

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)	Kaneto Enterprises PTY LTD
Contact name (only applicable for companies)	Matt Bennetto
Postal address (P.O. Box or street address)	65 Tea Tree Crescent
Suburb	Breddan
State	Qld
Postcode	4820
Country	Australia
Contact number	0415 655 614
Email address (non-mandatory)	matt@rjgbuilders.com.au
Mobile number (non-mandatory)	0415 655 614
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?	
<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
		9	Burdekin Street	Richmond Hill
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4820	1	MPH19999	CTRC
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

- ☐ Coordinates of premises by longitude and latitude

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

- ☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

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

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

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

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

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

Name of airport:

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

5) Are there any existing easements over the premises?

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

- ☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- ☒ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

- ☒ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

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

- ☒ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☒ Code assessment ☐ Impact assessment *(requires public notification)*

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

Demolish existing buildings. Construct 16, two bedroom, one bathroom dwellings with central 'community space'

e) Relevant plans

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

- ☒ Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

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

- ☐ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

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

- ☐ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☐ Code assessment ☐ Impact assessment *(requires public notification)*

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

e) Relevant plans

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

- ☐ Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development

- ☒ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
- ☐ Not required

Section 2 – Further development details

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

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Change lot to allow for construction of 16 residential dwellings in a unit style	Residential – multiple dwelling	16	1496
8.2) Does the proposed use involve the use of existing buildings on the premises?			
<input type="checkbox"/> Yes			
<input checked="" type="checkbox"/> No			

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?	
9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)	
<input type="checkbox"/> Subdivision (complete 10))	<input type="checkbox"/> Dividing land into parts by agreement (complete 11))
<input type="checkbox"/> Boundary realignment (complete 12))	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road (complete 13))

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				
10.2) Will the subdivision be staged?				
<input type="checkbox"/> Yes – provide additional details below				
<input type="checkbox"/> No				
How many stages will the works include?				
What stage(s) will this development application apply to?				

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

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)
12.2) What is the reason for the boundary realignment?			

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?	
<input type="checkbox"/> Road work <input type="checkbox"/> Drainage work <input type="checkbox"/> Landscaping <input type="checkbox"/> Other – please specify:	<input type="checkbox"/> Stormwater <input type="checkbox"/> Earthworks <input type="checkbox"/> Signage <input type="checkbox"/> Water infrastructure <input type="checkbox"/> Sewage infrastructure <input type="checkbox"/> Clearing vegetation
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)	
<input type="checkbox"/> Yes – specify number of new lots:	
<input type="checkbox"/> No	
14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)	

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application
Charters Towers Regional Council
16) Has the local government agreed to apply a superseded planning scheme for this development application?
<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application <input type="checkbox"/> The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached <input checked="" type="checkbox"/> No

PART 5 – REFERRAL DETAILS

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

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

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

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

- ☐ Clearing native vegetation
- ☐ Contaminated land (*unexploded ordnance*)
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- ☐ Fisheries – aquaculture
- ☐ Fisheries – declared fish habitat area
- ☐ Fisheries – marine plants
- ☐ Fisheries – waterway barrier works
- ☐ Hazardous chemical facilities
- ☐ Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- ☐ Infrastructure-related referrals – designated premises
- ☐ Infrastructure-related referrals – state transport infrastructure
- ☐ Infrastructure-related referrals – State transport corridor and future State transport corridor
- ☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- ☐ Infrastructure-related referrals – near a state-controlled road intersection
- ☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- ☐ Koala habitat in SEQ region – key resource areas
- ☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- ☐ Ports – Brisbane core port land – environmentally relevant activity (ERA)
- ☐ Ports – Brisbane core port land – tidal works or work in a coastal management district
- ☐ Ports – Brisbane core port land – hazardous chemical facility
- ☐ Ports – Brisbane core port land – taking or interfering with water
- ☐ Ports – Brisbane core port land – referable dams
- ☐ Ports – Brisbane core port land – fisheries
- ☐ Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- ☐ SEQ development area
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
- ☐ Tidal works or works in a coastal management district
- ☐ Reconfiguring a lot in a coastal management district or for a canal
- ☐ Erosion prone area in a coastal management district
- ☐ Urban design
- ☐ Water-related development – taking or interfering with water
- ☐ Water-related development – removing quarry material (*from a watercourse or lake*)
- ☐ Water-related development – referable dams
- ☐ Water-related development – levees (*category 3 levees only*)
- ☐ Wetland protection area

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

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

<input type="checkbox"/> Heritage places – Local heritage places
Matters requiring referral to the Chief Executive of the distribution entity or transmission entity:
<input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to:
<ul style="list-style-type: none"> • The Chief Executive of the holder of the licence, if not an individual • The holder of the licence, if the holder of the licence is an individual
<input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council:
<input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the Minister responsible for administering the <i>Transport Infrastructure Act 1994</i>:
<input type="checkbox"/> Ports – Brisbane core port land (<i>where inconsistent with the Brisbane port LUP for transport reasons</i>)
<input type="checkbox"/> Ports – Strategic port land
Matters requiring referral to the relevant port operator , if applicant is not port operator:
<input type="checkbox"/> Ports – Land within Port of Brisbane's port limits (<i>below high-water mark</i>)
Matters requiring referral to the Chief Executive of the relevant port authority:
<input type="checkbox"/> Ports – Land within limits of another port (<i>below high-water mark</i>)
Matters requiring referral to the Gold Coast Waterways Authority:
<input type="checkbox"/> Tidal works or work in a coastal management district (<i>in Gold Coast waters</i>)
Matters requiring referral to the Queensland Fire and Emergency Service:
<input type="checkbox"/> Tidal works or work in a coastal management district (<i>involving a marina (more than six vessel berths)</i>)

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

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application
<input type="checkbox"/> I do not agree to accept an information request for this development application
Note: By not agreeing to accept an information request I, the applicant, acknowledge: <ul style="list-style-type: none"> • that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties • Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules. Further advice about information requests is contained in the DA Forms Guide .

PART 7 – FURTHER DETAILS

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

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

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

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

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

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

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

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

23) Further legislative requirements

Environmentally relevant activities

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

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

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

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

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

Hazardous chemical facilities

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

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

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

Clearing native vegetation

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

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

☒ No

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

Environmental offsets

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

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

☒ No

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

Koala habitat in SEQ Region

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

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

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

☒ No

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

Water resources

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

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

☒ No

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

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

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

Waterway barrier works

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

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

☒ No

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

Marine activities

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

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

☒ No

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

Quarry materials from a watercourse or lake

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

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

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

Quarry materials from land under tidal waters

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

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

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

Referable dams

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

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

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

Tidal work or development within a coastal management district

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

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

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

Queensland and local heritage places

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

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

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

Name of the heritage place:		Place ID:	
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Brothels

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

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

Decision under section 62 of the Transport Infrastructure Act 1994

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

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

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

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

☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

☒ No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

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

☒ Yes

Note: See the Planning Regulation 2017 for referral requirements

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

☐ Yes

☒ Not applicable

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

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

☒ Yes

Relevant plans of the development are attached to this development application

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

☒ Yes

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

☒ Yes

☐ Not applicable

25) Applicant declaration

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

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

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

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

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

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

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

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

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

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

QLeave notification and payment

Note: For completion by assessment manager if applicable

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

DA Form 2 – Building work details

Approved form (version 1.1 effective 22 JUNE 2018) made under Section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving building work**.

For a development application involving **building work only**, use this form (DA Form 2) only. The DA Forms Guide provides advice about how to complete this form.

For a development application involving **building work associated and any other type of assessable development**, use DA Form 1 – Development application details and parts 4 to 6 of this form (DA Form 2).

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)	Kaneto Developments PTY LTD
Contact name (only applicable for companies)	Matt Bennetto
Postal address (PO Box or street address)	65 Tea Tree Crescent
Suburb	Breddan
State	Qld
Postcode	4820
Country	Australia
Contact number	0415 655 614
Email address (non-mandatory)	matt@rjgbuilders.com.au
Mobile number (non-mandatory)	0415 655 614
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

PART 2 – LOCATION DETAILS

2) Location of the premises (complete 2.1 and/or 2.2 if 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 Form Guide: Relevant plans .	
2.1) Street address and lot on plan	
<input checked="" type="checkbox"/> Street address AND lot on plan (all lots must be listed), or	
<input type="checkbox"/> 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).	

Unit No.	Street No.	Street Name and Type	Suburb
		9 Burdekin St	Richmond Hill
Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
4820		MPH19999	CTRC

2.2) 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

3) 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 the [DA Forms Guide](#)

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

☒ No

PART 3 – FURTHER DETAILS

4) Is the application only for building work assessable against the building assessment provisions?

☐ Yes – proceed to 8)

☒ No

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

Charters Towers Regional Council

6) 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

7) 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](#).

8) Are there any associated development applications or current approvals?

☐ Yes – provide details below or include details in a schedule to this development application

☒ No

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

9) Has the portable long service leave levy been paid?

- ☐ Yes – the yellow local government/private certifier's copy of the receipted QLeave form is attached to this development application
- ☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid
- ☒ Not applicable

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

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

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

11) Identify any of the following further legislative requirements that apply to any aspect of this development application

- ☐ The proposed development is on a place entered in the **Queensland Heritage Register** or in a local government's **Local Heritage Register**. See the guidance provided at www.des.qld.gov.au about the requirements in relation to the development of a Queensland heritage place

Name of the heritage place:		Place ID:	
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PART 4 – REFERRAL DETAILS**12) Does this development application include any building work aspects that have any referral requirements?**

- ☐ Yes – the *Referral checklist for building work* is attached to this development application
- ☒ No – proceed to Part 5

13) 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 referral response

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

PART 5 – BUILDING WORK DETAILS**14) Owner's details**

- ☒ Tick if the applicant is also the owner and proceed to 15). Otherwise, provide the following information.

Name(s) <i>(individual or company full name)</i>	
Contact name <i>(applicable for companies)</i>	

Postal address (<i>P.O. Box or street address</i>)	
Suburb	
State	
Postcode	
Contact number	
Email address (<i>non-mandatory</i>)	
Mobile number (<i>non-mandatory</i>)	
Fax number (<i>non-mandatory</i>)	

15) Builder's details

☒ Tick if a builder has not yet been engaged to undertake the work and proceed to 16). Otherwise provide the following information.

Name(s) (<i>individual or company full name</i>)	
Contact name (<i>applicable for companies</i>)	
QBCC licence or owner – builder number	
Postal address (<i>P.O. Box or street address</i>)	
Suburb	
State	
Postcode	
Contact number	
Email address (<i>non-mandatory</i>)	
Mobile number (<i>non-mandatory</i>)	
Fax number (<i>non-mandatory</i>)	

16) Provide details about the proposed building work

a) What type of approval is being sought?

- ☒ Development permit
☐ Preliminary approval

b) What is the level of assessment?

- ☒ Code assessment
☐ Impact assessment (*requires public notification*)

c) Nature of the proposed building work (tick all applicable boxes)

- | | |
|---|--|
| <input type="checkbox"/> New building or structure | <input type="checkbox"/> Repairs, alterations or additions |
| <input type="checkbox"/> Change of building classification (<i>involving building work</i>) | <input type="checkbox"/> Swimming pool and/or pool fence |
| <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Relocation or removal |

d) Provide a description of the work below or in an attached schedule.

Demolition and removal of A Frame hut and block building on site.

e) Proposed construction materials

External walls	<input type="checkbox"/> Double brick	<input type="checkbox"/> Steel	<input type="checkbox"/> Curtain glass
	<input type="checkbox"/> Brick veneer	<input type="checkbox"/> Timber	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Stone/concrete	<input type="checkbox"/> Fibre cement	<input type="checkbox"/> Other
Frame	<input type="checkbox"/> Timber	<input type="checkbox"/> Steel	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Other		

Floor	<input type="checkbox"/> Concrete	<input type="checkbox"/> Timber	<input type="checkbox"/> Other
Roof covering	<input type="checkbox"/> Slate/concrete <input type="checkbox"/> Aluminium	<input type="checkbox"/> Tiles <input type="checkbox"/> Steel	<input type="checkbox"/> Fibre cement <input type="checkbox"/> Other
f) Existing building use/classification? (if applicable)			
g) New building use/classification? (if applicable)			
h) 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 type="checkbox"/> Relevant plans of the proposed works are attached to the development application			

17) What is the monetary value of the proposed building work?	\$30,000
---	-----------------

18) Has Queensland Home Warranty Scheme Insurance been paid?		
<input type="checkbox"/> Yes – provide details below		
<input checked="" type="checkbox"/> No		
Amount paid	Date paid (dd/mm/yy)	Reference number
\$		

PART 6 – CHECKLIST AND APPLICANT DECLARATION

19) Development application checklist	
The relevant parts of <i>Form 2 – Building work details</i> have been completed	<input checked="" type="checkbox"/> Yes
This development application includes a material change of use, reconfiguring a lot or operational work and is accompanied by a completed <i>Form 1 – Development application details</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
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 .	<input checked="" type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable

20) Applicant declaration
<input checked="" type="checkbox"/> By making this development application, I declare that all information in this development application is true and correct
<input checked="" type="checkbox"/> 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 <i>Electronic Transactions Act 2001</i>
Note: It is unlawful to intentionally provide false or misleading information.
<p>Privacy –Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any 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.</p> <p>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.</p> <p>Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i>, Planning Regulation 2017 and the DA Rules except where:</p> <ul style="list-style-type: none"> such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the Planning Regulation 2017, and the access rules made under the <i>Planning Act 2016</i> 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 7 –FOR COMPLETION BY THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference numbers:

For completion by the building certifier

Classification(s) of approved building work

Name	QBCC Certification Licence number	QBCC Insurance receipt number

Notification of engagement of alternate chosen 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	

Additional information required by the local government

Confirm proposed construction materials:

External walls	<input type="checkbox"/> Double brick	<input type="checkbox"/> Steel	<input type="checkbox"/> Curtain glass
	<input type="checkbox"/> Brick veneer	<input type="checkbox"/> Timber	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Stone/concrete	<input type="checkbox"/> Fibre cement	<input type="checkbox"/> Other
Frame	<input type="checkbox"/> Timber	<input type="checkbox"/> Steel	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Other		
Floor	<input type="checkbox"/> Concrete	<input type="checkbox"/> Timber	<input type="checkbox"/> Other
Roof covering	<input type="checkbox"/> Slate/concrete	<input type="checkbox"/> Tiles	<input type="checkbox"/> Fibre cement
	<input type="checkbox"/> Aluminium	<input type="checkbox"/> Steel	<input type="checkbox"/> Other

Additional building details required for the Australian Bureau of Statistics

Existing building use/classification? (if applicable)			
New building use/classification?			
Site area (m ²)		Floor area (m ²)	

9 Burdekin Street, Richmond Hill

Map of site for demolition and removal of existing buildings. (To accompany DA Form 2)

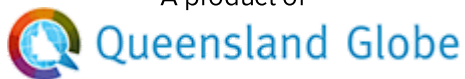
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20°3'41"S 146°15'59"E



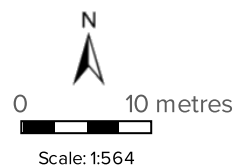
20°3'45"S 146°15'55"E

20°3'45"S 146°15'59"E



A product of

Legend located on next page



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Print date: 24/2/2023

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

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



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9 Burdekin Street, Richmond Hill

Map of site for demolition and removal of existing buildings. (To accompany DA Form 2)

Legend

Attribution

Places: Search Results

9 BURDEKIN ST, RICHMOND
HILL QLD 4820

Cities and Towns



Road Crossing

- Bridge
- Tunnel

Road

- Highway
- Main
- Local
- Private

Railway



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6.2 Zone codes

6.2.1 Residential zone category

6.2.1.1 General residential zone code

6.2.1.1.1 Application

This code applies to development where the code is identified as applicable in categories of assessment and development.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

6.2.1.1.2 Purpose

- (1) The purpose of the General residential zone is to provide for:
 - (a) residential uses; and
 - (b) community uses, small-scale services, facilities and infrastructure to support local residents.
- (2) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) development is low rise and consistent with the low-density character of the existing neighbourhoods within the Charters Towers urban area;
 - (b) development provides a range of residential dwelling choices including Dwelling houses, Dual occupancy and attached housing forms such as Multiple dwellings, retirement facilities, residential care facilities and Rooming accommodation;
 - (c) detached housing forms such as Dwelling houses and Dual occupancy forms are located on standard residential lot sizes;
 - (d) attached housing forms such as Multiple dwellings, residential care facilities and retirement facilities are accommodated on larger sites to ensure:
 - (i) building bulk, density and the development footprint complements the surrounding area;
 - (ii) setbacks ensure privacy and limit overshadowing on adjoining sites; and
 - (iii) sufficient open space and car parking areas are provided.
 - (e) buildings are of a scale, height and size that complement the low rise residential neighbourhood character through design elements that reduce building bulk and create an attractive streetscape;
 - (f) development creates pleasant living environments that ensure privacy, access to sunlight, open space, ventilation and natural climate control;

- (g) development supports safe and walkable neighbourhoods that are well connected to community facilities, employment nodes, centres, open space and recreational areas, community services and educational opportunities in other zones;
- (h) small scale non-residential uses may be supported (particularly in existing non-residential buildings) where such uses directly support the day to day needs of the immediate residential community, ensure reasonable neighbourhood amenity and do not undermine the viability of nearby centres;
- (i) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and active transport use;
- (j) development is supported by transport infrastructure that is designed to provide and promote safe and efficient movement including walking and cycling;
- (k) development is supported by necessary open space, recreational areas and appropriate infrastructure to support the needs of the local community;
- (l) development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, lighting, overshadowing, privacy and other locally specific impacts;
- (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	Applicant's response
Built form		
PO1 Buildings: (a) are low rise;	AO1 Building height does not exceed 8.5m and 2 storeys above ground level.	Building height does not exceed 8.5m and 2 storeys above ground level. Buildings are all single level dwellings designed to look attractive to the area

Performance outcomes	Acceptable outcomes	Applicant's response
<p>(b) do not create unreasonable overshadowing on adjoining residential properties; and</p> <p>(c) do not adversely impact on the residential character and amenity of the area.</p>		
<p>PO2</p> <p>Residential buildings:</p> <p>(a) are proportionate to the size and street frontage of the site;</p> <p>(b) protect residential neighbourhood character;</p> <p>(c) provide setbacks that maintain appropriate levels of light and solar penetration, air circulation, privacy and amenity for adjoining properties;</p> <p>(d) provide for adequate open space and landscape areas;</p> <p>(e) reduce building bulk; and</p> <p>(f) allow casual surveillance of the street.</p>	<p>AO2.1</p> <p>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.</p>	<p>Development is in accordance with table 6.2.1.1.3(b)</p> <p>Our frontage is over 30m</p> <p>Land size is over 1200m²</p> <p>Our site coverage is less than 50%</p> <p>And all of our setbacks are within compliance</p>
	<p>AO2.2</p> <p>Where a Dual occupancy:</p> <p>(a) site cover is a maximum of 50% of the total site area; and</p> <p>(b) minimum street frontage is 30m.</p> <p>Editor's note—Setbacks for a Dwelling house and Dual occupancy are regulated in the QDC.</p>	<p>Site coverage is less than 50%</p> <p>Street frontage is over 30m</p>
Residential density		
<p>PO3</p> <p>Residential density reflects the residential character of the area.</p>	<p>AO3.1</p> <p>Residential density is a maximum of:</p> <p>(a) 1 dwelling per lot where a Dwelling house (including 1 Secondary dwelling); or</p> <p>(b) 1 dwelling per 450m² where Dual occupancy; or</p>	<p>Being a multiple dwelling development we have more than 240m² per dwelling</p>

Performance outcomes	Acceptable outcomes	Applicant's response
	(c) 1 dwelling per 240m ² where a Multiple dwelling.	
	AO3.2 Where a Dwelling house, any Secondary dwelling is: (a) a maximum of 80m ² GFA; and (b) within 10m of the main building.	
Open space		
PO4 Development must provide sufficient and accessible open space for resident's needs.	AO4.1 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 area of 50m ² with a minimum dimension of 10m.	The development consists of 16 units and has more than 30m ² of private open space and has a minimum dimension of 5m in any direction
	AO4.2 Private open space is directly adjacent to the main living area.	Private open space is directly adjacent to the main living area.
Design and streetscape		
PO5	AO5.1	Carparks are located behind the buildings

Performance outcomes	Acceptable outcomes	Applicant's response
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.	
	AO5.2 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.	Driveway is a single horseshoe driveway
Use - Sales office		
PO6 The use does not adversely impact on the residential amenity of the surrounding land uses and local character.	AO6.1 Development of the sales office is in place for no more than two years.	N/A
	AO6.2 The site coverage of the building is a maximum of 50% of the site area.	N/A
	AO6.3 There are a maximum of 2 employees on- site at any one time.	N/A
	AO6.4 The use operates between 8:00 and 18:00 Monday to Saturday and 9:00 to 13:00 on Sunday.	N/A
Use - Food and drink outlet, Office or Shop if using an existing non-residential building		
PO7	AO7	N/A

Performance outcomes	Acceptable outcomes	Applicant's response
Non-residential uses within an existing non-residential building do not adversely impact on the amenity of area.	Hours of operation are limited to 7:00 – 19:00 daily.	
For all assessable development		
Design and streetscape		
PO8 Development has a high-quality appearance and makes a positive contribution to the streetscape.	AO8.1 Landscaping is to be provided at a minimum dimension of 1.5m in width along the full frontage of any road.	Landscaping will be provided at a minimum dimension of 1.5m in width along the full frontage of any road.
	AO8.2 For any Multiple dwelling or Retirement facility, balconies or verandah's occupy a minimum of 50% of the building facade fronting the street.	Balconies/verandah's occupy more than 50% of the building façade fronting the street
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).	No acceptable outcome is nominated.	Pedestrian entries are Visible from the street and visitor car parking areas; Are separate to vehicle access points; A pedestrian access will be available from Baker st
PO10 Buildings must be orientated to facilitate casual surveillance of the street and any adjoining public space.	AO10 Buildings fronting a street or public space include the following features: (a) large windows associated with living areas; or	Units fronting the streets have been designed with large windows associated with living areas and balconies to help facilitate surveillance

Performance outcomes	Acceptable outcomes	Applicant's response
<p>Editor's note—This applies to all street frontages where development fronts more than 1 street.</p> <p>PO11</p> <p>Development facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none"> (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. <p>Editor's note—Applicants should have regard to <i>Crime Prevention through Environmental Design Guidelines for Queensland</i>.</p>	<p>(b) balconies or verandah's.</p> <p>No acceptable outcome is nominated.</p>	
<p>PO12</p> <p>Design elements contribute to an interesting and attractive building through:</p> <ul style="list-style-type: none"> (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; 	<p>No acceptable outcome is nominated.</p>	<p>The Development facilitates the security of people and property having regard to:</p> <p>opportunities for casual surveillance and sight lines; (very open landscape)</p> <p>exterior building design that promotes safety; (Block/concrete construction)</p> <p>adequate lighting;</p> <p>appropriate signage and wayfinding;</p> <p>minimisation of entrapment locations;</p> <p>clearly visible placement and location of letterboxes for identification by emergency services; and</p> <p>The development has been designed to be attractive through the use of an interesting roofline.</p> <p>We have incorporated a number of different building materials on both the façade and roof to make the building attractive</p>

Performance outcomes	Acceptable outcomes	Applicant's response
(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.		We have incorporated a large communal area and garden in the centre of the development this will be covered and make the area both functional and enticing for the residents
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.	No acceptable outcome is nominated.	We have incorporated both different pitches and different materials in the design of the skillion roof that will make it more attractive and energy efficient
Open space		
PO14 Open space is oriented to provide adequate sunlight and prevailing breeze.	No acceptable outcome is nominated.	The buildings have been designed to be open plan allowing adequate sunlight, the use of windows and doors have been designed to take advantage of maximum breeze
PO15 Communal open space is: (a) designed to provide useable areas for communal activities such as clothes drying and social interaction; and	No acceptable outcome is nominated.	The development has grassy areas to use as common areas as well as a large undercover area to be utilised for social interactions. Clothes drying areas will be separated in units own areas

Performance outcomes	Acceptable outcomes	Applicant's response
(b) is not dominated by landscaping.		
Amenity		
PO16 Habitable spaces must not directly overlook dwellings on adjacent land.	AO16 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.	Being a corner block very little overlooks adjacent land, For these units the use of a 1.8m high fence will ensure privacy
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.	Landscaping will be provided to enhance the buildings appearance and will include a grassed communal area and a shaded paved area
PO18	AO18	Only waste facilities ie. Bins are applicable and they will be screened from public view

Performance outcomes	Acceptable outcomes	Applicant's response
Outdoor activity, plant equipment, waste, storage and servicing areas are screened from adjoining properties and from the street.	<p>Outdoor activity, plant equipment, waste, storage and servicing areas are:</p> <p>(a) not located adjacent to any road frontage; and</p> <p>(b) screened from public view by either:</p> <p>(i) a 1.8m high solid wall or fence, constructed in materials and colours compatible with the main building on site; or</p> <p>(ii) mature landscaping that has the same effect as a 1.8m high wall.</p>	
Effects of development		
<p>PO19</p> <p>Development responds sensitively to on site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land uses, such that:</p> <p>(a) any hazards to people or property are avoided;</p> <p>(b) any earthworks are minimised;</p> <p>(c) the retention of natural drainage line is maximised;</p> <p>(d) the retention of existing vegetation is maximised;</p> <p>(e) damage or disruption to sewer, stormwater and water infrastructure is avoided; and</p> <p>(f) there is adequate buffering, screening or separation to adjoining development.</p>	No acceptable outcome is nominated.	<p>The development is sensitive to on site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land uses.</p> <p>The development minimises the amount of earthworks and will retain as much natural drainage as possible</p> <p>The land currently has no vegetation but we will plant native vegetation and attractive grass and flora</p>

Performance outcomes	Acceptable outcomes	Applicant's response
<p>PO20</p> <p>Development maintains a high level of amenity within the site and minimises impacts on surrounding areas, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) traffic and parking; (c) visual impact; (d) odour and emissions; and (e) lighting. <p>Editor's note—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance outcome.</p>	<p>No acceptable outcome is nominated.</p>	<p>Development maintains a high level of amenity within the site and minimises impacts on surrounding areas, having regard to:</p> <p>Noise</p> <p>Traffic and parking as much on street parking is available</p> <p>The design and landscaping will be an attractive sight in the neighbourhood</p> <p>odour and emissions it will produce little to none lighting.</p>
<p>PO21</p> <p>All uses are located, designed, orientated and constructed to:</p> <ul style="list-style-type: none"> (a) minimise noise dust, odour or other nuisance from existing lawful uses; (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. <p>Editor's note—Sites of former mining activity may be identified through the Historic Mining Permits, Resources (Mineral Occurrence and Geological Observation Data) and Abandoned Mines layers of</p>	<p>No acceptable outcome is nominated.</p>	<p>All uses are located, designed, orientated and constructed to:</p> <p>Minimise noise dust, odour or other nuisance from existing lawful uses;</p> <p>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</p>

Performance outcomes	Acceptable outcomes	Applicant's response
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.	No acceptable outcome is nominated.	Development is low impact, limited in scale and: Compatible with neighbouring residential uses and complementary to local character; Incorporates design elements that are consistent with the surrounding residential development; Supports the day to day needs of residents; Located on a site which must adequately accommodate activity needs and space requirements; and does not undermine the viability of nearby centres.
PO23 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.	No acceptable outcome is nominated.	The development is close to schools, shops and other amenities necessary to tenants
PO24	AO24	Development does not adversely impact on the amenity of area.

Performance outcomes	Acceptable outcomes	Applicant's response
Development does not adversely impact on the amenity of area.	Hours of operation are limited to 6.00 to 19.00 daily.	
PO25 Buildings are located on the site to maximise the residential amenity of residents and neighbours.	AO25 Buildings are setback a minimum of: (a) 6m from the front and rear boundary; and (b) 3m from the side boundary	Buildings are located on the site to maximise the residential amenity of residents and neighbours.
PO26 Development must ensure residential amenity is maintained on adjoining properties.	AO26 Development provides a 1.8m acoustic screen fence where adjoining a residential use.	Development provides a 1.8m acoustic screen fence where adjoining a residential use.
PO27 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.	Entry to the Development is via Baker st instead of the more busy Burdekin street, in doing this we avoid the school traffic associated with Burdekin st. The design of the driveway will minimise any adverse impacts on road hierarchy, and will not cause conflict between children's activities, pedestrian movement, vehicle movement and car parking

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 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 Boundary walls		Limited to 1 side boundary with a maximum length 10m and maximum height 3.5m

8.3 Other development codes

8.3.1 Development works code

8.3.1.1 Application

This code applies to development identified as requiring assessment against the Development works code by the tables of assessment in Part 5 (Tables of assessment).

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

8.3.1.2 Purpose

- (1) The purpose of the Development works code is to:
 - (a) ensure all development is provided with appropriate infrastructure, parking spaces and services;
 - (b) ensure development manages stormwater and wastewater as part of the integrated total water cycle and in ways that help protect the environmental water values specified in the *Environmental Protection (Water) Policy 2009* and the Stormwater Management Design Objectives in the State Planning Policy;
 - (c) protect surface water and ground water; and
 - (d) ensure development is designed, constructed, operated and maintained to eliminate any adverse impacts on the environment and the amenity of the locality.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development is adequately serviced by utility and access infrastructure including roads, water, waste water, power, telecommunications, stormwater management and waste management;
 - (b) the integrity and efficiency of utility and access infrastructure systems is maintained;
 - (c) environmental values of receiving waters are protected from adverse development impacts arising from stormwater quality and flow;
 - (d) environmental values of receiving waters are protected from waste water impacts;
 - (e) public health and safety are protected and damage or nuisance caused by stormwater is avoided;
 - (f) stormwater management works is designed to maintain or recreate natural hydrological processes and minimise run-off;
 - (g) the function, safety and efficiency of the transport network is optimised;
 - (h) development within close proximity to existing or future public passenger transport facilities supports an integrated approach to land use and transport integration;

- (i) development provides adequate on site vehicular access and adequate parking and servicing facilities for vehicles and parking facilities for bicycles;
- (j) access, parking, servicing and associated manoeuvring areas are designed to be safe, functional and meet the reasonable demands generated by the development;
- (k) provision of safe and non-discriminatory public and pedestrian access is provided;
- (l) works in public streets and spaces enhance the pedestrian amenity and improve streetscape appearance;
- (m) earthwork does not impact adversely on the amenity of the site or the surrounding area and does not result in increased flooding, drainage and soil erosions problems on upstream and downstream property; and
- (n) development provides for the storage of generated waste in an environmentally acceptable manner and waste storage facilities are functionally appropriate for users of the facilities.

8.3.1.3 Specific benchmarks for assessment

Table 8.3.1.3(a) — Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Applicants response
Utility infrastructure and services		
PO1 Development is serviced by an adequate, safe and reliable supply of potable and general use water, connected to reticulated water supply where possible.	AO1 Development is: <ul style="list-style-type: none"> (a) connected to Council's reticulated water supply network, including the installation of easily accessed water meters, in accordance with the <i>Development works Town plan policy</i>; or (b) if connection to Council's reticulated water supply network is not possible, a potable on site water supply is provided in accordance with the <i>Development works Town plan policy</i>. 	Development is Connected to council's reticulated water supply network. Water meters are easily accessible and are in accordance with the Development works town policy
PO2 Development is serviced by appropriate waste water disposal infrastructure which ensures:	AO2 Development is: <ul style="list-style-type: none"> (a) connected to Council's reticulated sewerage 	Development is connected to Council's reticulated sewage treatment system, in accordance with the Development works Town

Performance outcomes	Acceptable outcomes	Applicants response
<p>(a) no adverse ecological impacts on the receiving environment;</p> <p>(b) cumulative impacts of onsite waste water treatment are considered in assessing the likely environmental impacts;</p> <p>(c) public health is maintained;</p> <p>(d) the location, site area, soil type and topography is suitable for on site waste water treatment; and</p> <p>(e) the reuse of waste water does not contaminate any surface water or ground water.</p>	<p>treatment system, in accordance with the Development works Town plan policy; or</p> <p>(b) if connection to Council's reticulated sewerage treatment system is not possible, waste water is treated in accordance with <i>Development works Town Plan Policy</i>.</p>	Plan Policy
<p>PO3</p> <p>Electricity supply network and telecommunication service connections are provided to the site and are connected.</p>	<p>AO3.1</p> <p>The development is connected to electricity and telecommunications infrastructure in accordance with the standards of the relevant regulatory authority prior to the commencement of any use of the site.</p>	The development is connected to electricity and telecommunications infrastructure in accordance with the standards of the relevant regulatory authority prior to the commencement of any use of the site.
	<p>AO3.2</p> <p>Where not included in the development, provision is made for future telecommunications services (such as fibre optic cable) in accordance with the standards of the relevant regulatory authority.</p>	
<p>Stormwater management</p> <p>Editor's note–Refer also to the Stormwater management design objectives in the State planning policy.</p>		
<p>PO4</p> <p>Stormwater management is designed and operated to ensure that adjoining land and</p>	<p>AO4.1</p> <p>Development does not result in an increase in flood level or flood duration on upstream,</p>	Development will not result in an increase in flood level or flood duration on upstream, downstream or adjacent properties.

Performance outcomes	Acceptable outcomes	Applicants response
<p>upstream and downstream areas are not adversely affected through any ponding or changes in flows:</p> <p>(a) ensure that adjoining land and upstream and downstream areas are not adversely affected through any ponding or changes in flows; and</p> <p>(b) direct stormwater to a lawful point of discharge through competently designed and constructed outlet works in a manner that reflects the predevelopment status.</p> <p>Editor's note– Stormwater quality must meet the design objectives within the <i>Development works Town plan policy</i>.</p>	<p>downstream or adjacent properties.</p> <p>AO4.2</p> <p>Stormwater (including roof and surface water) is conveyed to the kerb and channel or other lawful point of discharge in accordance with the requirements of the <i>Development works Town plan policy</i>.</p> <p>AO4.3</p> <p>Stormwater runoff from all impervious areas (roof, pavements, etc) are not permitted to flow or discharge over adjoining properties.</p>	<p>Stormwater (including roof and surface water) is conveyed to the kerb and channel or other lawful point of discharge in accordance with the requirements of the <i>Development works Town plan policy</i>.</p> <p>Stormwater runoff from all impervious areas will not flow or discharge over adjoining properties.</p>
Earthworks		
<p>PO5</p> <p>Earthworks are undertaken in a manner that:</p> <p>(a) prevents any worsening of soil erosion or water quality on the site, any adjoining land, or land upstream or downstream of the site;</p> <p>(b) produces stable landforms and structures;</p> <p>(c) maintain natural landforms where possible;</p> <p>(d) minimise the height of any batter faces;</p> <p>(e) does not unduly impact on the amenity or privacy for occupants of the site or on adjoining land or on the amenity of the streetscape;</p> <p>(f) does not result in the contamination of land or water; and</p>	<p>AO5.1</p> <p>Earthworks comply with the <i>Development works Town plan policy</i>.</p> <p>AO5.2</p> <p>The extent of filling or excavation does not exceed 40% of the site area or 500m², whichever is lesser.</p> <p>AO5.3</p> <p>Excavating or filling is no greater than 1m in height or depth.</p> <p>AO5.4</p> <p>Batters have a maximum slope of 25%, are terraced at every rise of 1.5m and each terrace has a depth of 0.75m.</p>	<p>Earthworks comply with the <i>Development works Town plan policy</i>.</p> <p>The extent of filling/ excavation will exceed 500m² (please see civil plans for detail)</p> <p>Excavating or filling is no greater than 1m in height or depth.</p>

Performance outcomes	Acceptable outcomes	Applicants response
(g) avoids risk to people and property.	AO5.5 No contaminated material is used as fill.	No contaminated material is used as fill
P06 Retaining walls are designed to minimise visual impact through: (a) setbacks from any boundary; and (b) being stepped or terraced to accommodate landscaping.	AO6.1 The combined height of any retaining walls and fences does not exceed 2m.	No retaining walls or fences will exceed 2m
	AO6.2 A retaining wall is set back at least half the height of the wall from any boundary of the site.	Any retaining wall will be set back at least half the height of the wall from all site boundaries
	AO6.3 Retaining walls over 1.5m are stepped 0.75m for every 1.5m in height, terraced and landscaped.	We will have no retaining walls that exceed 1.5m in height
	AO6.4 Design and construction of retaining walls over 1m in height are certified by a Registered Professional Engineer of Queensland.	Design and construction of retaining walls over 1m in height are certified by a Registered Professional Engineer of Queensland, although we will have no retaining walls that exceed 1m in height
P07 The excavation, filling or laying of pipes within the vicinity of electricity supply infrastructure must not create damage or hazard. Editor's note—Development involving filling, excavation or laying of metal pipes on land contiguous to electricity supply infrastructure should be referred to the relevant electricity entity for safety advice on the proposed development.	AO7.1 Excavation or filling does not occur within: (a) 10m of any tower, pole, foundation, ground anchorage or stay supporting electric lines or associated equipment; (b) 5m of a substation site boundary; (c) 2m of a padmount substation; or (d) 1m of a padmount transformer or an underground cable.	Excavation or filling will not occur within: (e) 10m of any tower, pole, foundation, ground anchorage or stay supporting electric lines or associated equipment; (f) 5m of a substation site boundary; (g) 2m of a padmount substation; or 1m of a padmount transformer or an underground cable.
	AO7.2 The laying of metal pipes does not occur within:	The laying of metal pipes will not occur within: <ul style="list-style-type: none"> 5m of any pole, tower, foundation,

Performance outcomes	Acceptable outcomes	Applicants response
	(a) 5m of any pole, tower, foundation, ground anchorage or stay supporting electric lines or associated equipment; (b) 15m of any substation site boundary; or (c) 5m of, and parallel to, an electric line shadow.	ground anchorage or stay supporting electric lines or associated equipment; <ul style="list-style-type: none"> • 15m of any substation site boundary; or • 5m of, and parallel to, an electric line shadow.
Parking and access		
PO8 Development includes the provision of adequate and convenient car parking on site to satisfy the anticipated requirements of the land use or activity.	AO8 Car parking is provided in accordance with Table 8.3.1.3(b)–Car parking requirements.	Car parking is provided in accordance with Table 8.3.1.3(b)–Car parking requirements. Each unit has a double car park and the complex has 8 visitor carparks to service the 16 units
PO9 Development provides end of trip facilities for people engaging in active transport (bicycle and pedestrian): (a) to meet the needs of users and promote active modes of travel; (b) at convenient, easily identifiable, safe locations; and (c) in locations that do not obstruct vehicular, bicycle or pedestrian movement paths.	AO9 Development provides cycling and pedestrian end of trip facilities, in accordance with the requirements of the <i>Development works Town plan policy</i> .	Development provides cycling and pedestrian end of trip facilities, in accordance with the requirements of the <i>Development works Town plan policy</i> . The development incorporates a central undercover shared area as well as a path for walking or bike riding that is not accessible to traffic
PO10 Access driveways are designed and constructed to: (a) provide convenient access to the site and maintain the safety and efficiency of the road;	AO10.1 Access driveways are designed and constructed in accordance with the relevant <i>Development works Town plan policy</i> .	Access driveways are designed and constructed in accordance with the relevant <i>Development works Town plan policy</i> .
	AO10.2 Access driveways allow vehicles (with the	Access driveways allow vehicles (with the exception of Dwelling house and Dual occupancy) to enter and exit the site in a forward

Performance outcomes	Acceptable outcomes	Applicants response
<p>(b) minimise conflicts with traffic and pedestrians; and</p> <p>(c) are constructed to a standard that is appropriate to the location and to meet the anticipated volume and type of traffic.</p>	<p>exception of Dwelling house and Dual occupancy) to enter and exit the site in a forward gear.</p>	<p>gear.</p> <p>The development includes a wrap-around (horseshoe) driveway, allowing vehicles to travel in a forward gear.</p>
<p>PO11</p> <p>Vehicle movement areas (including internal driveways, access aisles, manoeuvring areas, car parks and service bays) are designed to ensure:</p> <p>(a) a gradient appropriate for the type of vehicles;</p> <p>(b) effective stormwater drainage;</p> <p>(c) clearly marked and signed spaces;</p> <p>(d) convenience and safety for drivers and pedestrians; and</p> <p>(e) adequate dimensions to meet user requirements, including access and egress for emergency vehicles.</p>	<p>AO11</p> <p>Manoeuvring, queuing, loading and unloading areas, and parking areas are:</p> <p>(a) designed and constructed in accordance with the Development works Town plan policy; and</p> <p>(b) certified by a Registered Professional Engineer of Queensland.</p>	<p>Manoeuvring, queuing, loading and unloading areas, and parking areas are:</p> <ul style="list-style-type: none"> designed and constructed in accordance with the Development works Town plan policy; and certified by a Registered Professional Engineer of Queensland.
<p>PO12</p> <p>Footpaths in the road reserve are provided along all road frontages and are paved in durable and stable materials matching any adjacent development footpaths.</p>	<p>AO12</p> <p>Footpaths are:</p> <p>(a) provided for the full width and length of all road frontages;</p> <p>(b) designed and constructed in accordance with the requirements of the Development works Town plan policy; and</p> <p>(c) certified by a Registered Professional Engineer of Queensland.</p>	

Performance outcomes	Acceptable outcomes	Applicants response
PO13 Pedestrian access to buildings: (a) do not obstruct pedestrian movement (or form physical clutter) on public footpaths; (b) are not visually overbearing (or form visual clutter) in the streetscape; and (c) provide safe, efficient and convenient access including wheelchair access.	AO13 Steps, escalators, ramps and lifts are: (a) located wholly within the site; and (b) setback a minimum of 1.5m from the front boundary.	No escalators or ramps form part of this development; all outcomes stipulated in PO13 will be adhered to.
Acoustic and air quality		
PO14 Development minimises potential conflicts with, or impacts on, other uses having regard to vibration, odour, dust or other emissions.	AO14 Development achieves the air quality design objectives set out in the <i>Environmental Protection (Air) Policy 2008, as amended</i> . Editor's note—To achieve compliance, development is planned, designed and managed to ensure emissions from activities achieve the appropriate acoustic objectives (measured at the receptor dB(A)).	Development achieves the air quality design objectives set out in the <i>Environmental Protection (Air) Policy 2008, as amended</i> .
PO15 Development prevents or minimises the generation of any noise so that: (a) nuisance is not caused to adjoining premises or other nearby sensitive land uses; and (b) desired ambient noise levels in residential areas are not exceeded.	AO15 Development achieves the noise generation levels set out in the <i>Environmental Protection (Noise) Policy 2008, as amended</i> .	Development achieves the noise generation levels set out in the <i>Environmental Protection (Noise) Policy 2008, as amended</i> .
PO16 Development adjacent to State controlled roads or Council controlled arterial road minimise nuisance caused by noise, vibration and dust	AO16 Development complies with the requirements of the Department Main Roads - Road Traffic Noise Management Code of Practice and the	Development complies with the requirements of the Department Main Roads - Road Traffic Noise Management Code of Practice and the <i>Environmental Protection (Noise) Policy 2008</i> .

Performance outcomes	Acceptable outcomes	Applicants response
emissions.	<i>Environmental Protection (Noise) Policy 2008.</i>	
Lighting		
PO17 External lighting is provided in urban areas to ensure a safe environment.	AO17 Technical parameters, design, installation, operation and maintenance of outdoor lighting complies with the requirements of <i>AS4282 – Control of the Obtrusive Effects of Outdoor Lighting</i> .	Technical parameters, design, installation, operation and maintenance of outdoor lighting complies with the requirements of <i>AS4282 – Control of the Obtrusive Effects of Outdoor Lighting</i> .
Waste management		
PO18 Development: (a) minimises waste generation (including construction, demolition and operational waste); and (b) provides adequate facilities on site for the storage of waste and recyclables.	AO18 Waste storage and management arrangements are sited, screened and designed in accordance with the <i>Development works Town plan policy</i> .	Waste storage and management arrangements are sited, screened and designed in accordance with the <i>Development works Town plan policy</i> .
PO19 Development is designed to allow for safe and efficient servicing of waste and recycling containers through: (a) a development layout that facilitates direct and unobstructed servicing of waste and recycling containers; and (b) minimising the potential for nuisances to be caused by way of noise and odour.	AO19 Waste and recycling collection services are provided in accordance with the <i>Development works Town plan policy</i> .	Waste and recycling collection services are provided in accordance with the <i>Development works Town plan policy</i> .
For all assessable development		
General		

Performance outcomes	Acceptable outcomes	Applicants response
PO20 Where buildings and structures are located on multiple lots, these are amalgamated to form one lot.	No acceptable outcome specified.	The development and land that it is on is located on a single lot.
Wastewater management		
PO20 Wastewater is managed to: (a) avoid wastewater discharge to any waterway; or (b) if wastewater discharge to waterways cannot be practically avoided, discharge is minimised to an acceptable level by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater. Editor's note—Wastewater is defined in accordance with <i>Environmental Protection (Water) Policy 2009</i> , schedule 2). A wastewater management plan (WWMP) is prepared by a suitably qualified person and addresses: (i) wastewater type; and (ii) climatic conditions; and (iii) water quality objectives (WQOs); and (iv) best-practice environmental management.	No acceptable outcome specified.	Wastewater will be contained and cannot discharge to any waterway.
PO21 Wastewater discharge maintains ecological processes, riparian vegetation, waterway integrity, and downstream ecosystem health including:	No acceptable outcome specified.	

Performance outcomes	Acceptable outcomes	Applicants response
(a) protecting applicable water quality objectives for the receiving waters; (b) managing soil disturbance or altering natural hydrology in coastal areas; and (c) avoiding or minimising the release of nutrients of concern.		
Stormwater management		
PO22 Stormwater management systems: (a) implement Water Sensitive Urban Design (WSUD) principles that: (i) protect natural systems and waterways; (ii) allow for the detention of stormwater instead of rapid conveyance; (iii) minimise impervious areas; (iv) utilise stormwater to conserve potable water; (v) integrate stormwater treatment into the landscape; (vi) ensure water quality values are protected; (b) must be economically maintained for the life of the system; (c) provide for safe access and maintenance; and (d) maintain natural drainage lines and adequate filtering and settlement of sediment for the protection of	AO22 Stormwater management systems are designed and constructed in accordance with the <i>Development works Town plan policy</i> . Editor's note—A site Stormwater Quality Management Plan (SQMP) is prepared in accordance with <i>Development works Town plan policy</i> .	Stormwater management systems are designed and constructed in accordance with the <i>Development works Town plan policy</i> .

Performance outcomes	Acceptable outcomes	Applicants response
watercourses, wetlands from point sources and non-point source stormwater discharges.		
P023 Development allows for sufficient site area to accommodate an effective stormwater management system.	No acceptable outcome specified.	Development allows for sufficient site area to accommodate an effective stormwater management system.
P024 Development provides for the orderly development of stormwater infrastructure within a catchment, having regard to: (a) existing capacity of stormwater infrastructure and ultimate catchment conditions; (b) discharge for existing and future upstream development; and (c) protecting the integrity of adjacent and downstream development.	No acceptable outcome specified.	Development provides for the orderly development of stormwater infrastructure within a catchment, having regard to: <ul style="list-style-type: none"> existing capacity of stormwater infrastructure and ultimate catchment conditions. discharge for existing and future upstream development. protecting the integrity of adjacent and downstream development.
P025 Major stormwater drainage network elements are designed and constructed with the capacity to control stormwater flows under normal and minor system blockage conditions for the applicable defined flood event ensuring there is no damage to property or hazards for motorists.	A025 Stormwater infrastructure is designed in accordance with the requirements of the <i>Development works Town plan policy</i> .	Stormwater infrastructure is designed in accordance with the requirements of the <i>Development works Town plan policy</i> .
P026 Reconfiguration of lots includes stormwater management measures in the design of any road reserve, streetscape or	No acceptable outcome specified.	The stormwater management measures in the design of any road reserve, streetscape or drainage networks to:

Performance outcomes	Acceptable outcomes	Applicants response
<p>drainage networks to:</p> <p>(a) minimise impacts on the water cycle;</p> <p>(b) protect waterway health by improving stormwater quality and reducing site run-off; and</p> <p>(c) avoid large impervious surfaces.</p>		<ul style="list-style-type: none"> • minimise impacts on the water cycle; • protect waterway health by improving stormwater quality and reducing site run-off; and • avoid large impervious surfaces.
<p>PO27</p> <p>Construction activities for the development avoids or minimise adverse impacts on stormwater quality by:</p> <p>(a) achieving the post construction stormwater management design objectives for pollution load reductions for Western Queensland (TSS 85% TP 60% TN 45% and 90% Gross pollutants) and or In lieu of modelling, the default bio-retention treatment area of 1.5 per cent of the contributing catchment area; and</p> <p>(b) the waterway stability management design objective: limit the peak 1-year ARI event discharge within the receiving waterway to the pre-development peak1-year ARI discharge.</p> <p>An Erosion and Sediment Control Plan (ESCP) is prepared by a suitably qualified person that demonstrates:</p> <p>(a) erosion and sediment control practices (including any proprietary erosion and sediment control products) are designed, installed, constructed, operated, monitored and maintained, and any other erosion and sediment control practices are carried out in</p>	<p>AO27</p> <p>Stormwater quality achieves the stormwater design objectives of the <i>Development works Town plan policy</i>.</p>	<p>Stormwater quality achieves the stormwater design objectives of the <i>Development works Town plan policy</i>.</p>

Performance outcomes	Acceptable outcomes	Applicants response
<p>accordance with local conditions; or</p> <p>(b) how stormwater quality will be managed in accordance with an acceptable regional or local guideline so that target contaminants are treated to a design objective at least equivalent of this Performance outcome.</p>		
Earthworks		
<p>PO28</p> <p>Earthworks associated with roads:</p> <p>(a) maintain the efficiency of the road network;</p> <p>(b) do not adversely impact upon residents or road infrastructure; and</p> <p>(c) do not obstruct access to the site.</p>	No acceptable outcome specified.	<p>All Earthworks associated with roads:</p> <ul style="list-style-type: none"> • Maintain the efficiency of the road network; • Do not adversely impact upon residents or road infrastructure; and • Do not obstruct access to the site.
<p>PO29</p> <p>Development in the Rural zone and Rural residential zone manages soil erosion and sedimentation by:</p> <p>(a) avoiding land clearing or earthworks in the riparian corridor to a designated stream;</p> <p>(b) minimising the extent of disturbance on, or the stabilisation of slopes steeper than 10%; and</p> <p>(c) managing and controlling surface drainage by using natural flow paths.</p>	No acceptable outcome specified.	<p>The Development manages soil erosion and sedimentation by:</p> <ul style="list-style-type: none"> • avoiding land clearing or earthworks in the riparian corridor to a designated stream. • minimising the extent of disturbance on, or the stabilisation of slopes steeper than 10%. • managing and controlling surface drainage by using natural flow paths.
<p>PO30</p> <p>Any disturbed areas within the site are to be progressively rehabilitated through appropriate earthworks and involve the:</p>	No acceptable outcome specified.	<p>Any disturbed areas within the site are to be progressively rehabilitated through appropriate earthworks and involve the:</p> <p>Grading and reshaping of the disturbed areas to</p>

Performance outcomes	Acceptable outcomes	Applicants response
<p>(a) grading and reshaping of the disturbed areas to provide controlled and stable drainage flow paths;</p> <p>(b) construction of drainage paths which divert high velocity flows away from disturbed areas;</p> <p>(c) re-spreading of stored topsoil stripped from the site prior to commencement of construction works; and</p> <p>(d) planting of the disturbed area with native species of grasses, ground covers and trees and placing mulch in between on the surface.</p> <p>Editor's note—Applicants may be required to engage specialists to prepare a rehabilitation plan.</p>		<p>provide controlled and stable drainage flow paths;</p> <p>Construction of drainage paths which divert high velocity flows away from disturbed areas;</p> <p>Re-spreading of stored topsoil stripped from the site prior to commencement of construction works; and</p> <p>Planting of the disturbed area with native species of grasses, ground covers and trees and placing mulch in between on the surface.</p>
Land use and transport integration		
<p>PO31</p> <p>Development:</p> <p>(a) supports a road hierarchy which facilitates efficient movement of all transport modes; and</p> <p>(b) appropriately integrates and connects with surrounding movement networks.</p> <p>Editor's note—Refer to the road hierarchy identified on map AM1.</p>	No acceptable outcome specified.	<p>The Development:</p> <ul style="list-style-type: none"> • Supports a road hierarchy which facilitates efficient movement of all transport modes; and • Appropriately integrates and connects with surrounding movement networks.
<p>PO32</p> <p>Development provides direct and safe access to public passenger transport facilities.</p>	<p>AO32</p> <p>Any through-site pathway connections to public passenger transport facilities are provided in accordance with Austroads guide to road</p>	N/A

Performance outcomes	Acceptable outcomes	Applicants response
	design—Part 6A: Pedestrian and cyclist paths.	
Road design		
PO33 Roads providing access to the site are provided, constructed and maintained to a standard which is adequate for the traffic type and volume likely to be generated by the activities on site.	AO33 Roadworks are provided in accordance with the requirements of the <i>Development works Town plan policy</i> .	Existing roads provide adequate access as stipulated.
PO34 Street lighting and signs are provided to ensure the safety of both vehicles and pedestrians, and to facilitate access and movement.	PO34 Street lighting and signage comply with the requirements of the <i>Development works Town plan policy</i> .	Street lighting and signage comply with the requirements of the <i>Development works Town plan policy</i> .
Acoustic and air quality		
PO35 Utility services and service structures attached to buildings, do not adversely impact on the acoustic or visual amenity of the surrounding area and are: (a) located as far from sensitive land uses, road frontage boundaries and public open spaces as practical; (b) acoustically shielded and visually screened so as not to be audible or visible from adjoining and nearby sites, public open spaces and roads.	No acceptable outcome specified.	Utility services and service structures attached to buildings, do not adversely impact on the acoustic or visual amenity of the surrounding area and are: <ul style="list-style-type: none"> • Located as far from sensitive land uses, road frontage boundaries and public open spaces as practical; • Acoustically shielded and visually screened so as not to be audible or visible from adjoining and nearby sites, public open spaces and roads.

Table 8.3.1.3(b)—Car parking requirements

Use	Car parking rate requirements
Multiple dwelling	1.5 spaces per dwelling
Short-term accommodation	1 space per rooming units plus 1 space per 2 employees
Rooming accommodation	1 space per rooming units plus 1 space per 3 rooming units for visitor
Retirement facility	1 space dwelling plus 1 space per 2 employees
Tourist park	1 space per van site or tent site, plus 1 space per 2 employees
Relocatable home park	1 space per relocatable home
Child care centre	1 space per employee plus passenger set down area for 4 vehicles
Adult store Bar Food and drink outlet Nightclub entertainment facility Service industry Shop Shopping centre Theatre	1 space per 15m ² of total use area
Office	1 space per 30m ² GFA
Agricultural supplies store Bulk landscape supplies Garden centre Hardware and trade supplies Outdoor sales	1 space per employee and 1 space per 100m ² GFA

Use	Car parking rate requirements
Showroom Wholesale nursery	
Car wash	2 spaces per bay, AND queuing space within the site for 4 vehicles using or awaiting use of each washing bay
Hotel	1 space per 15m ² GFA area plus 1 space per 2 employees
Veterinary service	1 space per 25m ² GFA
Health care services	1 space per 20m ² of GFA and 1 space for ambulance vehicle pick-up and set down
Cemetery Crematorium	1 space per 2 employees, plus 1 space per 2 seats in an auditorium or chapel situated on the premises
Funeral parlour	1 space per 2 employees, plus 1 space per 2 seats in an auditorium or chapel
Community care centre	1 space per 20m ² of GFA
Community use	1 space per 2 employees, including volunteers, plus 1 space per 50m ² GFA
Place of worship	1 space per 10 seats
High impact industry Low impact industry Medium impact industry Research and technology industry Rural industry Special industry Warehouse	1 space per 100m ² of total use area
Transport Depot	1 space per employee
Animal keeping	1 space per employee

Use	Car parking rate requirements
Intensive animal industry	
Winery	1 space per 25m ² of GFA
Detention facility	1 space per 2 employees plus 1 space per 20 inmates or residents
Any other use not listed in this table	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use

8.3.2 Landscaping code

8.3.2.1 Application

This code applies to development identified as requiring assessment against the Landscaping code by the tables of assessment in Part 5 (Tables of assessment).

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

8.3.2.2 Purpose

- (1) The purpose of the Landscaping code is to ensure landscaping in both the private and public domain:
 - (a) complements built form, topography and existing landscape elements;
 - (b) enhances the visual appeal and local character of different places throughout the region;
 - (c) is designed and constructed to a high standard to suit climatic conditions; and
 - (d) is functional for users and remains fit for purpose over the long-term.
- (2) The purpose of the code will be achieved by the following overall outcomes:
 - (a) landscaping creates shade and shelter on streets and public spaces;
 - (b) landscaping conserves energy, water usage and creates comfortable microclimates;
 - (c) landscaping creates high quality streetscapes and enhances local identity;
 - (d) landscape design is used to integrate the natural and built form elements of the site and the locality;
 - (e) landscape elements contribute to the useability, legibility, identity and understanding of the region and its places;
 - (f) landscaping is used for screening to soften built form, mitigate adverse aesthetic impacts, improve amenity and provide privacy;
 - (g) plant species and landscaping materials are suitable for local climatic conditions;
 - (h) plant species, landscaping materials and surface treatments are suited to their intended function and user requirements and are designed to remain attractive, fit for purpose and be cost effective to maintain over the long-term;
 - (i) landscape design facilitates an accessible, safe and comfortable environment for all users; and
 - (j) mature on site vegetation is retained, protected and integrated into the site design wherever practicable.

8.3.2.3 Specific benchmarks for assessment

Table 8.3.2.3 — Assessable development

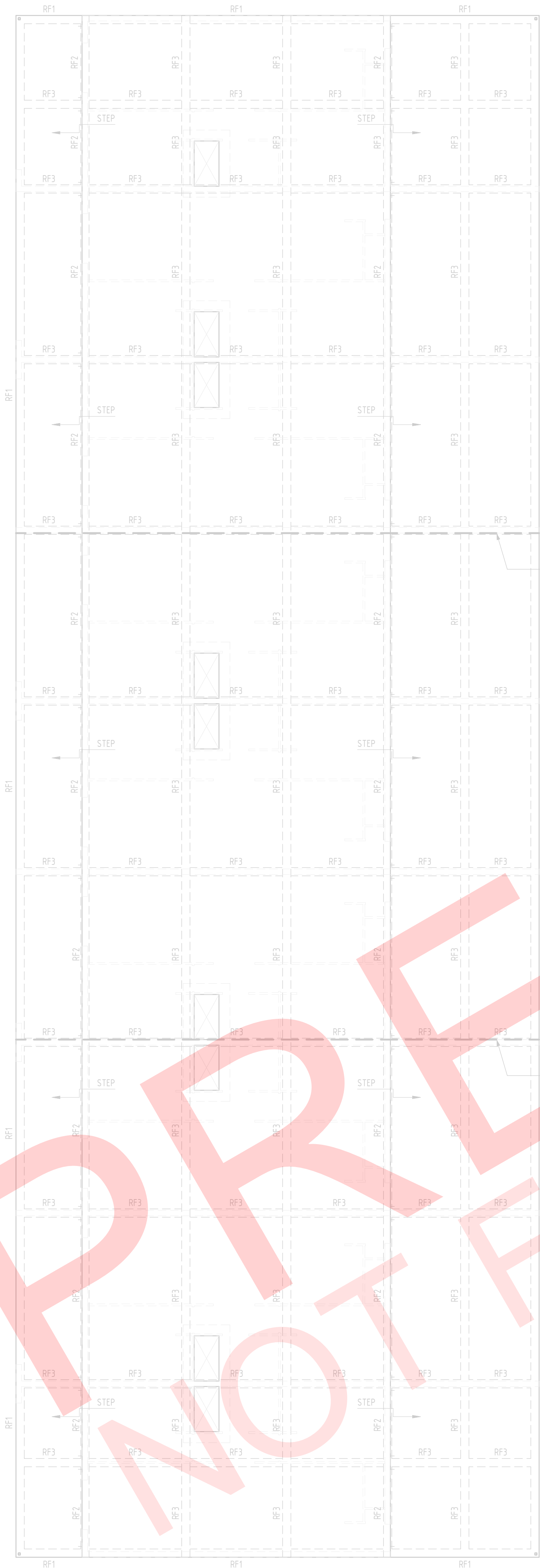
Performance outcomes	Acceptable outcomes	Comment
General		
PO1 Landscape design of both public and private spaces: (a) compliments the intended character of the streetscape and zone; (b) is functional and designed to be visually appealing in the long-term; and (c) incorporates plant types appropriate for the region and local climate.	No acceptable outcome is nominated.	Landscaping both inside and surrounding spaces compliment and improve the character of the streetscape, the use of local and mostly native plants are used in designing a visually appealing Development
PO2 Landscape works and plant selection ensure: (a) climatically appropriate species are planted; (b) the provision of shade in appropriate locations; (c) an appropriate mix of soft and hard elements; and (d) planting densities and stock sizes are suitable for their location, purpose and hardiness.	No acceptable outcome is nominated.	The use of local and mostly native plants are used thus insuring plants are climatically appropriate, The landscaping will also consist of shady trees and a covered paved area as well as open grassed areas
PO3 Street trees are provided in appropriate locations to: (a) provide shade for pedestrians along footpaths; (b) reinforce the legibility of the movement	A03 Street trees are provided at the rate whichever is the lesser of: (a) one street tree per lot frontage or one tree per 10 linear metres of road frontage; or (b) a minimum of 1 tree per 400m ² of site area.	Street trees are provided at a minimum of 1 tree per 400m ² of site area

Performance outcomes	Acceptable outcomes	Comment
<p>network;</p> <p>(c) avoid damage to public or private property or infrastructure;</p> <p>(d) enhance the character of the streetscape; and</p> <p>(e) ensure visibility is maintained from entrances and exits to properties and at intersections.</p>		
<p>PO4</p> <p>Street treatments including pavement, seating, lighting, rubbish bins are provided to:</p> <p>(a) enhance the usability and amenity of streets and public spaces;</p> <p>(b) facilitate social interaction; and</p> <p>(c) maintain clean streetscapes.</p> <p>Editor's note—Refer also to the <i>Development works Town plan policy</i>.</p>	No acceptable outcome is nominated.	N/A
<p>PO5</p> <p>Wherever possible, landscape design facilitates the retention and integration of mature existing vegetation, both within and external to the site.</p>	<p>AO5</p> <p>Existing mature trees and vegetation are retained and incorporated into the landscape design.</p>	No mature vegetation is currently on site although the development plans to introduce native vegetation
Landscaping along boundaries and edges		
<p>PO6</p> <p>Planting and landscape elements along boundaries and edges assist in:</p> <p>(a) maintaining privacy between adjoining</p>	No acceptable outcome is nominated.	<p>Planting and landscape elements along boundaries and edges assist in:</p> <p>Maintaining privacy between adjoining buildings;</p> <p>Protecting local views, vistas and sightlines;</p>

Performance outcomes	Acceptable outcomes	Comment
buildings; (b) protecting local views, vistas and sightlines; (c) enhancing the visual appearance of the built form; (d) screening service, utility and parking areas; (e) minimising noise impacts between noise sources and sensitive receiving environments; and (f) reducing the visual impact of acoustic fences, retaining walls and long unbroken walls.		Enhancing the visual appearance of the built form; Screening service, utility and parking areas; Minimising noise impacts between noise sources and sensitive receiving environments; and reducing the visual impact of acoustic fences, retaining walls and long unbroken walls.
Open air car parking		
P07 Open air car parking areas are provided with suitable levels of shade.	A07.1 Shade trees are located at the rate of one tree per 6 car spaces.	Shade trees are located at the rate of one tree per 6 car spaces.
	A07.2 Wheel stops are provided to protect vegetation.	Wheel stops are provided to protect vegetation.
Sustainability		
P08 Landscape design, including irrigation methods, optimise water and energy efficiency and respond appropriately to local conditions, by: (a) maximising the exposure to the prevailing summer winds and the winter morning sun;	No acceptable outcome is nominated.	Landscape design, including irrigation methods, optimise water and energy efficiency and respond appropriately to local conditions, by: (e) maximising the exposure to the prevailing summer winds and the winter morning sun; (f) minimising exposure to the prevailing winter winds and the summer afternoon sun; (g) optimising shade to create useable and comfortable areas; and

Performance outcomes	Acceptable outcomes	Comment
(b) minimising exposure to the prevailing winter winds and the summer afternoon sun; (c) optimising shade to create useable and comfortable areas; and (d) maintaining infiltration to subsurface soil.		maintaining infiltration to subsurface soil.
Safety		
PO9 Landscape elements enhance the safety, legibility of places and do not undermine the surveillance of paths, walkways, parking areas, streets and public spaces by ensuring: (a) landscape elements (including signage and other infrastructure) does not interfere with sightlines; (b) spaces are well lit, free from obstructions and clearly defined by landscape treatments; and (c) public and private areas are clearly distinguishable and accessible. Editor's note—Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.	No acceptable outcome is nominated.	Landscape elements enhance the safety, legibility of places and do not undermine the surveillance of paths, walkways, parking areas, streets and public spaces by ensuring: (d) landscape elements (including signage and other infrastructure) does not interfere with sightlines; (e) spaces are well lit, free from obstructions and clearly defined by landscape treatments; and (f) public and private areas are clearly distinguishable and accessible.
Maintenance		
PO10 Landscape elements do not adversely affect stormwater quantity or quality by ensuring:	No acceptable outcome is nominated.	Landscape elements do not adversely affect stormwater quantity or quality by ensuring: (d) the flow of water along overland flow paths is not restricted;

Performance outcomes	Acceptable outcomes	Comment
(a) the flow of water along overland flow paths is not restricted; (b) opportunities for water infiltration are maximised; and (c) areas of pavement, turf and mulched garden beds are appropriately located and adequately drained.		(e) opportunities for water infiltration are maximised; and areas of pavement, turf and mulched garden beds are appropriately located and adequately drained.
PO11 Landscape elements: (a) provide high levels of durability and robustness; (b) are cost effective; and (c) have the ability to be maintained conveniently over the long-term.	No acceptable outcome is nominated.	Landscape elements: (d) provide high levels of durability and robustness; (e) are cost effective; and have the ability to be maintained conveniently over the long-term.
PO12 Landscape works and plant selection protects the structural integrity and function of: (a) buildings and structures; (b) overhead and underground services; and (c) other forms of infrastructure.	No acceptable outcome is nominated.	Landscape works and plant selection protects the structural integrity and function of: (d) buildings and structures; (e) overhead and underground services; and other forms of infrastructure.



BLOCK - A

SITE CLASSIFICATION:

CONCRETE SLAB THICKNESS:

MINIMUM NOS GRADE CONCRETE, 20mm NOMINAL AGGREGATE
CONCRETE SHOULD NOT BE EXPOSED TO RAIN BEFORE SETTING
APPROVED CURING FOR 7 DAYS AFTER POUR
SLAB NOT TO BE LOADED FOR 3 DAYS AFTER POURING

SLAB MESH:

INTERNAL: 30mm TOP COVER UNO.
EXTERNAL: 40mm MINIMUM COVER
MINIMUM LAP: 1 PANEL
800mm MAXIMUM SPACING OF BAR CHAIRS
FOR BRITTLE TILED AREAS REPLACE SPECIFIED MESH WITH SL92 OR USE
FLEXIBLE ADHESIVE
500mm MINIMUM LAP, LONGITUDINALLY OR AT T & L INTERSECTIONS. BARS
SHOULD BE CONTINUOUS ACROSS THE FULL WIDTH OF THE INTERSECTION.
THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE ARCHITECTURAL
DRAWINGS, THE ENGINEERING SPECIFICATION & THE ENGINEERING SERIES OF
DRAWINGS.
ALLOW FOR FALLS TO WASTES, SET DOWNS FOR TILES & WEATHER STEPS.
WHERE B'S CROSS I'S THE REINFORCING IN BOTH BEAMS MUST BE CONTINUOUS.
PROVIDE 300 WIDE x 300 DEEP SLAB THICKENINGS UNDER BRACING WALLS FOR
ANCHORAGE PURPOSES.

LEGEND:

- HATCHING INDICATES SLAB RECESS, REFER TO DETAIL. REFER TO ARCHITECTURAL DRAWINGS FOR SIZE & LOCATION
- ALL ANGLED BEAMS MUST BE AT MAX. 1:3 TAPERS.
- INDICATES 2-N16 OR 3-L11TM TRIMMER BARS 2000 LONG, TIED TO UNDERSIDE OF MESH. (TYPICAL). UNO ON PLAN

FOOTING REINFORCEMENT

SITE CLASS	BEAM DEPTH	TOP REINFORCEMENT	300 WIDE TRENCH MESH	450 WIDE TRENCH MESH
A / S	300	N/A	3-L11 TM	4-L11 TM
M	400	N/A	3-L11 TM	4-L11 TM
H1	400	N12	3-L11 TM	4-L11 TM
H2	600	2-N12	3-L12 TM	4-L12 TM

FOUNDATIONS - ISOLATED SEWER/POOL PIER SCHEDULE		
TYPE	DIAMETER	Description
SP1	300	DEPTH = (SEWER DEPTH - DISTANCE OF SEWER FROM FOOTING) + 300

SLAB AND FOOTINGS PLAN

1 : 100

THE ORIGINAL OF THIS DOCUMENT IS COMPLETED TO THE SCALE NOTED. AS REPRODUCTION CAN DISTORT SIZE & SHAPE USE ONLY THE DIMENSIONS PROVIDED ON ARCHITECTURAL &/OR ENGINEERING DRAWINGS. VERIFY DIMENSIONS ON SITE BEFORE CONSTRUCTION.

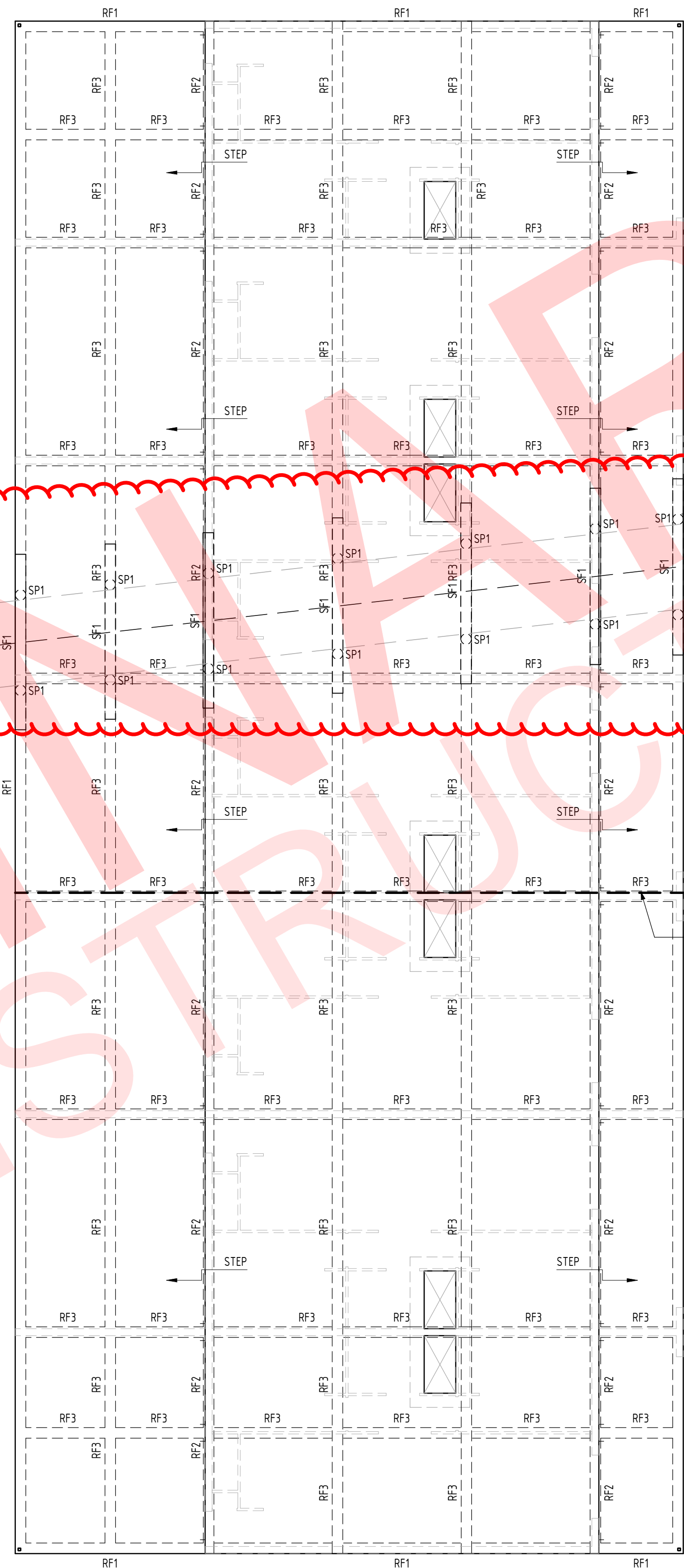
SCALES ARE DISPLAYED AT ORIGINAL SHEET SIZE. THIS DRAWING IS AN A1 SHEET.



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BLOCK - B

P2 PRELIMINARY - NOT FOR CONSTRUCTION - FOR COUNCIL APPROVAL
P1 PRELIMINARY - NOT FOR CONSTRUCTION - FOR INFORMATION ONLY

Issue Description

PRELIMINARY THIS DRAWING IS NOT FOR CONSTRUCTION.

Drawn JSK
Date 16/02/2023
In Association With
CONCEPTS BUILDING DESIGN

Checked JTM
Approved
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MULTIPLE DWELLINGS
9 BURDEKIN STREET
CHARTERS TOWERS
FOR B & M BENNETTO

SLAB & FOOTING PLAN

Drawing Number

CBD0072/3

Issue

P2

16/02/2023

14/02/2023

Date



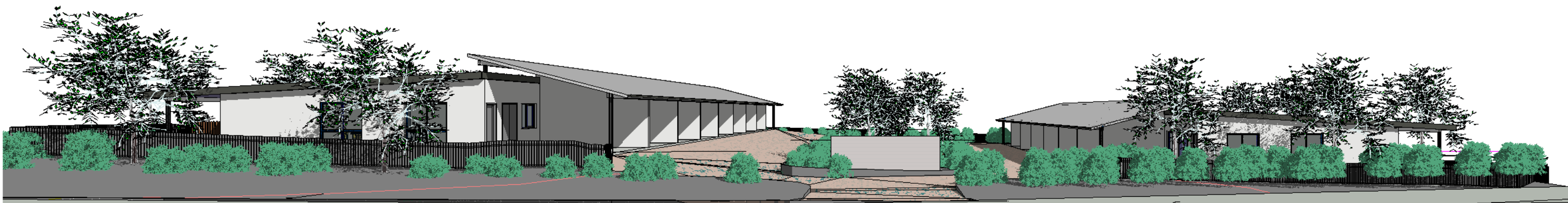
1 3D View 1



3 3D View 2



2 3D View 3




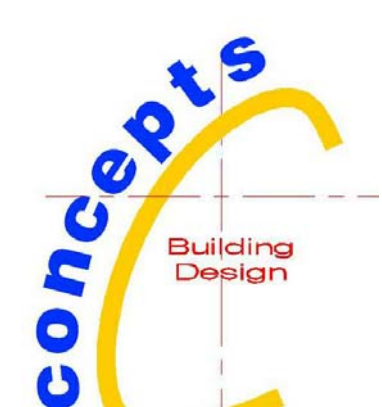
4 3D View 4

Sheet List		
Count	Sheet Number	Sheet Name
1	sk_01	title page
1	sk_02	site plan
1	sk_03	area layouts
1	sk_04	aerial image & detail survey
1	sk_05	Units - building- A unit 1 to 9 floor plans
1	sk_06	Units - building- A unit 1 to 9 elevation
1	sk_07	Units - building- B unit 10 to 16 floor plans
1	sk_08	Units - building- B unit 10 to 16 elevations
Grand total: 8		

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Revision Schedule		
No	Description	Date
1		

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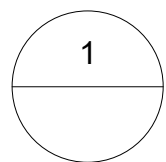
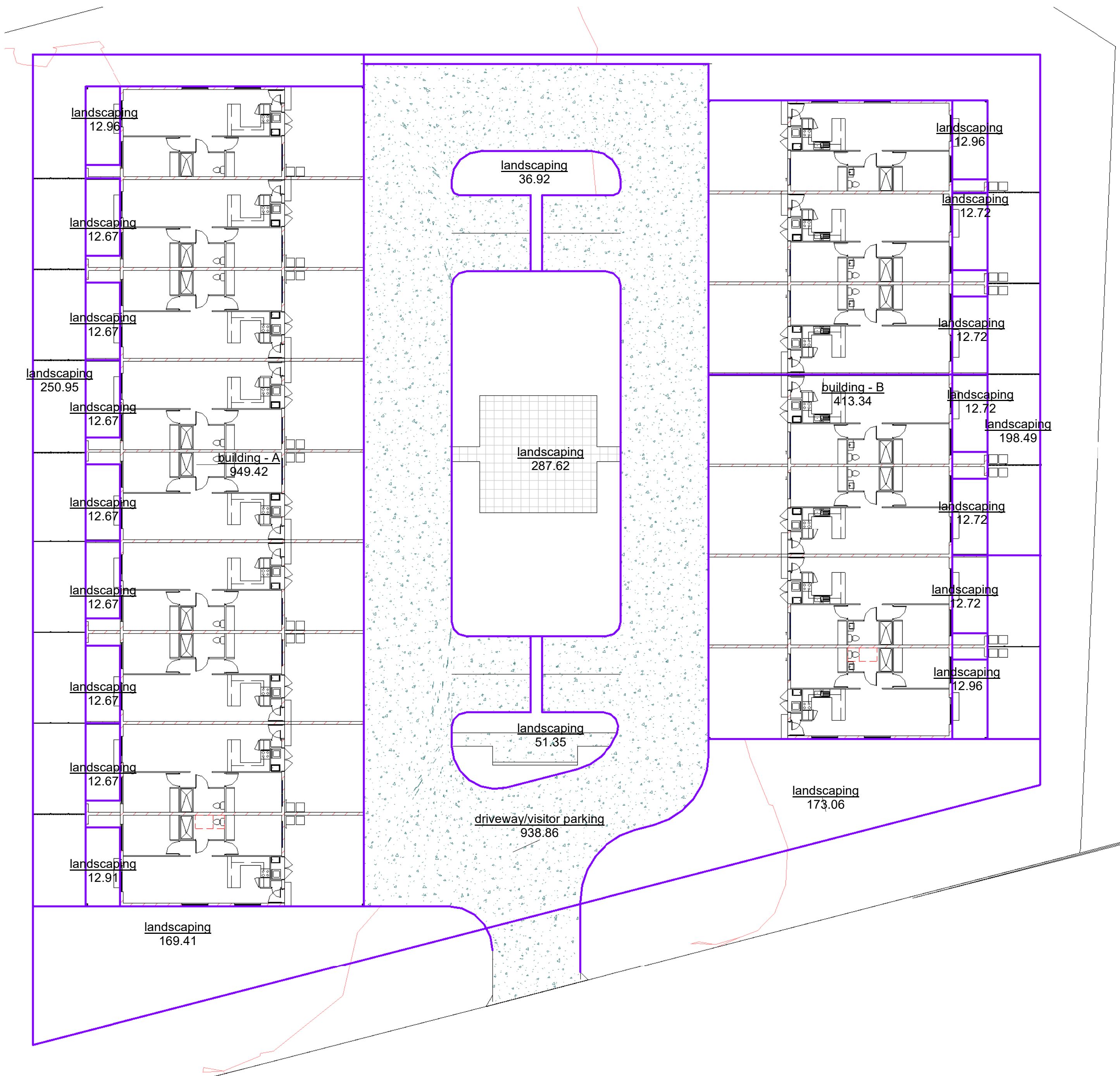

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project:
Proposed Multiple Dwellings

for:
B & M Bennetto

at:
9 Burdekin Street
Charters Towers

Issue Date oct 2022	22-047
Drawn Author	
scale	
sheet sk_01	printed 7/02/2023 12:13:39 PM



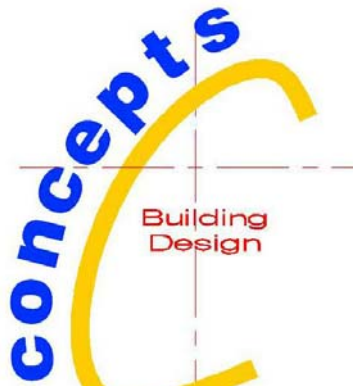
1 site area break down
1 : 200

Gross Area Schedule				
number	Count	Name	Area	percentage

building				
1	1	building - A	949.42 m²	26%
2	1	building - B	413.34 m²	11%
building: 2			1362.76 m²	37%
driveway/parking				
3	1	driveway/visitor parking	938.86 m²	26%
driveway/parking: 1				
landscape				
4	1	landscaping	198.49 m²	5%
5	1	landscaping	169.41 m²	5%
6	1	landscaping	51.35 m²	1%
7	1	landscaping	12.96 m²	0%
8	1	landscaping	12.96 m²	0%
9	1	landscaping	36.92 m²	1%
10	1	landscaping	12.67 m²	0%
11	1	landscaping	12.96 m²	0%
12	1	landscaping	173.06 m²	5%
13	1	landscaping	287.62 m²	8%
14	1	landscaping	250.95 m²	7%
15	1	landscaping	12.72 m²	0%
16	1	landscaping	12.72 m²	0%
17	1	landscaping	12.72 m²	0%
18	1	landscaping	12.72 m²	0%
19	1	landscaping	12.72 m²	0%
20	1	landscaping	12.67 m²	0%
21	1	landscaping	12.67 m²	0%
22	1	landscaping	12.67 m²	0%
23	1	landscaping	12.67 m²	0%
24	1	landscaping	12.67 m²	0%
25	1	landscaping	12.67 m²	0%
26	1	landscaping	12.91 m²	0%
landscape: 23			1371.89 m²	37%
Grand total: 26			3673.52 m²	100%

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Revision Schedule		
No	Description	Date
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at:
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aerial view

FEATURE LEGEND

THE FOLLOWING SYMBOLS MAY APPEAR IN THE DRAWING.
SERVICE ALIGNMENTS ARE UNDERGROUND & FROM RECORDS UNLESS OTHERWISE STATED.

- MAJOR CONTOUR
- MINOR CONTOUR
- FENCE LINE
- POWER LINE O'HEAD
- 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
- TRAFFIC SIGN
- TBM
- CONTROL STATION
- TREE
- PALM TREE
- UNABLE TO LIFT



NOTES:
1. Not all Services hereon have been located by field survey. All services have not been found. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of all underground services.
2. This is not an Identification Survey. Boundaries have not been marked.

Atkinson & BODY SURVEYS
56 Thurloghan Drive, Kiron QLD 4817
Phone: (07) 47234885
CADAstral SURVEYS

CLIENT
BEN BENNETTO

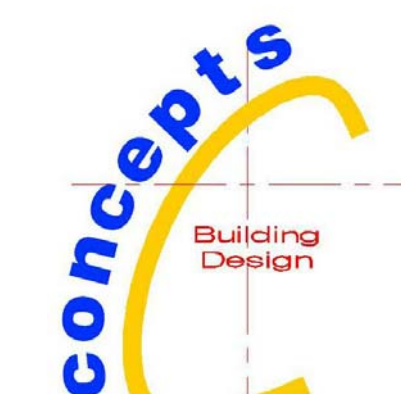
PROJECT
**6 BURDEKIN STREET
RICHMOND HILL**

TITLE
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Lot 1 on MPH1999**

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Proposed Multiple Dwellings

for:
B & M Bennetto

at:
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