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ABN : 96 357 182 608 Registered Cadastral Surveyor Member SSSI

Ref : 231152

Date: 6/11/2023

The Chief Executive Officer  
Charters Towers Regional Council  
P O Box 189  
Charters Towers, Q 4820

Attention : Planning & Development Manager

**Re: Proposed Reconfiguration**  
**Boundary Realignment – Two Lots into Two**  
**Lot 100 on DV836177 and Lot 101 on DV812276**  
**13 May Street & 12 Lister Street, Mosman Park**  
**G. Archer & M G Lavelle-Maloney**

#### **Background Information**

My clients wish to realign the boundary between their two adjoining lots.

#### **Proposal**

This proposed boundary realignment is shown on the attached proposal drawing No. 231152.

The intention is separate the May Street half of Lot 101 on DV812276 from the Lister Street half and add it to the adjoining Lot 100 on DV836177 on May Street.

The resulting proposed Lot 104 on May Street will contain 3812 sq.m. and the resultant proposed Lot 105 on Lister Street will contain 2008 sq.m.

The attached photo shows the existing arrangement.

#### **Zoning**

The land is zoned General Residential.

#### **Infrastructure**

Proposed Lot 104 contains an existing house and sheds.

Proposed Lot 105 contains an existing house, shed and swimming pool.

**Services**

Both proposed lots are fully serviced from both May Street and Lister Street.

**Easements**

There are no existing easements over the subject land and no proposed easements as part of this application.

**Access**

Both proposed lots have existing constructed accesses from May Street and Lister Street, respectively.

**Reconfiguring a Lot Code**

It is considered that both proposed lots comply fully with the above code and exceed the required minimum frontages and areas.

Refer to the attached Council Reconfiguring a Lot Code document.

**Residential Zone Code**

It is considered that the proposal complies fully with the above code.

Refer to the attached Council Residential Zone Code documentation.

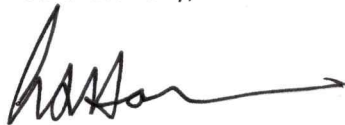
**State Government Referral**

This application does not trigger a referral to State Government Planning Agency.

Would you kindly assess this application at your earliest convenience.

Thank you.

Yours faithfully,



Geoff Hansen  
**Hansen Surveys**

**Enclosed: DA Form 1**

**Owner Consent Forms**

**Proposal Drawing 231152**

**Aerial Photo**

**Council Code Documentation**

**Application Fee**



20°5'31"S 146°15'42"E

20°5'31"S 146°15'49"E

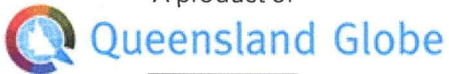


20°5'38"S 146°15'42"E

20°5'38"S 146°15'49"E

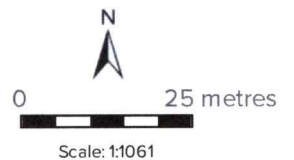
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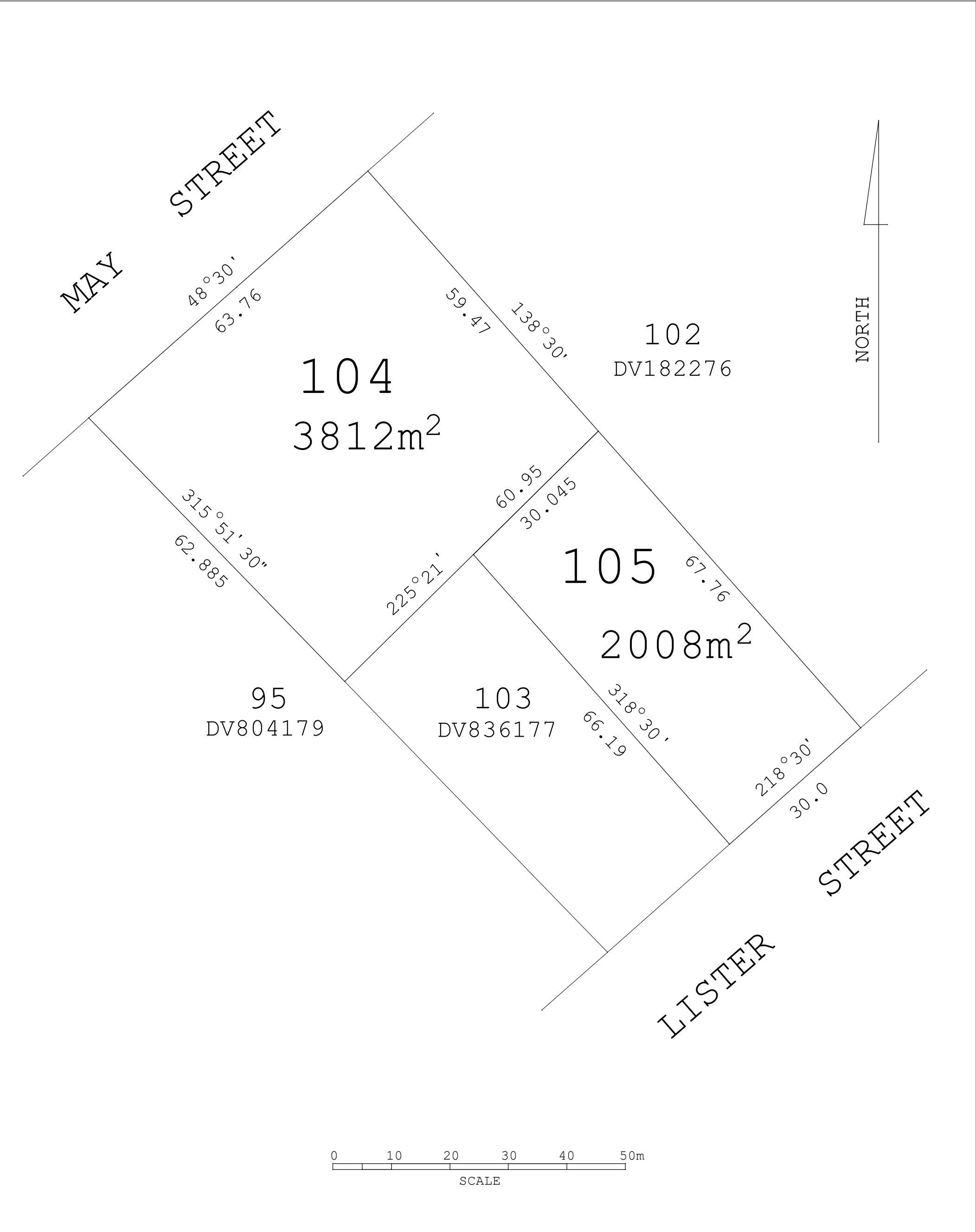
Not suitable for accurate measurement.  
Projection: Web Mercator EPSG 102100 (3857)

For more information, visit  
<https://qldglobe.information.qld.gov.au/help-info/Contact-us.html>



**Queensland  
Government**  
Department of Resources





HANSEN SURVEYS 22 QUEEN STREET NORTH WARD, Q4810 TEL: 07 4724 2114 MOB: 04 2916 4683 EMAIL: gehansen@iprimus.com.au	PROPOSED BOUNDARY REALIGNMENT LOT 100 on DV836177 and LOT 101 on DV812276 13 MAY STREET & 12 LISTER STREET MOSMAN PARK	SCALE 1:600 at A3 DATE: NOVEMBER 2023 MERIDIAN: DV836177
	LOCAL AUTHORITY: CHARTERS TOWERS R.C.	REF: 231152

# 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)	HANSEN SURVEYS
Contact name (only applicable for companies)	GEOFF HANSEN
Postal address (P.O. Box or street address)	P.O. Box 1349
Suburb	TOWNSVILLE
State	QLD
Postcode	4810
Country	AUSTRALIA
Contact number	04 2916 4683
Email address (non-mandatory)	gehansen@iprimus.com.au
Mobile number (non-mandatory)	as above
Fax number (non-mandatory)	—
Applicant's reference number(s) (if applicable)	231152

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
		13	MAY STREET	MOSMAN PARK
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4820	100	DV 836177	CHARTERS TOWERS
b)	Unit No.	Street No.	Street Name and Type	Suburb
		12	LISTER STREET	MOSMAN PARK
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4820	101	DV 812276	CHARTERS TOWERS

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

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

☐ Coordinates of premises by longitude and latitude

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

☐ Coordinates of premises by easting and northing

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

#### 3.3) Additional premises

☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application

☒ Not required

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

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

Name of water body, watercourse or aquifer:

☐ On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

☐ In a tidal area

Name of local government for the tidal area (if applicable):

Name of port authority for tidal area (if applicable):

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

Name of airport:

<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification: <input type="text"/>
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification: <input type="text"/>

5) Are there any existing easements over the premises?

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

☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application

☒ No

## PART 3 – DEVELOPMENT DETAILS

### Section 1 – Aspects of development

6.1) Provide details about the first development aspect			
a) What is the type of development? (tick only one box)			
<input type="checkbox"/> Material change of use	<input checked="" type="checkbox"/> Reconfiguring a lot	<input type="checkbox"/> Operational work	<input type="checkbox"/> Building work
b) What is the approval type? (tick only one box)			
<input checked="" type="checkbox"/> Development permit	<input type="checkbox"/> Preliminary approval	<input type="checkbox"/> Preliminary approval that includes a variation approval	
c) What is the level of assessment?			
<input checked="" type="checkbox"/> Code assessment	<input type="checkbox"/> 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):			
BOUNDARY REALIGNMENT – TWO LOTS INTO TWO			
e) Relevant plans			
<i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.</i>			
<input checked="" type="checkbox"/> 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)			
<input type="checkbox"/> Material change of use	<input type="checkbox"/> Reconfiguring a lot	<input type="checkbox"/> Operational work	<input type="checkbox"/> Building work
b) What is the approval type? (tick only one box)			
<input type="checkbox"/> Development permit	<input type="checkbox"/> Preliminary approval	<input type="checkbox"/> Preliminary approval that includes a variation approval	
c) What is the level of assessment?			
<input type="checkbox"/> Code assessment	<input type="checkbox"/> 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			
<i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>			
<input type="checkbox"/> Relevant plans of the proposed development are attached to the development application			
6.3) Additional aspects of development			
<input type="checkbox"/> 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			
<input checked="" type="checkbox"/> Not required			

## Section 2 – Further development details

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

### Division 1 – Material change of use

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

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m <sup>2</sup> ) (if applicable)
8.2) Does the proposed use involve the use of existing buildings on the premises?			
<input type="checkbox"/> Yes			
<input 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?	
TWO	
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 checked="" 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 <sup>2</sup> )	Lot on plan description	Area (m <sup>2</sup> )
100 on DV 836177	2003 m <sup>2</sup>	104	3812 m <sup>2</sup>
101 on DV 812276	3817 m <sup>2</sup>	105	2008 m <sup>2</sup>
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"/> Stormwater	<input type="checkbox"/> Water infrastructure
<input type="checkbox"/> Drainage work	<input type="checkbox"/> Earthworks	<input type="checkbox"/> Sewage infrastructure
<input type="checkbox"/> Landscaping	<input type="checkbox"/> Signage	<input type="checkbox"/> Clearing vegetation
<input type="checkbox"/> Other – please specify: _____		
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	
PLANNING MANAGER - CHARTERS TOWERS R.C.	
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
<b>Matters requiring referral to the Chief Executive of the distribution entity or transmission entity:</b>
<input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
<b>Matters requiring referral to:</b>
<ul style="list-style-type: none"> <li>• The <b>Chief Executive of the holder of the licence</b>, if not an individual</li> <li>• The <b>holder of the licence</b>, if the holder of the licence is an individual</li> </ul>
<input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure
<b>Matters requiring referral to the Brisbane City Council:</b>
<input type="checkbox"/> Ports – Brisbane core port land
<b>Matters requiring referral to the Minister responsible for administering the Transport Infrastructure Act 1994:</b>
<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
<b>Matters requiring referral to the relevant port operator, if applicant is not port operator:</b>
<input type="checkbox"/> Ports – Land within Port of Brisbane's port limits <i>(below high-water mark)</i>
<b>Matters requiring referral to the Chief Executive of the relevant port authority:</b>
<input type="checkbox"/> Ports – Land within limits of another port <i>(below high-water mark)</i>
<b>Matters requiring referral to the Gold Coast Waterways Authority:</b>
<input type="checkbox"/> Tidal works or work in a coastal management district <i>(in Gold Coast waters)</i>
<b>Matters requiring referral to the Queensland Fire and Emergency Service:</b>
<input type="checkbox"/> Tidal works or work in a coastal management district <i>(involving a marina (more than six vessel berths))</i>

<b>18) Has any referral agency provided a referral response for this development application?</b>		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application		
<input checked="" type="checkbox"/> No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application <i>(if applicable)</i> .		

## PART 6 – INFORMATION REQUEST

<b>19) Information request under Part 3 of the DA Rules</b>
<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
<b>Note:</b> By not agreeing to accept an information request I, the applicant, acknowledge:
<ul style="list-style-type: none"> <li>• 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</li> <li>• Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.</li> </ul>
Further advice about information requests is contained in the <a href="#">DA Forms Guide</a> .



## PART 7 – FURTHER DETAILS

<b>20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)</b>			
<input type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input checked="" type="checkbox"/> No			
List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

<b>21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)</b>		
<input type="checkbox"/> Yes – a copy of the receipted QLeave form is attached to this development application <input type="checkbox"/> No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid <input checked="" type="checkbox"/> Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)		
Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

<b>22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?</b>	
<input type="checkbox"/> Yes – show cause or enforcement notice is attached <input checked="" type="checkbox"/> No	

<b>23) Further legislative requirements</b>			
<b><u>Environmentally relevant activities</u></b>			
<b>23.1) Is this development application also taken to be an application for an environmental authority for an Environmentally Relevant Activity (ERA) under section 115 of the <i>Environmental Protection Act 1994</i>?</b>			
<input type="checkbox"/> Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below <input checked="" type="checkbox"/> No <small><b>Note:</b> Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at <a href="http://www.qld.gov.au">www.qld.gov.au</a>. An ERA requires an environmental authority to operate. See <a href="http://www.business.qld.gov.au">www.business.qld.gov.au</a> for further information.</small>			
Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			
<input type="checkbox"/> Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.			
<b><u>Hazardous chemical facilities</u></b>			
<b>23.2) Is this development application for a hazardous chemical facility?</b>			
<input type="checkbox"/> Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application <input checked="" type="checkbox"/> No <small><b>Note:</b> See <a href="http://www.business.qld.gov.au">www.business.qld.gov.au</a> for further information about hazardous chemical notifications.</small>			

### 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](http://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](http://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](http://www.dnrme.qld.gov.au) for further information.

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. If the development application involves:

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

### Waterway barrier works

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

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

☒ No

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

### Marine activities

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

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

☒ No

**Note:** See guidance materials at [www.daf.qld.gov.au](http://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](http://www.dnrme.qld.gov.au) and [www.business.qld.gov.au](http://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](http://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](http://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](http://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](http://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](http://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			
<i>Note: For completion by assessment manager if applicable</i>			
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			

### 8.8.3.3 Specific benchmarks for assessment

Table 8.3.3.3(a) — Assessable development

Performance outcomes		Acceptable outcomes	
Lot design			
<b>PO1</b>	Reconfiguration creates lots that are of a sufficient size, shape and dimension:	<b>AO1</b>	Lots comply with the minimum lot size and dimensions specified for its zone in Table 8.3.3.3(b)—Minimum lot size and dimensions.
	(a) that are consistent with the character of the zone;		
	(b) to accommodate development commensurate with the required building footprint, setbacks, private open space, vehicle access and parking and servicing areas for the zone;		
	(c) that does not compromise the future development potential of land in the Emerging community zone and Industry investigation zone for urban purposes; and		
	(d) are sufficient to protect areas with significant ecological values.		
<b>PO2</b>	Rear lots are only created where:	<b>AO2.1</b>	Only one rear lot is provided behind each full frontage lot.
	(a) they are for the purpose of a single Dwelling house;	<b>AO2.2</b>	The minimum size of a rear lot, excluding its access handle is:
	(b) the topography of the land or other physical features ensure that the amenity of adjoining lots would not be detrimentally affected;		

Complies

N/A

N/A



Performance outcomes		Acceptable outcomes	
(c) the circumstances of the particular case are such that it would not be desirable or practical to provide full frontage lots; and (d) the function and safety of the road frontage road is not adversely affected and allows for waste collection.		8.3.3.3(b)–Minimum lot size and dimensions; and (b) is capable of containing a building envelope having minimum dimensions of 15m x 20m.	N/A
	AO2.3	The access handle of the rear allotment has a minimum width of 4m.	N/A
	AO3.1	No additional lots are created.	Complies
PO3 Any boundary realignment must: (a) improve the shape or utility of the existing lot; (b) be consistent with the character of the zone; and (c) not create additional lots.	AO3.2	The boundary realignment meets the minimum lot size and dimensions in accordance with Table, 8.3.3.3(b)–Minimum lot size and dimensions.	Complies
	PO4	No acceptable outcome is nominated.	
	Any boundary realignment must: (a) be an improvement on the existing situation; (b) avoid encumbering existing physical features such as dams and waterways; and (c) not create a situation where, as a result of the reconfiguration any buildings or structures become unlawful.		Complies
<b>General design</b>			
PO5 The layout of lots, streets and infrastructure avoids or minimises impacts on environmental features by:		No acceptable outcome is nominated.	

Performance outcomes	Acceptable outcomes
<p>(a) following the natural topography and minimising earthworks;</p> <p>(b) avoiding crossing or otherwise fragmenting waterways, wetlands, habitat areas, ecological corridors or steep land; and</p> <p>(c) maintaining natural drainage features and hydrological regimes.</p> <p><b>PO6</b></p> <p>Lot design does not increase risks to people and property through:</p> <p>(a) natural hazards; and</p> <p>(b) unreasonable impacts from noise dust, odour or other nuisance from existing lawful uses.</p> <p><b>PO7</b></p> <p>Reconfiguration is designed to ensure integration with the surrounding locality, having regard to:</p> <p>(a) connections to surrounding streets, pedestrian and cycle networks and other infrastructure networks;</p> <p>(b) open space networks, habitat areas or corridors;</p> <p>(c) connections to centres, employment areas and recreation areas;</p> <p>(d) surrounding landscaping and streetscape treatments; and</p> <p>(e) the interface between adjoining land uses.</p>	<p><b>Complies</b></p> <p><b>Complies</b></p> <p><b>Complies</b></p> <p><b>No Change to existing arrangements</b></p> <p>No acceptable outcome is nominated.</p> <p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
Neighbourhood design in the General residential zone	
<p><b>PO8</b></p> <p>Reconfigurations are designed to ensure:</p> <p>(a) the creation of seamless interlinked neighbourhoods with residential character and identity;</p> <p>(b) pedestrian movement is encouraged; and</p> <p>(c), neighbourhoods are concentrated around community focus points such as centres and parks.</p>	<p>Compues</p> <p>No acceptable outcome is nominated.</p>
<p><b>PO9</b></p> <p>A variety of lot sizes are provided in close proximity to centres and parks to promote a wider housing choice and mix that are consistent with zone outcomes.</p>	<p>N/A</p> <p>No acceptable outcome is nominated.</p>
<p><b>PO10</b></p> <p>Neighbourhood design provides for safer communities by maximising opportunities for casual surveillance and minimising opportunities for crime and vandalism.</p> <p>Editor's note—Applicants may find useful guidance in the Queensland Government's Crime Prevention through Environmental Design Guidelines for Queensland.</p>	<p>N/A</p> <p>No acceptable outcome is nominated.</p>
<p><b>PO11</b></p> <p>Movement and open space networks are:</p> <p>(a) safe, clearly legible and have a high degree of connectivity; and</p>	<p>N/A</p> <p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
(b) interconnected through a grid or modified grid pattern.	
<b>PO12</b> Movement networks prioritise walking and cycling within neighbourhoods.	N/A
<b>PO13</b> The permeability and connectivity of streets is not compromised by the use of cul-de-sacs unless no alternative arrangement is possible.	N/A
<b>Climate responsive design</b>	
<b>PO14</b> Neighbourhood layouts are designed to respond to local climate conditions and enable energy efficient dwellings.	N/A
<b>Lot reconfiguration in the Industry zone</b>	
<b>PO15</b> Reconfiguration facilitates all types of industrial activities through: (a) the creation of functional activity areas and building footprints; (b) a range of lot sizes; (c) accommodating appropriate waste water management capabilities; and (d) maximising access to significant roads, highways and railways.	N/A
<b>PO16</b> No acceptable outcome is nominated.	

Performance outcomes	Acceptable outcomes
<p>Where reconfiguration adjoins land in another zone, lots are of a sufficient size to mitigate any noise, air quality and visual impacts on that adjoining land.</p>	<p>N/A</p>
<p><b>Lot reconfiguration in the Rural zone</b></p>	
<p><b>PO17</b></p>	<p><b>AO17</b></p>
<p>Reconfiguration:</p>	<p>Lots comply with the minimum lot size and dimensions for the rural zone specified in Table 8.3.3.3(b)—Minimum lot size and dimensions.</p>
<p>(a) maintains rural, open space and landscape character;</p>	
<p>(b) protects the productive capacity of rural land resources;</p>	
<p>(c) allows for the efficient operation of rural activities and viable farming and grazing practices; and</p>	<p>N/A</p>
<p>(d) development does not adversely impact extractive and mining operations.</p>	
<p><b>PO18</b></p>	<p><b>AO18</b></p>
<p>Reconfiguration of land identified as Class A and B Agricultural land does not:</p>	<p>Lots comply with the minimum lot size and dimensions for the rural zone specified in Table 8.3.3.3(b)—Minimum lot size and dimensions.</p>
<p>(a) adversely impact on the viability of land for productive agricultural purposes; and</p>	
<p>(b) constrain existing farming activities.</p>	
<p>Editor's note—Class A and B agricultural land is identified in the Agriculture overlay map OM1.</p>	<p>N/A</p>
<p><b>Infrastructure and services</b></p>	
<p>Editor's note—Refer also to the Development works code.</p>	
<p><b>PO19</b></p>	<p><b>AO19.1</b></p>



## Performance outcomes

Each reconfigured lot is provided with infrastructure and services appropriate to its intended use and location in a manner that:

- (a) is efficient;
- (b) is adaptable to allow for future infrastructure upgrades;
- (c) minimises risk of adverse environmental or amenity-related impacts;
- (d) promotes the efficient use of water resources; and
- (e) minimises whole of life cycle costs for that infrastructure.

## Acceptable outcomes

Lots created within the Priority Infrastructure Area are designed and configured to connect to a reticulated water supply and a reticulated sewerage in accordance with the *Development works Town plan policy*.

### AO19.2

Lots created outside the Priority Infrastructure Area are designed and configured to:

- (a) connect to a potable on site water supply in accordance with the *Development works Town plan policy*; and
- (b) treat waste water on site in accordance with the *Development works Town plan policy*.

### AO19.3

Lots are designed and configured to provide for stormwater infrastructure in accordance with the design requirements of the *Development works Town plan policy*.

### AO19.4

Lots are 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.

### PO20

Where reconfiguration proposes individual on site waste water disposal, it must be demonstrated that:

- (a) the soil type and permeability, slope, and hydrology of the land is capable of

COMPLIES  
(EXISTING)

COMPLIES  
(EXISTING)

COMPLIES

COMPLIES  
(EXISTING)

N/A

**Performance outcomes**

**Acceptable outcomes**

accommodating the proposed loads within the lot;

- (b) there is sufficient area within the lot for an alternative disposal area should it be required; and
- (c) individually and collectively, the impacts of the existing and proposed systems do not adversely impact on the groundwater quality of the locality.

N/A

**Access and road design**

Editor's note—refer also to the Development works code.

**PO21**

**AO21**

Lots have safe access for vehicles and pedestrians through:

Lots are designed to achieve safe vehicle and pedestrian access in accordance with the *Development works Town plan policy*.

- (a) direct frontage to a properly constructed public road or to common property having a direct frontage to a properly constructed public road created under a community management statement; and
- (b) providing access appropriate for the type of vehicle associated with development.

Complies

**PO22**

No acceptable outcome specified.

Reconfiguration involving the creation of new roads must:

- (a) provide for the safe, efficient and convenient movement for all modes of transport;
- (b) are designed and constructed to support their intended function for all relevant design vehicle types;

N/A

## Performance outcomes

## Acceptable outcomes

- (c) provide safe and easy access to the frontage of lots;
- (d) are designed and constructed to give priority to pedestrian and bicycle pathways at intersections;
- (e) where practicable, align with open space corridors and waterways; and
- (f) where appropriate provide connections to , adjoining land.

N/A

### PO23

No acceptable outcome specified.

New roads ensure streetscape and landscape treatments are provided that:

- (a) create an attractive and legible environment which establishes character and identity;
- (b) maintain important views and vistas where possible;
- (c) enhance safety and comfort, and meet user needs;
- (d) complement the function of the street in which they are located by reinforcing desired traffic speed and behaviour;
- (e) support safe pedestrian and cycling movement;
- (f) maximise infiltration of stormwater runoff wherever practicable;
- (g) provide shade through street trees along road frontages; and

N/A

Performance outcomes	Acceptable outcomes
(h) minimise maintenance and whole of lifecycle costs.	
<b>PO24</b>	No acceptable outcome is nominated.
Reconfiguration includes appropriate pedestrian and cycle infrastructure that:	
(a) provides a high level of connectivity and permeability that links residential areas with schools; centres, community activity uses; , parks and employment areas;	
(b) provides for safe street crossings and for safety between pedestrians and cyclists;	
(c) is designed taking into account topography and convenience for users; and	
(d) meets disability access standards.	
<b>Stormwater management</b>	
Editor's note—Refer also to the Development works code.	
<b>PO25</b>	No acceptable outcome is nominated.
Reconfiguring a lot development:	
(a) manages the stormwater quality, quantity and velocity flow characteristics from the lot to maintain or improve the pre-development levels; and	
(b) where practicable incorporates stormwater re-use.	
<b>Parks and open space</b>	
Editor's note—Where acceptable outcomes are set out in this section, it is acknowledged that they may primarily be practicable in greenfield developments in the Emerging community zone or large lots within the General residential zone. Alternative outcomes are likely to be appropriate in existing developed areas. This may include	

N/A

No Change to existing  
stormwater flow

## Performance outcomes

## Acceptable outcomes

works and embellishments to existing parks or recreational corridors to meet the development's demand, infrastructure charges or as part of an infrastructure agreement.

### PO26

Reconfiguring a lot provides parkland or open space which:

- (a) meets the needs of the community for a range of active and passive uses; and
- (b) is of a sufficient size and shape to accommodate recreation activities with associated equipment and facilities.

N/A

### AO26

Parkland is provided in accordance with the Local Government Infrastructure Plan.

### PO27

The design of parkland or open space:

- (a) contributes to the character of the neighbourhood or area;
- (b) is safe and functions as a focal point for the neighbourhood or community;
- (c) minimise the interface between residential lots and open space through appropriate treatments including alignment, fencing and landscaping;
- (d) maximises road frontage to facilitate casual surveillance;
- (e) incorporates natural areas including important local vegetation, waterways, ridgelines and wetlands;
- (f) preserves landscape features important to the scenic amenity of a locality;
- (g) is linked to existing parkland or open space networks wherever possible;

N/A

No acceptable outcome is nominated.



Performance outcomes	Acceptable outcomes
<p>(h) offers a broad range of informal and formal experiences to the community; and</p> <p>(i) is cost effective to maintain; and</p> <p>(j) provided in the early stages of staged developments.</p>	<p>N/A</p>
<p><b>PO28</b></p> <p>The location of parkland or open space is conveniently located to residential neighbourhoods.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO29</b></p> <p>Open space for conservation purposes protects riparian corridors, significant vegetation and wildlife habitat and movement corridors.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>Volumetric reconfiguration</b></p>	
<p><b>PO30</b></p> <p>Volumetric reconfiguration (subdivision of space above or below the surface of land):</p> <p>(a) facilitates efficient development that is consistent with the intent for the zone; or</p> <p>(b) is consistent with a development approval.</p>	<p>N/A</p>
<p><b>Access easement</b></p>	
<p><b>PO31</b></p> <p>The access easement must:</p> <p>(a) be of adequate width;</p> <p>(b) be constructed to a standard appropriate to the situation; and</p>	<p><b>AO31</b></p> <p>The access easement is designed in accordance with the design requirements of the <i>Development works Town plan policy</i>.</p>

Performance outcomes	Acceptable outcomes
(c) not result in unreasonable detriment or nuisance to neighbours.	
<b>Stock routes</b>	
<b>PO32</b>	<b>AO32</b>
The stock route network identified in the State planning policy mapping – agriculture, development and construction, mining and extractive resources is protected from encroachment by sensitive and incompatible land uses and access works are robust, fit-for-purpose and provide for the safe passage of stock traversing the stock route.	No new allotments are created adjacent to the stock route network.

N/A

**Table 8.3.3(b) — Minimum lot size and dimensions**

Zone	Minimum lot size	Minimum frontage
General Residential	700m <sup>2</sup>	15m
Centre	400m <sup>2</sup>	10m
Industry	1,000m <sup>2</sup>	20m
Township		
Rural residential	0.5ha	50m
• Hervey Range precinct	2ha	80m
• Environs precinct	8ha	80m
Emerging community	50ha	Not specified
Industry investigation		
Rural	5,000ha	Not specified

- (m) development responds to land constraints, including but not limited to, former mining activities and land contamination;

Editor's note—sites of former mining activity may be identified through the Historic Mining Permits, Resources (Mineral Occurrence and Geological Observation Data) and Abandoned Mines layers of MyMinesOnline Maps. However, proponents should be aware that the online mapping does not spatially represent all abandoned mines and their extent. Geotechnical investigation of past mining areas may reveal additional unmapped historic mine sites.

- (n) development mitigates any adverse impacts on adjoining areas of environmental significance through location, design, operation and management requirements; and
- (o) residential development is protected from the impacts of any nearby industrial activities, transport corridors, infrastructure, installations and other major facilities.

**Table 6.2.1.1.3(a) — Accepted development subject to requirements and assessable development**

Performance outcomes	Acceptable outcomes
<b>Built form</b>	
<b>PO1</b>	<b>AO1</b>
Buildings:	Building height does not exceed 8.5m and 2 storeys above ground level.
(a) are low rise;	
(b) do not create unreasonable overshadowing on adjoining residential properties; and	<b>EXISTING BUILDINGS</b>
(c) do not adversely impact on the residential character and amenity of the area.	<b>COMPLY</b>
<b>PO2</b>	<b>AO2.1</b>
Residential buildings:	Where a Multiple dwelling, Residential care facility, Retirement facility or Rooming accommodation, development is in accordance with Table 6.2.1.1.3(b)—Siting requirements.
(a) are proportionate to the size and street frontage of the site;	<b>AO2.2</b>
(b) protect residential neighbourhood character;	Where a Dual occupancy:
(c) provide setbacks that maintain appropriate levels of light and solar penetration, air circulation, privacy and amenity for adjoining properties;	(a) site cover is a maximum of 50% of the total site area; and
(d) provide for adequate open space and landscape areas;	(b) minimum street frontage is 30m.
(e) reduce building bulk; and	Editor's note—Setbacks for a Dwelling house and Dual occupancy are regulated in the QDC.
(f) allow casual surveillance of the street.	
<b>Residential density</b>	
<b>PO3</b>	<b>AO3.1</b>
Residential density reflects the residential character of the area.	Residential density is a maximum of:
	(a) 1 dwelling per lot where a Dwelling house (including 1 Secondary dwelling); or
	(b) 1 dwelling per 450m <sup>2</sup> where Dual occupancy; or
	(c) 1 dwelling per 240m <sup>2</sup> where a Multiple dwelling.
	<b>AO3.2</b>
	Where a Dwelling house, any Secondary dwelling is:
	(a) a maximum of 80m <sup>2</sup> GFA; and

Performance outcomes	Acceptable outcomes
<p><b>Open space</b></p> <p><b>PO4</b></p> <p>Development must provide sufficient and accessible open space for resident's needs.</p>	<p>(b) within 10m of the main building.</p> <p><b>AO4.1</b></p> <p>Where a Multiple dwelling, Retirement facility or Rooming accommodation, minimum open space requirements are provided in accordance with the following:</p> <ul style="list-style-type: none"> <li>(a) 30m<sup>2</sup> private open space per ground storey dwelling with a minimum dimension of 5m in any direction;</li> <li>(b) for dwellings above ground storey, a balcony with a minimum area of 12m<sup>2</sup> and a minimum dimension of 3m; and</li> <li>(c) development greater than 18 dwellings provides a minimum communal open space area of 50m<sup>2</sup> with a minimum dimension of 10m.</li> </ul> <p><b>AO4.2</b></p> <p>Private open space is directly adjacent to the main living area.</p>
<p><b>Design and streetscape</b></p> <p><b>PO5</b></p> <p>Driveways and parking areas including garages must not visually dominate the street.</p>	<p><b>AO5.1</b></p> <p>Carparking areas where a Multiple dwelling, Retirement facility or Rooming accommodation, are located behind the main building.</p> <p><b>AO5.2</b></p> <p>Vehicle access is provided through a:</p> <ul style="list-style-type: none"> <li>(a) 1 paired driveway for a Dual occupancy (where not on a corner lot);</li> <li>(b) single driveway where a Multiple dwelling, Residential care facility, Retirement facility or Rooming accommodation.</li> </ul>
<p><b>Use - Sales office</b></p> <p><b>PO6</b></p> <p>The use does not adversely impact on the residential amenity of the surrounding land uses and local character.</p>	<p><b>AO6.1</b></p> <p>Development of the sales office is in place for no more than two years.</p> <p><b>AO6.2</b></p> <p>The site coverage of the building is a maximum of 50% of the site area.</p> <p><b>AO6.3</b></p> <p>There are a maximum of 2 employees on- site at any one time.</p> <p><b>AO6.4</b></p> <p>The use operates between 8:00 and 18:00 Monday to Saturday and 9:00 to 13:00 on Sunday.</p>

Performance outcomes	Acceptable outcomes
<b>Use - Food and drink outlet, Office or Shop if using an existing non-residential building</b>	
<b>PO7</b> Non-residential uses within an existing non-residential building do not adversely impact on the amenity of area. <b>For all assessable development</b>	<b>AO7</b> Hours of operation are limited to 7:00 – 19:00 daily.
<b>Design and streetscape</b>	
<b>PO8</b> Development has a high-quality appearance and makes a positive contribution to the streetscape.	<b>AO8.1</b> Landscaping is to be provided at a minimum dimension of 1.5m in width along the full frontage of any road. <b>AO8.2</b> For any Multiple dwelling or Retirement facility, balconies or verandahs occupy a minimum of 50% of the building facade fronting the street. No acceptable outcome is nominated.
<b>PO9</b> Pedestrian entries: (a) are visible from the street and visitor car parking areas; (b) are separate to vehicle access points; (c) incorporate sun and rain shelter, such as overhangs or awnings; and (d) are defined by human scale design elements (such as, doors, windows, awnings, a portico, landscaping, etc).	N/A
<b>PO10</b> Buildings must be orientated to facilitate casual surveillance of the street and any adjoining public space. Editor's note—This applies to all street frontages where development fronts more than 1 street.	<b>AO10</b> Buildings fronting a street or public space include the following features: (a) large windows associated with living areas; or (b) balconies or verandahs. No acceptable outcome is nominated.
<b>PO11</b> Development facilitates the security of people and property having regard to: (a) opportunities for casual surveillance and sight lines; (b) exterior building design that promotes safety; (c) adequate lighting; (d) appropriate signage and wayfinding; (e) minimisation of entrapment locations; (f) clearly visible placement and location of letterboxes for identification by emergency services; and	No ADVERSE IMPACT FROM THIS DEVELOPMENT



Performance outcomes	Acceptable outcomes
<p>(g) building entrances, loading and storage areas that are well lit and lockable after hours.</p> <p>Editor's note—Applicants should have regard to <i>Crime Prevention through Environmental Design Guidelines for Queensland</i>.</p> <p><b>PO12</b></p> <p>Design elements contribute to an interesting and attractive building through:</p> <p>(a) the provision of projections and recesses in the façade which reflect changes in internal functions of buildings;</p> <p>(b) variations in materials and building form;</p> <p>(c) modulation in the façade, horizontally or vertically;</p> <p>(d) articulation of building entrances and openings;</p> <p>(e) corner treatments to address both street frontages;</p> <p>(f) elements which assist in wayfinding and legibility; and</p> <p>(g) elements which relate to the context including surrounding buildings, parks, streets and open spaces.</p>	<p>No acceptable outcome is nominated.</p> <p>N/A</p>
<p><b>PO13</b></p> <p>Roof form assists in reducing the appearance of building bulk by:</p> <p>(a) articulating individual dwellings; and</p> <p>(b) incorporating variety in design through use of roof pitch, height, gables and skillions.</p>	<p>No acceptable outcome is nominated.</p> <p>N/A</p>
<p><b>Open space</b></p> <p><b>PO14</b></p> <p>Open space is oriented to provide adequate sunlight and prevailing breeze.</p>	<p>No acceptable outcome is nominated.</p> <p>NO OPEN SPACE</p>
<p><b>PO15</b></p> <p>Communal open space is:</p> <p>(a) designed to provide useable areas for communal activities such as clothes drying and social interaction; and</p> <p>(b) is not dominated by landscaping.</p>	<p>No acceptable outcome is nominated.</p> <p>N/A</p>
<p><b>Amenity</b></p> <p><b>PO16</b></p> <p>Habitable spaces must not directly overlook dwellings on adjacent land.</p>	<p><b>AO16</b></p> <p>Habitable room windows of a dwelling are separated a minimum of 9m from a habitable room window or private open space of another dwelling unless:</p>

**Performance outcomes****Acceptable outcomes**

COMPLIES

- (a) windows have translucent glazing or sill heights of at least 1.5m; or
- (b) there is a 1.8m high dividing fence at ground level;
- (c) outlook from windows, balconies, and terraces of a dwelling is screened where screening is;
  - (i) a solid translucent screen or perforated panels or trellises which have a maximum of 50% openings; and
  - (ii) permanent and fixed, and designed to complement the development.

**PO17**

Landscaping is provided to enhance the appearance of the development, screen unsightly components, create an attractive on site environment and provide shading.

Editor's note—Applicants are also referred to the Landscaping code.

No acceptable outcome is nominated.

EXISTING LANDSCAPING  
COMPLIES

**PO18**

Outdoor activity, plant equipment, waste, storage and servicing areas are screened from adjoining properties and from the street.

**AO18**

Outdoor activity, plant equipment, waste, storage and servicing areas are:

- (a) not located adjacent to any road frontage; and
- (b) screened from public view by either:
  - (i) a 1.8m high solid wall or fence, constructed in materials and colours compatible with the main building on site; or
  - (ii) mature landscaping that has the same effect as a 1.8m high wall.

**Effects of development****PO19**

Development responds sensitively to on site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land uses, such that:

- (a) any hazards to people or property are avoided;
- (b) any earthworks are minimised;
- (c) the retention of natural drainage line is maximised;
- (d) the retention of existing vegetation is maximised;
- (e) damage or disruption to sewer, stormwater and water infrastructure is avoided; and
- (f) there is adequate buffering, screening or separation to adjoining development.

No acceptable outcome is nominated.

NO EARTHWORKS ASSOCIATED  
WITH THIS DEVELOPMENT

**PO20**

No acceptable outcome is nominated.

**Performance outcomes**

Development maintains a high level of amenity within the site and minimises impacts on surrounding areas, having regard to:

- (a) noise;
- (b) traffic and parking;
- (c) visual impact;
- (d) odour and emissions; and
- (e) lighting.

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 outcome.

**PO21**

All uses are located, designed, orientated and constructed to:

- (a) minimise noise dust, odour or other nuisance from existing lawful uses;
- (b) minimise nuisance caused by noise, vibration and dust emissions generated from any state-controlled road, major road, infrastructure corridor and rail network in the vicinity; and
- (c) avoid areas that may place unreasonable risk to people and 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 areas may reveal additional unmapped historic mine sites.

**Use - Child care centre****PO22**

Development is low impact, limited in scale and:

- (a) compatible with neighbouring residential uses and complementary to local character;
- (b) incorporates design elements that are consistent with the surrounding residential development;
- (c) supports the day to day needs of residents;
- (d) located on a site which must adequately accommodate activity needs and space requirements; and
- (e) does not undermine the viability of nearby centres.

**PO23****Acceptable outcomes**

No Adverse affect from this development

No acceptable outcome is nominated.

N/A

No acceptable outcome is nominated.

N/A

No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
Development is highly accessible and is co-located with, or located close to, the commercial centre of Charters Towers or other community or recreation uses.	
<b>PO24</b> Development does not adversely impact on the amenity of area.	<b>AO24</b> Hours of operation are limited to 6.00 to 19.00 daily.
<b>PO25</b> Buildings are located on the site to maximise the residential amenity of residents and neighbours.	<b>AO25</b> Buildings are setback a minimum of: (a) 6m from the front and rear boundary; and (b) 3m from the side boundary
<b>PO26</b> Development must ensure residential amenity is maintained on adjoining properties.	<b>AO26</b> Development provides a 1.8m acoustic screen fence where adjoining a residential use.
<b>PO27</b> The development minimises: (a) the hazards of heavy traffic; (b) adverse impacts on the prevailing road hierarchy; and (c) on site conflict between children's activities, pedestrian movement, vehicle movement and car parking.	No acceptable outcome is nominated.

N/A

#### 6.2.1.1.3 Specific benchmarks for assessment

Table 6.2.1.1.3(b) — Siting requirements

Element			Acceptable solutions
4.1	Minimum frontage		30m
4.2	Minimum area		1,200m <sup>2</sup>
4.3	Maximum site cover		50%
4.4	Minimum Setbacks	Front	3m (Outer most projection and including all street frontages where a corner lot)
			5m to any garage on a street frontage
		Rear	6m (where not on a corner lot)
		Side	1.5m not including eaves
4.5	Built to walls	Boundary	Limited to 1 side boundary with a maximum length 10m and maximum height 3.5m

Individual owner's consent for making a development application under the Planning Act 2016

I,

GRAHAM ARCHER

[Insert full name.]

as owner of the premises identified as follows:

[Insert street address, lot on plan description or coordinates of the premises the subject of the application.]

13 MAY STREET, MOSSMAN PARK

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

GEOFF HANSEN OF HANSEN SURVEYS

[Insert name of applicant.]

on the premises described above for:

[Insert details of the proposed development, e.g. material change of use for four storey apartment building.]

BOUNDARY REALIGNMENT

[signature of owner and  
date signed]

5/11/2023