

DA Form 1

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)	SupaGreen Construction Ltd
Contact name (only applicable for companies)	Peter Bolt
Postal address (P.O. Box or street address)	14-18 Billabirra Cres
Suburb	Nerang
State	QLD
Postcode	4211
Country	Australia
Contact number	0417764864
Email address (non-mandatory)	peterb@glux.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

2) Owner's consent

2.1) Is written consent of the owner required for this development application?

- ☒ Yes – the written consent of the owner(s) is attached to this development application
☐ No – proceed to 3)

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
		7	Natal Downs Road	Queenton
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4820	1MPH17148		Charters Towers Regional Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

- ☐ Coordinates of premises by longitude and latitude

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

- ☐ 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: <input type="text"/>	

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:

☐ Listed on the Environmental Management Register (EMR) under the *Environmental Protection Act 1994*

EMR site identification:

☐ Listed on the Contaminated Land Register (CLR) under the *Environmental Protection Act 1994*

CLR site identification:

5) Are there any existing easements over the premises?

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

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

☒ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

☒ Material change of use

☐ Reconfiguring a lot

☐ Operational work

☐ Building work

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

☒ Development permit

☐ Preliminary approval

☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

☒ Code assessment

☐ Impact assessment (requires public notification)

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

Construction of new housing units on currently empty lot

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)

<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? <i>(tick only one box)</i>			
<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 <i>(requires public notification)</i>		
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>			
Construction of new housing units on currently empty plot			
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 .			
<input checked="" 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 checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete DA Form 2 – Building work details

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Townhouse	Multiple Dwellings	13	1922.81 m ²
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? <i>(tick all applicable boxes)</i>	
<input type="checkbox"/> Subdivision <i>(complete 10)</i>	<input type="checkbox"/> Dividing land into parts by agreement <i>(complete 11)</i>

<input type="checkbox"/> Boundary realignment <i>(complete 12))</i>	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road <i>(complete 13))</i>
---	--

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? <i>(attach schedule if there are more than two easements)</i>				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? <i>(e.g. pedestrian access)</i>	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)

☐ Yes – specify number of new lots: _____

☐ No

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

\$ _____

PART 4 – ASSESSMENT MANAGER DETAILS

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

Charters Towers Regional Council

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

☐ Yes – a copy of the decision notice is attached to this development application

☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached

☒ No

PART 5 – REFERRAL DETAILS

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

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

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

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

☐ Clearing native vegetation

☐ Contaminated land (*unexploded ordnance*)

☐ Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)

☐ Fisheries – aquaculture

☐ Fisheries – declared fish habitat area

☐ Fisheries – marine plants

☐ Fisheries – waterway barrier works

☐ Hazardous chemical facilities

☐ Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)

☐ Infrastructure-related referrals – designated premises

☐ Infrastructure-related referrals – state transport infrastructure

☐ Infrastructure-related referrals – State transport corridor and future State transport corridor

☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels

☐ Infrastructure-related referrals – near a state-controlled road intersection

☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas

☐ Koala habitat in SEQ region – key resource areas

- ☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- ☐ Ports – Brisbane core port land – environmentally relevant activity (ERA)
- ☐ Ports – Brisbane core port land – tidal works or work in a coastal management district
- ☐ Ports – Brisbane core port land – hazardous chemical facility
- ☐ Ports – Brisbane core port land – taking or interfering with water
- ☐ Ports – Brisbane core port land – referable dams
- ☐ Ports – Brisbane core port land – fisheries
- ☐ Ports – Land within Port of Brisbane’s port limits (*below high-water mark*)
- ☐ SEQ development area
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
- ☐ Tidal works or works in a coastal management district
- ☐ Reconfiguring a lot in a coastal management district or for a canal
- ☐ Erosion prone area in a coastal management district
- ☐ Urban design
- ☐ Water-related development – taking or interfering with water
- ☐ Water-related development – removing quarry material (*from a watercourse or lake*)
- ☐ Water-related development – referable dams
- ☐ Water-related development –levees (*category 3 levees only*)
- ☐ Wetland protection area

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

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

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

- ☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

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

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

- ☐ Ports – Brisbane core port land

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

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

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

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

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

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

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

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

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

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

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

☐ Yes – referral response(s) received and listed below are attached to this development application

☒ No

Referral requirement	Referral agency	Date of referral response

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

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules

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

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

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

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

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

PART 7 – FURTHER DETAILS

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

☒ 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 checked="" type="checkbox"/> Approval <input type="checkbox"/> Development application	R13-9623000	14 March 2012	J P Gott
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

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

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

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

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

Clearing native vegetation

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

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

☒ No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.

2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

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

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

☒ No

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

Koala habitat in SEQ Region

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

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

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

☒ No

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

Water resources

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

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

☒ No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information.

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

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

Waterway barrier works

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

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

☒ No

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

Marine activities

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

- ☐ Yes – an associated *resource* allocation authority is attached to this development application, if required under the *Fisheries Act 1994*
- ☒ No

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

Quarry materials from a watercourse or lake

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

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
- ☒ No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

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

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
- ☒ No

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

Referable dams

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

- ☐ Yes – the ‘Notice Accepting a Failure Impact Assessment’ from the chief executive administering the Water Supply Act is attached to this development application
- ☒ No

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

Tidal work or development within a coastal management district

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

- ☐ Yes – the following is included with this development application:
- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 - ☐ A certificate of title
- ☒ No

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

Queensland and local heritage places

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

- ☐ Yes – details of the heritage place are provided in the table below
- ☐ No

Note: See guidance materials at www.des.qld.gov.au for information requirements regarding development of Queensland heritage places.

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

Brothels

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

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

Decision under section 62 of the *Transport Infrastructure Act 1994*

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

- ☐ Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)
- ☒ No

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

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

- ☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered
- ☒ No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

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

☒ Yes

Note: See the *Planning Regulation 2017* for referral requirements

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

☐ Yes

☒ Not applicable

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

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

☒ Yes

Relevant plans of the development are attached to this development application

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

☒ Yes

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

☐ Yes

☒ Not applicable

25) Applicant declaration

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

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

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application.

All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

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

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

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

PLANNING ASSESSMENT REPORT

Development Application: 7 Natal Downs Road, Queenton QLD 4820



Peter Bolt

©SupaGreen Construction Ltd 2022 | 14-18 BILLABIRRA CR, NERANG QLD 4211

ABN: 35 659 090 481

SupaGreen Construction Ltd has prepared this document for the sole use of its client, QLux Living Ltd and for a specific purpose, as expressly stated in the document. No other party should rely on this document without the prior consent of SupaGreen. SupaGreen undertakes no duty, nor accepts any responsibility, to any third party who may rely on upon or use the document. This document has been prepared based on SupaGreen client's description of their requirements and SupaGreen's experience, having regard to assumptions that SupaGreen Construction can reasonably be expected to make in accordance with sound professional principles. SupaGreen Construction may have also relied upon information provided by its client and other third parties to prepare this document, some of which may not have been verified. Subject to the above conditions, this document may be transmitted, reproduced or disseminated only in its entirety.

1 Executive Summary

This Planning Assessment Report is written on behalf of Q Lux Living Ltd (the Applicant) who seek to develop land situated at 7 Natal Downs Road, Charters Towers QLD 4820 (the 'subject site') for the purposes of constructing new multiple dwelling housing units

To facilitate the intended development across the site, this application seeks approval for the following aspects of development:

- Development Application – Material Change of Use: Multiple Dwelling

The proposed development is assessed under the Charters Towers Regional Town Plan Version 2 for the general residential zone. The application is made over land located at 7 Natal Downs Road, Charters Towers, formally described as Lot/Plan 1MPH17148.

2 Application Details

Property summary	
Address	7 Natal Downs Road, Charters Towers
Lot description	1MPH17148
Total Site area	3893 m ²
Current use	Empty Lot
Land owner	Q Lux Living Ltd
Planning Framework Summary	
Planning Scheme	Central Highlands Regional Council Planning Scheme 2016 Version 2
Zone	General Residential
Overlays	Not Applicable
State Interests	Not applicable
Application Summary	
Description	Multiple Dwellings
Type of approval sought	Development Application – Material Change of Use
Category of assessment	Code Assessable
Assessment manager	Charters Towers City Council
Referral agencies	Not Applicable
Applicant	Q Lux Living Ltd
Contact	
Name	Peter Bolt
Telephone	0417764864
Email	peterb@qlux.com.au

3 Proposed Development

The site for the proposed development is currently an empty lot zoned as general residential as seen in *Figure 1* and *Figure 2*.



Figure 1: Areal view of subject site.

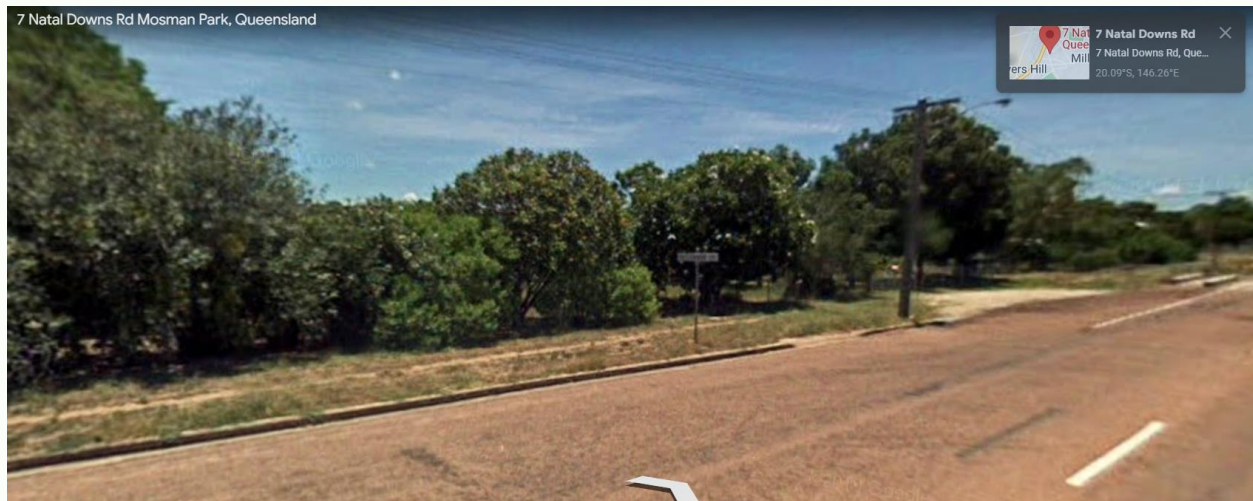


Figure 2: Street view of subject site from Natal Downs Raod

4 Proposal Details

The specific details of the proposal are included below:

Aspect	Proposal
Unit Types	Townhouse
Number of Units	13
Building Height	2.7 m (floor to ceiling)
Building Length	Varies per unit
Gross Floor Area	1922.81 m ²
Commercial	Not applicable
Site Cover	49.4%
Floor Space Ratio	To be determined
Minimum Lot Size	Not Applicable
Landscaping	To be determined
Access	Access via Natal Downs Roads (Unit 1-8) Access via Road Reserve (Unit 9-13)
Car Parking	44 total car spaces
Servicing	Servicing via Natal Downs Roads

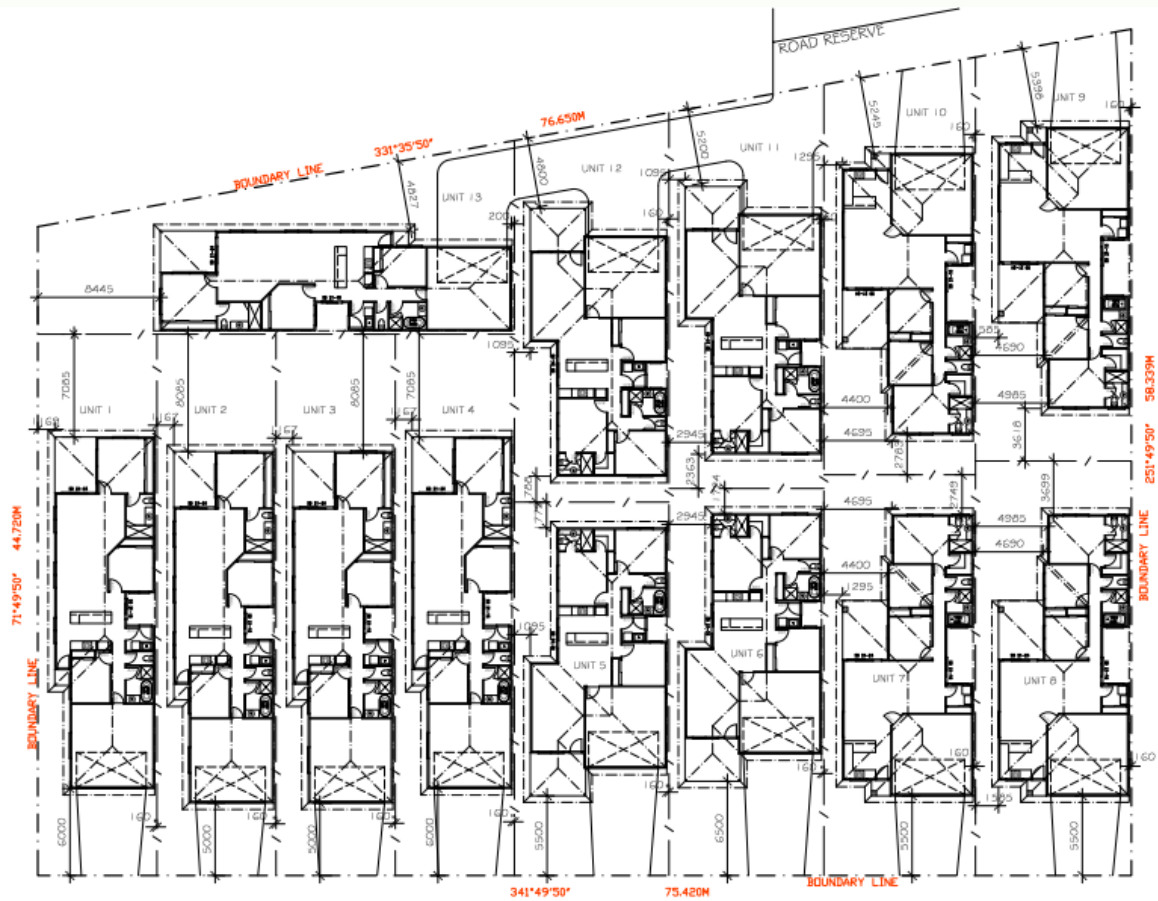


Figure 3: Proposed housing units and subsequent layouts.

Further floor plans, elevations, and other drawings can be found attached with this planning assesment report.

5 Statutory Code Assessment

This development falls under the General Residential Zone Code from Charters Towers Regional Town Plan Version 2 (pages 74-81). Assessment of applicable code can be found in the table below:

<u>Control</u>	<u>Response</u>												
Built Form													
PO1 Buildings: (a) are low rise; (b) do not create unreasonable overshadowing on adjoining residential properties; and (c) do not adversely impact on the residential character and amenity of the area.													
Building height does not exceed 8.5m and 2 storeys above ground level.	The proposed design meets this control, the proposed townhouses are single (1) story and do not exceed 8.5 m in height												
PO2 Residential buildings: (a) are proportionate to the size and street frontage of the site; (b) protect residential neighbourhood character; (c) provide setbacks that maintain appropriate levels of light and solar penetration, air circulation, privacy and amenity for adjoining properties; (d) provide for adequate open space and landscape areas; (e) reduce building bulk; and (f) allow casual surveillance of the street.													
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.	The proposed design meets this control, all controls set forth in Table 6.2.1.1.3(b) are followed.												
<p>6.2.1.1.3 Specific benchmarks for assessment</p> <p>Table 6.2.1.1.3(b) — Siting requirements</p> <table> <tr> <th>Element</th><th>Acceptable solutions</th></tr> <tr> <td>4.1 Minimum frontage</td><td>30m</td></tr> <tr> <td>4.2 Minimum area</td><td>1,200m²</td></tr> <tr> <td>4.3 Maximum site cover</td><td>50%</td></tr> <tr> <td>4.4 Minimum Setbacks</td><td> 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 </td></tr> <tr> <td>4.5 Built to walls</td><td>Boundary Limited to 1 side boundary with a maximum length 10m and maximum height 3.5m</td></tr> </table>	Element	Acceptable solutions	4.1 Minimum frontage	30m	4.2 Minimum area	1,200m ²	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	
Element	Acceptable solutions												
4.1 Minimum frontage	30m												
4.2 Minimum area	1,200m ²												
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												
Where a Dual occupancy: (a) site cover is a maximum of 50% of the total site area; and (b) minimum street frontage is 30m	Not applicable, this development if not Dual occupancy												

<u>Control</u>	<u>Response</u>
Residential Density	
PO3 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 ² where Dual occupancy; or (c) 1 dwelling per 240m ² where a Multiple dwelling	The proposed design meets this control, the proposed design has a dwelling density of 1 dwelling per 299.4 m ² for multiple dwelling.
Where a Dwelling house, any Secondary dwelling is: (a) a maximum of 80m ² GFA; and (b) within 10m of the main building.	Not applicable, no secondary dwellings are present in this proposal
PO4 Development must provide sufficient and accessible open space for resident's needs.	
Where a Multiple dwelling, Retirement facility or Rooming accommodation, minimum open space requirements are provided in accordance with the following: (a) 30m ² private open space per ground storey dwelling with a minimum dimension of 5m in any direction; (b) for dwellings above ground storey, a balcony with a minimum area of 12m ² and a minimum dimension of 3m; and (c) development greater than 18 dwellings provides a minimum communal open space	The proposed design meets this control, each proposed dwelling has at least 30 m ² of combined private open space. All dwellings are single story
Private open space is directly adjacent to the main living area.	The proposed design meets this control, each proposed units open private space is adjacent to living area

<u>Control</u>	<u>Response</u>
Design and Streetscape	
PO5 Driveways and parking areas including garages must not visually dominate the street.	
Carparking areas where a Multiple dwelling, Retirement facility or Rooming accommodation, are located behind the main building.	The proposed design does NOT meet this control The garage for units 1-8 is located on the street facing direction of each unit.
Vehicle access is provided through a: (a) 1 paired driveway for a Dual occupancy (where not on a corner lot); (b) single driveway where a Multiple dwelling, Residential care facility, Retirement facility or Rooming accommodation	The proposed design meets this control, vehicle access if through a single driveway
PO8 Development has a high-quality appearance and makes a positive contribution to the streetscape.	
Landscaping is to be provided at a minimum dimension of 1.5m in width along the full frontage of any road.	The proposed design meets this control, the frontage landscaping potential area ranges from 5.8 m to 6.5 m for all units
For any Multiple dwelling or Retirement facility, balconies or verandahs occupy a minimum of 50% of the building facade fronting the street.	Not applicable, the proposed design is single story
PO9 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).	The proposed design meets this control, all proposed units fulfill this control
PO10 Buildings must be orientated to facilitate casual surveillance of the street and any adjoining public space.	
Buildings fronting a street or public space include the following features: (a) large windows associated with living areas; or (b) balconies or verandahs.	The proposed design does NOT meet this control, units 1-4 and do not have large windows facing street frontage
PO11 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 (g) building entrances, loading and storage areas that are well lit and lockable after hours	The proposed design meets this control, all proposed units fulfill this control

<p>PO12 Design elements contribute to an interesting and attractive building through: (a) the provision of projections and recesses in the façade which reflect changes in internal functions of buildings; (b) variations in materials and building form; (c) modulation in the façade, horizontally or vertically; (d) articulation of building entrances and openings; (e) corner treatments to address both street frontages; (f) elements which assist in wayfinding and legibility; and (g) elements which relate to the context including surrounding buildings, parks, streets and open spaces.</p>	<p>The proposed design meets this control, all proposed units reflect a modern design and function of space</p>
<p>PO13 Roof form assists in reducing the appearance of building bulk by: (a) articulating individual dwellings; and (b) incorporating variety in design through use of roof pitch, height, gables and skillions.</p>	<p>The proposed design meets this control, all proposed units reflect a modern design and function of space</p>

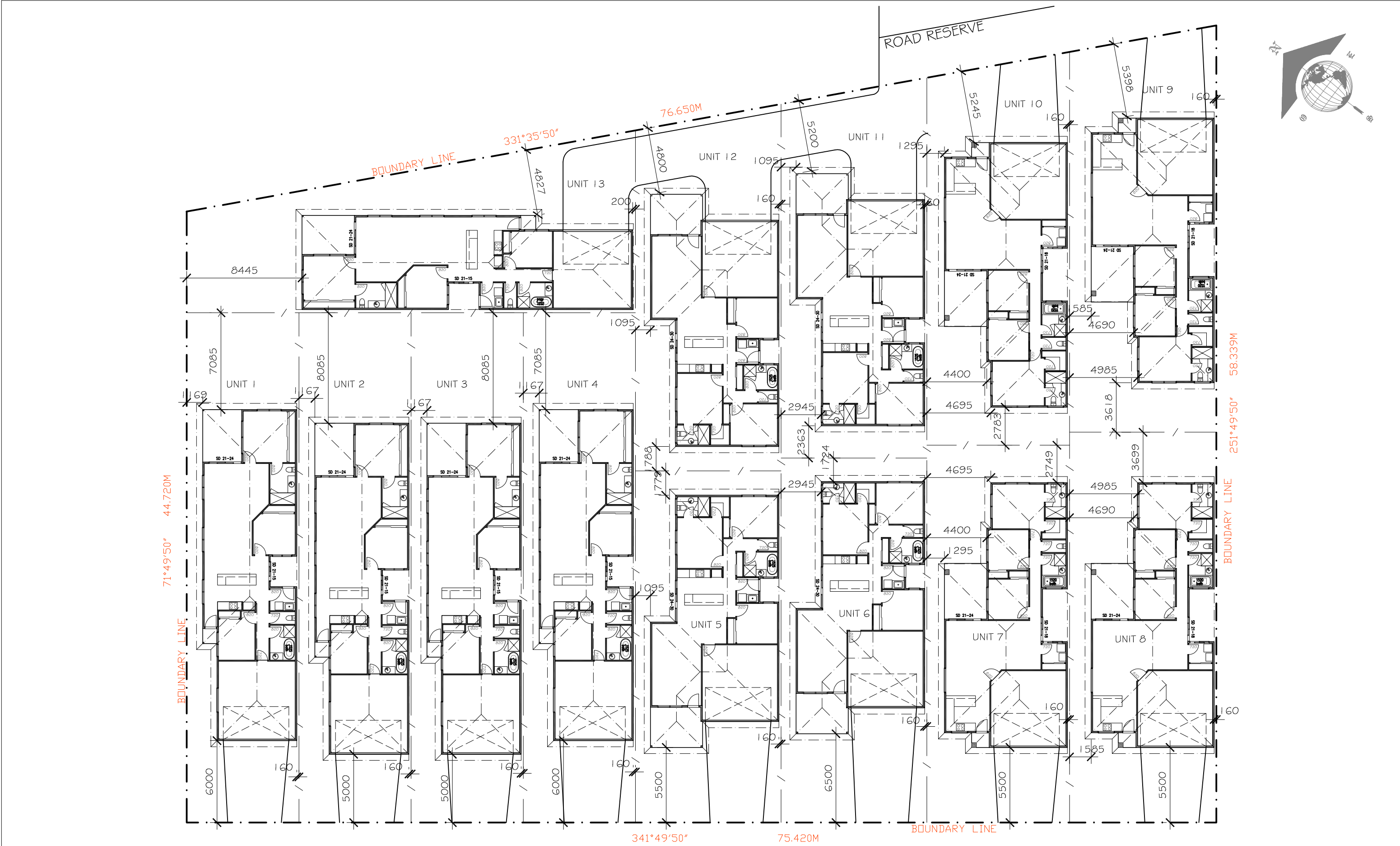
<u>Control</u>	<u>Response</u>
Open Space	
PO14 Open space is oriented to provide adequate sunlight and prevailing breeze.	The proposed design meets this control, all units have an inward facing private open space that is in a singular line allowing for ample light and air penetration
PO15 Communal open space is: (a) designed to provide useable areas for communal activities such as clothes drying and social interaction; and (b) is not dominated by landscaping.	Not applicable, this design incorporates no communal open spaces

<u>Control</u>		<u>Response</u>
Amenity		
PO16 Habitable spaces must not directly overlook dwellings on adjacent land.		
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: (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.		The proposed design does meet this control, habitable room windows are separated by physical boundary (fence).
PO17 Landscaping is provided to enhance the appearance of the development, screen unsightly components, create an attractive on site environment and provide shading.		The proposed design meets this control, both frontage space and private open space is left available for landscaping
PO18 Outdoor activity, plant equipment, waste, storage and servicing areas are screened from adjoining properties and from the street.		
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.		The proposed design meets this control, a physical boundary (fence) is used to screen serving equipment

<u>Control</u>	<u>Response</u>
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.	The proposed design meets this control, this proposed design does not alter the drainage contour of the subject site. The lot is currently empty with minimal vegetation. No changes to local servicing infrastructure are anticipated.
PO20 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.	The proposed design meets this control, all proposed units reflect a modern design and function of space
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 statecontrolled 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 form	The proposed design plans to meet this control

7 Conclusion

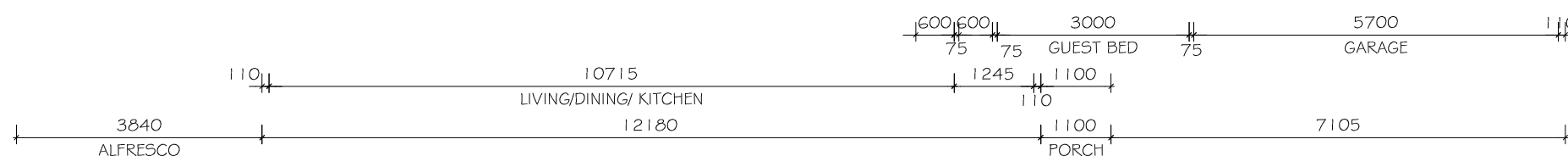
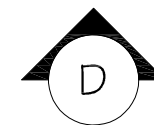
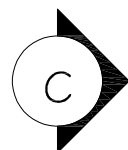
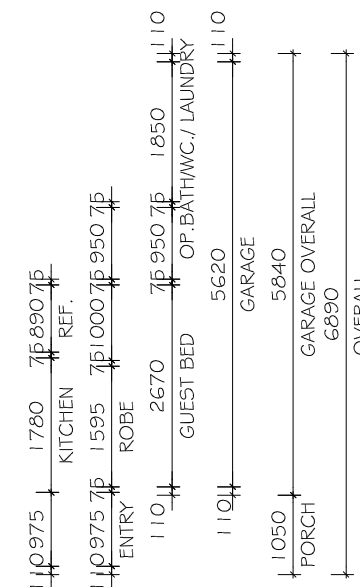
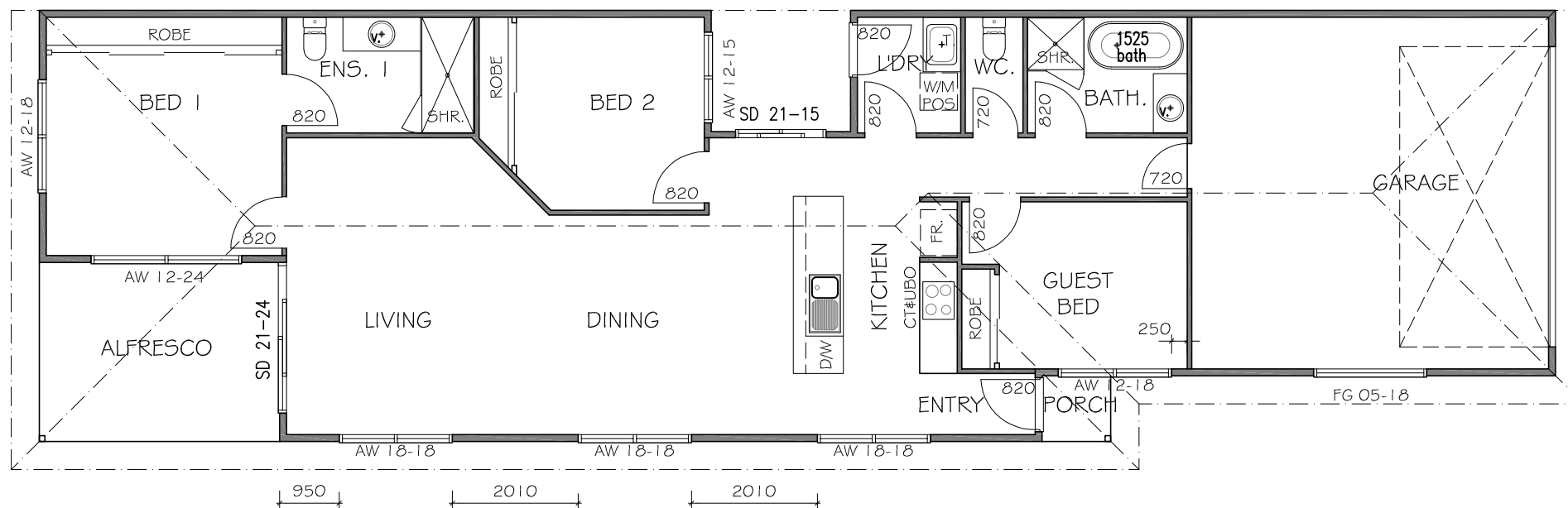
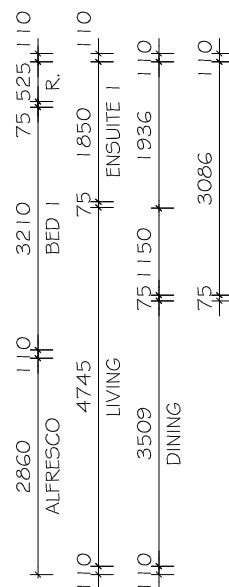
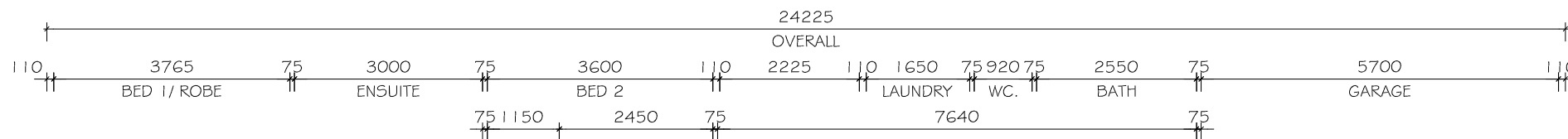
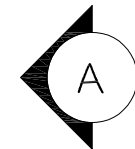
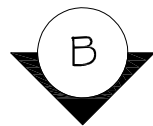
This report has been prepared on behalf of Q Lux Living Ltd, a development company seeking to develop land situated at 7 Natal Downs Road for the purposes of developing new residential dwellings. This Planning Assessment, along with the accompanying specialist reports and plans, have carefully assessed the proposed development against the provisions of the relevant local and state legislation, with a view to ensuring compliance and identifying any potential issues. Based on this assessment, we believe that the proposal is compliant with all relevant regulations, and subject to any reasonable conditions that may be imposed. While we remain cognizant of the many complex factors that must be considered in the approval of such developments, we nonetheless feel that the proposal represents a positive opportunity for the local community and for the broader region. We therefore respectfully recommend that the proposed development be approved, subject to any relevant and reasonable conditions that may be deemed necessary by the relevant authorities. We look forward to expanding and invigorating the heritage of the city.



SITE PLANS 1:200

NATAL DOWNS ROAD

	SUPAGREEN CONSTRUCTION LTD ABN 28 636 571 698 QBCC 15159910 Address: 18 Billabirra Crescent, NERANG, QLD 4211 Website: www.supagreen.com.au <small>All drawings produced remain the property of SUPAGREEN and are subject to copyright. No portion of the design may be reproduced or used in relation with another site. Do not scale drawings. Verify all dimensions on site prior to commencement of any works or shop drawings. Any discrepancies shall be referred to the author.</small>	CLIENT: - SITE ADDRESS: NATAL DOWNS ROAD, QUEENTON	PROJECT: PROPOSED MULTI-UNITS DEVELOPMENTS	ISSUE AMENDMENTS			SHEET TITLE: SITE PLAN UNIT 1 - UNIT 13		SCALE: 1:200 @A3
				Issue Date	Description		PROJECT NO:	SHEET NO:	DATE: 26.04.2023
				A	26/04/23	PRELIMINARY WORKING DRAWINGS			DRAWN BY: T.N
									CHECKED BY: N.N
								REVISION: A	

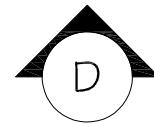
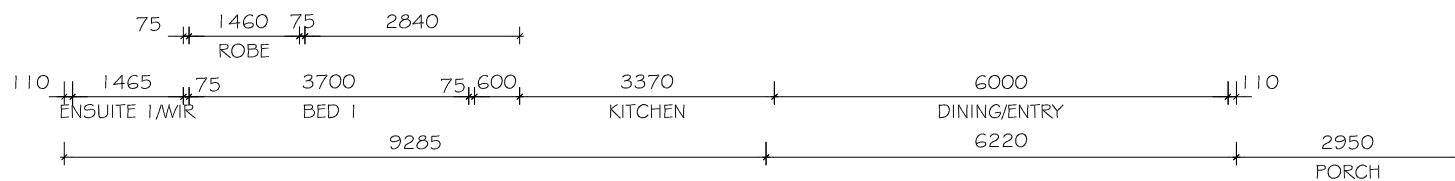
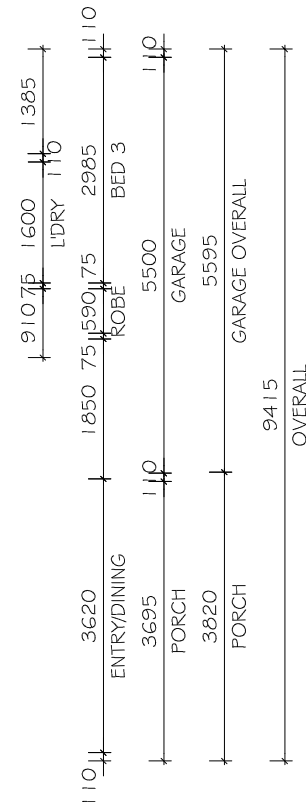
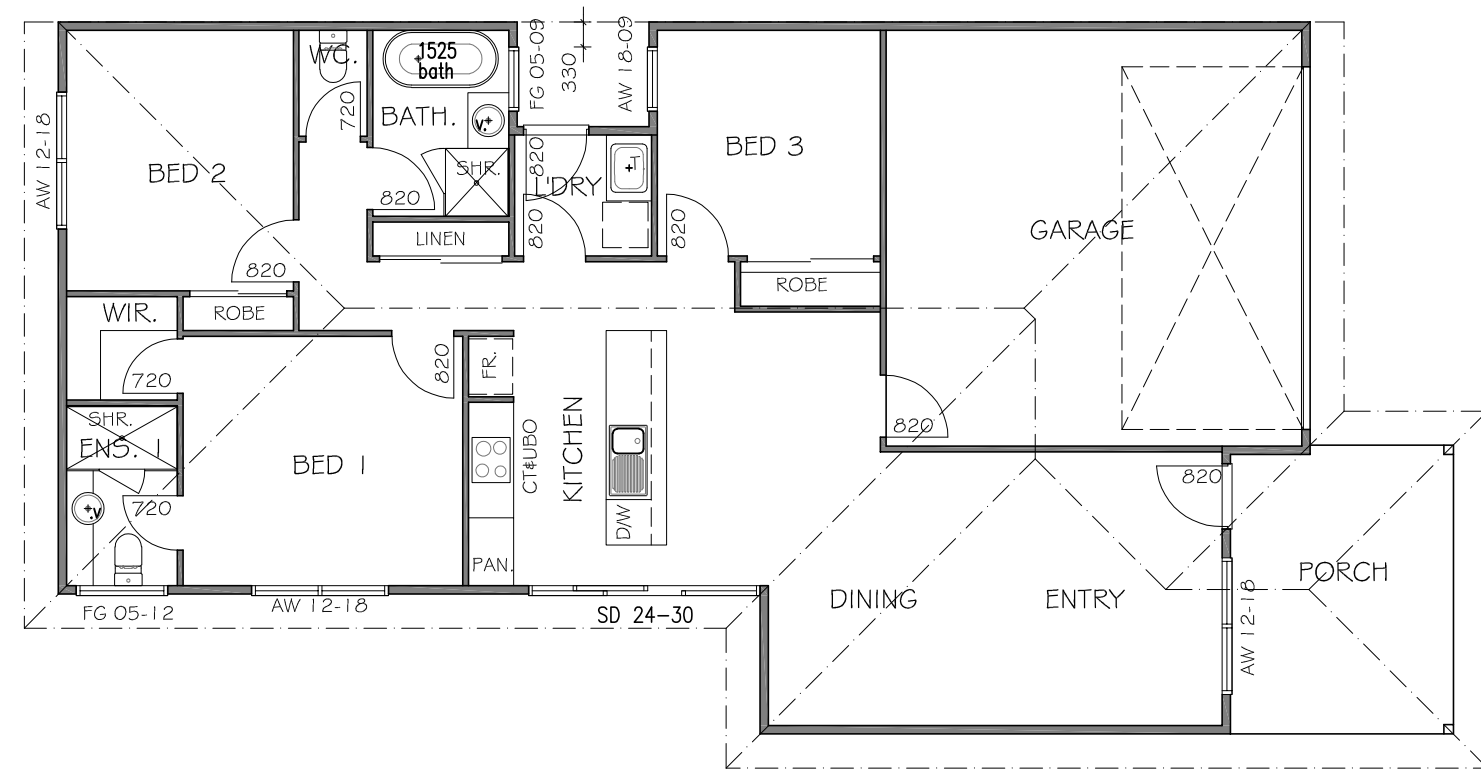
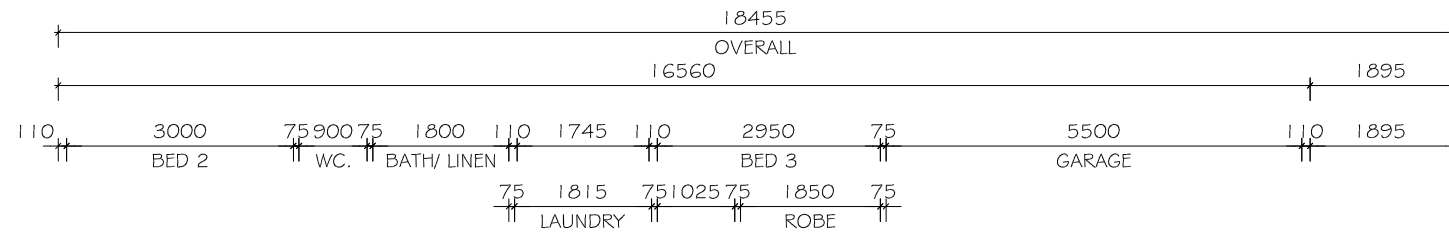
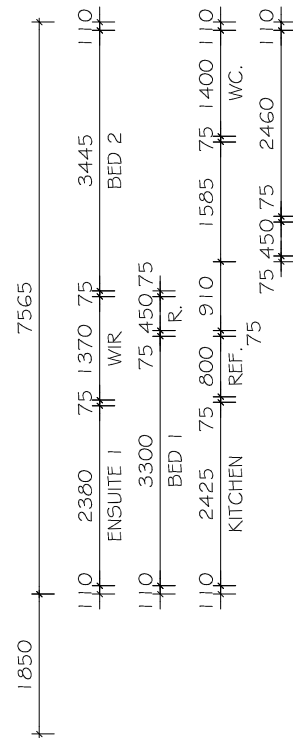
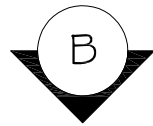


GROUND FLOOR PLAN 1:100

UNIT 1, 2, 3 & 4

AREA ANALYSIS		
	Area (m ²)	SQ ft
GROUND FLOOR	109.07	11.74
GARAGE	33.93	3.65
PORCH	1.15	0.12
ALFRESCO	10.98	1.18
TOTAL FLOOR AREA	155.13	16.70


 SUPAGREEN	SUPAGREEN CONSTRUCTION LTD ABN 28 636 571 698 QBCC 15159910 Address: 18 Billabirra Crescent, NERANG, QLD 4211 Website: www.supagreen.com.au <small>All drawings produced remain the property of SUPAGREEN and are subject to copyright. No portion of the design may be reproduced or used in relation with another site. Do not scale drawings. Verify all dimensions on site prior to commencement of any works or shop drawings. Any discrepancies shall be referred to the author.</small>	CLIENT: -	PROJECT: PROPOSED MULTI-UNITS DEVELOPMENTS	ISSUE AMENDMENTS			SHEET TITLE: GROUND FLOOR PLAN UNIT 1, 2, 3 & 4		SCALE: 1:100 @A3
				Issue	Date	Description	PROJECT NO:	SHEET NO:	DATE: 26.04.2023
				A	26/04/23	PRELIMINARY WORKING DRAWINGS			
		SITE ADDRESS: NATAL DOWNS ROAD, QUEENTON					REVISION: A	DRAWN BY: T.N CHECKED BY: N.N	

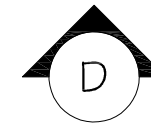
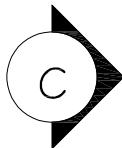
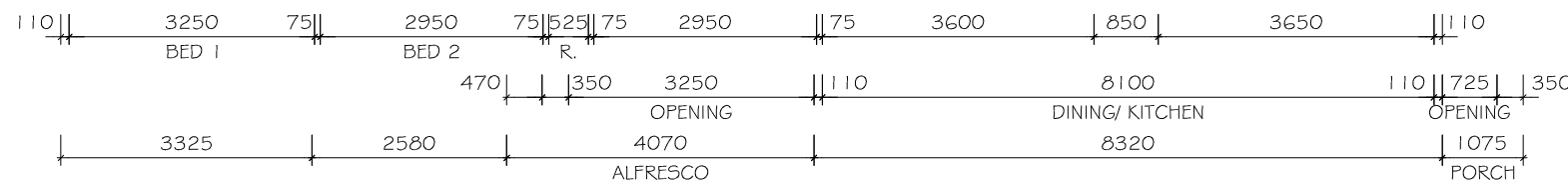
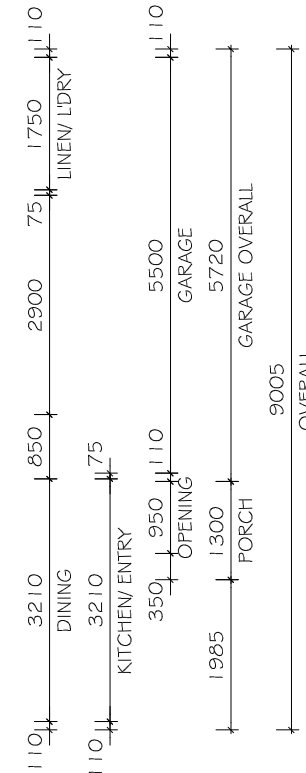
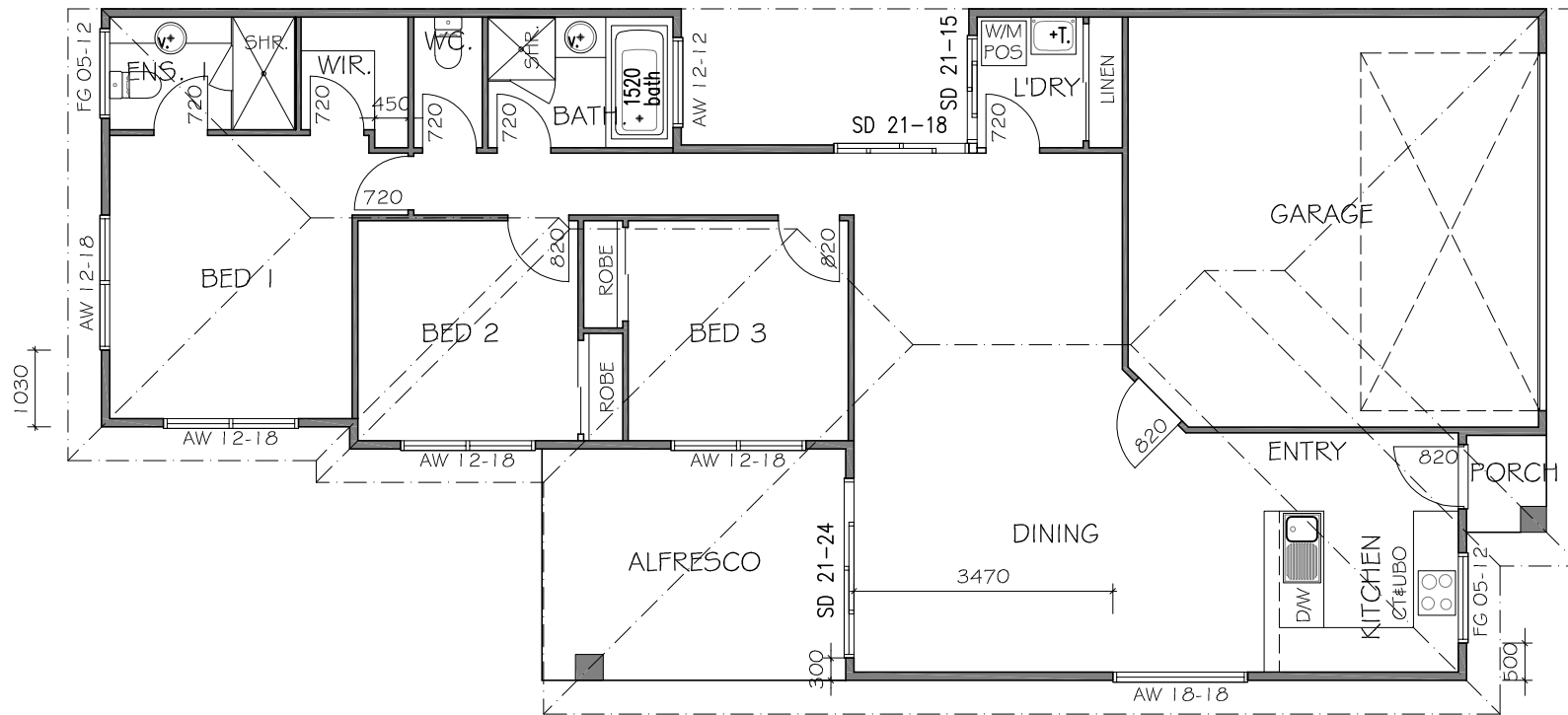
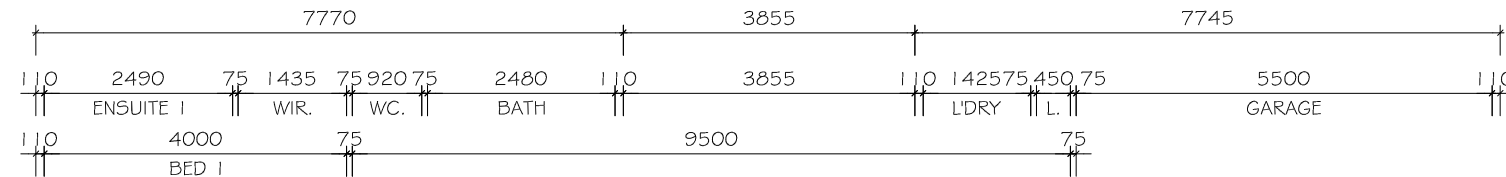
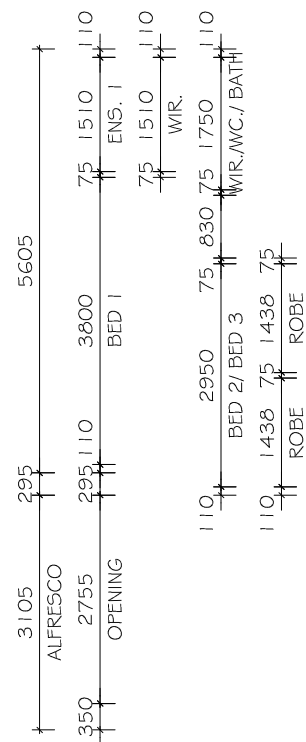
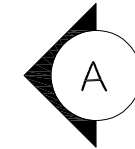
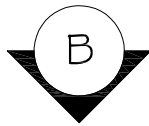


GROUND FLOOR PLAN 1:100

UNIT 5 & 6

AREA ANALYSIS		
	Area (m²)	SQ ft
GROUND FLOOR	100.83	10.85
GARAGE	31.59	3.40
PORCH	11.14	1.20
TOTAL FLOOR AREA	143.56	15.45

 SUPAGREEN	SUPAGREEN CONSTRUCTION LTD ABN 28 636 571 698 QBCC 15159910 Address: 18 Billabirra Crescent, NERANG, QLD 4211 Website: www.supagreen.com.au <small>All drawings produced remain the property of SUPAGREEN and are subject to copyright. No portion of the design may be reproduced or used in relation with another site. Do not scale drawings. Verify all dimensions on site prior to commencement of any works or shop drawings. Any discrepancies shall be referred to the author.</small>	CLIENT: -	PROJECT: PROPOSED MULTI-UNITS DEVELOPMENTS	ISSUE AMENDMENTS			SHEET TITLE: GROUND FLOOR PLAN UNIT 5 & 6		SCALE: 1:100 @A3	
				Issue	Date	Description			DATE: 26.04.2023	
				A	26/04/23	PRELIMINARY WORKING DRAWINGS				
		SITE ADDRESS: NATAL DOWNS ROAD, QUEENTON					PROJECT NO:	SHEET NO:	DRAWN BY: T.N	
								REVISION: A	CHECKED BY: N.N	

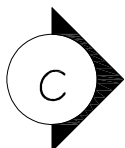
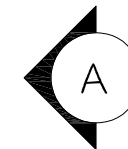


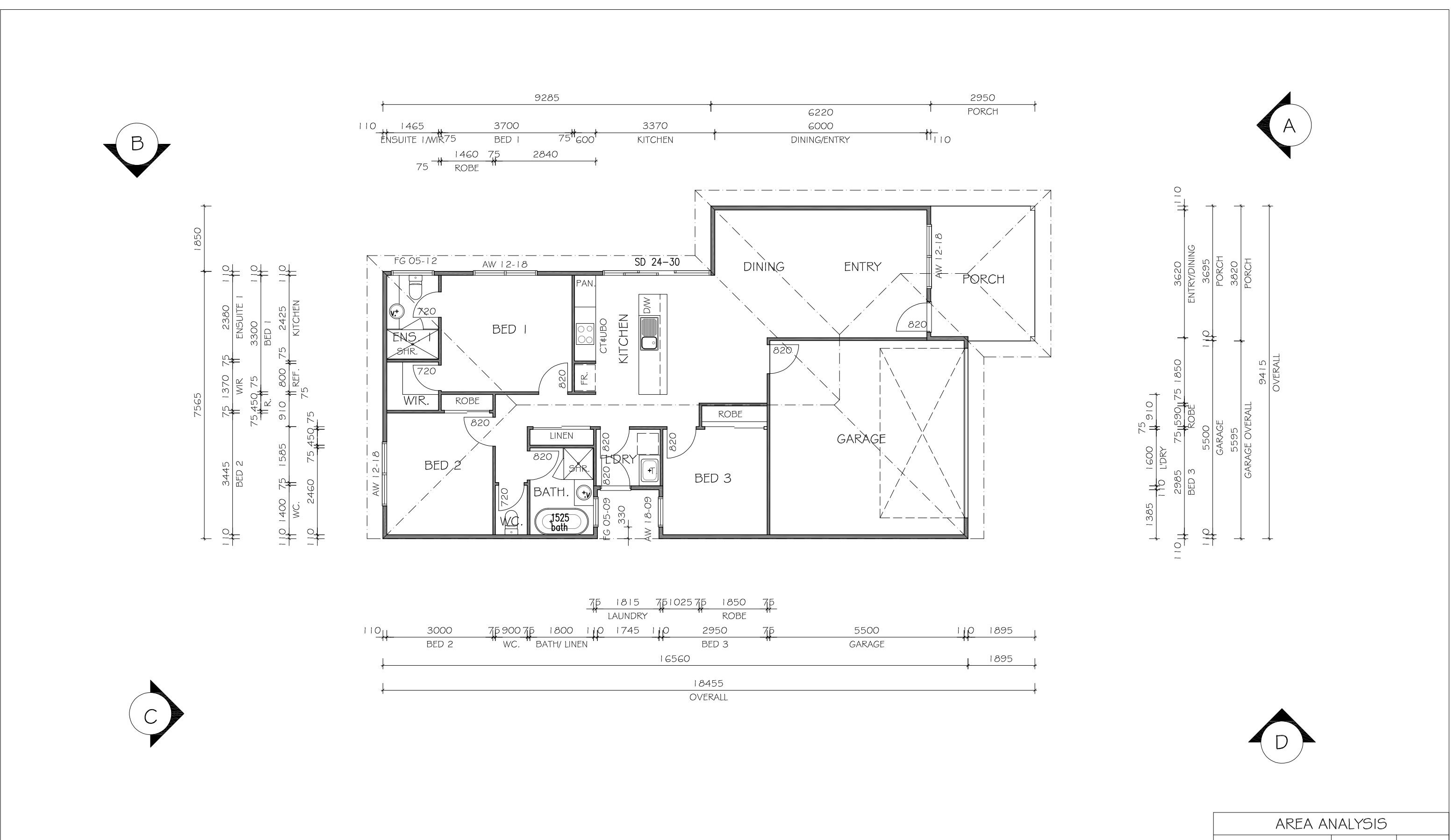
GROUND FLOOR PLAN 1:100

UNIT 7 & 8


AREA ANALYSIS		
	Area (m ²)	SQ ft
GROUND FLOOR	100.68	10.84
GARAGE	31.26	3.36
PORCH	1.40	0.15
ALFRESCO	12.64	1.36
TOTAL FLOOR AREA	145.98	15.71

 SUPAGREEN CONSTRUCTION LTD ABN 28 636 571 698 QBCC 15159910 <small>Address: 18 Billabirra Crescent, NERANG, QLD 4211 Website: www.supagreen.com.au All drawings produced remain the property of SUPAGREEN and are subject to copyright. No portion of the design may be reproduced or used in relation with another site. Do not scale drawings. Verify all dimensions on site prior to commencement of any works or shop drawings. Any discrepancies shall be referred to the author.</small>	CLIENT: - SITE ADDRESS: NATAL DOWNS ROAD, QUEENTON	PROJECT: PROPOSED MULTI-UNITS DEVELOPMENTS	ISSUE AMENDMENTS			SHEET TITLE: GROUND FLOOR PLAN UNIT 7 & 8		SCALE: 1:100 @A3	
			Issue Date	Description		DATE: 26.04.2023		DRAWN BY: T.N	
			A	26/04/23 PRELIMINARY WORKING DRAWINGS		PROJECT NO:		SHEET NO:	
						REVISION: A		CHECKED BY: N.N	

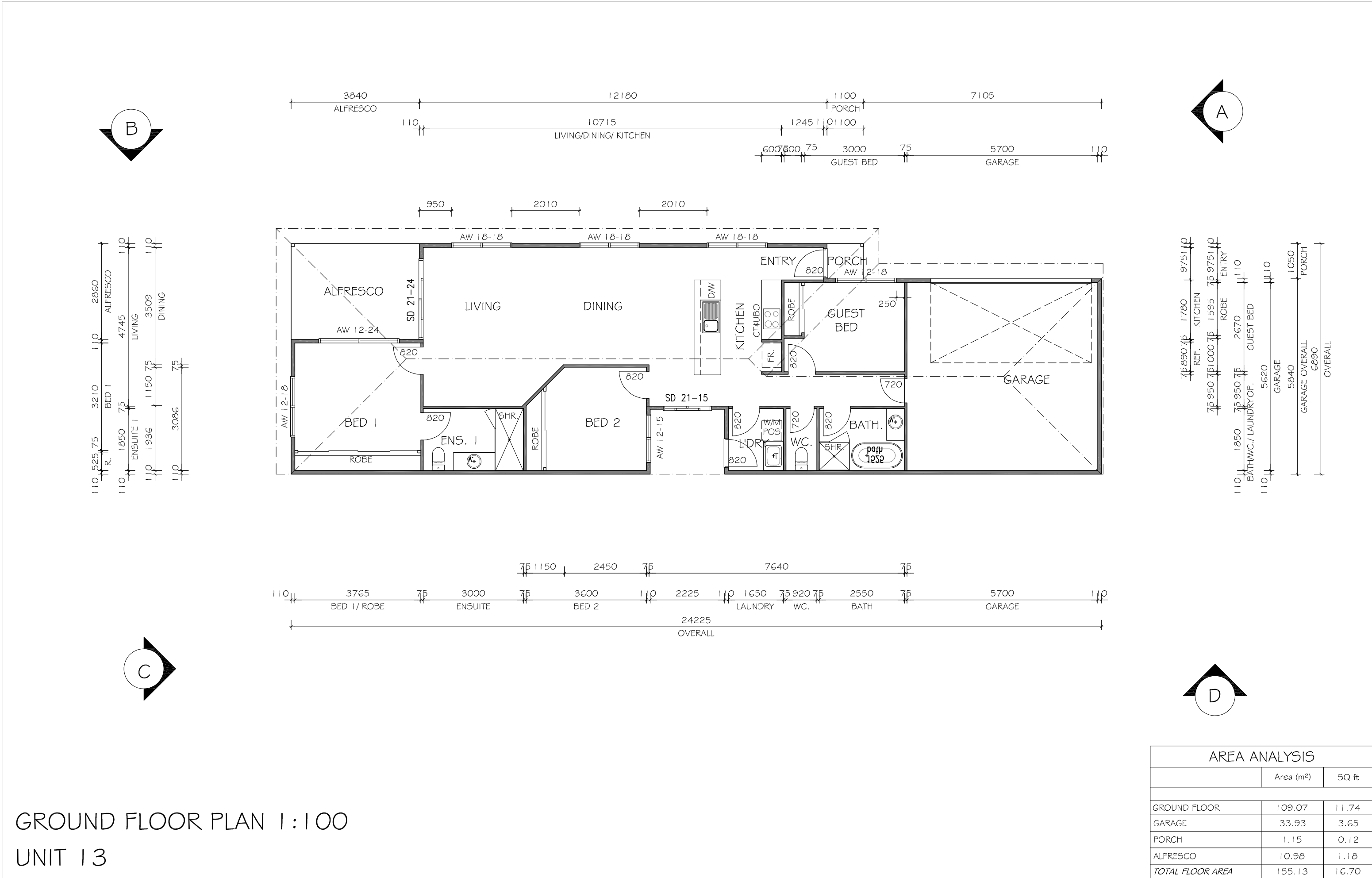




GROUND FLOOR PLAN 1:100
UNIT 11 & 12

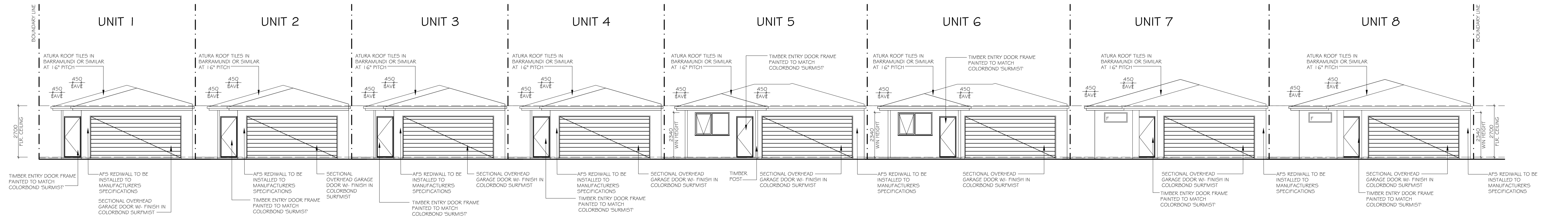
	SUPAGREEN CONSTRUCTION LTD ABN 28 636 571 698 QBCC 15159910 Address: 18 Billabirra Crescent, NERANG, QLD 4211 Website: www.supagreen.com.au <small>All drawings produced remain the property of SUPAGREEN and are subject to copyright. No portion of the design may be reproduced or used in relation with another site. Do not scale drawings. Verify all dimensions on site prior to commencement of any works or shop drawings. Any discrepancies shall be referred to the author.</small>	CLIENT: - SITE ADDRESS: NATAL DOWNS ROAD, QUEENTON	PROJECT: PROPOSED MULTI-UNITS DEVELOPMENTS	ISSUE AMENDMENTS			SHEET TITLE: GROUND FLOOR PLAN UNIT 11 & 12		SCALE: 1:100 @A3	
				Issue	Date	Description	DATE: 26.04.2023		DRAWN BY: T.N	
				A	26/04/23	PRELIMINARY WORKING DRAWINGS	PROJECT NO:	SHEET NO:	CHECKED BY: N.N	
								REVISION: A		

AREA ANALYSIS		
	Area (m ²)	SQ ft
GROUND FLOOR	100.83	10.85
GARAGE	31.59	3.40
PORCH	11.14	1.20
TOTAL FLOOR AREA	143.56	15.45

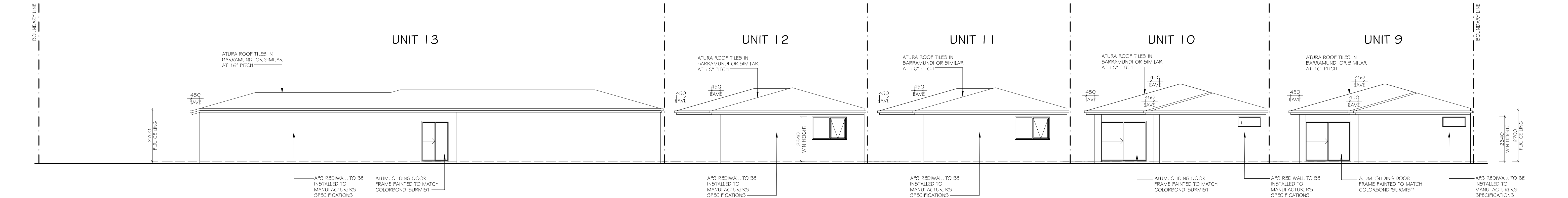


	<div>SUPAGREEN CONSTRUCTION LTD</div> <div>ABN 28 636 571 698</div> <div>QBCC 15159910</div> <div>Address: 18 Billabirra Crescent, NERANG, QLD 4211</div> <div>Website: www.supagreen.com.au</div> <div><small>All drawings produced remain the property of SUPAGREEN and are subject to copyright. No portion of the design may be reproduced or used in relation with another site.</small></div> <div><small>Do not scale drawings.</small></div> <div><small>Verify all dimensions on site prior to commencement of any works or shop drawings.</small></div> <div><small>Any discrepancies shall be referred to the author.</small></div>	<div>CLIENT:</div> <div>-</div>	<div>PROJECT:</div> <div>PROPOSED MULTI-UNITS DEVELOPMENTS</div>	ISSUE AMENDMENTS			SHEET TITLE:		SCALE: 1:100 @A3
		Issue Date		Description	GROUND FLOOR PLAN		DATE: 26.04.2023		
		A		26/04/23	PRELIMINARY WORKING DRAWINGS	UNIT 13			
						PROJECT NO:	SHEET NO:	DRAWN BY: T.N	
							REVISION: A	CHECKED BY: N.N	

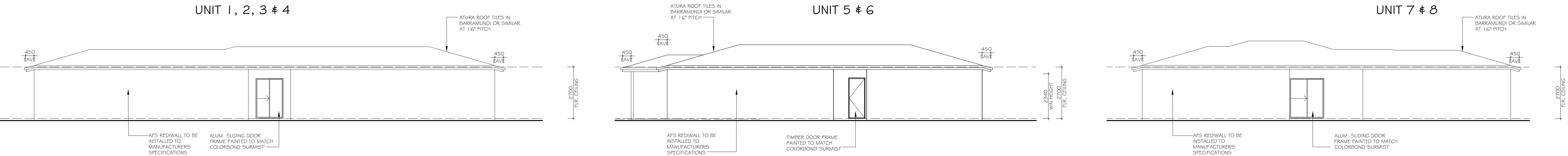
AREA ANALYSIS		
	Area (m²)	SQ ft
GROUND FLOOR	109.07	11.74
GARAGE	33.93	3.65
PORCH	1.15	0.12
ALFRESCO	10.98	1.18
TOTAL FLOOR AREA	155.13	16.70



SOUTH - WEST ELEVATION
SCALE 1:100



SOUTH - WEST ELEVATION
SCALE 1:100



SOUTH - EAST ELEVATION
SCALE 1:100

SOUTH - EAST ELEVATION
SCALE 1:100

SOUTH - EAST ELEVATION
SCALE 1:100



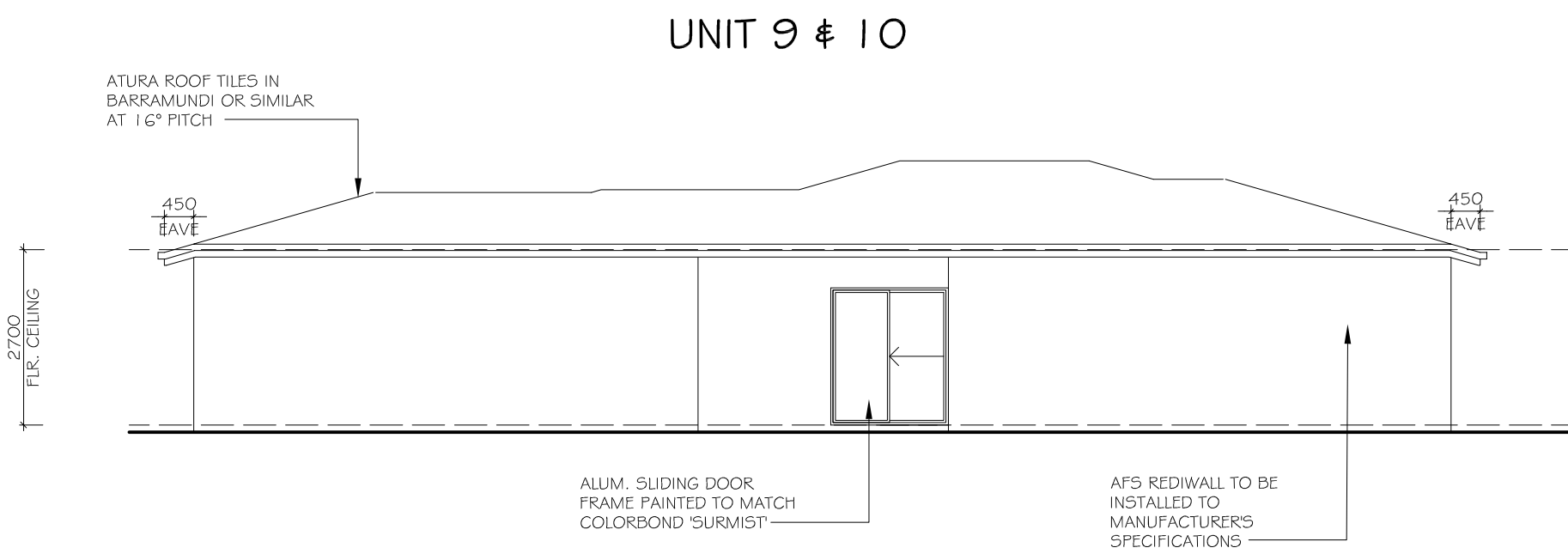
SUPAGREEN CONSTRUCTION LTD
ABN 28 636 571 695
QBCC 15159910
Address: 10 Dalarna Crescent, NERANG, QLD 4211
Website: www.supagreen.com.au
All drawings remain the property of SUPAGREEN and are subject to copyright. No part of this drawing may be reproduced or used in any form or by any means without the prior written consent of SUPAGREEN.

CLIENT:
-
SITE ADDRESS:
NATAL DOWNS ROAD, QUEENTON

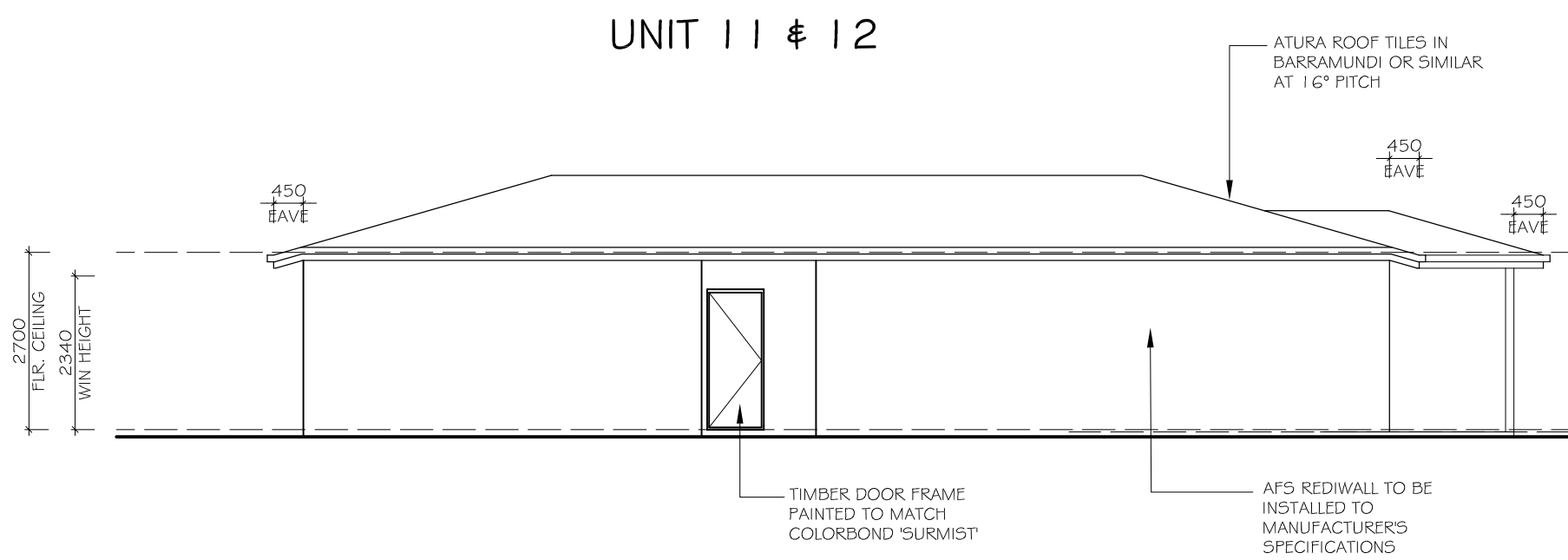
PROJECT:
PROPOSED MULTI-UNITS DEVELOPMENTS

ISSUE AMENDMENTS
Issue Date Description
A 26/04/23 PRELIMINARY WORKING DRAWINGS

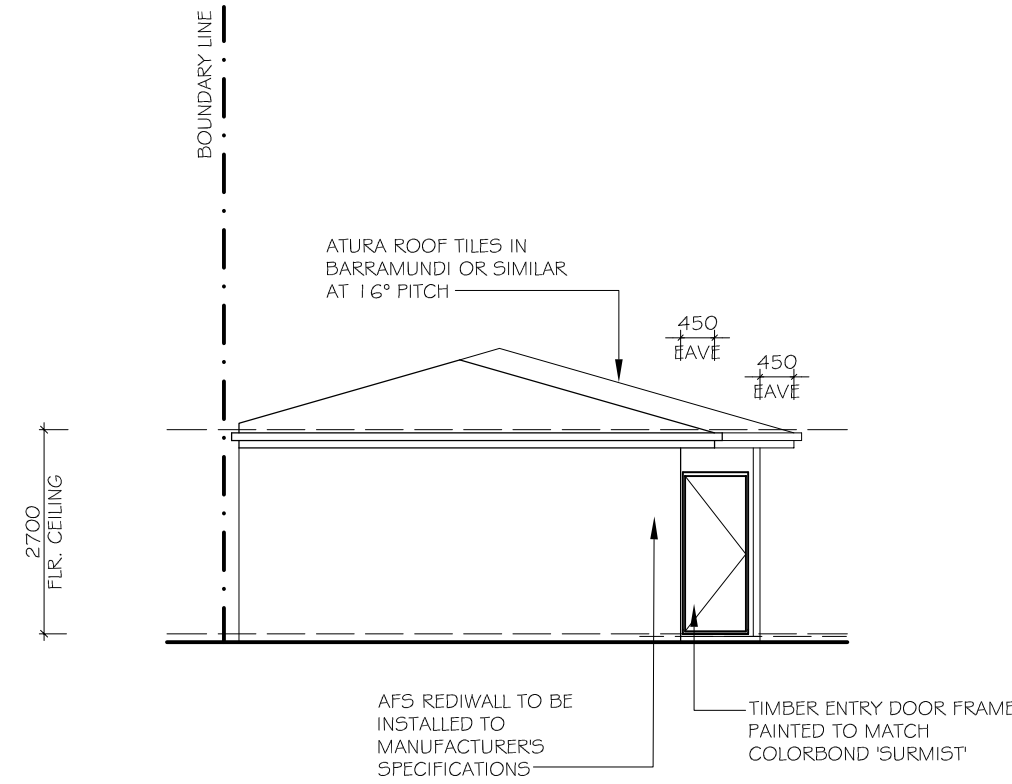
SHEET TITLE:
ELEVATIONS
PROJECT NO:
SHEET NO:
DRAWN BY: T.N
CHECKED BY: N.N
DATE: 26.04.2023
REVISION: A



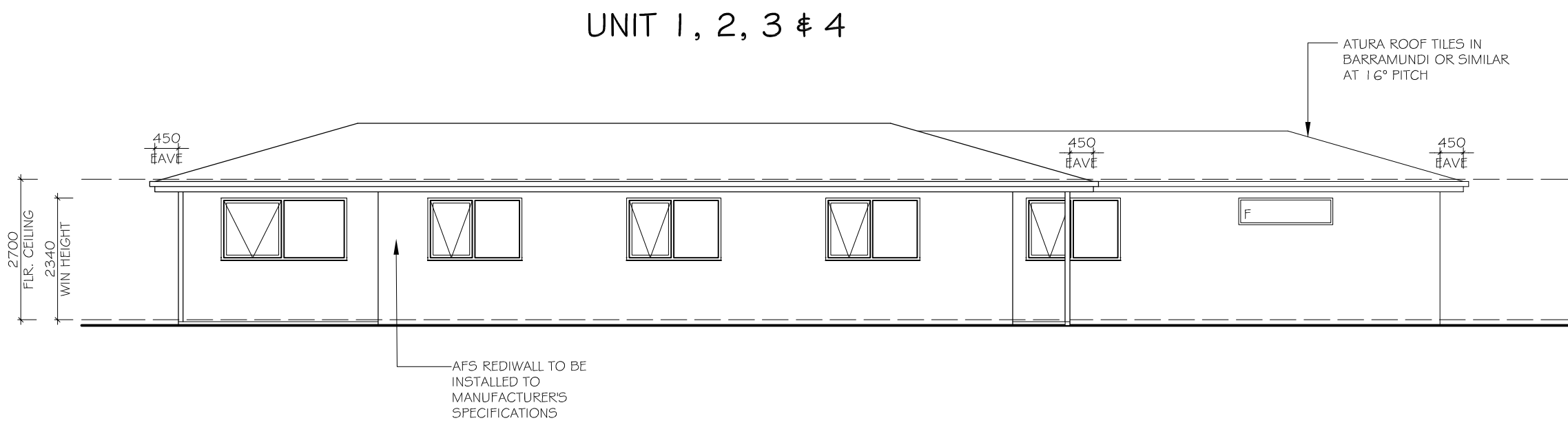
SOUTH - EAST ELEVATION
SCALE 1:100



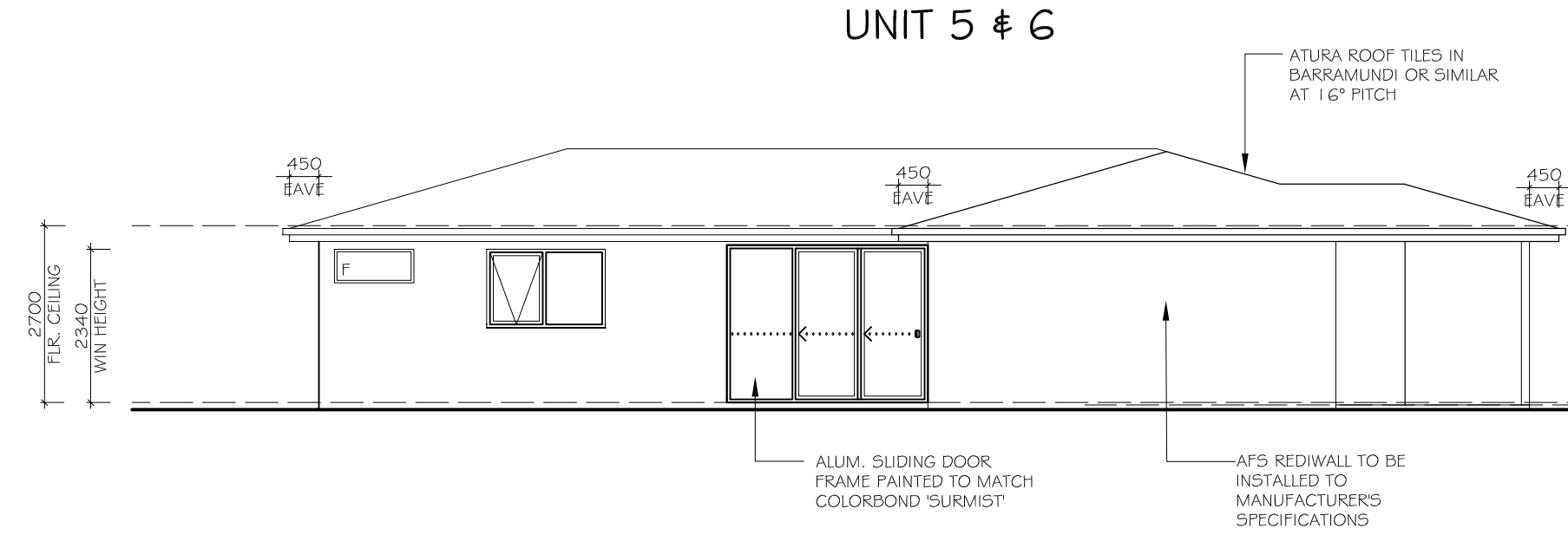
SOUTH - EAST ELEVATION
SCALE 1:100



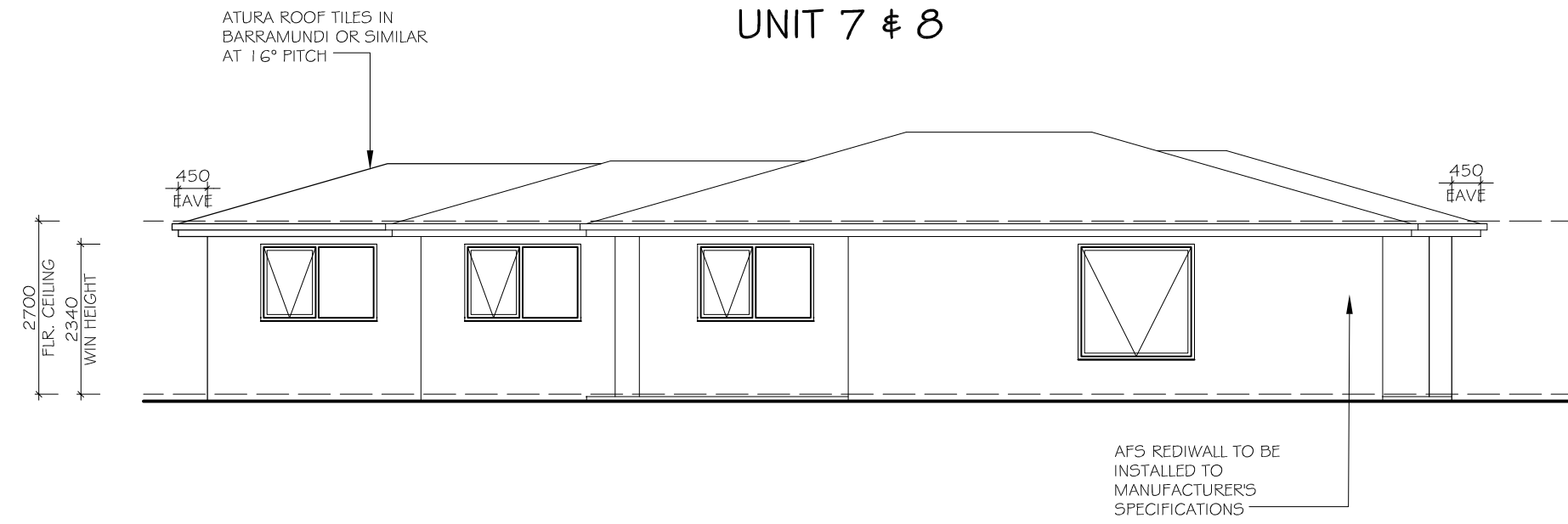
SOUTH - EAST ELEVATION
SCALE 1:100



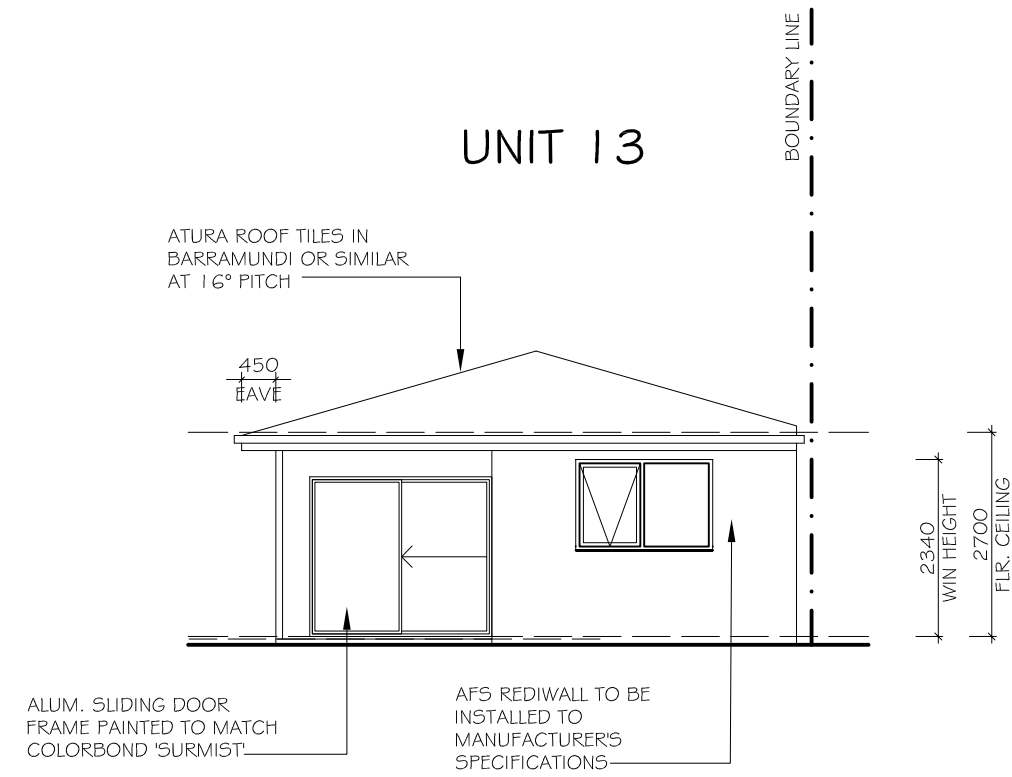
NORTH- WEST ELEVATION
SCALE 1:100



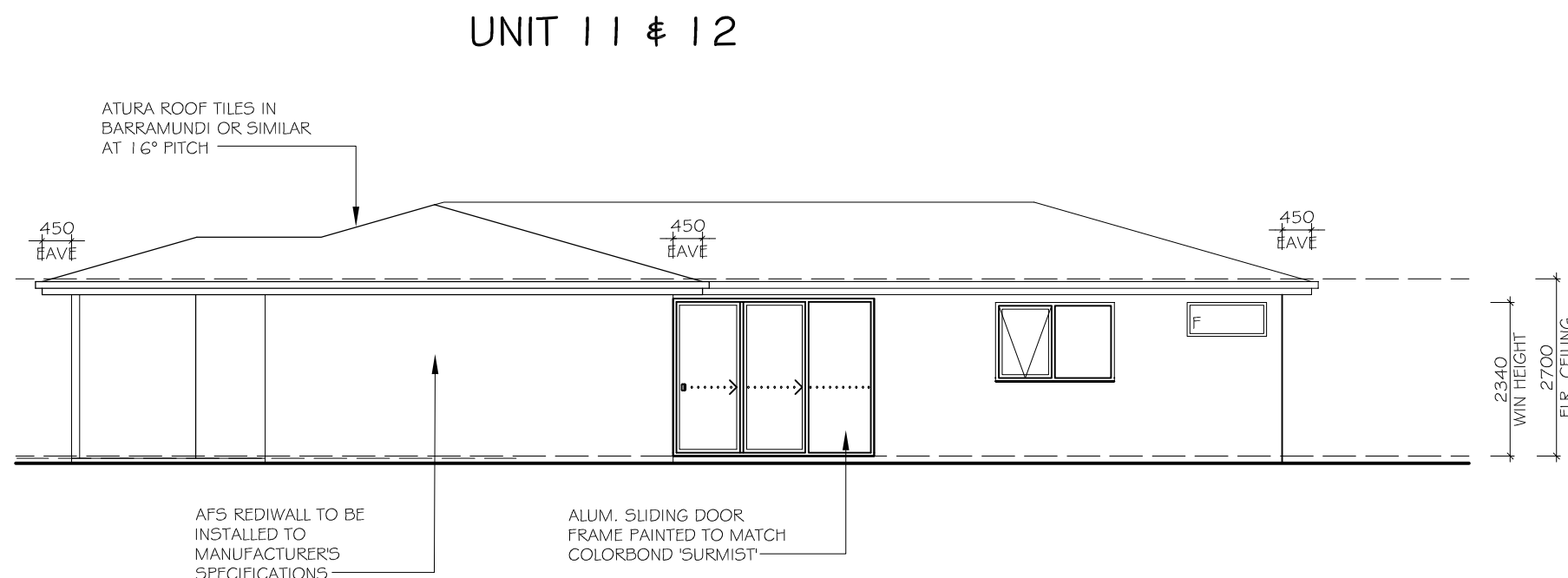
NORTH- WEST ELEVATION
SCALE 1:100



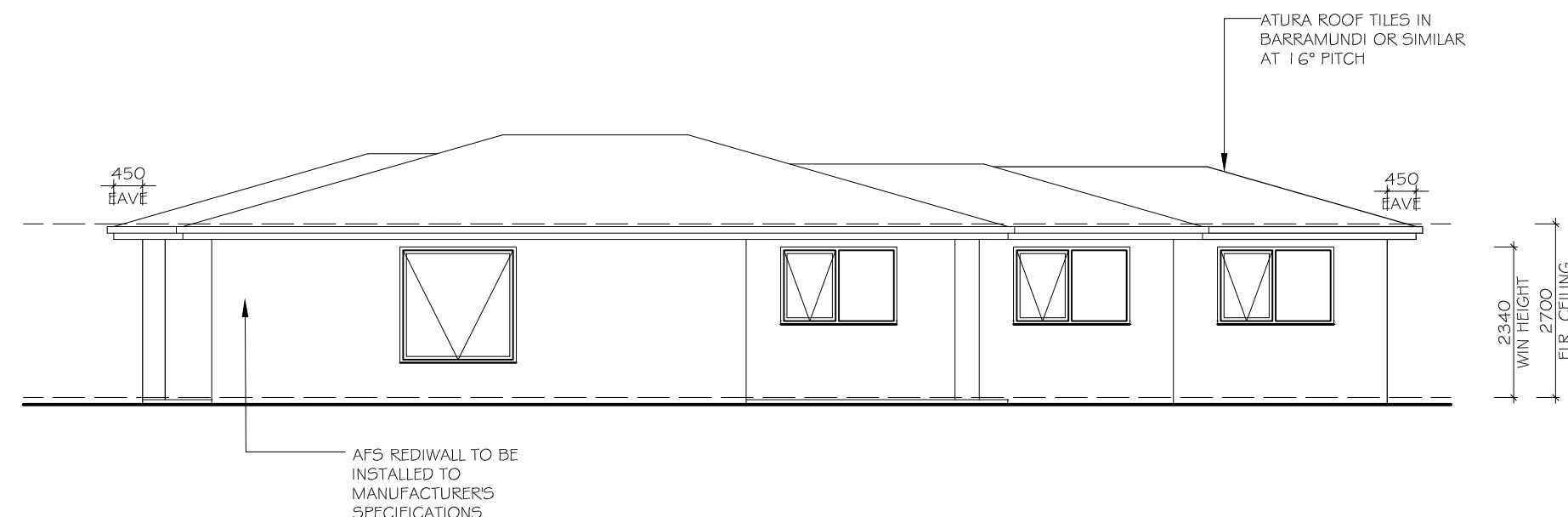
NORTH- WEST ELEVATION
SCALE 1:100



NORTH- WEST ELEVATION
SCALE 1:100



NORTH- WEST ELEVATION
SCALE 1:100



NORTH- WEST ELEVATION
SCALE 1:100



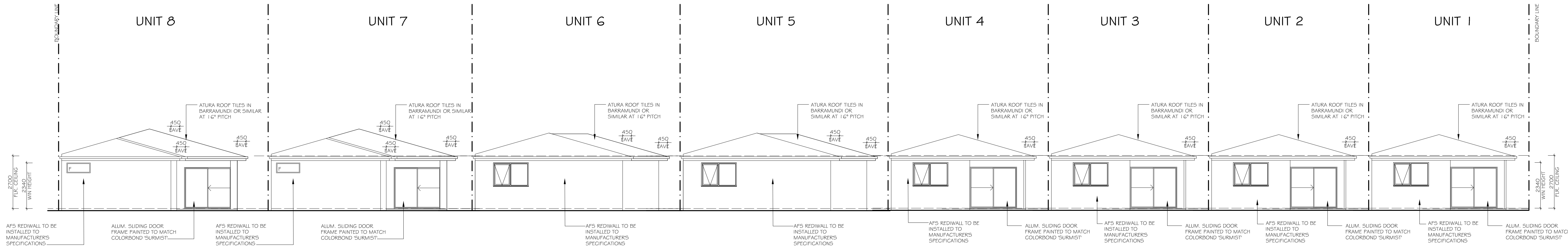
SUPAGREEN CONSTRUCTION LTD
ABN 28 636 571 695
QBCC 15159910
Address: 10 Dalarna Crescent, NERANG, QLD 4211
Website: www.supagreen.com.au
All drawings remain the property of SUPAGREEN and are subject to copyright. No part of this drawing may be reproduced or used in whole or in part without the written consent of SUPAGREEN. Any use of this drawing for any purpose other than that intended is at the user's risk.

CLIENT:
-
SITE ADDRESS:
NATAL DOWNS ROAD, QUEENTON

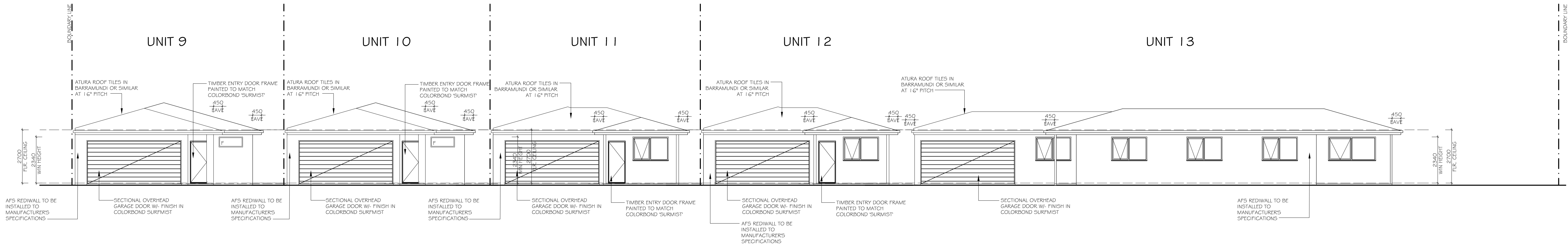
PROJECT:
PROPOSED MULTI-UNITS DEVELOPMENTS

ISSUE AMENDMENTS		
Issue	Date	Description
A	26/04/23	PRELIMINARY WORKING DRAWINGS

SHEET TITLE: ELEVATIONS			DATE: 26.04.2023
PROJECT NO:	SHEET NO:	DRAWN BY: T.N	
	REVISION: A	CHECKED BY: N.N	



NORTH - EAST ELEVATION
SCALE 1:100



NORTH - EAST ELEVATION
SCALE 1:100

FEATURE LEGEND

THE FOLLOWING SYMBOLS MAY APPEAR IN THE DRAWING
SERVICE ALIGNMENTS ARE UNDERGROUND UNLESS OTHERWISE STATED

- MAJOR CONTOUR
- MINOR CONTOUR
- FENCE LINE
- POWER LINE OHEAD
- WATER LINE
- SEWER LINE
- STORMWATER LINE
- TELSTRA LINE
- BOUNDARY
- EASEMENT
- CHANGE IN GRADE
- TOP OF BANK
- BOTTOM OF BANK
- TOP OF WALL
- BOTTOM WALL
- TOP OF KERB
- KERB INVERT
- ROAD CROWN
- EDGE OF BITUMEN
- EDGE OF CONCRETE
- EDGE OF PAVING
- BOTTOM OF DRAIN
- BUILDING
- STRUCTURAL EAVES
- SEWER MANHOLE
- TELSTRA PIT
- WATER STOP VALVE
- WATER TAP
- WATER METER
- FIRE HYDRANT
- POWER POLE
- LIGHT POLE
- TRANSFORMER POLE
- POWER M/H
- STORMWATER GRATED PIT
- STORMWATER MANHOLE
- ROAD SIGN
- TBM
- CONTROL STATION
- TREE

NOTES:
1. Not all service lines have been located.
2. The location of service lines is based on the best available information.
3. The location of service lines is based on the best available information.
4. The location of service lines is based on the best available information.

J. BOOY
CONSULTING SURVEYOR
PO Box 5690 Townsville Qld 4810
Phone / Fax (07) 47 254 865

CLIENT
PROPERTY NORTH DEVELOPMENTS PTY LTD

PROJECT
7 NATAL DOWNS ROAD
QUEENTON, CHARTERS TOWERS

TITLE
DETAIL & CONTOUR SURVEY
Lot 1 on MPH 17148 & ROAD to SLATER ST.

Parish of CHARTERS TOWERS
County of DAVENPORT

APPROVED
DATE 8/05/2012

THE DRAWING AND ANY INFORMATION CONTAINED HEREIN IS THE PROPERTY OF J. BOOY & ASSOCIATES PTY LTD. IT IS TO BE USED ONLY FOR THE PURPOSES SPECIFIED IN THE TITLE.

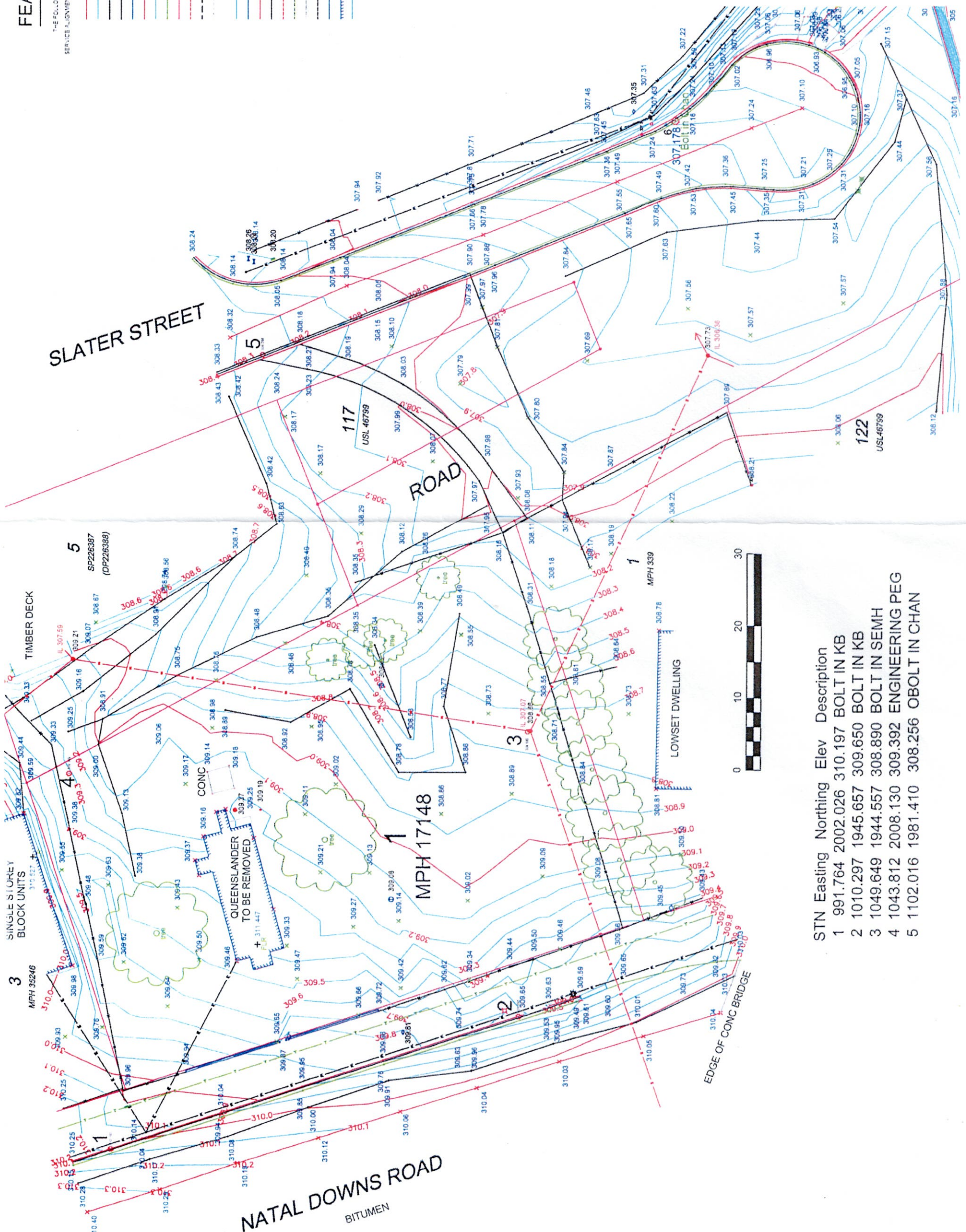
FILE NO FB 1714-17

MERIDIAN SP225387

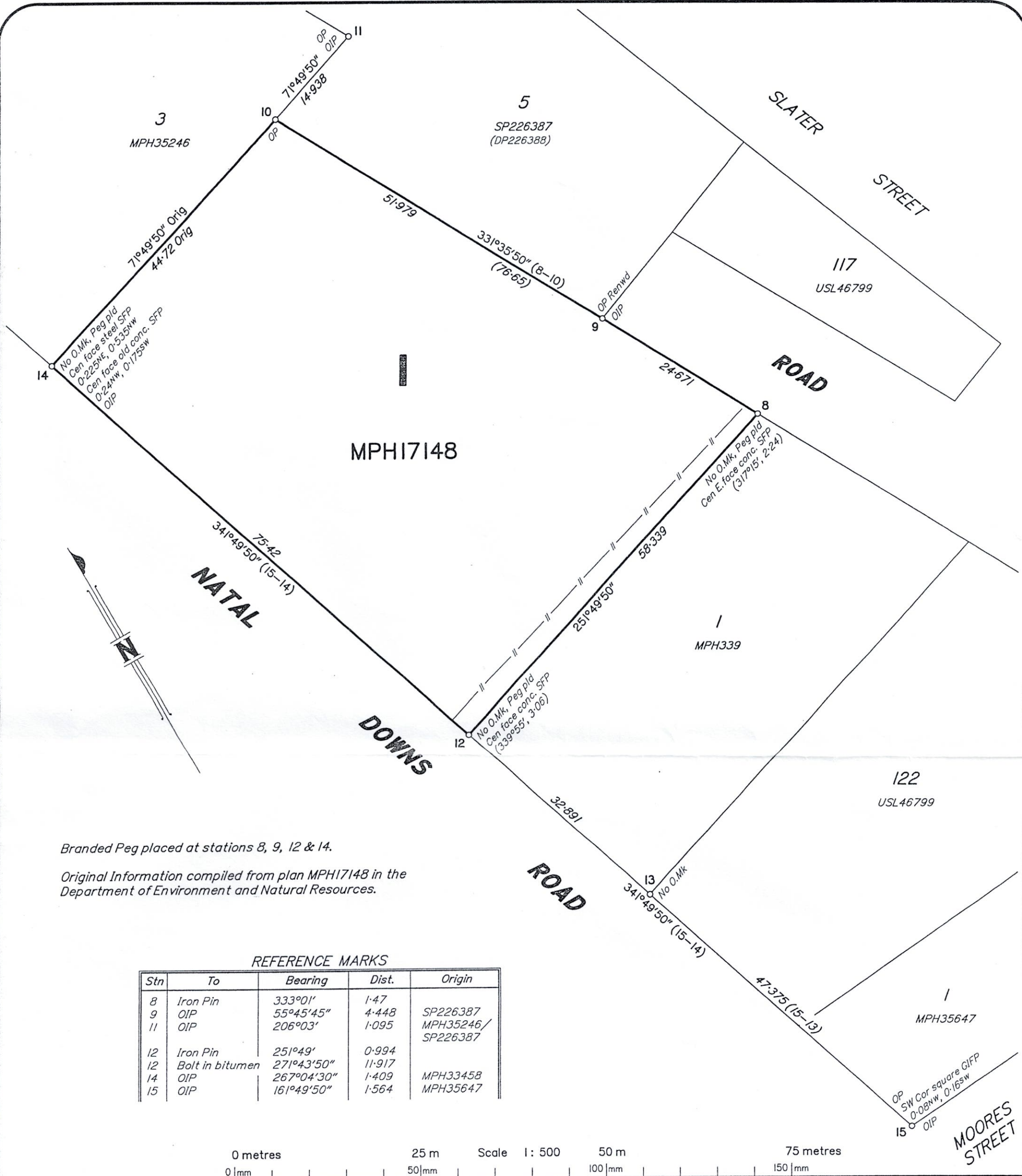
LEVEL DATUM AHD

REF BENCH MARK PSM 20740 RL 308.388

SCALE OF ORIGINAL 1:500 @ A3
DWG. NO 2882/01 REV A
SHEET 1 of 1



STN	Easting	Northing	Elev	Description
1	991.764	2002.026	310.197	BOLT IN KB
2	1010.297	1945.657	309.650	BOLT IN KB
3	1049.649	1944.557	308.890	BOLT IN SEMH
4	1043.812	2008.130	309.392	ENGINEERING PEG
5	1102.016	1981.410	308.256	OBOLT IN CHAN



IDENTIFICATION SURVEY of LOT 1 on MPH17148

PARISH: CHARTERS TOWERS

COUNTY: DAVENPORT

LOCALITY: QUEENTON

I, Jacob BOOY hereby certify that the land comprised in this plan was surveyed by me personally and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 13/05/2010.

Cadastral Surveyor

Dated: 7/06/2010

LOCAL GOVT.

Charters Towers Regional Council

MERIDIAN

vide SP226387

ORIGINAL

CLIENT

ALAN ROWE

MAP REF.

8157-14343

SURVEYOR REF.

2882

SCALE

1 : 500

FIELDBOOK

237/22

DRAWN:

GEO/1241

JACK BOOY
CADASTRAL SURVEYOR

136 Bergin Road, Cranbrook QLD 4814
Phone/Fax: (07) 47234885

CADASTRAL SURVEYS

PLAN.dwg

IS228762-01.dwg



IS228762

This plan is of an Identification Survey only, and as such is not examined for registration by the Office of the Registrar of Titles, although it is lodged in that Office for Survey Information only, in accordance with the Survey and Mapping Infrastructure Act 2003. No responsibility can therefore be accepted for any future difference in boundary definition, which may result from resurveys of adjoining lands or subsequent registration of new survey plans. . . . ACS

AUTHORITY TO ACT

between

SUPAGREEN CONSTRUCTION LTD ACN. 659090481
(The Developer)

and
Yahan Yang
Of

8/2 Stanhill Dr. Surfers Paradise, QLD 4217
(Owner)

This Authority to Act ("the Appointment") is made on the 27th day of April 2023 ("the Execution date")

Appointment of Authority to Act

1. The Developer is a company which carries on the business of Property Development and Construction all Australia wide.
2. The Owner owns the property at 7 Natal Downs Road, Queenton QLD 4820 ("the Property").
3. The Landowner appoints the Developer as Development Manager for Planning, Project Management, Project Marketing, Design and Construction (Procurement, Prefabrication and Installation).

SCHEDULE

Item 1	The Developer	Name:	SUPAGREEN CONSTRUCTION LTD ACN. 659090481
		Address:	14-18 Billabirra Crescent, Nerang QLD 4211
		Phone:	Representative: James Ji 0449 666 999
		Email:	james.ji@supagreen.com.au
Item 2	The Owner	Name:	Yahan Yang
		Address:	8/2 Stanhill Dr. Surfers Paradise, QLD 4217
		Phone:	0405035968
		Email:	james.ji@supagreen.com.au
Item 3	The Property	Address:	7 Natal Downs Road, Queenton QLD 4820

EXECUTIVE PAGE

Executed by An Authorized Officer of
SUPAGREEN CONSTRUCTION LTD
ACN. 659090481
as the Developer in the presence of:



.....
Signature

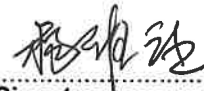
.....
Signature

James Ji

Print Full Name (Director)

.....
Print Full Name (Director)

Executed by Yahan Yang
as the Owner in the presence of:



.....
Signature

Yahan Yang

Print Full Name



.....
Signature

Chenchen Shen

Witness