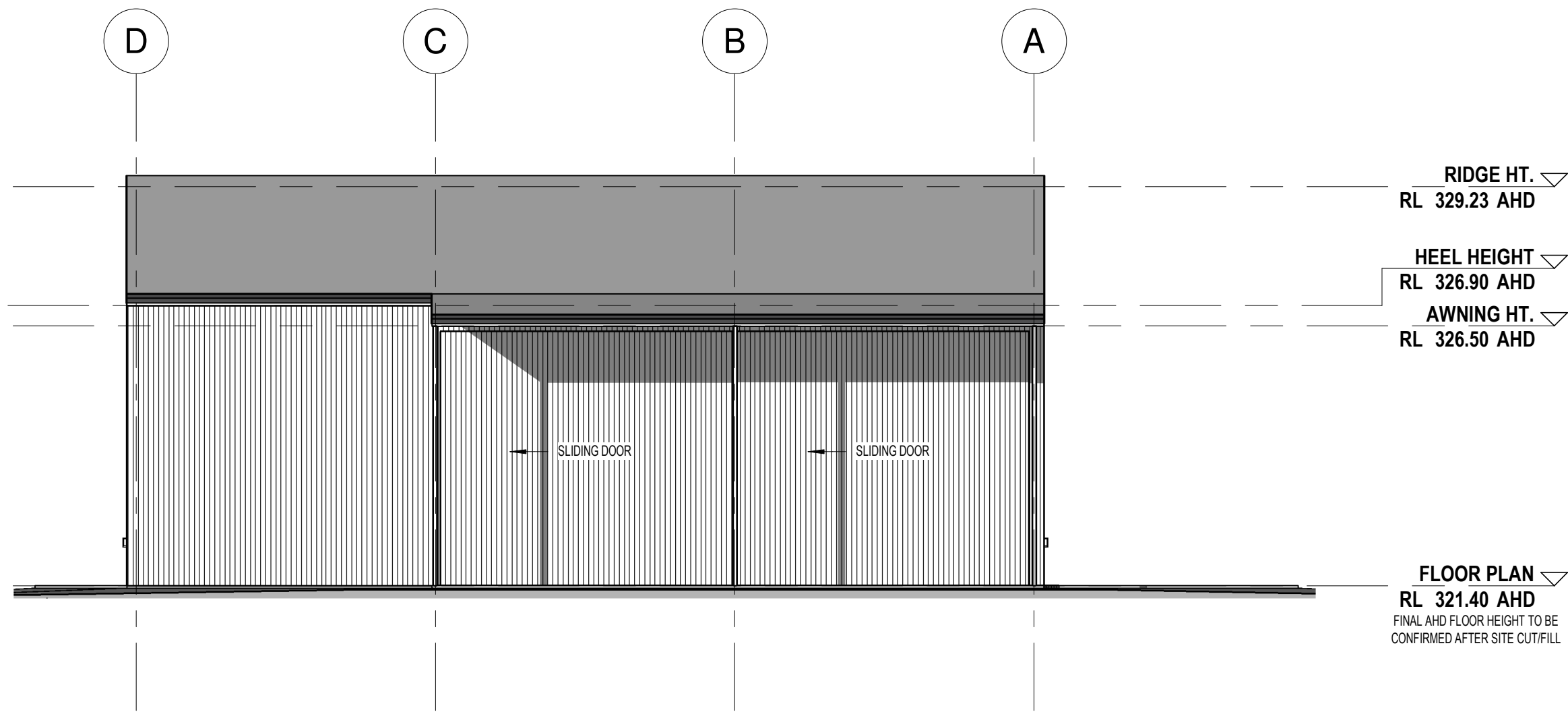
CLIENT:
K. SEARLE

SITE:
208-210 MOUNT LEYSHON
ROAD
CHARTERS TOWERS

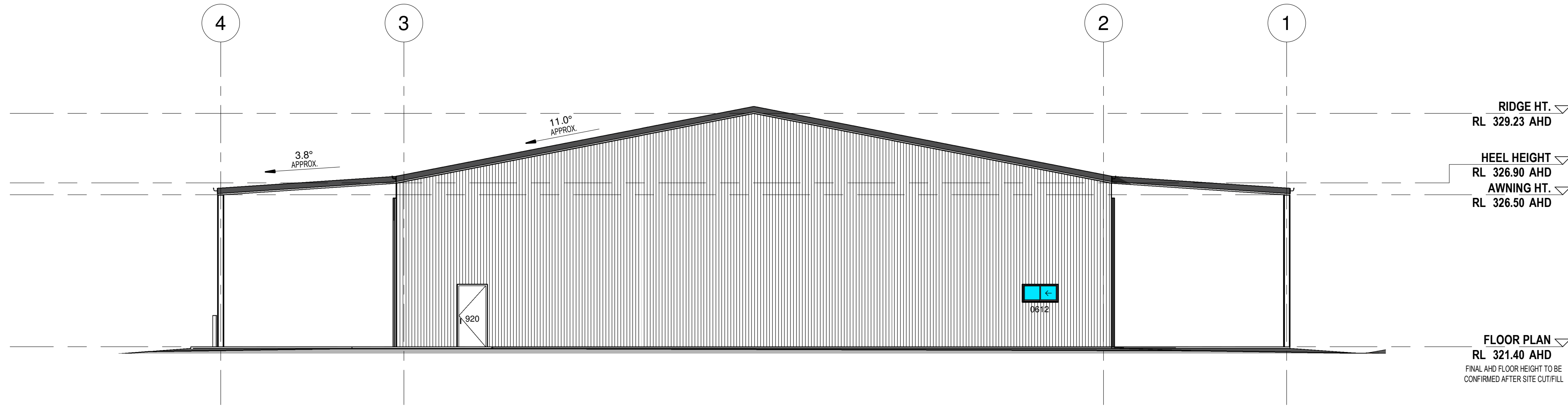
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WORKSHOP	432.00 m²	DRAWN:	B.W.	23-092
AWNING SOUTH	72.00 m²	SCALE:	As indicated	
AWNING NORTH	72.00 m²			
TOTAL	576.00 m²	SHEET No.	3	CLIENT JOB NO.



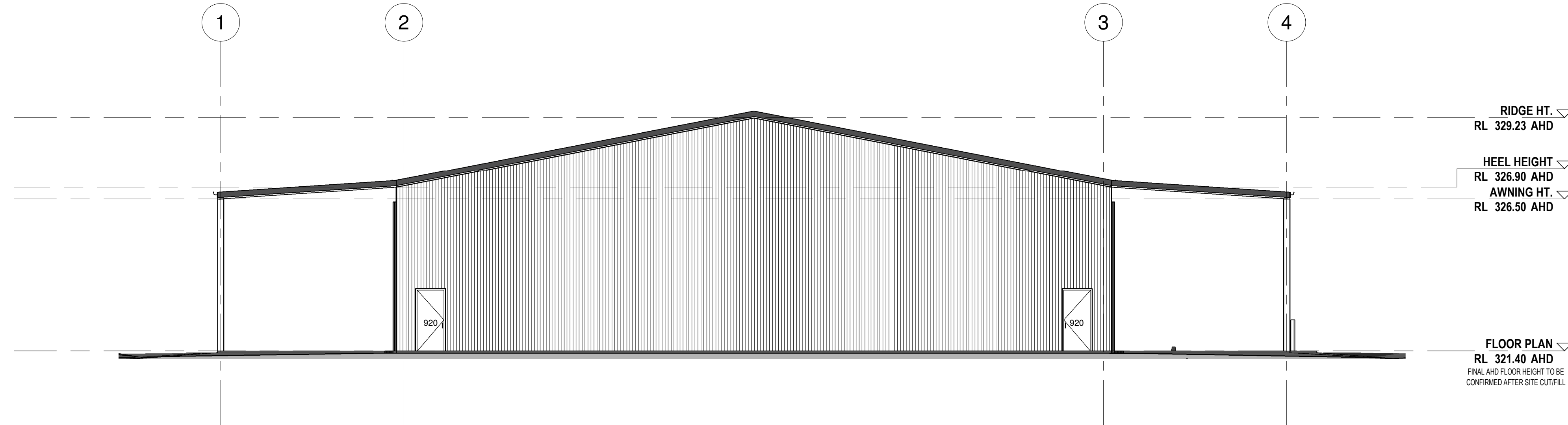
1 ELEVATION 1
1 : 100 AT A1 SHEET SIZE



3 ELEVATION 3
1 : 100 AT A1 SHEET SIZE



2 ELEVATION 2
1 : 100 AT A1 SHEET SIZE



4 ELEVATION 4
1 : 100 AT A1 SHEET SIZE

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PRELIMINARY

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P4 - PRELIMINARY ISSUE - 17-05-2023

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DESIGNS
BUILDING DESIGN & DRAFTING
ABN: 112 637 297
Licence No: 1022298
66 Baywater Road, Hyde Park QLD 4812
920 Box 4201, Vincent QLD 4814
Tel: (07) 4779 4199 E: enquiries@cbdesigns.com.au

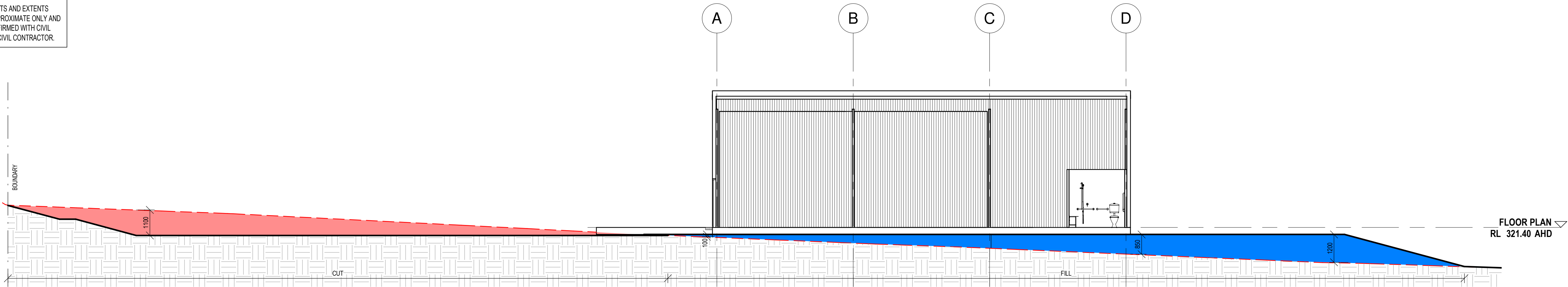
PROJECT:
WORKSHOP

CLIENT:
K. SEARLE

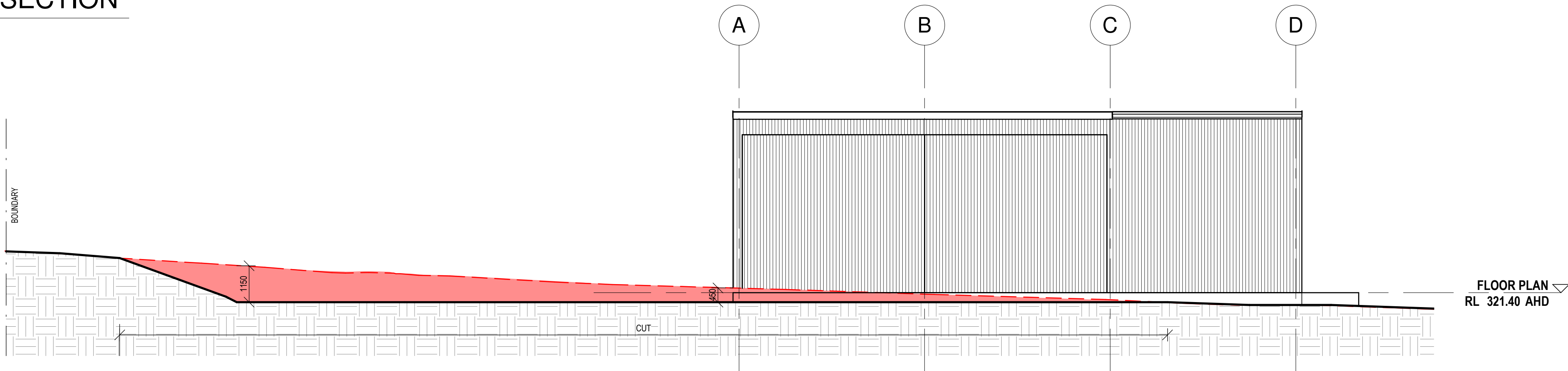
SITE:
208-210 MOUNT LEYSHON
ROAD
CHARTERS TOWERS

DATE:	17/05/2023 11:26:30 AM	JOB NO:	23-092
DRAWN:	B.W.		
SCALE:	1 : 100		
SHEET No:	4	CLIENT JOB NO:	

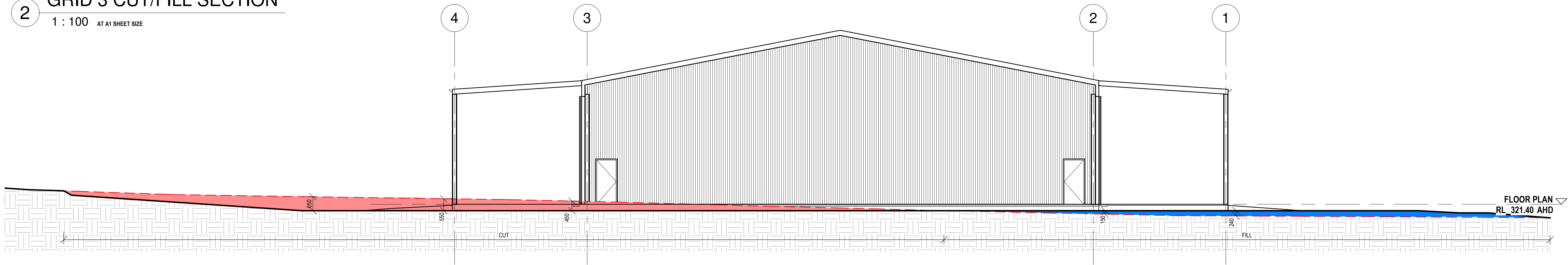
NOTE:
CUT / FILL HEIGHTS AND EXTENTS
SHOWN ARE APPROXIMATE ONLY AND
ARE TO BE CONFIRMED WITH CIVIL
DESIGNER AND CIVIL CONTRACTOR.



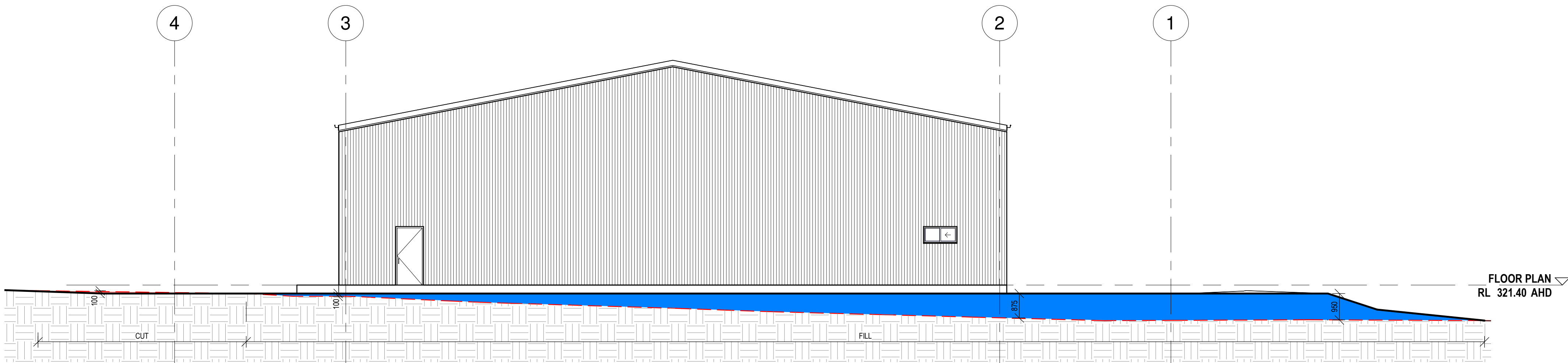
1 GRID 2 CUT/FILL SECTION
1 : 100 AT A1 SHEET SIZE



2 GRID 3 CUT/FILL SECTION
1 : 100 AT A1 SHEET SIZE



3 GRID A CUT/FILL SECTION
1 : 100 AT A1 SHEET SIZE



4 GRID D CUT/FILL SECTION
1 : 100 AT A1 SHEET SIZE

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PRELIMINARY

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P1 - PRELIMINARY ISSUE - 12-04-2023
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Licence No: 1072298
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PO Box 4201, Vincent QLD 4814
Tel: (07) 4779 4199 E: enquiries@cbdesigns.com.au

PROJECT:
WORKSHOP

CLIENT:
K. SEARLE

SITE:
208-210 MOUNT LEYSHON
ROAD
CHARTERS TOWERS

DATE:	17/05/2023 11:26:34 AM	JOB NO:	23-092
DRAWN:	B.W.		
SCALE:	1 : 100		
SHEET No:	5	CLIENT JOB NO:	

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	50901317	Search Date:	23/05/2023 07:40
Date Title Created:	18/12/2012	Request No:	44494238
Previous Title:	50718210		

ESTATE AND LAND

Estate in Fee Simple

LOT 161 SURVEY PLAN 228941

Local Government: CHARTERS TOWERS

REGISTERED OWNER

Dealing No: 722107109 15/11/2022

SEARLE MACHINERY MAINTENANCE PTY LTD A.C.N. 620 354 136

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 40056264 (Lot 159 on CP DV469)
2. MORTGAGE No 722107110 15/11/2022 at 13:36
SUNCORP-METWAY LIMITED A.C.N. 010 831 722

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	50901318	Search Date:	23/05/2023 07:40
Date Title Created:	18/12/2012	Request No:	44494238
Previous Title:	50718210		

ESTATE AND LAND

Estate in Fee Simple

LOT 162 SURVEY PLAN 228941

Local Government: CHARTERS TOWERS

REGISTERED OWNER

Dealing No: 722107126 15/11/2022

SEARLE MACHINERY MAINTENANCE PTY LTD A.C.N. 620 354 136

EASEMENTS, ENCUMBRANCES AND INTERESTS

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Deed of Grant No. 40056264 (Lot 159 on CP DV469)
2. MORTGAGE No 722107127 15/11/2022 at 13:36
SUNCORP-METWAY LIMITED A.C.N. 010 831 722

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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)	JVS Planning
Contact name (only applicable for companies)	Jeff Smith
Postal address (P.O. Box or street address)	8 Nugent Court
Suburb	Kirwan
State	Qld
Postcode	4817
Country	Australia
Contact number	0428136814
Email address (non-mandatory)	jvsplanning@gmail.com
Mobile number (non-mandatory)	0428136814
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	MCU:208 Mt Leyshon

2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input type="checkbox"/> No – proceed to 3)	

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
		208	Mount Leyshon Road	Mosman Park
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4820	161	SP228941	Charters Towers Regional Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
		210	Mount Leyshon Road	Mosman Park
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4820	162	SP228941	Charters Towers Regional Council

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

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

- ☐ Coordinates of premises by longitude and latitude

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

- ☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

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

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

<input type="checkbox"/> In or adjacent to a water body or watercourse or in or above an aquifer
Name of water body, watercourse or aquifer:
<input type="checkbox"/> On strategic port land under the <i>Transport Infrastructure Act 1994</i>
Lot on plan description of strategic port land:
Name of port authority for the lot:
<input type="checkbox"/> In a tidal area
Name of local government for the tidal area (if applicable):
Name of port authority for tidal area (if applicable):
<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>
Name of airport:

<input type="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):*

Low impact industry Heavy vehicle workshop

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

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Heavy Vehicle Workshop	Low impact industry	Nil	432
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 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
<p>Note: By not agreeing to accept an information request I, the applicant, acknowledge:</p> <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. <p>Further advice about information requests is contained in the DA Forms Guide.</p>

PART 7 – FURTHER DETAILS

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

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

List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

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

- ☐ Yes – a copy of the receipted QLeave form is attached to this development application
☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid
☒ Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

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

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

- ☐ Yes – show cause or enforcement notice is attached
☒ No

23) Further legislative requirements

Environmentally relevant activities

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

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

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

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

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

Hazardous chemical facilities

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

- ☐ Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application
☒ No

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

Clearing native vegetation

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

☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

☒ No

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

Environmental offsets

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

☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

☒ No

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

Koala habitat in SEQ Region

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

☐ Yes – the development application involves premises in the koala habitat area in the koala priority area

☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area

☒ No

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

Kane Searle as Sole Director of

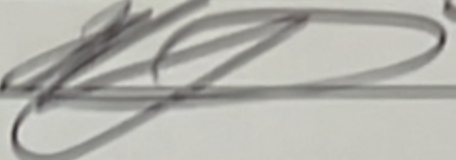
I/we Searle Machinery Maintenance

As owners of land addressed as:

208-210 Mt Leyshon Road Charters Towers

Give permission for JVS Planning to lodge planning applications on our behalf for this property.

Owner 1: Searle Machinery Maintenance

Signature & date:  26-25

Owner 2: _____

Signature & date: _____