

MP ref: M2150  
QA: hw.pc.lp.ap

25 May 2023

Assessment Manager  
Charters Towers Regional Council  
PO Box 189  
CHARTERS TOWERS QLD 4820  
Via: *Online Lodgement*

**Attention: Planning and Development**

Dear Sir/ Madam,

**Re: Development Application seeking a Development Permit for Operational Work – Civil Works associated with MCU2023/0003 (Earthworks and Stormwater) on land described as Lot 1 on MPH19999 and located at 9 Burdekin Street, Richmond Hill**

On behalf of the Applicant, Milford Planning hereby make the enclosed development application seeking the abovementioned development approval on the abovementioned land in accordance with Section 51 of the *Planning Act 2016*.

#### **Assessment Fee**

The relevant assessment fee for the proposed development has been calculated below in accordance with Charters Towers Regional Council's (Council) Schedule of Fees and Charges 2022/23.

Component	Calculation	Fee
Operational Works	Civil works (water, sewer, stormwater, transport, filling and/or excavation or other works)	<b>\$3,147</b>
		<b>TOTAL ASSESSMENT FEE: \$3,147</b>

We request that an invoice for the above amount be raised upon lodgement of this application and we will action payment accordingly.

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15 Allen Street  
South Townsville Q 4810  
PO Box 5463  
Townsville Q 4810  
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**Proceeding**

We look forward to working with Council to progress the proposed development, and request the opportunity to discuss any queries or further information that may be required prior to the issue of any formal correspondence.

In the instance that Council requires no further information, we look forward to receipt of Council's draft conditions for review and discussion prior to the issue of a Decision Notice.

If you have any questions regarding this correspondence, please contact the undersigned on TEL: (07) 4724 0095.

Yours sincerely,

**MILFORD PLANNING**

Paul Cohen

SENIOR TOWN PLANNER

Encl: Development application package

Applicant **RJG Builders**

Reference **M2150**

Date **May 2023**

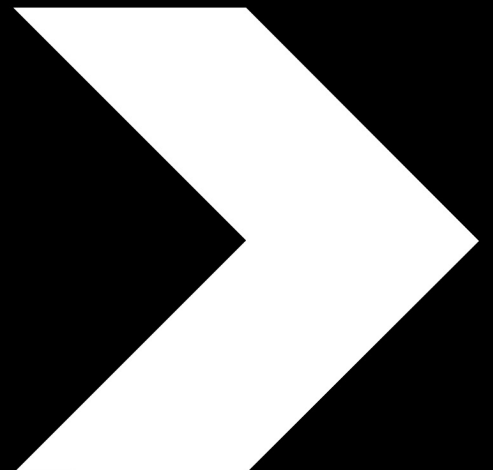
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# Development Application

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Proposed  
Development **Operational Work – Civil  
Works associated with  
MCU2023/0003  
(Earthworks and  
Stormwater)**

Property  
Details **Lot 1 on MPH19999  
9 Burdekin Street,  
Richmond Hill**







## DOCUMENT CONTROL

<b>Applicant</b>	RJG Builders
<b>Proposed Development</b>	Operational Work – Civil Works associated with MCU2023/0003 (Earthworks and Stormwater).
<b>Contact</b>	Paul Cohen

### Quality Assurance

<b>Date</b> 25.5.23 <b>Version</b> 1 <b>Issue</b> Final <b>Template</b> DA-STR-3	 Lachlan Pether GRADUATE TOWN PLANNER	 Paul Cohen SENIOR TOWN PLANNER
	<b>Author</b>	<b>Reviewer</b>

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## APPENDICES

<b>Appendix 1</b>	DA Form 1; and land owner's consent
<b>Appendix 2</b>	SmartMap; and site aerial plan of the subject site
<b>Appendix 3</b>	State Assessment Referral Agency mapping
<b>Appendix 4</b>	Decision Notice for Material Change of Use (MCU2023/0003)
<b>Appendix 5</b>	Proposed development plans prepared by Northern Consulting Engineers
<b>Appendix 6</b>	QLeave Notification and Payment Confirmation S336869



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## 1.0 INTRODUCTION

### 1.1 Purpose

The purpose of this development application is to seek approval for Operational Work associated with MCU2023/0003 (Earthworks and Stormwater) (the proposed development) under the provisions of the *Planning Act 2016* (the Act).

The purpose of this report is to provide information about the site on which the subject development is proposed, detail of the proposed development, and an assessment against the relevant assessment benchmarks. The assessment detailed in this report has been prepared in a streamlined manner given the limited criteria the proposed development requires detailed assessment against, and has been undertaken in accordance with the provisions and subordinate planning controls under the Act.

### 1.2 Structure

This report provides the following information with respect to the assessment of the proposed development:

- overview of the site and surrounding area;
- description of the proposed development;
- assessment of the proposed development against the relevant assessment benchmarks;  
and
- conclusion and recommendation.

This development application is made in accordance with Section 51 of the Act and contains the mandatory supporting information specified in the applicable DA Form. **Appendix 1** comprises DA Form 1 and the accompanying land owner's consent.



## 2.0 SUBJECT SITE

### 2.1 Site Parameters

The following parameters are applicable to the site of the proposed development (the subject site).

<b>Property Owner</b>	Kaneto Developments Pty Ltd (refer <b>Appendix 1</b> )
<b>Street Address</b>	9 Burdekin Street, Richmond Hill
<b>Formal Description</b>	Lot 1 on MPH19999
<b>Site Area</b>	4,047 m <sup>2</sup> (refer <b>Appendix 2</b> )
<b>Easements</b>	The land is not burdened by any easements.
<b>Street Frontage</b>	Baker Street and Burdekin Street
<b>Topography</b>	The site slopes down from the Burdekin Street frontage to the eastern end of the lot by approximately 2 m.
<b>Existing Use</b>	Scouts building.
<b>Existing Infrastructure</b>	<p>The site is serviced by the following infrastructure:</p> <ul style="list-style-type: none"><li>▪ reticulated water (Council);</li><li>▪ reticulated sewer (Council);</li><li>▪ electricity (Ergon); and</li><li>▪ telecommunications (NBN).</li></ul>
<b>Local Heritage Register</b>	The site is not listed on the Local Heritage Register.
<b>Contaminated Land</b>	The land is not known to be included on the State Environmental Management Register or Contaminated Land Register.
<b>Relevant State Interests</b>	<p>The following State interests are relevant to the proposed development as detailed in the State Assessment Referral Agency (SARA) mapping (refer <b>Appendix 3</b>):</p> <ul style="list-style-type: none"><li>▪ Water resource planning area boundaries.</li></ul>



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## 2.2 Surrounding Area

<b>North</b>	Low Density Residential uses (Hicks Street, Mahoney Street) Dalrymple Trade Training Centre.
<b>East</b>	Low Density Residential uses (Davies Street, Baker Street), Columba Catholic College.
<b>South</b>	Low Density Residential uses (Baker Street, Gauvin Street, Gregory Developmental Road), Barr's Batteries, Tyres and Fuel shop.
<b>West</b>	Richmond Hill State High School, Low Density Residential uses (Baker Street, Prior Street), Charters Towers Kids Early Learning Centre, Kerswell Oval.



## 3.0 PROPOSED DEVELOPMENT

### 3.1 Description of Proposed Development

The proposed development involves Operational Work relating to development permit MCU2023/0003. Specific detail of the proposed development is provided below.

<b>Purpose of Development</b>	The operational work proposed involves earthworks (cutting and filling) and stormwater management. The site slopes approximately 2 m from the Burdekin Street frontage, down toward the eastern end of the site along Baker Street. The proposed earthworks and stormwater plans will enable the approved Material Change of Use on site to take place. The approval consists of multiple dwellings (16 units) split between two buildings with a shared access driveway, community space and gardens between them.
<b>Design Overview</b>	Northern Consulting Engineers have prepared design documentation (refer <b>Appendix 5</b> ) that details the civil works, earthworks, structural layout, construction details, and site based stormwater management layout plan.
<b>Scale and Intensity</b>	No changes to the scale and intensity of the site from the approved MCU2023/0003 application are proposed.
<b>Access and Parking</b>	No changes to the access and parking arrangements from the approved MCU2023/0003 application are proposed.
<b>Water and Sewer</b>	The existing sewerage main and manhole on site will be retained, with new connections made from each of the proposed 16 units. A new water connection will be made from the existing Council water line along Baker Street, connecting to both buildings.
<b>Stormwater</b>	Given the sloped topography of the site, a stormwater plan has been proposed. Runoff will be directed both around and through the site along dedicated stormwater drains and swales, toward the Baker Street kerb and channel outlet at the eastern end of the lot. <b>Appendix 5</b> provides for the relevant site based stormwater management layout plan.
<b>Electricity and Communications</b>	No changes to electricity and communication arrangements from the approved MCU2023/0003 application are proposed.
<b>Landscaping</b>	No changes to landscaping from the approved MCU2023/0003 plans are proposed.



### 3.2 Development Plans

The proposed development is detailed in the plans provided at **Appendix 4** and listed below.

Title	Number	Issue	Date
Civil Works Layout Plan	CBD0072/01	P2	31.3.23
Earthworks Layout Plan	CBD0072/02	P2	31.3.23
Structural Layout Plan	CBD0072/03	P2	31.3.23
Construction Details	CBD0072/04	P2	31.3.23
Site Based Stormwater Management Layout Plan	CBD0072/SBSM01	P1	31.3.23



## 4.0 ASSESSMENT FRAMEWORK

### 4.1 Approval Sought

<b>Approval Type</b>	Development Permit
<b>Development Type</b>	Operational Work
<b>Definition or General Description</b>	Civil Works associated with MCU2023/0003
<b>Specific Description</b>	Earthworks and Stormwater

### 4.2 Assessment Manager Assessment Parameters

<b>Assessment Manager</b>	Charters Towers Regional Council
<b>Planning Instrument</b>	<i>Charters Towers Regional Town Plan 2019</i> (the planning scheme)
<b>Zone and Precinct</b>	General Residential Zone
<b>Category of Assessment</b>	Code
<b>Table of Assessment Reference</b>	Table 5.7.1 – Operational work – any other work not listed in this table.
<b>Assessment Manager Assessment Benchmarks</b>	Development Works Code

### 4.3 Referral Agency Assessment Parameters

<b>Referral Agencies</b>	No referral agencies are relevant to the proposed development.
<b>Planning Instrument</b>	<i>Planning Regulation 2017</i> (the Regulation)
<b>Referral Triggers</b>	The proposed development does not trigger referral.
<b>Referral Agency Assessment Benchmarks</b>	N/A





## 5.0 ASSESSMENT

### 5.1 Assessment Matrix

The assessment matrix below summarises the outcome of an assessment of the proposed development against the relevant performance and accepted criteria of the applicable assessment benchmarks. The assessment matrix identifies the level of compliance of the proposed development in accordance with the legend below.

Legend	
	<div></div> Criteria is clearly met and no further assessment is required.
	<div></div> Criteria is met and further explanation is provided for clarity.
	<div></div> Criteria is not met and further performance assessment is required.
	<div></div> Not applicable or no criteria prescribed.

Criteria Item (PO or AO)	Development Works Code									
	PO	AO	PO	AO	PO	AO	PO	AO	PO	AO
1										
2										
3										
4										
5										
6										
7										
8										
9										
10										
11										
12										
13										
14										
15										
16										
17										

Criteria Item (PO or AO)	Development Works Code									
	PO	AO	PO	AO	PO	AO	PO	AO	PO	AO
18										
19										
20										
21										
22										
23										
24										
25										
26										
27										
28										
29										
30										
31										
32										
33										
34										



Criteria Item (PO or AO)	Development Works Code							
	PO	AO	PO	AO	PO	AO	PO	AO
35								

Criteria identified in the assessment matrix as requiring further explanation or further assessment is addressed in the following subsection.



## 5.2 Detailed Assessment

### Development Works Code

#### PO4

Stormwater management is designed and operated to ensure that adjoining land and upstream and downstream areas are not adversely affected through any ponding or changes in flows:

- (a) ensure that adjoining land and upstream and downstream areas are not adversely affected through any ponding or changes in flows; and
- (b) direct stormwater to a lawful point of discharge through competently designed and constructed outlet works in a manner that reflects the predevelopment status.

Editor's note— Stormwater quality must meet the design objectives within the *Development works Town plan policy*.

#### AO4.1

Development does not result in an increase in flood level or flood duration on upstream, downstream or adjacent properties.

#### AO4.2

Stormwater (including roof and surface water) is conveyed to the kerb and channel or other lawful point of discharge in accordance with the requirements of the *Development works Town plan policy*.

#### AO4.3

Stormwater runoff from all impervious areas (roof, pavements, etc) are not permitted to flow or discharge over adjoining properties.

### Complies with AO4.1, AO4.2 and AO4.3

The proposed stormwater arrangement ensures runoff is directed to the Baker Street kerb and channel outlet at the eastern end of the lot, avoiding impacts on neighbouring properties.

Stormwater is primarily directed in two ways, first being along the perimeter of the site, and secondly, through the middle of the site. Concerning the perimeter drainage, roof runoff is directed into poly pits and associated drainage pipes running the length of both buildings, discharging at the kerb and channel outlet pipe on Baker Street. Overland runoff is directed along the same channels, over turf, toward the eastern corner of the lot at Baker Street.

The centre drainage path directs surface runoff from the roof and driveway surfaces toward the gardens down the middle of the site. From the northern end of the site, runoff will be channelled through vegetated gardens, turfed swales, and strip drains toward a poly pit near the entrance of the site, stormwater pipes will continue to direct runoff toward the Baker Street outlet. **Appendix 5** includes the relevant Site Based Stormwater Management Layout Plan.



<b>PO5</b> Earthworks are undertaken in a manner that: <ul style="list-style-type: none"><li>(a) prevents any worsening of soil erosion or water quality on the site, any adjoining land, or land upstream or downstream of the site;</li><li>(b) produces stable landforms and structures;</li><li>(c) maintain natural landforms where possible;</li><li>(d) minimise the height of any batter faces;</li><li>(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;</li><li>(f) does not result in the contamination of land or water; and</li><li>(g) avoids risk to people and property.</li></ul>	<b>AO5.1</b> Earthworks comply with the <i>Development works Town plan policy</i> . <b>AO5.2</b> The extent of filling or excavation does not exceed 40% of the site area or 500m <sup>2</sup> , whichever is lesser. <b>AO5.3</b> Excavating or filling is no greater than 1m in height or depth. <b>AO5.4</b> Batters have a maximum slope of 25%, are terraced at every rise of 1.5m and each terrace has a depth of 0.75m. <b>AO5.5</b> No contaminated material is used as fill.
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**Complies with PO5**

The proposed operational work on site ensures a level and stable ground for construction. The excavation and filling plan will generally intend cutting along on the western half of the lot and filling along the eastern half, involving over 40% of the site. The intended cut depths are below 1 m, with the average cut depth along the west edge of the site at 0.6 m. The average fill depth along the eastern edge of the site is 0.9 m, with the highest fill depth at 1.2 m. Although this fill height is over the prescribed 1 m limit in A05.3, the cut and fill plans are appropriate in levelling the 2 m slope for a stable foundation to build.

Given the development sits slightly below street level, the privacy of adjoining lots is protected. Furthermore, as the development is encased by a combined retaining wall and fence, the fence line will remain consistent with those of neighbouring properties, and the amenity of the streetscape will be maintained. A stormwater management plan ensures runoff will be properly managed to avoid impacts on downstream properties, with stormwater directed toward the Baker Street kerb and channel outlet (refer **Appendix 5**).

**PO6**

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.

**AO6.2**

A retaining wall is set back at least half the height of the wall from any boundary of the site.

**AO6.3**

Retaining walls over 1.5m are stepped 0.75m for every 1.5m in height, terraced and landscaped.

**AO6.4**

Design and construction of retaining walls over 1m in height are certified by a Registered Professional Engineer of Queensland.

**Complies with PO6**

Retaining walls will encircle much of the site, with breaks along the middle of both the northern and southern end of the lot where ground levels are equal with the adjoining land. The retaining walls themselves will be up to 0.6 m in height, with a 1.2 m timber picket fence above. The combined height of the retaining wall and fence will not exceed 2 m, as laid out in AO6.1.

The retaining wall running along the north and eastern boundaries of the site do not feature a setback, this does not comply with AO6.2, however, the conditions of PO6 are met. Given the development is slightly lower than the surrounding properties, the retaining wall is essential in strengthening the boundary of the site, to the benefit of both the development and adjoining properties. Furthermore, the retaining wall accommodates a fence above, which provides a consistent fence line that reflects the materials of neighbouring lots and contribute to the residential character of the street.

**PO7**

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

**Complies with PO7**

Proposed earthworks (excavation and filling) will occur within 10 m of electricity poles on both Burdekin and Baker Street, more than the limits prescribed in AO7.1, however, the proposed development does comply with PO7. Due to the slope of the site, much of the site, including areas of the site within 10 m of the street electricity poles, will involve excavation and filling. The excavation and filling near these poles will be no more than 1 m in depth, furthermore, the addition of a retaining wall along the site boundary will ensure both the street level and site level



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have structural integrity both during and after construction to avoid damage to electrical infrastructure.



## 6.0 CONCLUSION

### 6.1 Assessment Summary

The assessment of the proposed development against the relevant assessment benchmarks detailed in this development application supports a recommendation for approval based on the following reasons:

- the proposed development complies with the relevant assessment benchmarks; and
- compliance with the relevant assessment benchmarks can be managed through reasonable and relevant conditions.

### 6.2 Recommended Conditions of Approval

Given the above facts and circumstances presented in this development application, we recommend that Council **approve** the proposed development subject to the following reasonable and relevant conditions that are considered specifically relevant to the proposed development.

#### Condition 1 – Approved Plans and Supporting Documentation

- (a) The development must generally comply with the plan(s) referenced in the table below and attached as stamped "Approved Subject to Conditions" which forms part of this approval, unless otherwise specified by any condition of this approval.

Title	Number	Issue	Date
Civil Works Layout Plan	CBD0072/01	P2	31.3.23
Earthworks Layout Plan	CBD0072/02	P2	31.3.23
Structural Layout Plan	CBD0072/03	P2	31.3.23
Construction Details	CBD0072/04	P2	31.3.23
Site Based Stormwater Management Layout Plan	CBD0072/SBSM01	P1	31.3.23

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# Appendix 1

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# 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)	RJG Builders C/- Milford Planning
Contact name (only applicable for companies)	Paul Cohen
Postal address (P.O. Box or street address)	PO Box 5463
Suburb	Townsville
State	Queensland
Postcode	4810
Country	Australia
Contact number	(07) 4724 0095
Email address (non-mandatory)	info@milfordplanning.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	M2150

### 2) Owner's consent

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

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

## PART 2 – LOCATION DETAILS

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

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

#### 3.1) Street address and lot on plan

☒ Street address **AND** lot on plan (all lots must be listed), **or**

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
		9	Burdekin Street	Richmond Hill
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4820	1	MPH19999	Charters Towers Regional Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

☐ Coordinates of premises by longitude and latitude

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

☐ 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):*

Earthworks (excavation and filling) associated with MCU2023/0003.

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 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 checked="" type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

### Division 1 – Material change of use

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

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m <sup>2</sup> ) (if applicable)
8.2) Does the proposed use involve the use of existing buildings on the premises?			
<input type="checkbox"/> Yes			
<input type="checkbox"/> No			

### Division 2 – Reconfiguring a lot

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

9.1) What is the total number of existing lots making up the premises?	
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 <sup>2</sup> )	Lot on plan description	Area (m <sup>2</sup> )
12.2) What is the reason for the boundary realignment?			

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

### Division 3 – Operational work

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

14.1) What is the nature of the operational work?	
<input type="checkbox"/> Road work <input type="checkbox"/> Drainage work <input type="checkbox"/> Landscaping <input type="checkbox"/> Other – please specify:	<input checked="" type="checkbox"/> Stormwater <input checked="" 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 checked="" type="checkbox"/> No	
14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)	
\$2,600,000	

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

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

## PART 6 – INFORMATION REQUEST

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

## PART 7 – FURTHER DETAILS

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

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

List of approval/development application references	Reference number	Date	Assessment manager
<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Development application	MCU2023/0003	18.3.23	Charters Towers Regional Council
<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)
\$14,000	19/04/23	S336869

### 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](http://www.qld.gov.au). An ERA requires an environmental authority to operate. See [www.business.qld.gov.au](http://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](http://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](http://www.qld.gov.au) for further information on environmental offsets.

### **Koala habitat in SEQ Region**

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

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

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

☒ No

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

### **Water resources**

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

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

☒ No

**Note:** Contact the Department of Natural Resources, Mines and Energy at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) for further information.

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

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

### **Waterway barrier works**

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

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

☒ No

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

### **Marine activities**

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

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

☒ No

**Note:** See guidance materials at [www.daf.qld.gov.au](http://www.daf.qld.gov.au) for further information.

### **Quarry materials from a watercourse or lake**

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

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

**Note:** Contact the Department of Natural Resources, Mines and Energy at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) and [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information.

### **Quarry materials from land under tidal waters**

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

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

**Note:** Contact the Department of Environment and Science at [www.des.qld.gov.au](http://www.des.qld.gov.au) for further information.

### **Referable dams**

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

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

**Note:** See guidance materials at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) for further information.

### **Tidal work or development within a coastal management district**

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

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

**Note:** See guidance materials at [www.des.qld.gov.au](http://www.des.qld.gov.au) for further information.

### **Queensland and local heritage places**

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

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

**Note:** See guidance materials at [www.des.qld.gov.au](http://www.des.qld.gov.au) for information requirements regarding development of Queensland heritage places.

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

### **Brothels**

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

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

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

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

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

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

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

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

☒ No

**Note:** See guidance materials at [www.planning.dsdmip.qld.gov.au](http://www.planning.dsdmip.qld.gov.au) for further information.

## **PART 8 – CHECKLIST AND APPLICANT DECLARATION**

### **24) Development application checklist**

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

☒ Yes

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

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

☐ Yes

☒ Not applicable

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

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

☒ Yes

Relevant plans of the development are attached to this development application

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

☒ Yes

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

☒ Yes

☐ Not applicable

### **25) Applicant declaration**

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

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

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

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

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

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

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

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

Date received:  Reference number(s):

### Notification of engagement of alternative assessment manager

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

### QLeave notification and payment

*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	

MP ref: M2150  
QA: hw.pc

16 May 2023

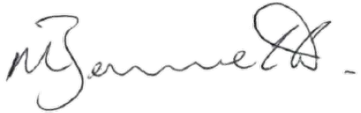
Assessment Manager  
Charters Towers Regional Council  
PO Box 189  
CHARTERS TOWERS QLD 4820

**Attention: Planning and Development**

Dear Sir/ Madam,

**Re: Land Owner Consent**

Under the provisions of the *Planning Act 2016*, we **Kaneto Developments Pty Ltd**, being the registered owner of land described as **Lot 1 on MPH19999** and located at **9 Burdekin Street, Richmond Hill**, do hereby authorise and confirm the engagement and appointment of Milford Planning to act on our behalf with respect to the procurement of all development approvals for the aforementioned land.

<b>Date</b>	18th	May	2023
	<b>Day</b>	<b>Month</b>	<b>Year</b>
<b>Signature</b>			
<b>Name</b>	Matt Bennetto		
<b>Position</b>	Director		

**Note**

Where registered owner is a company the ACN must be included and accompanied by:

- (a) the signature of either:
- two directors of the company;
  - a director and a company secretary of the company; or
  - if a proprietary company that has a sole director who is also the sole company secretary, that director; **or**
- (b) the company seal (if the company has a common seal) witnessed by:
- two directors of the company;
  - a director and a company secretary of the company; or
  - for a propriety company that has a sole director who is also the sole company secretary, that director.

---

# Appendix 2

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**Drawing**  
Site Aerial

**Property**  
9 Burdekin Street, Richmond Hill  
Lot 1 on MPH19999

<b>Drawing Number</b>	<b>Issue</b>	<b>Sheet</b>
M2150-SK-01	A	1
<b>Date</b>	<b>Author</b>	<b>Reviewer</b>
9.5.23	HW	PC

**Legend**  
 Subject Site  
 Cadastre

LOT 1  
MPH21715

**Scale** (A3 Original)  
1:500  
0 4 8 12 16 20 m

**Sources**  
Milford Planning GIS (2023)  
DCDB extract - State of Queensland (2023)  
Aerial imagery - Bing (2023)

**Disclaimer**  
Areas and dimensions are approximate only  
and are subject to site survey.





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# Appendix 3

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# State Assessment and Referral Agency

Date: 11/04/2023

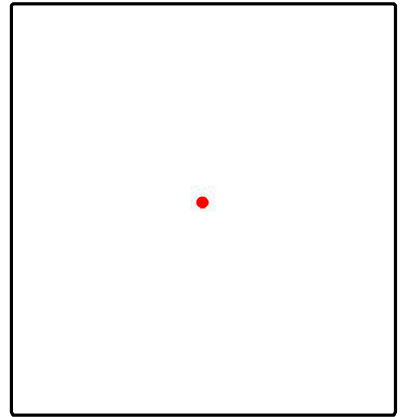


Queensland Government

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**Disclaimer:**

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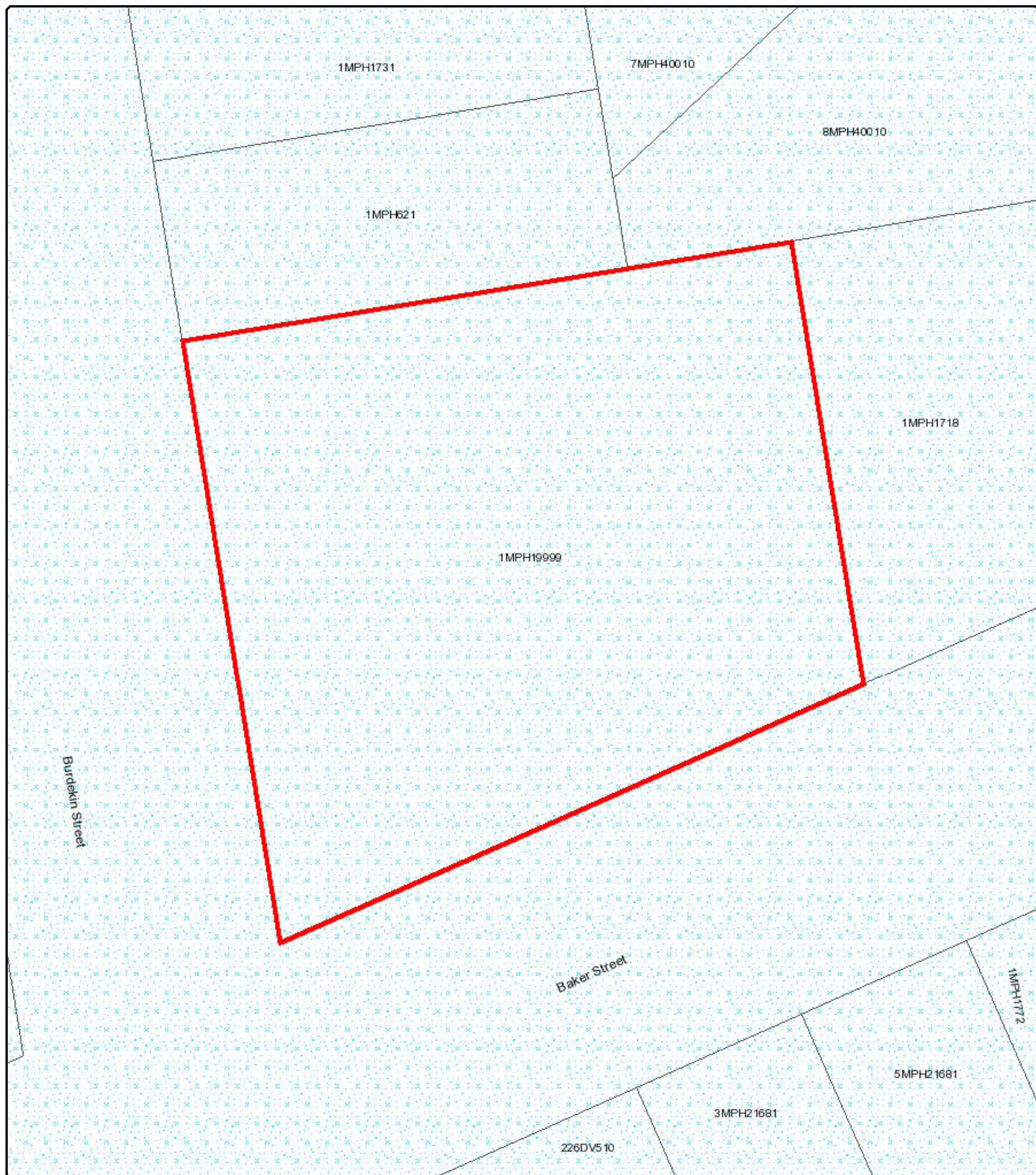
## Matters of Interest for all selected Lot Plans

*Water resource planning area boundaries*

## Matters of Interest by Lot Plan

**Lot Plan: 1MPH19999 (Area: 4047 m<sup>2</sup>)**

*Water resource planning area boundaries*



## State Assessment and Referral Agency

Date: 11/04/2023



Queensland Government

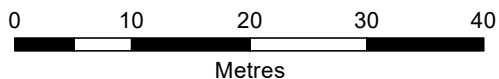
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### Legend

Water resource planning area boundaries



Water resource planning area boundaries



#### Disclaimer:

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# Appendix 4

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16 March 2023

Our Ref: 4763591  
File Ref: MCU2023/0003  
Enquiries: Jorja Feldt

Kaneto Development Pty Ltd  
C/- Matt Bennetto  
65 Tea Tree Crescent  
**BREDDAN QLD 4820**

Sent via email: [matt@rjgbuilders.com.au](mailto:matt@rjgbuilders.com.au)

Dear Matt,

**Decision Notice – Approval**  
(Given under Section 63 of the *Planning Act 2016*)

The assessment manager wishes to advise that the application was approved under delegated authority on 16 March 2023. The approval is subject to reasonable and relevant conditions and supported by a notice of reasons as detailed below:

**Applicant details**

---

Applicant name: Kaneto Development Pty Ltd C/- Matt Bennetto

**Location details**

---

Street address: 9 Burdekin Street, Richmond Hill QLD 4820  
Real property description: Lot 1 on MPH19999  
Current lawful use: Scout's Clubhouse

**Application details**

---

Application number: MCU2023/0003  
Approval type: Development Permit  
Development type: Material Change of Use  
Category of assessment: Code Assessment  
Description of development: Multiple Dwellings (16 Units)  
Categorising instrument: Charters Towers Regional Town Plan Version 2

**1. Details of the approval**

---

Details of the approval are listed below in accordance with the *Planning Regulation 2017*.

PO Box 189 Charters Towers Qld 4820

**ADMINISTRATION:** 12 Mosman Street Charters Towers Qld 4820 Australia

**PH.** (07) 4761 5300 | **F.** (07) 4761 5344 | **E.** [mail@charters Towers.qld.gov.au](mailto:mail@charters Towers.qld.gov.au) | **ABN.** 67 731 313 583

[www.charters Towers.qld.gov.au](http://www.charters Towers.qld.gov.au)

Date: 16 March 2023

Our Ref: 4763591

	Planning Regulation 2017 reference	Development Permit	Preliminary Approval
Development assessable under the planning scheme, a temporary local planning instrument, a master plan or a preliminary approval which includes a variation approval		<input checked="" type="checkbox"/>	<input type="checkbox"/>

## 2. Conditions of approval

Condition Number	Condition	Timing																																																		
Approved Plans/Documents																																																				
1.	<div>Development is to be carried out generally in accordance with the submitted application including the following plans except where amendments are required to satisfy the conditions of this approval:</div> <table><tr><th>Drawing Title:</th><th>Prepared by:</th><th>Date:</th><th>Reference No:</th><th>Revision:</th></tr><tr><td>Title Page</td><td>Concepts Building Design</td><td>Oct 2022</td><td>Sk_07, 22-047</td><td>-</td></tr><tr><td>Site Plan</td><td>Concepts Building Design</td><td>Oct 2022</td><td>Sk_02, 22-047</td><td>-</td></tr><tr><td>Area Layouts</td><td>Concepts Building Design</td><td>Oct 2022</td><td>Sk_03, 22-047</td><td>-</td></tr><tr><td>Aerial image &amp; detail survey</td><td>Concepts Building Design</td><td>Oct 2022</td><td>Sk_04, 22-047</td><td>-</td></tr><tr><td>Block B – Ground floor level</td><td>Concepts Building Design</td><td>August 2020</td><td>Sk_07, 20-036</td><td>-</td></tr><tr><td>Block B – Elevations</td><td>Concepts Building Design</td><td>August 2020</td><td>Sk_08, 20-036</td><td>-</td></tr><tr><td>Block A – Ground floor level</td><td>Concepts Building Design</td><td>August 2020</td><td>Sk_05, 20-036</td><td>-</td></tr><tr><td>Block A – Elevations</td><td>Concepts Building Design</td><td>August 2020</td><td>Sk-06, 20-036</td><td>-</td></tr><tr><td>Landscape Surface Finishes Plan</td><td>K+co landscape design</td><td>22/02/2023</td><td>LA-SF-2302</td><td>-</td></tr></table>	Drawing Title:	Prepared by:	Date:	Reference No:	Revision:	Title Page	Concepts Building Design	Oct 2022	Sk_07, 22-047	-	Site Plan	Concepts Building Design	Oct 2022	Sk_02, 22-047	-	Area Layouts	Concepts Building Design	Oct 2022	Sk_03, 22-047	-	Aerial image & detail survey	Concepts Building Design	Oct 2022	Sk_04, 22-047	-	Block B – Ground floor level	Concepts Building Design	August 2020	Sk_07, 20-036	-	Block B – Elevations	Concepts Building Design	August 2020	Sk_08, 20-036	-	Block A – Ground floor level	Concepts Building Design	August 2020	Sk_05, 20-036	-	Block A – Elevations	Concepts Building Design	August 2020	Sk-06, 20-036	-	Landscape Surface Finishes Plan	K+co landscape design	22/02/2023	LA-SF-2302	-	At all times.
Drawing Title:	Prepared by:	Date:	Reference No:	Revision:																																																
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Block A – Ground floor level	Concepts Building Design	August 2020	Sk_05, 20-036	-																																																
Block A – Elevations	Concepts Building Design	August 2020	Sk-06, 20-036	-																																																
Landscape Surface Finishes Plan	K+co landscape design	22/02/2023	LA-SF-2302	-																																																
General																																																				
2.	<div>a) Comply with all conditions within this Development Permit with conditions prevailing over the approved plan(s) in all instances</div> <div>b) Meet the cost of all works associated with the development including any alterations, relocations or repairs to damaged Council infrastructure, and</div>	At all times.																																																		

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Date: 16 March 2023

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	c) All repairs, alterations and relocations of Council infrastructure are to be in accordance with the relevant Council policy and/or Australian Standard.	
<b>Further Development Permits</b>		
3.	The developer/applicant is to obtain the following further development permits: a) Development Permit for Building Work (Demolition of existing Clubhouse); b) Development Permit for Building Work (New Building Work); and c) Development Permit for Operational Work (Earthworks, Stormwater Drainage, Driveway and Access Crossover).	Prior to commencement of the use.
<b>Environmental</b>		
4.	Ensure that erosion and sedimentation control management is undertaken and maintained to prevent soil erosion and sedimentation runoff to watercourses and Council's storm water drainage system. Erosion and sediment control is to be in accordance with <i>International Erosion Control Association – Best Practice Erosion &amp; Sediment Control guidelines</i> and the <i>Queensland Urban Drainage Manual 2017</i> .	At all times.
5.	The construction of the development (not operation) must be limited to 0630—1830 Monday to Saturday and not at all on Sunday and public holidays as per Section 440R of the Environmental Protection Act 1994. Noise generated from construction must be within the limits set by the Environmental Protection Act 1994 and the Environmental Protection (Noise) Policy 20019.	At all times.
6.	Ensure that: a) Works occur so they do not cause unreasonable interference with the amenity of adjoining premises because of noise, air or other chemical pollutants b) The premises including the adjoining Council controlled road reserve are kept in a safe, clean and tidy state, and c) All construction materials are contained wholly within the premises.	As part of construction works
7.	Where contaminated soils are evident, remedial works must be undertaken in accordance with <i>Environmental Protection Act 1994</i> . Where contaminated soils are identified, Council must be notified and provided with an appropriate Contaminated Soil Remedial Plan.	As part of operational and/or building works
<b>Building, Plumbing and Drainage Works</b>		
8.	Obtain a Development Permit and Building Final for Building Works in accordance with the <i>Planning Act 2016</i> . Construction is to comply with the <i>Building Act 1975</i> , the <i>National Construction Code</i> and the requirements of other relevant authorities.	Prior to construction
9.	Obtain a Permit for Plumbing and Drainage Works and Final Inspection Certificate in accordance with the <i>Plumbing and Drainage Act 2018</i> and the <i>Plumbing and Drainage Regulation 2019</i> . Construction is to comply with the <i>National Construction Code: Volume Three – Plumbing Code of Australia 2019</i> , the <i>Queensland Plumbing and Waste Water Code 1: 2019</i> and the requirements of other relevant authorities.	Prior to construction
10.	Lodge and have approved by Council an Application to Building Over or Adjacent to Local Government Sewerage Infrastructure in accordance with the <i>Queensland Development Code MP1.4 Building Over or Near Relevant Infrastructure</i> for all buildings and structures.	Prior to construction

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11.	All plant and equipment (including air conditioners, exhaust fans and the like) are to be housed, screened and located so that these do not cause environmental nuisance or harm to residential uses in the surrounding area.	As part of construction
12.	Outdoor lighting is to comply with <i>Australian Standard AS4282 – Control of the Obtrusive Effects of Outdoor Lighting</i> . All lighting at ground level and associated with illuminating ground level areas must be focused downwards and be provided with hoods, shades or other permanent devices to direct illumination downwards and not allow upward lighting to adversely affect the residential uses on this site and the adjoining the sites.	As part of construction
13.	A mailbox (for each Dwelling) is to be constructed a maximum of 6m from the front property boundary. The mailbox is to be easily identifiable for emergency services from the frontage of the site.	As part of construction
14.	Where a habitable room window is within 9m of another habitable room window or private open space of another Dwelling Unit either on the premises or an adjacent premise: a) Windows are provided with fixed translucent glazing, such as frosted or textured glazing, for any part of the window less than 1.5m above floor level, or b) Windows are provided with fixed with permanent external screens that are; i) Solid translucent screens, or ii) Perforated panels or trellises that have a maximum of 50% openings, with a maximum opening dimension of 50mm, and that are permanently fixed and durable, and iii) Offset a minimum of 300mm from the wall of the building.	As part of construction
<b>Transport</b>		
15.	Prior to the commencement of the use, a total of 8 visitor car parking spaces are to be constructed on site generally in accordance with the approved plans, including designated disabled car parking spaces. These spaces and all vehicle movement areas are to be constructed, sealed, line marked, provided with wheel stops and maintained in accordance with and <i>AS2890.1 Off-Street Car Parking</i> and the <i>Manual of Design Vehicles and Turning Path Templates SAA HB 72 (AUSTRROADS 1995)</i> .	As part of construction
16.	Construct a driveway crossover at the frontage of Baker Street in accordance with Council's standard drawing CTRC-001 Roads rural and turnouts inverts & culvert.	As part of construction
17.	The disused driveway crossover at the frontage of Burdekin Street is to be reinstated with kerb and channel in accordance with Council's standard drawing CTRC-012 Kerb and channel profiles & dimensions, including edge restrains, medium and invert.	As part of construction
18.	Lodge and obtain approval for an application to carry out works on a road or interfere with a road or its operation.	Prior to construction within Council's Road reserve
19.	Development is to provide cycling and pedestrian end of trip facilities, in accordance with the requirements of the Development works Town plan policy.	Prior to the commencement of the use.



<b>Water and Sewer</b>		
20.	Lodge and have approved, an application for connection to water supply as part of the development's connection into Council's controlled water service infrastructure.	Prior to works on Council's water infrastructure
21.	Provide a 40mm water meter service connection from Council's water supply infrastructure to the front property boundary at no cost to Council.	As part of construction
22.	Lodge and have approved an application for sewer main cut-in for connection to sewer supply as part of connection to Council's controlled sewer service infrastructure.	Prior to works on Council's sewer infrastructure
<b>Stormwater</b>		
23.	All stormwater runoff must be piped from roofed areas and discharged to a kerb and channel drainage system in a Council controlled road, or an approved inter allotment stormwater drainage system, in accordance with <i>Queensland Urban Drainage Manual 2016</i> and <i>AS3500.3:2018 Plumbing and Drainage - Stormwater Drainage</i> .	At all times
24.	Submit for approval by Council, a Site Based Stormwater Management Plan. The Site Based Stormwater Management Plan must address both stormwater quantity and quality and be in accordance with the <i>State Planning Policy – July 2017</i> , the <i>Queensland Urban Drainage Manual 2016</i> and <i>AS3500.3:2018 Plumbing and Drainage - Stormwater Drainage</i> . The Site Based Stormwater Management Plan must be certified by a Registered Professional Engineer of Queensland experienced in this type of work.	Prior to the lodgement of any Development Application for Building Works
<b>Waste Management</b>		
25.	Waste storage area/s are to be sufficient in size to house all waste collection containers including recycling waste containers. The waste storage area/s must be suitably enclosed and imperviously paved, with a hose cock and hose fitted near the enclosure to ensure the area can be easily and effectively cleaned.	Prior to the commencement of the use
26.	Waste storage areas shall be: a) Situated in locations not visible from the street front, and b) Provided with a 1.8m solid screen fence located around storage areas.	Prior to the commencement of the use
<b>Landscaping</b>		
27.	Submit to Council for approval a full Landscaping Plan which demonstrates; a) All areas proposed to be landscaped b) The Species used and their suitability for the North Queensland climate, and c) The type of irrigation system used. Upon approval of the Landscaping Plan, construct the landscaping.	Prior to the lodgement of any Development Application for Building Works
28.	Street trees are to be provided at a minimum rate of one (1) street tree per 400m <sup>2</sup> of site area.	Prior to the commencement of the use.
29.	Shade trees are to be located at a minimum rate of one (1) tree per six (6) car spaces.	Prior to commencement of the use.
<b>Electrical and Telecommunications</b>		
30.	Submit to Council a Certificate of Electricity Supply demonstrating that supply is provided and available to the premises.	Prior to the commencement of the use
31.	Submit to Council a Provisioning of Telecommunication Services demonstrating	Prior to the

Date: 16 March 2023

Our Ref: 4763591

	that supply is provided and available to the premises.	commencement of the use
<b>Lawful Commencement</b>		
32.	Request a Compliance Inspection to be undertaken by Council to confirm that all conditions of this Development Permit are considered compliant.	Prior to the commencement of the use
33.	Notify Council within 20 business days that this approved use has lawfully commenced.	Prior to the commencement of the use

### Advisory Notes

#### Scale or Intensity of Use

- A. Any proposal to increase the scale or intensity of the use/new use on the subject land, that is assessable development under the Planning Scheme, would be subject to a separate application for assessment in accordance with the *Planning Act 2016* and would have to comply with the requirements of the relevant provisions.

#### Local and State Heritage

- B. The Charters Towers Regional Council local government area contains significant Local and State heritage features including stone pitch kerbing and channels and footbridges. Persons damaging or removing Local or State heritage features may be prosecuted and fined with the maximum penalty under the *Planning Act 2016*. Please contact Council prior to commencing any works, to determine if there are any Local or State heritage features within or adjacent to the premises.

#### Aboriginal and Cultural Heritage

- C. The *Aboriginal Cultural Heritage Act 2003* and *Torres Strait Islander Cultural Heritage Act 2003* requires anyone who carries out a land-use activity to exercise a duty of care. Land users must take all reasonable and practicable measures to ensure their activity does not harm Aboriginal or Torres Strait Islander cultural heritage. Prior to carrying out works, it is advised that you contact the Department of Aboriginal and Torres Strait Islander Partnerships on (07) 4799 7470 or by post at PO Box 5620 TOWNSVILLE QLD 4810. For further information on cultural heritage duty of care please visit: <https://www.datsip.qld.gov.au/people-communities/aboriginal-torres-strait-islander-cultural-heritage/cultural-heritage-duty-care>

#### Abandoned Mine Shafts

- D. The city of Charters Towers is subject to a significant number of abandoned mine shafts due to the former gold rush era. It is recommended that all searches be undertaken through the Queensland State Government's Department of Natural Resources Mines and Energy (DNRME) to ensure that the development is not unduly impacted upon by these shafts. The DNRME can be contacted on 13 74 68.

#### Workplace Health and Safety

- E. Ensure compliance with the *Work Health and Safety Act 2011*. It states that the project manager is obliged to ensure construction work is planned and managed in a way that prevents or minimises risks to the health and safety of members of the public at or near the workplace during construction work. It is the principal contractor's responsibility to ensure compliance with the *Work Health and Safety Act 2011*. It states that the principal contractor is obliged on a construction workplace to ensure that work activities at the workplace prevent or minimise risks to the health and safety of the public at or near the workplace during the work. It is the responsibility of the person in control of the workplace to ensure compliance with the *Work Health and Safety Act 2011*. It states that the person in control of the workplace is obliged to ensure there is appropriate, safe access to and from the workplace for persons other than the person's workers.

#### Environmental nuisance

- F. Ensure compliance with the *Environmental Protection Act 1994*. It states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Environmental harm includes environmental nuisance. In this regard persons and entities, involved in the civil, earthworks and construction phases of this development, are to adhere to their "general environmental duty" to minimise the risk of causing environmental harm.

Environmental harm is defined by the Act as any adverse effect, or potential adverse effect whether temporary or permanent and of whatever magnitude, duration or frequency on an environmental value and includes environmental nuisance. Therefore, no person should cause any interference with the environment or amenity of the area because of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, sediment, oil or otherwise, or cause hazards likely in the opinion of the Council to cause undue disturbance or annoyance to persons or affect property not connected with the use.

#### Ergon Energy and Telstra Corporation Contact Details

- G. Where a condition requires connections to reticulated electricity and/or telecommunications or a certificate of supply, please contact the below:
- a) Ergon Energy Connection Solution's Team – (07) 4931 1012, and/or
  - b) NBN Co – 1800 687 626.

#### Council Forms, Policies and Drawings

- H. In achieving compliance with conditions, the below Council forms will need to be completed for this development:
- a) [F0227 - Application to carry out works on a Council road \(including pathways\)](#)
  - b) [Standard drawings and specifications for driveways and roads](#)
  - c) F0313/IS – Request for water supply connection.
  - d) [F0371 – Application for building works where Council is a referral agency, and](#)
  - e) [F0347 – Application for sewer main cut-in.](#)

### 3. Currency period for the development application approval

In accordance with section 85 of the *Planning Act 2016*, this approval has a currency period of six (6) years.

### 4. Further development permits

Please be advised that the following development permits are required to be obtained before the development can be carried out:

1. Building Works – New Building Work and Demolition of existing Clubhouse;
2. Plumbing and Drainage Works – New Plumbing and Drainage Work; and
3. Operational Works – Earthworks, Stormwater Drainage, Driveway and Access Crossover.

### 5. Referral agencies

Not Applicable.

## 6. Submission(s)

Not Applicable.

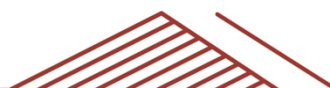
## 7. Notice of reasons

This notice is prepared in accordance with Section 63(5) of the *Planning Act 2016* to inform the public about a decision that has been made in relation to a development application.

<b>Description of the development:</b>	The proposed development is for a Material Change of Use for Multiple Dwellings (16 Units).	
<b>Reasons for the decision:</b>	The proposed development is supported as it presents an infill opportunity which will provide several Dwellings located close to the centre of Charters Towers. Additionally, as the development will have connection to both reticulated water and sewer, it provides for the sustainable use of Council's infrastructure whilst presenting an appropriate built form outcome for the streetscape.	
<b>Assessment benchmarks:</b>	The proposed development was assessed against the relevant assessment benchmarks of the North Queensland Regional Plan 2020 and the Charters Towers Regional Town Plan Version 2 including the: 1) General Residential Zone Code 2) Development Works Code, and 3) Landscaping Code.	
	The proposed development was assessed against all the assessment benchmarks listed about and complies with all with the exceptions listed and responded to below.	
	<b>Assessment benchmark:</b>	<b>Reasons for the approval despite non-compliance with benchmark:</b>
	General Residential Zone Code Acceptable Outcome 2.1	In response, as the setbacks of Unit 1 is within 5m of the street frontage of Baker Street, compliance with this acceptable outcome is not achieved. The development can be conditioned to maintain residential character and amenity through dense landscaping which will buffer the Unit from the road frontage. As such, it is considered that the proposal complies with the corresponding Performance Outcome 2.
<b>Matters raised in submissions:</b>	<b>Submission Point:</b>	<b>Council Response:</b>
	Not Applicable	Not Applicable

## 8. Other requirements under section 43 of the *Planning Regulation 2017*

There are no other requirements.



Date: 16 March 2023  
Our Ref: 4763591

## 9. Appeal rights

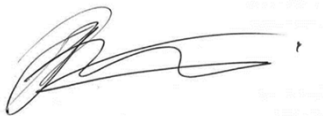
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The rights of an applicant to appeal to a tribunal or the Planning and Environment Court against a decision are set out in Chapter 6, Part 1 of the *Planning Act 2016*. For particular applications, there may also be a right to make an application for a declaration by a tribunal (see Chapter 6, Part 2 of the *Planning Act 2016*). Information about how to proceed with an appeal to the Planning and Environment Court may be found on the Court's website: <http://www.courts.qld.gov.au/courts/planning-and-environment-court>.

An applicant may also have a right to appeal to the Development tribunal. For more information, see schedule 1 of the *Planning Act 2016*. The timeframes for starting an appeal in the Planning and Environment Court are set out in Section 229 and Schedule 1 of the *Planning Act 2016*.

Should you wish to discuss this matter, please contact Jorja Feldt, Planner on (07) 4761 5300 or email [development@charters Towers.qld.gov.au](mailto:development@charters Towers.qld.gov.au).

Yours faithfully



Paul Want  
**Manager Planning and Development**







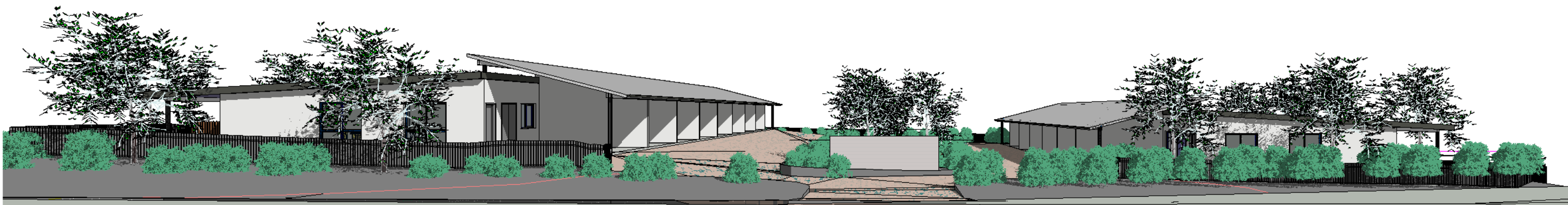
1 3D View 1



3 3D View 2



2 3D View 3



4 3D View 4



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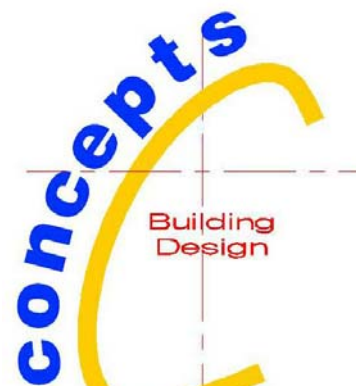
DATE: 16 March 2023

APPLICATION: MCU2023/0003

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		

<b>NOTES:</b> * THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT. * COMPLY WITH ALL RELEVANT AUTHORITY REG. & BSA. * USE FIGURED DIMENSIONS ONLY, DO NOT USE SCALED MEASUREMENTS. * VERIFY ALL ON SITE DIMENSIONS & LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.		
Revision Schedule		
No	Description	Date
1		

Preliminary  
not to be used for construction purposes



tel: 07 4728 3228

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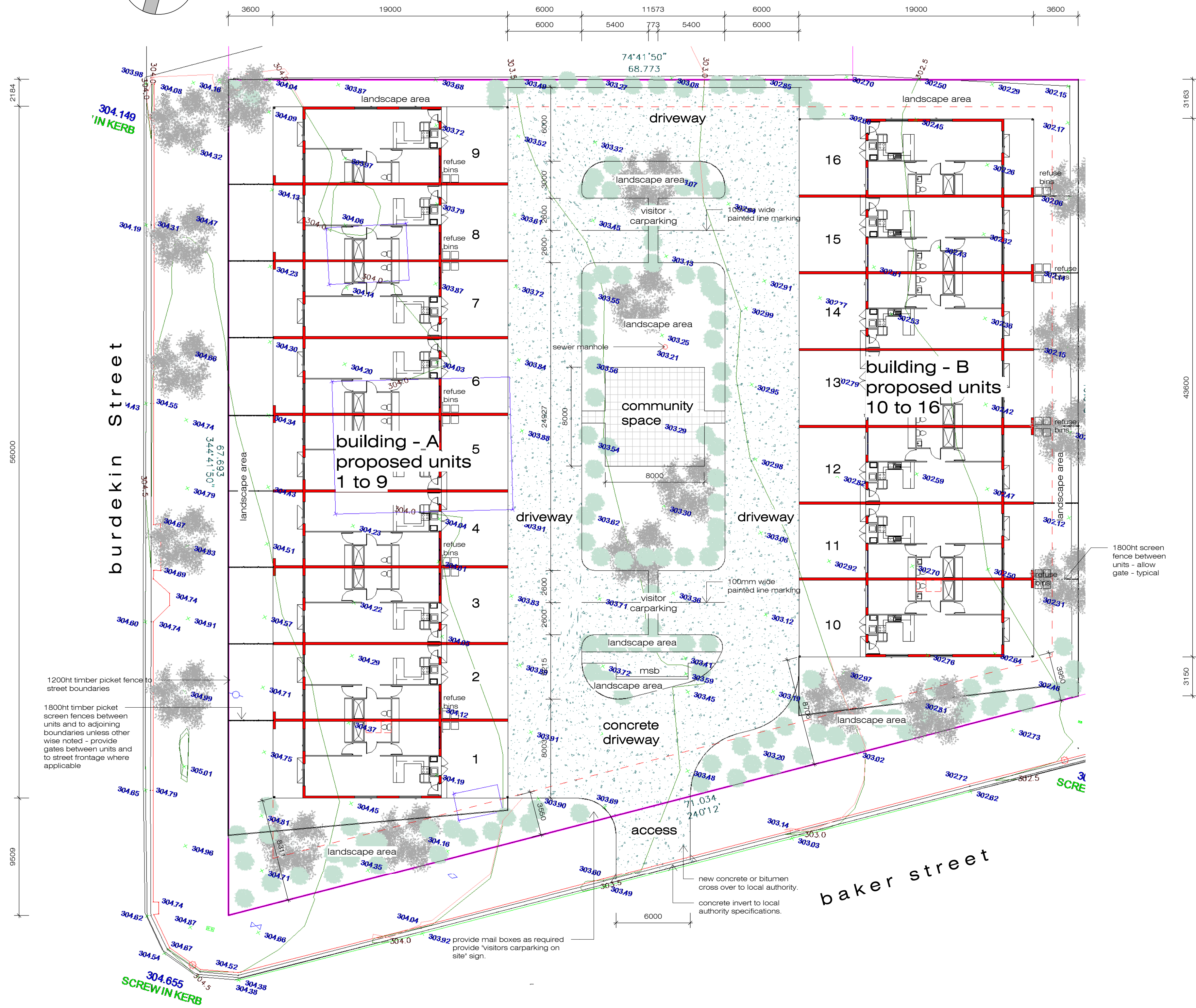
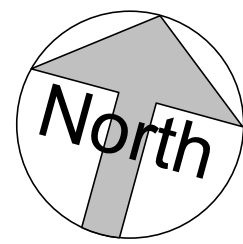
project:  
Proposed Multiple Dwellings

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 plan  
1 : 200

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Revision Schedule		
No	Description	Date

PROPERTY DESCRIPTION  
LOT No: Lot 1  
PLAN No: MPH 19999  
SITE AREA: 4044M2



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project:  
Proposed Multiple Dwellings

for:  
B & M Bennetto

at:  
9 Burdekin Street  
Charters Towers

Issue Date oct 2022	22-047
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scale As indicated	
sheet sk 02 printed 7/02/2023 12:13:44 PM	



CHARTERS TOWERS  
REGIONAL COUNCIL

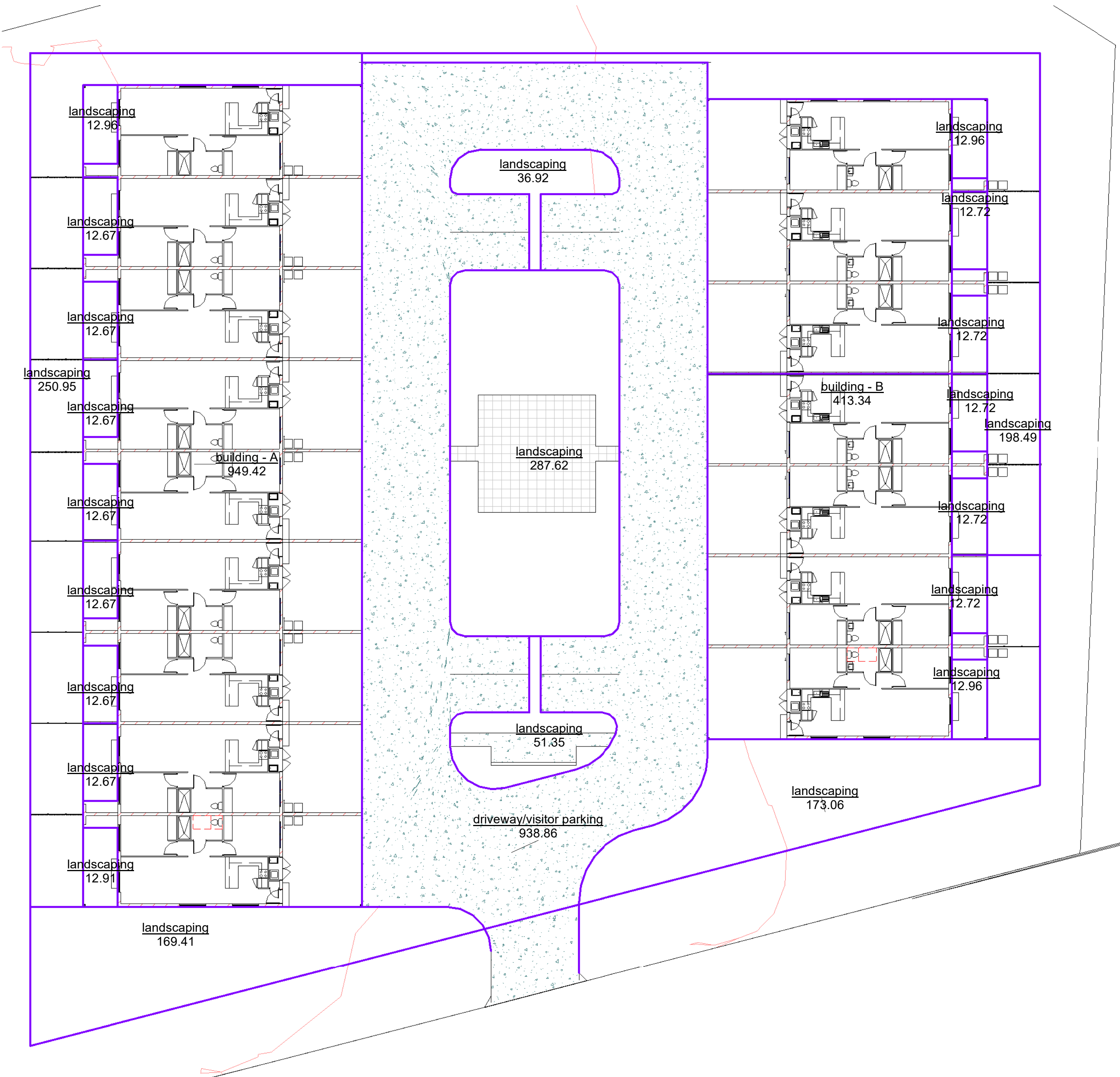
**PLANNING &  
DEVELOPMENT  
APPROVED**

**DATE:** 16 March 2023  
**APPLICATION:** MCU2023/0003



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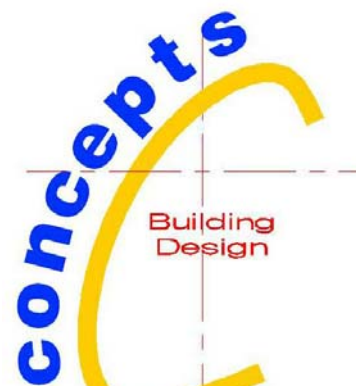
Revision Schedule		
No	Description	Date
1		



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	2		1362.76 m²	37%
driveway/parking				
3	1	driveway/visitor parking	938.86 m²	26%
driveway/parking: 1	1		938.86 m²	26%
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	23		1371.89 m²	37%
Grand total: 26	26		3673.52 m²	100%

Preliminary  
not to be used for construction purposes



tel: 07 4728 3228

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project:  
Proposed Multiple Dwellings

for:  
B & M Bennetto

at:  
9 Burdekin Street  
Charters Towers

Issue Date oct 2022	22-047
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PLANNING & DEVELOPMENT  
APPROVED

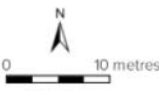
DATE: 16 March 2023

APPLICATION: MCU2023/0003



NOTES: * THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT. * COMPLY WITH ALL RELEVANT AUTHORITY REG. & BSA. * USE FIGURED DIMENSIONS ONLY. DO NOT USE SCALED MEASUREMENTS. * VERIFY ALL ON SITE DIMENSIONS & LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.		
Revision Schedule		
No	Description	Date

A product of  
Queensland Globe



Scale 1:400

Printed on A3

Not suitable for construction purposes.

Project Name: 6 Burdekin Street, Richmond Hill QLD 4017

For more information, visit: <http://www.qld.gov.au>

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Queensland Government  
Department of Resources

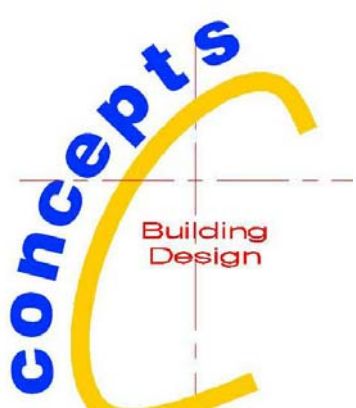


aerial view

**PLANNING & DEVELOPMENT APPROVED**

**DATE:** 16 March 2023  
**APPLICATION:** MCU2023/0003

Preliminary  
not to be used for construction purposes



tel: 07 4728 3228


© copyright concepts building design

project:  
Proposed Multiple Dwellings

for:  
B & M Bennetto

at:  
9 Burdekin Street  
Charters Towers

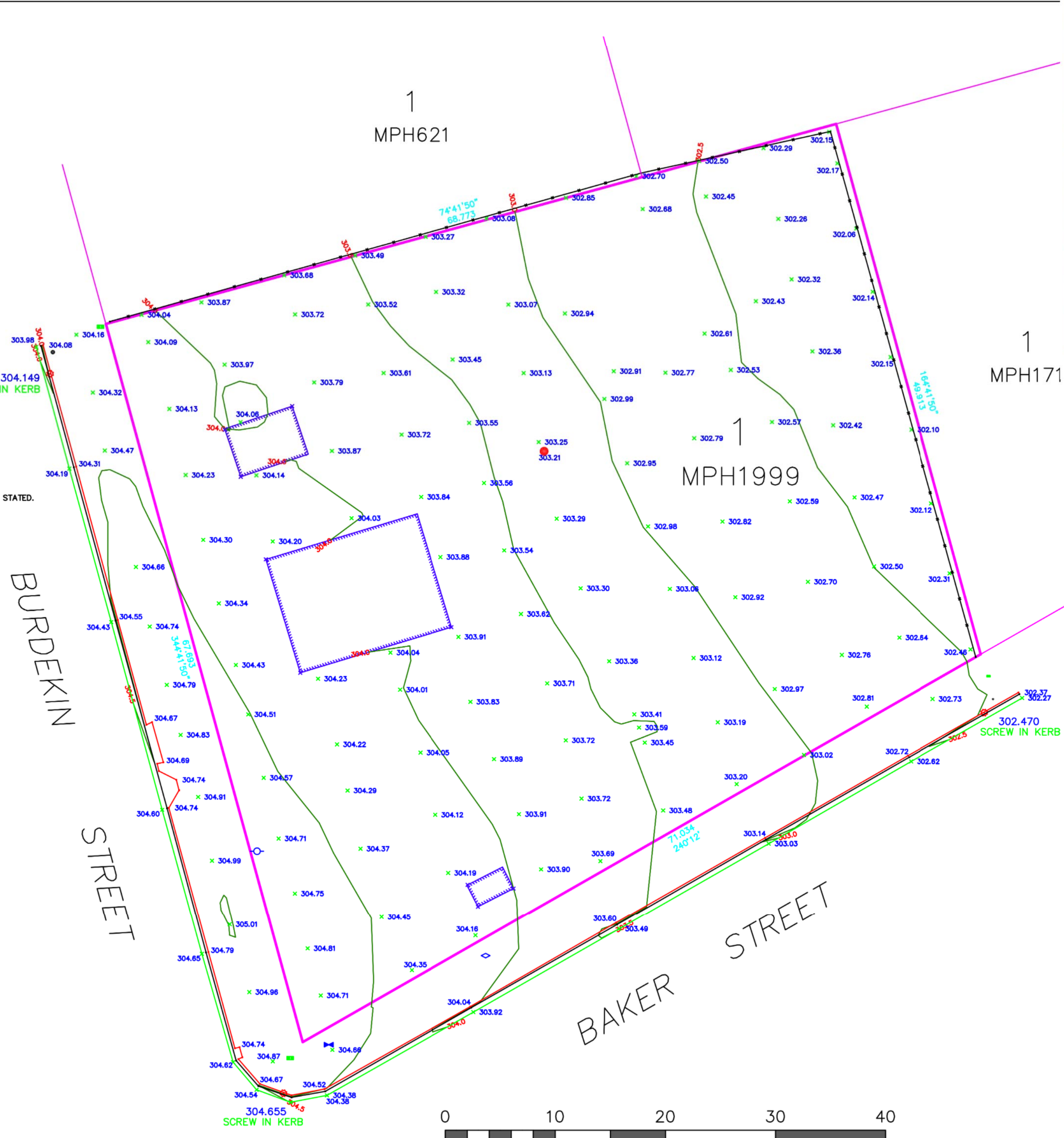
Issue Date oct 2022	22-047
Drawn Author	
scale 1:100	
sheet sk 04 printed 7/02/2023 12:13:46 PM	

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.	
 56 Thuragowa Drive, Kiron QLD 4817 Phone: (07) 47234885 <b>CADASTRAL SURVEYS</b>	
CLIENT	<b>BEN BENNETTO</b>
PROJECT	<b>6 BURDEKIN STREET RICHMOND HILL</b>
TITLE	<b>DETAIL &amp; CONTOUR SURVEY Lot 1 on MPH1999</b>
APPROVED	27/8/2021
DATE	27/8/2021
THIS DRAWING MUST NOT BE COPIED OR REPRODUCED IN ANY FORM OR USED FOR ANY PURPOSE OTHER THAN ORIGINALLY INTENDED WITHOUT THE WRITTEN APPROVAL OF THE PRACTICE.	
FILE No	21-273
MERIDIAN	RP846262
LEVEL DATUM	CORS Derived AHD
REF. BENCH MARK	See Survey Control Marks
SCALE OF ORIGINAL	1:400 @ A3
DWG. No.	21-273a
SHEET	1 of 1

### FEATURE LEGEND

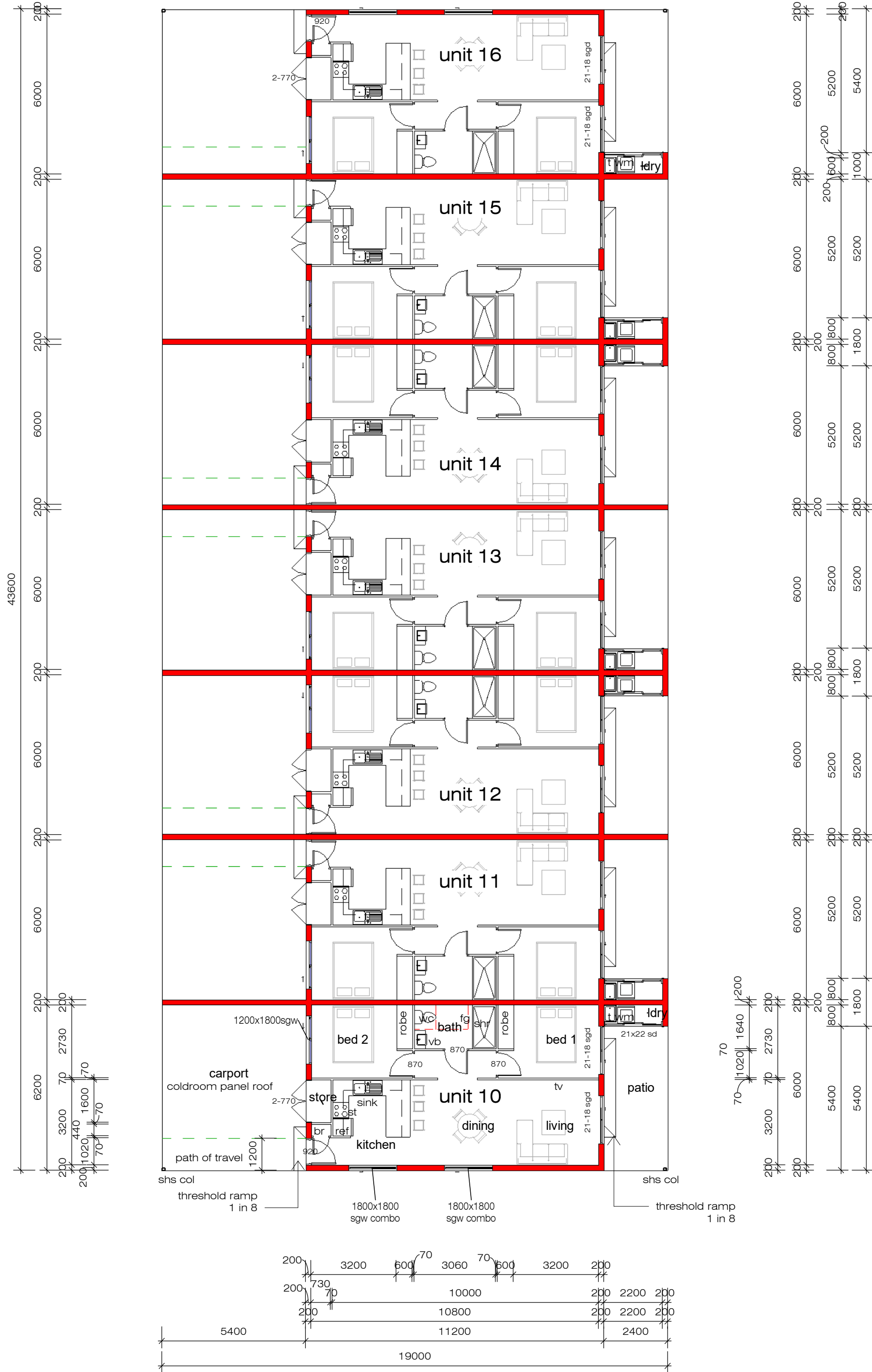
THE FOLLOWING SYMBOLS MAY APPEAR IN THE DRAWING.  
SERVICE ALIGNMENTS ARE UNDERGROUND & FROM RECORDS UNLESS OTHERWISE STATED.

- 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



detail survey -by others





1  
sk\_08  
ground floor level  
1 : 135

Block - B

Area Schedule (building area)				
Count	Name	Area	%	Comments


unit 10				
1	unit 10 living	72.72	9%	unit 10
1	unit 10 patio	12.96	2%	unit 10
1	unit 10 carport	34.02	4%	unit 10
3		119.70	14%	
unit 11				
1	unit 11 patio	12.72	2%	unit 11
1	unit 11 living	71.60	9%	unit 11
1	unit 11 carport	33.48	4%	unit 11
3		117.80	14%	
unit 12				
1	unit 12 carport	33.48	4%	unit 12
1	unit 12 living	71.60	9%	unit 12
1	unit 12 patio	12.72	2%	unit 12
3		117.80	14%	
unit 13				
1	unit 13 patio	12.72	2%	unit 13
1	unit 13 living	71.60	9%	unit 13
1	unit 13 carport	33.48	4%	unit 13
3		117.80	14%	
unit 14				
1	unit 14 carport	33.48	4%	unit 14
1	unit 14 living	71.60	9%	unit 14
1	unit 14 patio	12.72	2%	unit 14
3		117.80	14%	
unit 15				
1	unit 15 carport	33.48	4%	unit 15
1	unit 15 living	71.60	9%	unit 15
1	unit 15 patio	12.72	2%	unit 15
3		117.80	14%	
unit 16				
1	unit 16 carport	34.02	4%	unit 16
1	unit 16 living	72.72	9%	unit 16
1	unit 16 patio	12.96	2%	unit 16
3		119.70	14%	
21		828.40	100%	



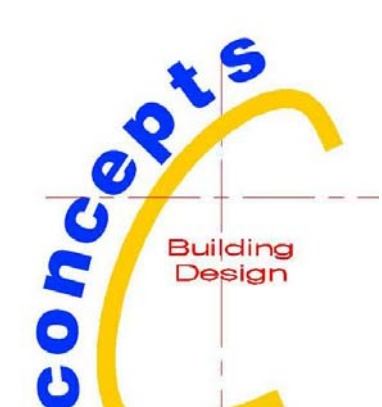
**PLANNING & DEVELOPMENT APPROVED**

**DATE:** 16 March 2023  
**APPLICATION:**MCU2023/0003

<b>NOTES:</b> * THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT * COMPLY WITH ALL RELEVANT AUTHORITY REG. & BSA * USE FIGURED DIMENSIONS ONLY, DO NOT USE SCALED MEASUREMENTS * VERIFY ALL ON SITE DIMENSIONS & LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION		
Revision Schedule		
No	Description	Date

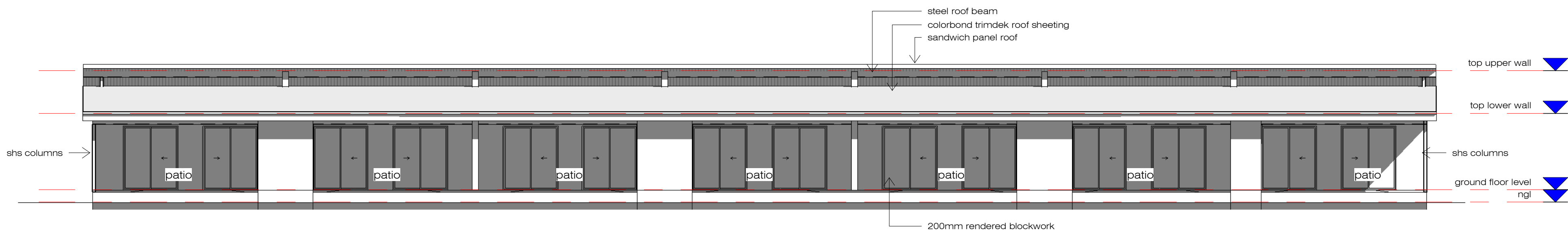


YOUR CHOICE FOR A PROFESSIONAL BUILD

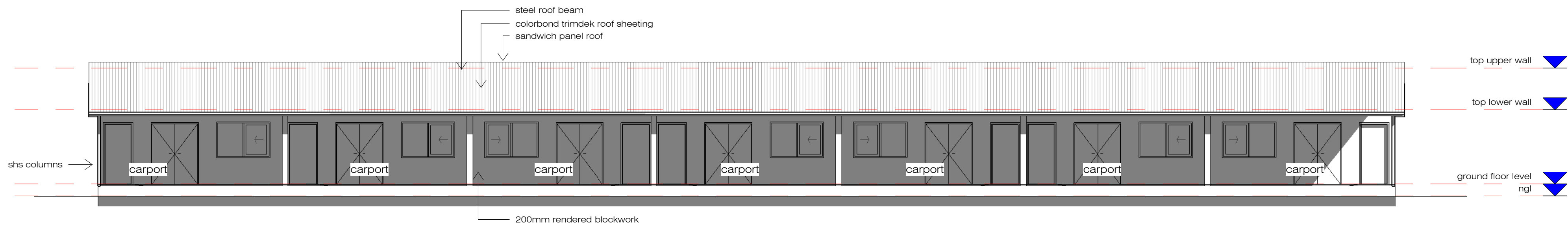


tel: 07 4728 3228  
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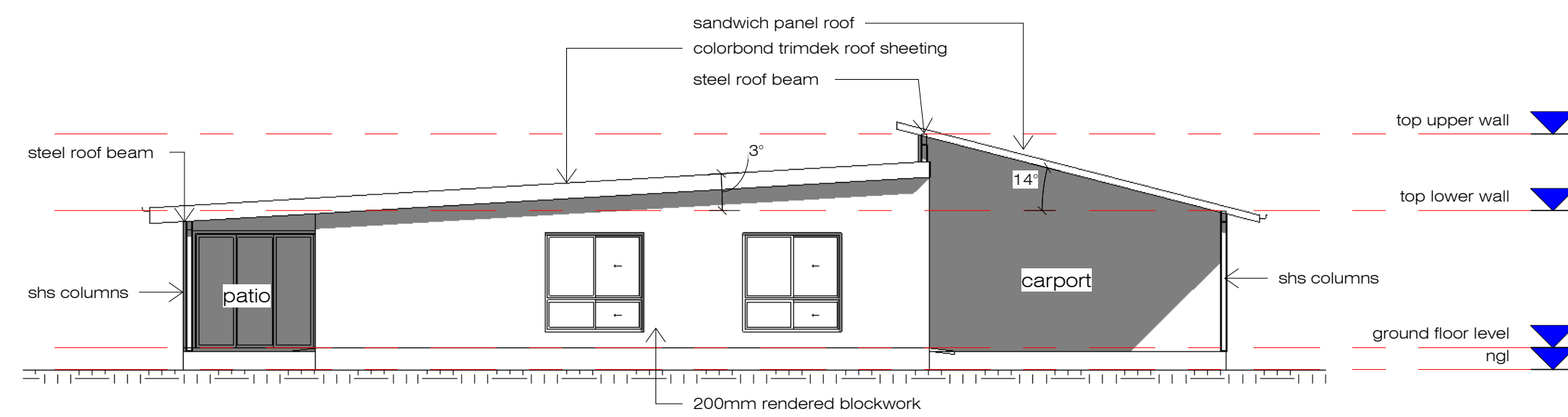
project: Proposed Multiple Dwellings		
for: B & M Bennetto		
at: 68-70 Mary Street Charters Towers		
Issue Date august 2020	20-036	
Drawn     Author		
scale     1 : 135		
sheet sk_07     printed 22/01/2023 11:03:04 AM		



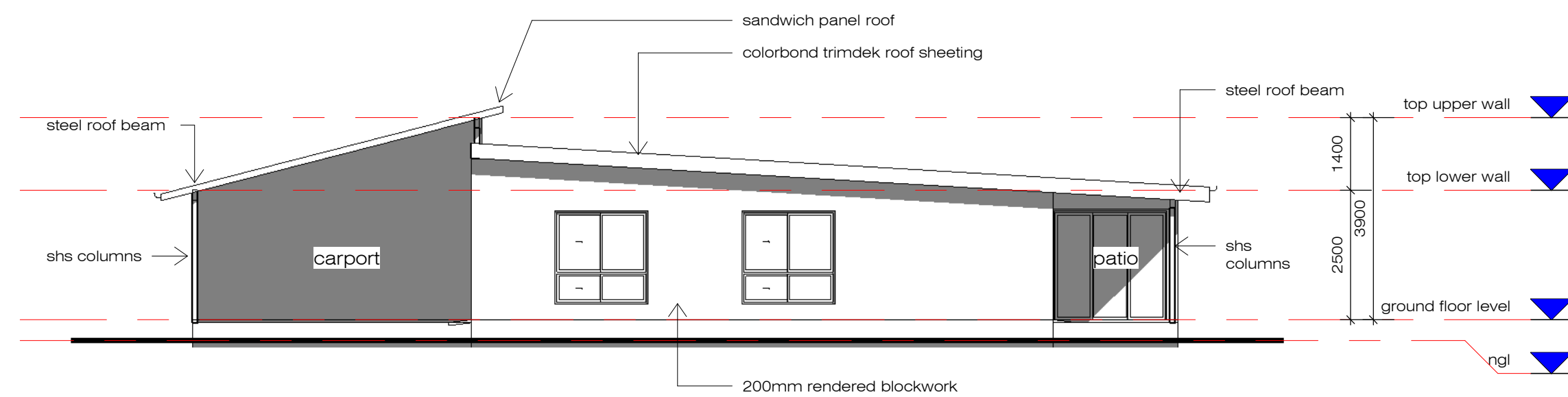
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1 : 100



2 west elevation  
1 : 100



3 north elevation  
1 : 100



4 south elevation  
1 : 100

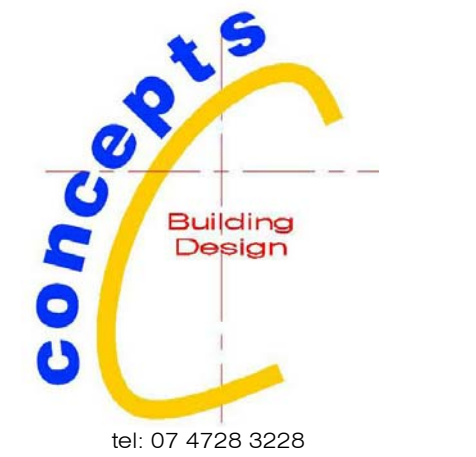
 **PLANNING & DEVELOPMENT APPROVED**

**DATE:** 16 March 2023  
**APPLICATION:** MCU2023/0003

Block - B

<b>NOTES:</b> * THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT. * COMPLY WITH ALL RELEVANT AUTHORITY REG. & BSA. * USE FIGURED DIMENSIONS ONLY, DO NOT USE SCALED MEASUREMENTS. * VERIFY ALL ON SITE DIMENSIONS & LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.		
Revision Schedule		
No	Description	Date

Preliminary  
not to be used for construction purposes



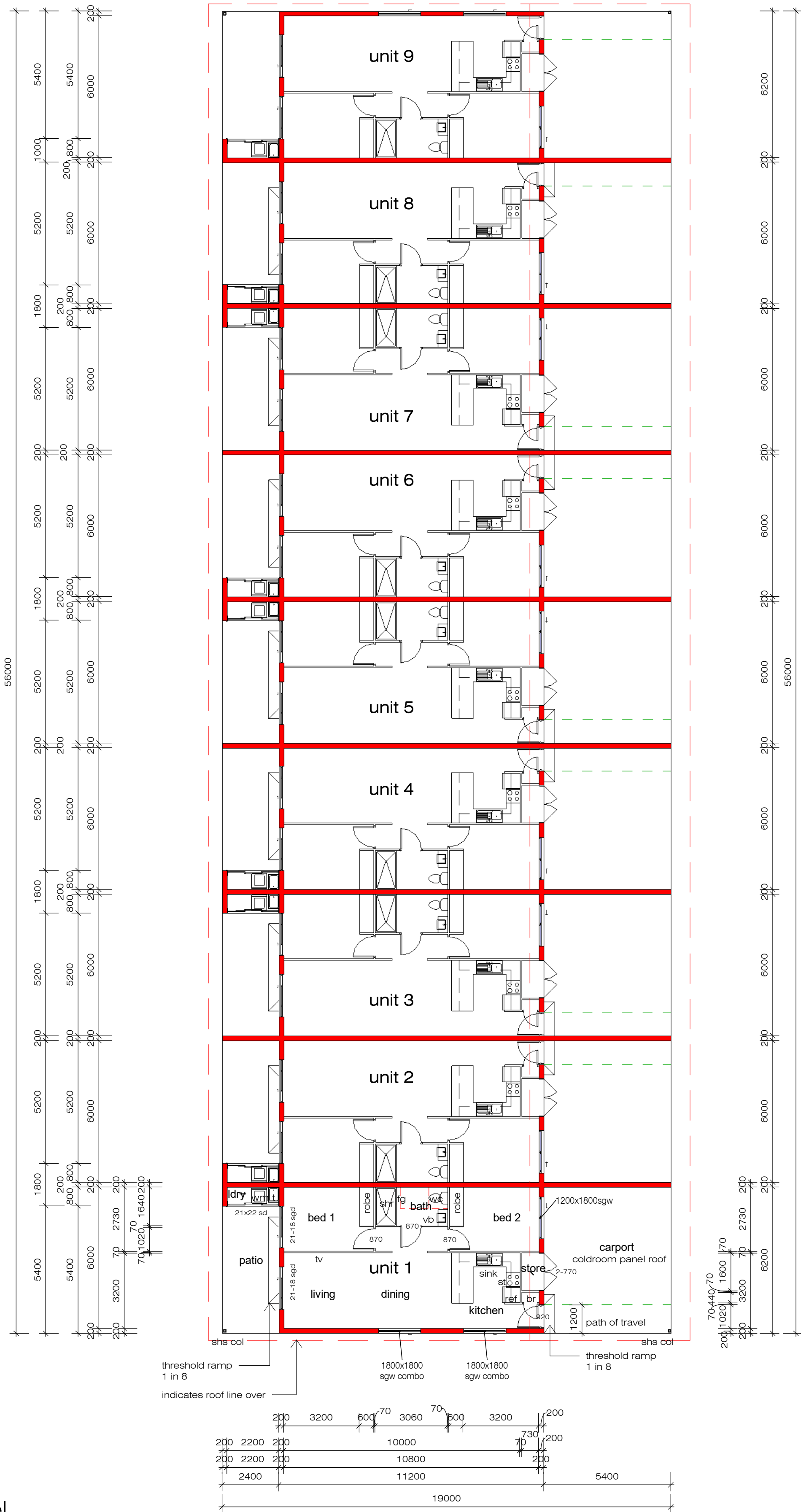
project: Proposed Multiple Dwellings		
for: B & M Bennetto		
at: 68-70 Mary Street Charters Towers		
Issue Date august 2020	20-036	
Drawn     Author		
scale     1 : 100		
sheet sk_08     printed 22/01/2023 11:03:05 AM		

1

sk\_06

ground floor level

1 : 135



Area Schedule (building area)			
Count	Name	Area	%

unit 1			
1	unit 1 living	72.72	7%
1	unit 1 patio	12.96	1%
1	unit 1 carport	34.02	3%
3		119.70	11%
unit 2			
1	unit 2 patio	12.72	1%
1	unit 2 living	71.60	7%
1	unit 2 carport	33.48	3%
3		117.80	11%
unit 3			
1	unit 3 carport	33.48	3%
1	unit 3 living	71.60	7%
1	unit 3 patio	12.72	1%
3		117.80	11%
unit 4			
1	unit 4 patio	12.72	1%
1	unit 4 living	71.60	7%
1	unit 4 carport	33.48	3%
3		117.80	11%
unit 5			
1	unit 5 carport	33.48	3%
1	unit 5 living	71.60	7%
1	unit 5 patio	12.72	1%
3		117.80	11%
unit 6			
1	unit 6 carport	33.48	3%
1	unit 6 living	71.60	7%
1	unit 6 patio	12.72	1%
3		117.80	11%
unit 7			
1	unit 7 carport	33.48	3%
1	unit 7 living	71.60	7%
1	unit 7 patio	12.72	1%
3		117.80	11%
unit 8			
1	unit 8 patio	12.72	1%
1	unit 8 living	71.60	7%
1	unit 8 carport	33.48	3%
3		117.80	11%
unit 9			
1	unit 9 patio	12.96	1%
1	unit 9 living	72.72	7%
1	unit 9 carport	34.02	3%
3		119.70	11%
27		1064.00	100%

Block - A



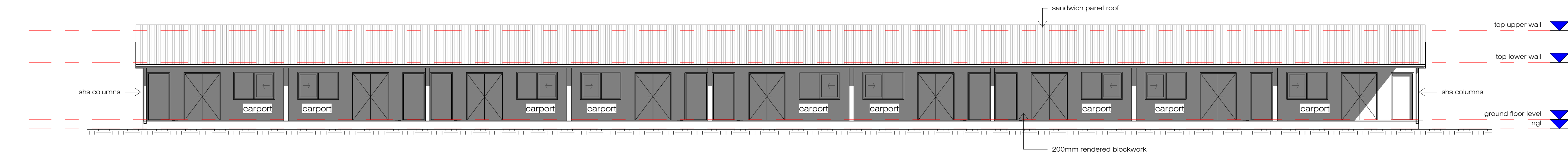
CHARTERS TOWERS  
REGIONAL COUNCIL

PLANNING &  
DEVELOPMENT  
APPROVED

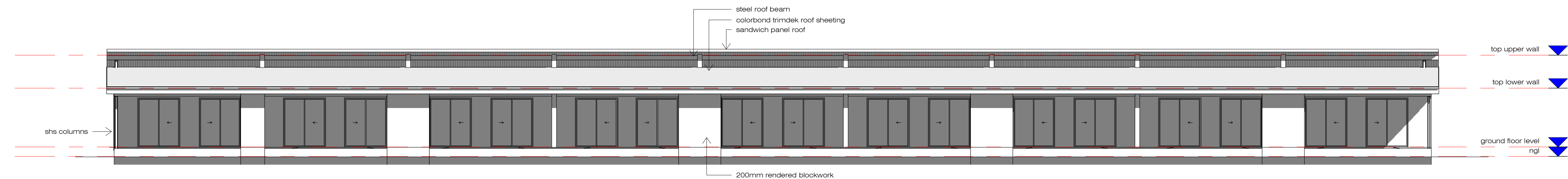
DATE: 16 March 2023  
APPLICATION:MCU2023/0003



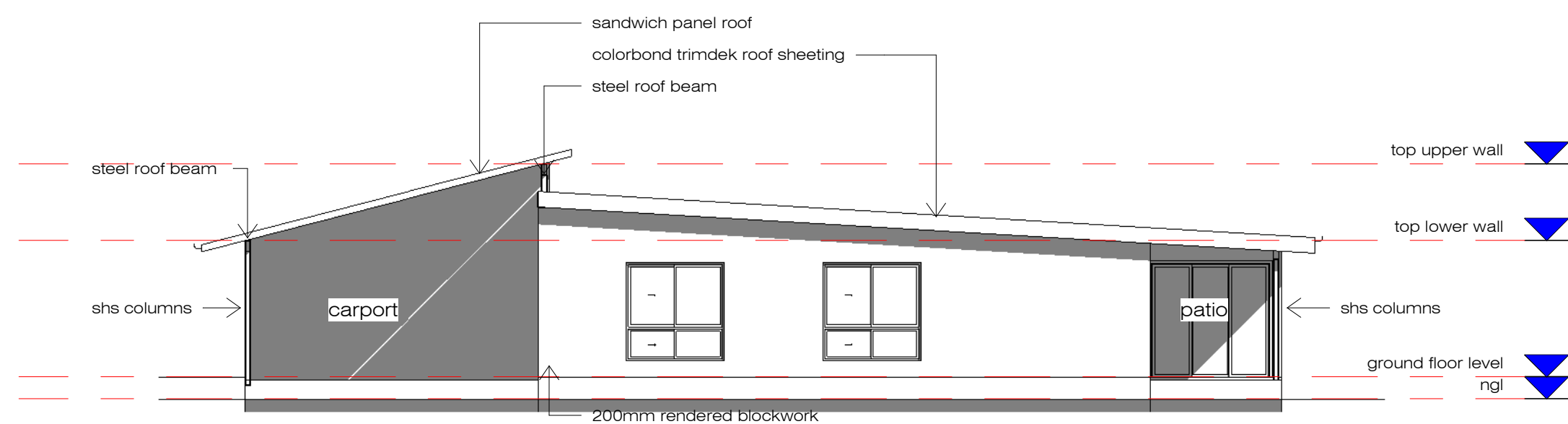
<b>NOTES:</b> * THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT * COMPLY WITH ALL RELEVANT AUTHORITY REG. & BSA * USE FIGURED DIMENSIONS ONLY, DO NOT USE SCALED MEASUREMENTS * VERIFY ALL ON SITE DIMENSIONS & LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION		
Revision Schedule		
No	Description	Date



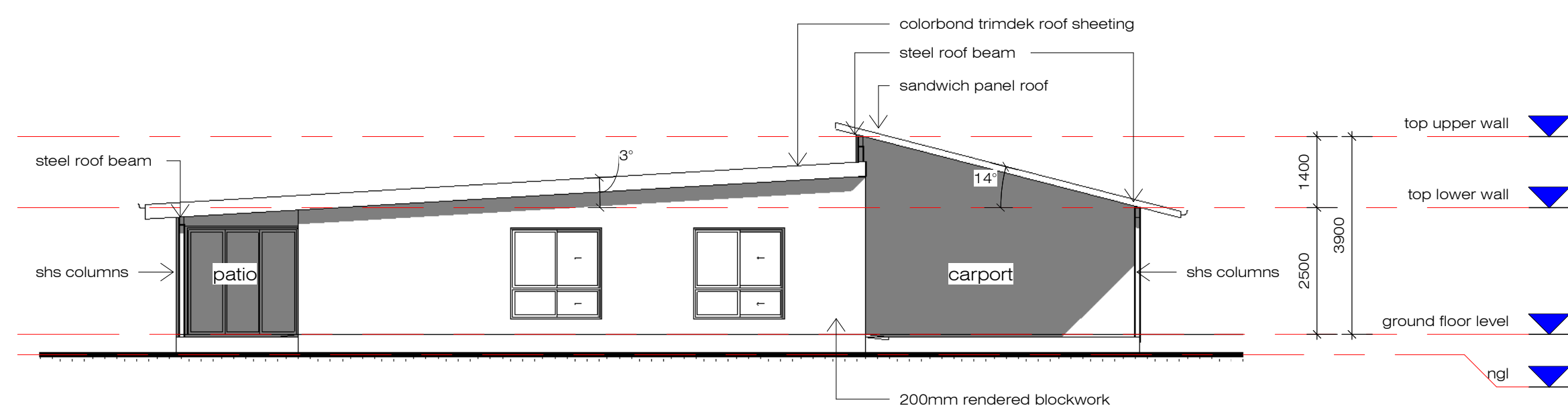
1 east elevation  
1 : 100



2 west elevation  
1 : 100



3 north elevation  
1 : 100

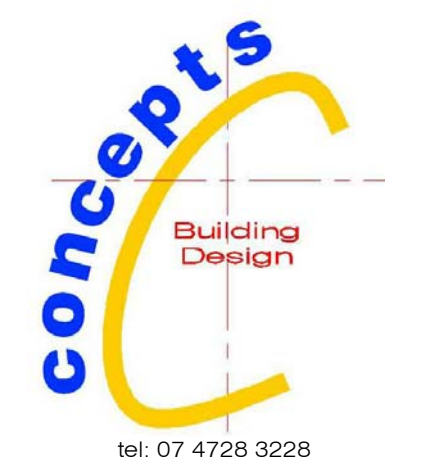


4 south elevation  
1 : 100



Block - A

Preliminary  
not to be used for construction purposes



project: Proposed Multiple Dwellings		
for: B & M Bennetto		
at: 68-70 Mary Street Charters Towers		
Issue Date august 2020	20-036	
Drawn     Author		
scale     1 : 100		
sheet sk_06     printed 22/01/2023 11:04:38 AM		



16 March 2023

Our Ref: 4763590  
File Ref: MCU2023/0003  
Enquiries: Jorja Feldt

Kaneto Development Pty Ltd  
C/- Matt Bennetto  
65 Tea Tree Crescent  
**BREDDAN QLD 4820**

Sent via email: [matt@rjgbuilders.com.au](mailto:matt@rjgbuilders.com.au)

Dear Matt,

**Infrastructure Charges Notice**  
(Given under Section 119 of the *Planning Act 2016*)

Reference is made to the Decision Notice which was issued by Council on 16 March 2023. As a result, Council hereby provides this Infrastructure Charges Notice.

**Applicant details**

---

Applicant name: Kaneto Development Pty Ltd C/- Matt Bennetto

**Location details**

---

Street address: 9 Burdekin Street, Richmond Hill QLD 4820  
Real property description: Lot 1 on MPH19999

**Application details**

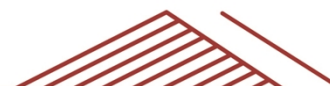
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Application number: MCU2023/0003  
Approval type: Development Permit  
Development type: Material Change of Use  
Category of assessment: Code Assessment  
Description of development: Multiple Dwellings (16 Units)  
Categorising instrument: Charters Towers Regional Town Plan Version 2

**Total levied charge payable**

---

The total amount payable is **\$81,927.52**. The levied charge will not be subject to an automatic increase and no offset or refund applies.



Date: 16 March 2023

Our Ref: 4763590

Goods and Services Tax (GST) does not apply to payments or contributions made by applicants to Government which relate to an application for the provision, retention, or amendment of a permission, exemption, authority or licence (however described) under the *Planning Act 2016*.

### Calculation of charge

The levied charge has been calculated against the Infrastructure Charges Resolution (No. 3) 2020 which took effect from 28 October 2020 as follows:

**Table One: Gross Charge**

Charge	Quantity	Rate	Gross Charge Amount
Use: Multiple Dwelling (2 or less bedroom dwelling)	16 x 2 or less bedroom dwellings	\$5,239.00	\$83,824.00
		<b>Gross Charge Amount</b>	<b>\$83,824.00</b>

**Table Two: Applied Credit**

Credit	Quantity	Rate	Gross Credit Amount
Use: Club (per m <sup>2</sup> gross floor area)	105.36m <sup>2</sup>	\$18.00	\$1,896.48
		<b>Gross Credit Amount</b>	<b>\$1,896.48</b>

**Table Three: Total Charge**

Charge	(Minus) Credit	Net Charge Amount
\$83,824.00	\$1,896.48	<b>\$81,927.52</b>

### When the charge is payable

As per Section 122 of the *Planning Act 2016*, the charge is payable for a Reconfiguration of a Lot prior to Council executing a plan of survey whilst for a Material Change of Use at the commencement of the use.

Notwithstanding the above, this notice stops having effect to the extent that the development approval stops having effect pursuant to Section 85 of the *Planning Act 2016*.

### Methods of payment

Payments can be made either:

- 1) Over the counter at Council's Administration Officer located at 12 Mosman Street, Charters Towers, or
- 2) Through Council's nominated bank account being Account No. 00000022 and BSB No. 064-805.

The payment must have the reference number as: ICN MCU2023/0003.

### Other details

Pursuant to Chapter 6, Part 1 and Schedule 1 of the *Planning Act 2016* a person may appeal against an Infrastructure Charges Notice.





Date: 16 March 2023

Our Ref: 4763590

Should you wish to discuss this matter, please contact Jorja Feldt, Planner on (07) 4761 5300 or email [development@charters Towers.qld.gov.au](mailto:development@charters Towers.qld.gov.au).

Yours faithfully

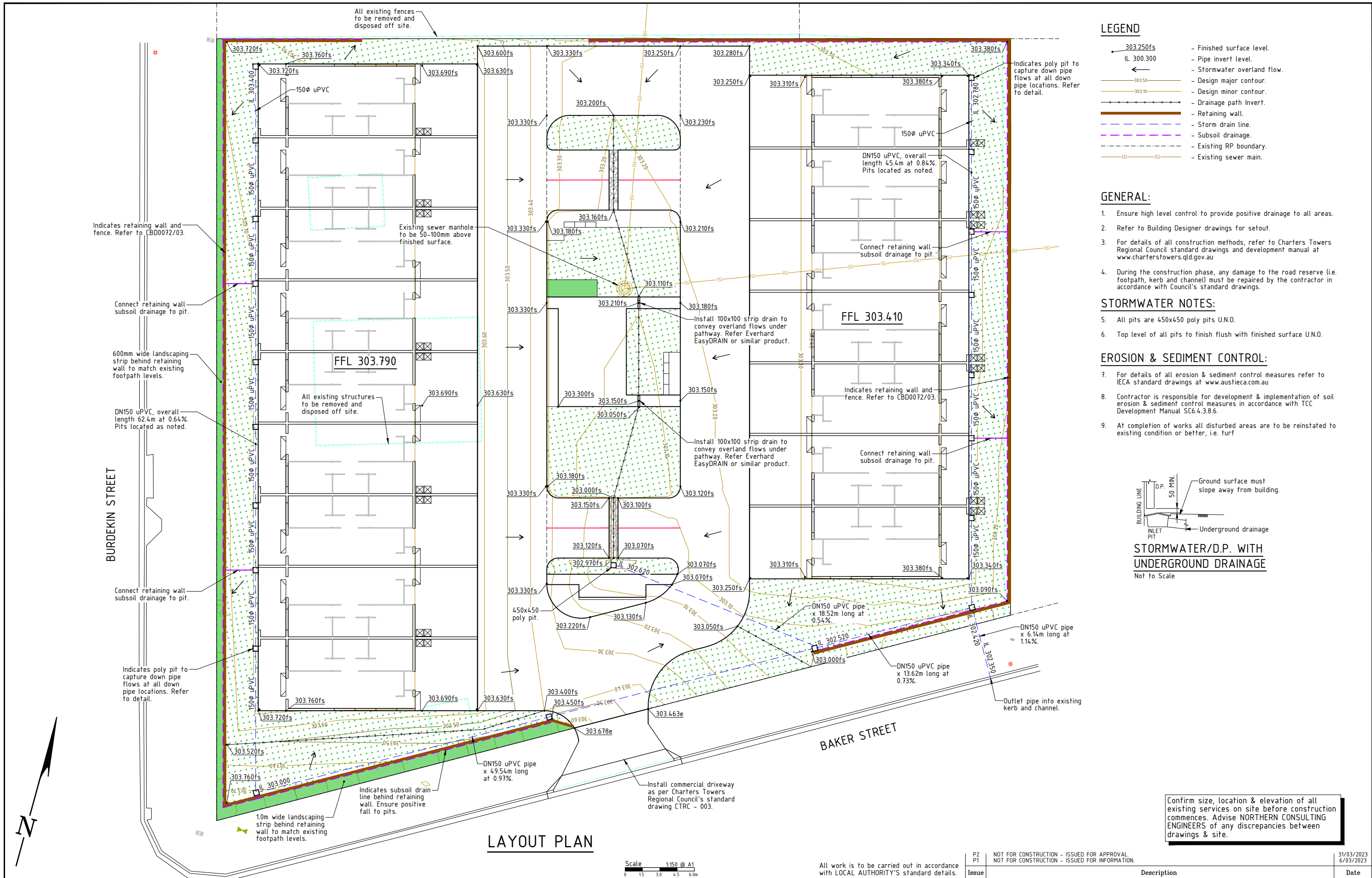
Paul Want  
**Manager Planning & Development**



---

# Appendix 5

---



REAL PROPERTY DESCRIPTION  
Lot 1 on MPH1999  
Burdekin Street, Richmond Hill

LEVEL DATUM CORS Dervied AHD  
MERIDIAN RP846262  
Refer Atkinson & Booy Surveys  
plan 21-273a

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

ENGINEERING CERTIFICATION

Signed: *John Single*  
JOHN SINGLE - RPEQ 24378

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Scale 1:50 @ A1

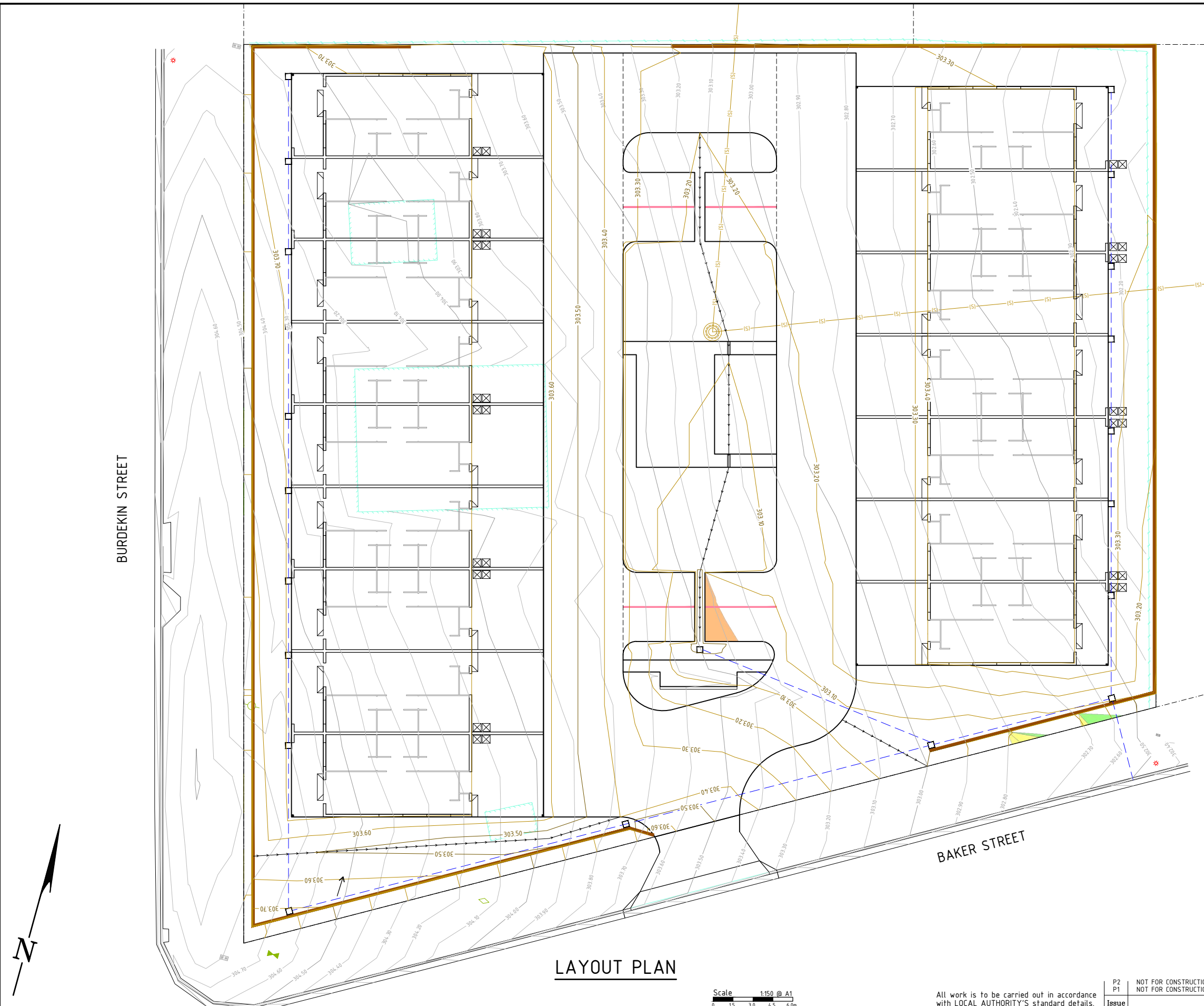
**NORTHERN CONSULTING**  
engineers

Civil | Structural | Forensic  
Traffic | Flood Modelling

TOWNSVILLE | SUNSHINE COAST | BRISBANE  
GLADSTONE | NEW ZEALAND

T: +617 4725 5550 E: mail@nceng.com.au  
W: www.nceng.com.au

P2 P1		NOT FOR CONSTRUCTION - ISSUED FOR APPROVAL. NOT FOR CONSTRUCTION - ISSUED FOR INFORMATION.		31/03/2023 6/03/2023	
Issue		Description			Date
Drawn ML	In Association With KANETO DEVELOPMENTS			CIVIL WORKS LAYOUT PLAN	
Date 6/03/2023					
Checked	UNIT DEVELOPMENT 9 BURDEKIN STREET RICHMOND HILL CHARTERS TOWERS				
Reviewed					
COPYRIGHT ©					
				Drawing Number CBD0072/01	Issue P2



LEGEND

- Design major contour.
- Design minor contour.
- Existing major contour.
- Existing minor contour.
- Drainage path Invert.
- Retaining wall.
- Subsoil drainage.
- Storm drain line.
- Existing RP boundary.
- Existing sewer main.

CUT/FILL DEPTHS

- 1.40 to -1.00 m
- 1.00 to -0.50 m
- 0.50 to 0.0 m
- 0.0 to 0.50 m
- 0.50 to 1.00 m
- 1.00 to 1.30 m

Earthworks Quantities

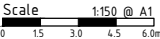
Cut - 973m<sup>3</sup>  
Fill - 827m<sup>3</sup>  
Balance - 146m<sup>3</sup> excess  
Earthworks quantities are to subgrade level  
and no bulking factor has been applied.

EARTHWORKS NOTES:

- All approved fill material should be placed, compacted & tested in accordance with AS3798 'Guidelines on Earthworks for Commercial and Residential Developments'. Level 1 Inspection, testing & certification is required for all fill exceeding 300mm in depth.
- Existing surface under all earthworks areas is to be stripped of all vegetation and topsoil, and suitably stockpiled for re-spreading at the completion of works. Ground surface treatment (GST) to be carried out in accordance with AS3798, local Council specification and/or TMR standards.
- Unless directed otherwise by the geotechnical engineer on site or by the relevant local Authority specification (For work subject to approval/adoption by the local Authority) filling shall be compacted in accordance with Table 5.1 of AS3798. Absolute minimum density ratios are the following:
  - Residential lot fill - 95% STD;
  - Commercial fill (For minor loads) - 98% STD;
  - Subgrade (Exceeding 300mm below pavement) - 95% STD
  - Subgrade (Within 300mm of pavement) - 98% STD
- Imported general fill material (If required) should be
  - Cohesive and non-dispersive in nature and be good quality
  - Low Plasticity
    - Liquid limit of less than 45%
    - Plasticity index of less than 15%
    - Shrink/swell index of less than 1.0%
  - Soaked CBR>10%
  - Maximum particle size of 75mm with at least 80% passing the 19mm sieve.
  - Quality testing to confirm imported fill quality should be carried out prior to delivery to site.

Confirm size, location & elevation of all existing services on site before construction commences. Advise NORTHERN CONSULTING ENGINEERS of any discrepancies between drawings & site.

LAYOUT PLAN

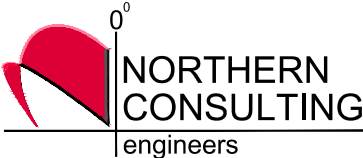


All work is to be carried out in accordance with LOCAL AUTHORITY'S standard details.

ENGINEERING CERTIFICATION

Signed: *John Single*  
JOHN SINGLE - RPEQ 24378

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P2 NOT FOR CONSTRUCTION - ISSUED FOR APPROVAL.  
P1 NOT FOR CONSTRUCTION - ISSUED FOR INFORMATION.

Issue Description

Drawn ML  
Date 6/03/2023  
Checked  
Reviewed  
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In Association With  
KANETO DEVELOPMENTS

UNIT DEVELOPMENT  
9 BURDEKIN STREET  
RICHMOND HILL  
CHARTERS TOWERS

EARTHWORKS LAYOUT PLAN

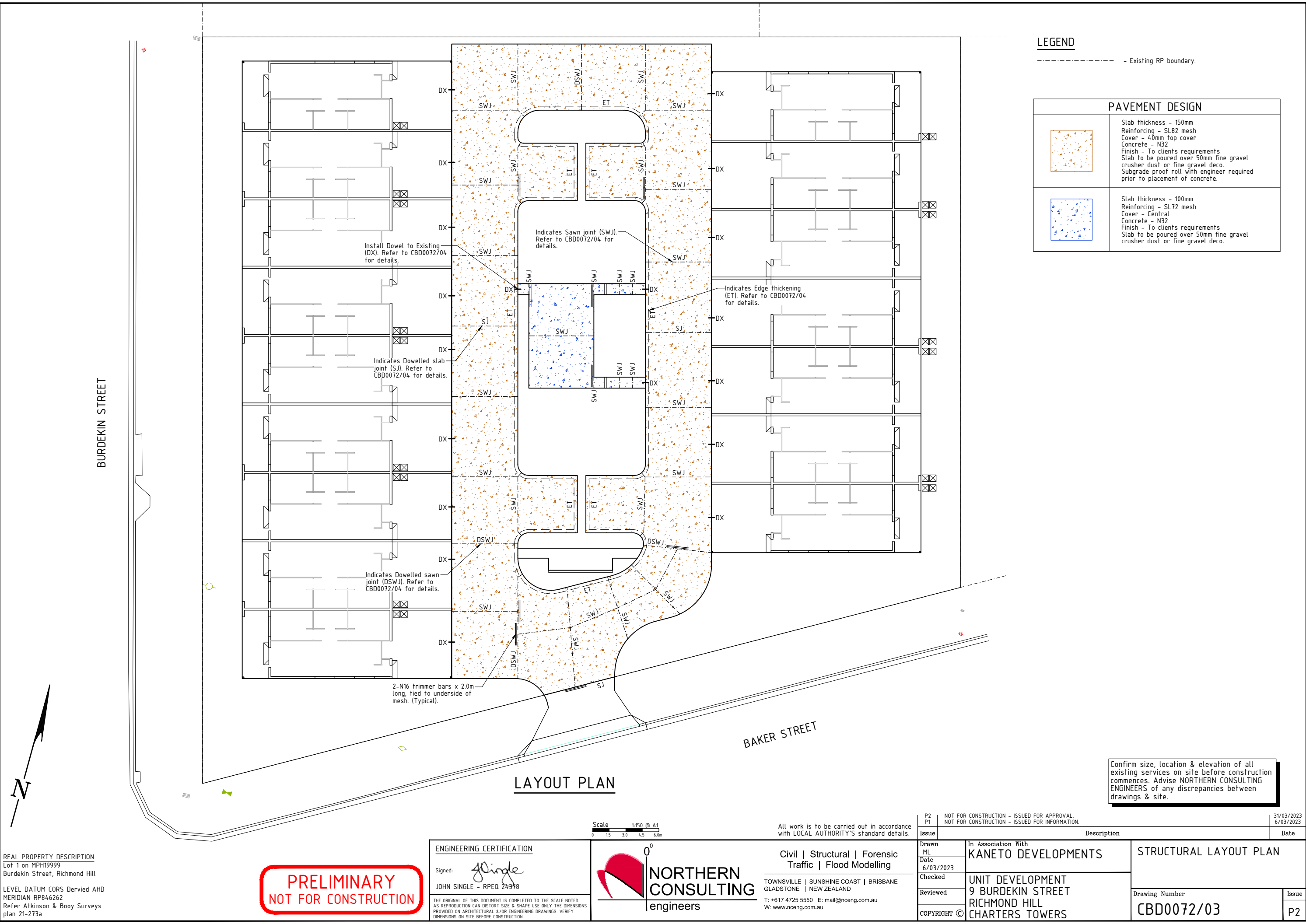
Drawing Number  
CBD0072/02

Issue  
P2

REAL PROPERTY DESCRIPTION  
Lot 1 on MPH19999  
Burdekin Street, Richmond Hill

LEVEL DATUM CORS Dervied AHD  
MERIDIAN RP846262  
Refer Atkinson & Booy Surveys  
plan 21-273a

PRELIMINARY  
NOT FOR CONSTRUCTION



REAL PROPERTY DESCRIPTION  
Lot 1 on MPH19999  
Burdekin Street, Richmond Hill

LEVEL DATUM CORS Dervied AHD  
MERIDIAN RP846262  
Refer Atkinson & Booy Surveys  
plan 21-273a

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

ENGINEERING CERTIFICATION

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Scale 1:150 @ A1

**NORTHERN CONSULTING**  
engineers

All work is to be carried out in accordance with LOCAL AUTHORITY'S standard details.

Civil | Structural | Forensic  
Traffic | Flood Modelling

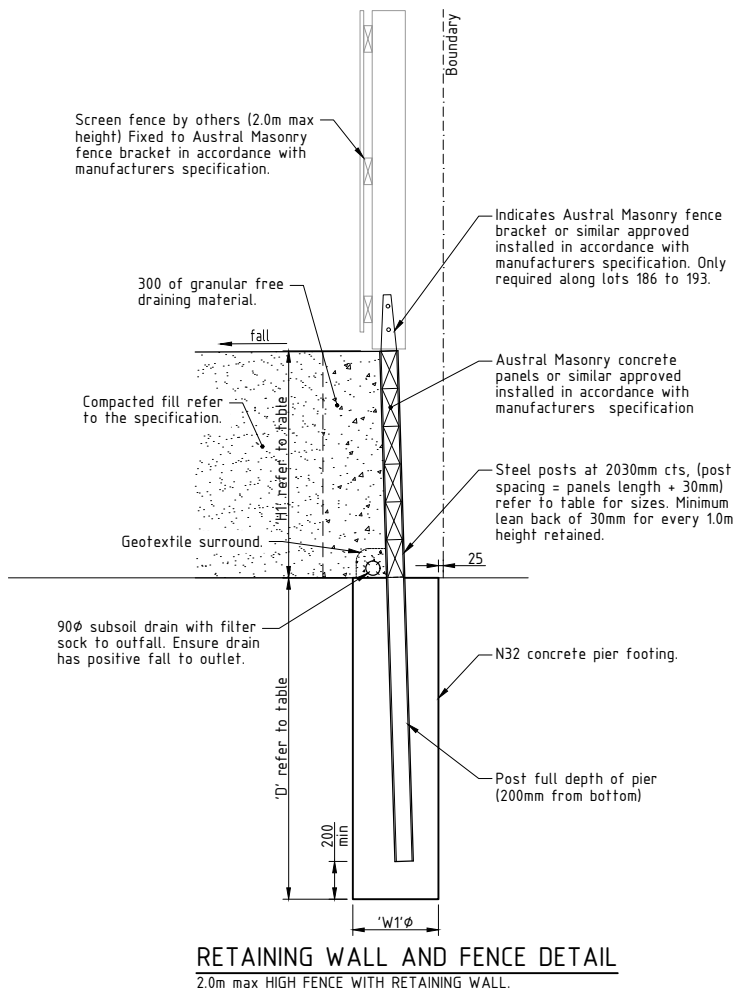
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GLADSTONE | NEW ZEALAND

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W: www.nceng.com.au

P2 P1		NOT FOR CONSTRUCTION - ISSUED FOR APPROVAL. NOT FOR CONSTRUCTION - ISSUED FOR INFORMATION.		31/03/2023 6/03/2023	
Issue		Description			Date
Drawn ML Date 6/03/2023	In Association With KANETO DEVELOPMENTS			STRUCTURAL LAYOUT PLAN	
Checked	UNIT DEVELOPMENT 9 BURDEKIN STREET RICHMOND HILL CHARTERS TOWERS				
Reviewed	Drawing Number CBD0072/03			Issue	
COPYRIGHT ©				P2	

Confirm size, location & elevation of all existing services on site before construction commences. Advise NORTHERN CONSULTING ENGINEERS of any discrepancies between drawings & site.



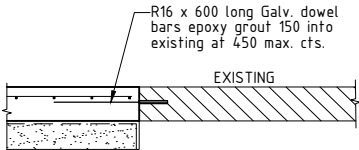


### RETAINING WALL NOTES:

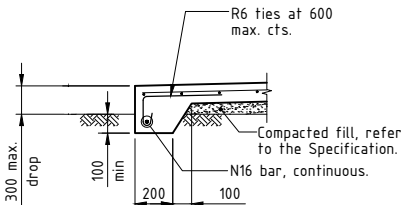
- Retaining wall design incorporates a 5kPa surcharge load. If surcharge loads exceed this than contact the engineer.
- All steel to be hot dip galvanised to a min. 600g/m<sup>2</sup>, min 50mm cover.

NOTE: Retaining wall footing to be constructed in Cohesive soils with min. 100kPa bearing pressure, otherwise contact engineer.

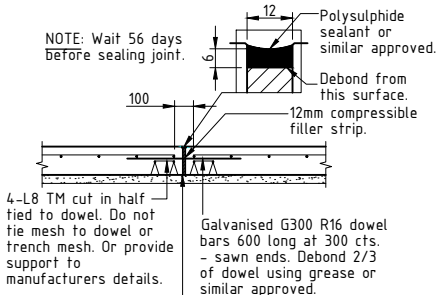
'H'	Depth of Pier 'D'	'W1'φ	'Post Size'
200-800	1000	450	100UC14.8
801-1400	1400	450	100UC14.8



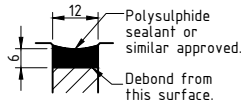
DOWEL TO EXISTING (DX)



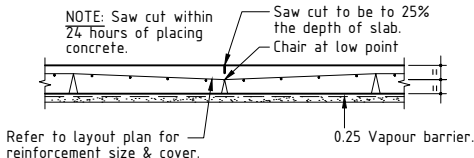
EDGE THICKENING (ET)



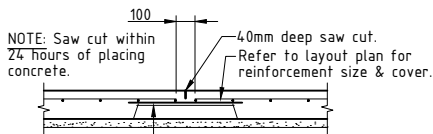
SLAB JOINT (SJ)



DETAIL-SEAL TO ALL EXTERNAL JOINTS  
Not to scale

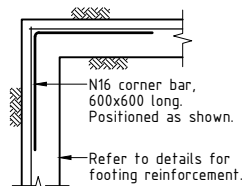


SAWN JOINT (SWJ)

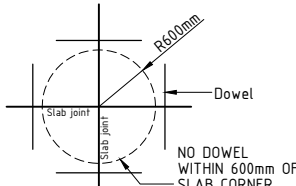


Dowel cradle. Galvanised G300 R16 dowel bars 600 long at 300 cts. - sawn ends. Debond 2/3 of dowel using grease or similar approved.

DOWELLED SAWN JOINT (DSWJ)



TYPICAL EDGE THICKENING  
FOOTING CORNERS &  
INTERSECTION DETAIL  
Not to scale



SLAB JOINT  
INTERSECTION DETAIL  
Not to scale

REAL PROPERTY DESCRIPTION  
Lot 1 on MPH19999  
Burdekin Street, Richmond Hill

LEVEL DATUM CORS Dervied AHD  
MERIDIAN RP846262  
Refer Atkinson & Booy Surveys  
plan 21-273a

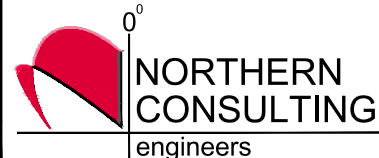
**PRELIMINARY  
NOT FOR CONSTRUCTION**

### ENGINEERING CERTIFICATION

Signed: *John Single*  
JOHN SINGLE - RPEQ 24378

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.

Scale 1:20 @ A1  
0 200 400 600 800



All work is to be carried out in accordance  
with LOCAL AUTHORITY'S standard details.

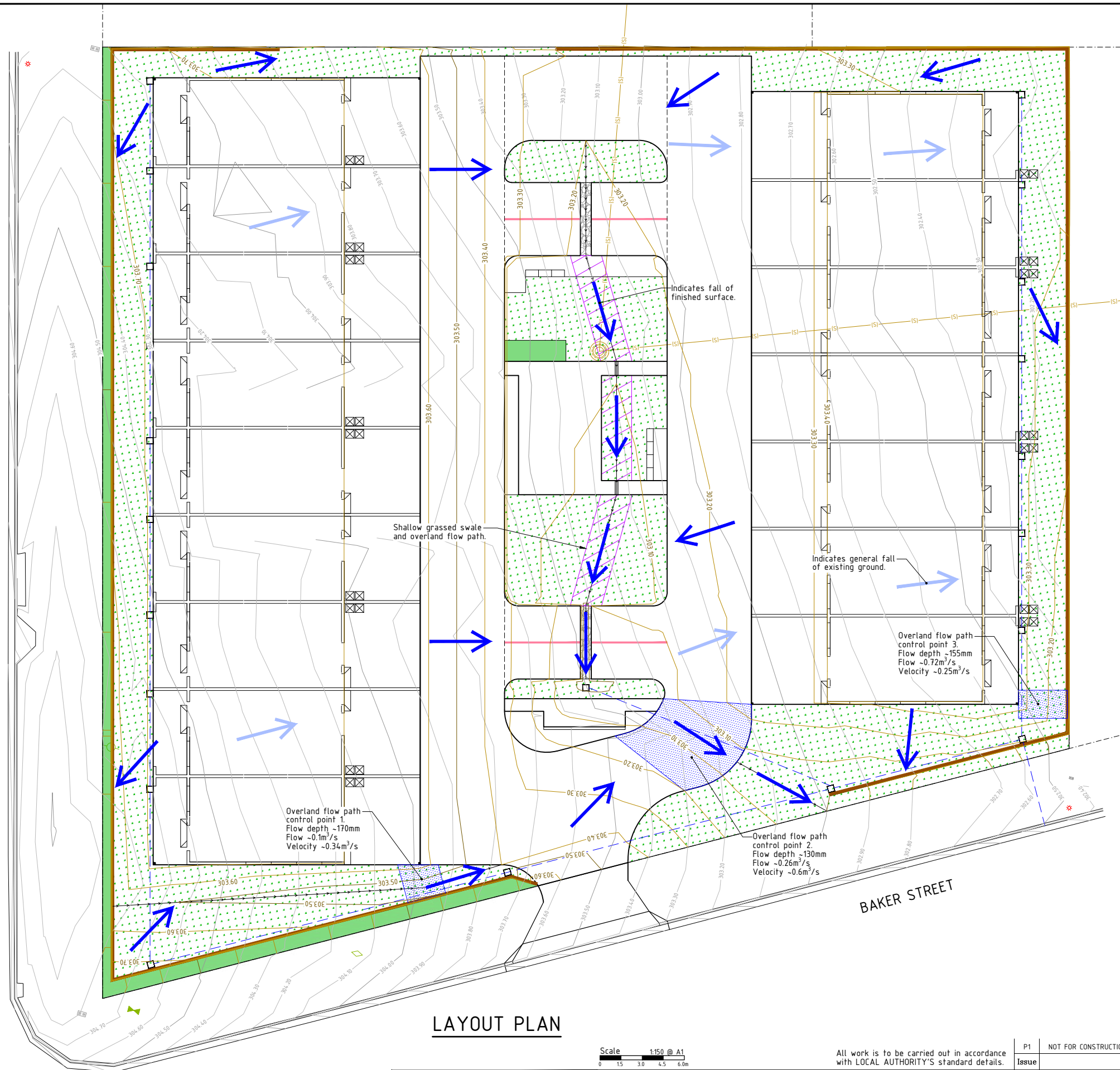
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Traffic | Flood Modelling

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P2 P1	NOT FOR CONSTRUCTION - ISSUED FOR APPROVAL. NOT FOR CONSTRUCTION - ISSUED FOR INFORMATION.	31/03/2023 6/03/2023
Issue	Description	Date
Drawn ML Date 6/03/2023	In Association With <b>KANETO DEVELOPMENTS</b>	<b>CONSTRUCTION DETAILS</b>
Checked	UNIT DEVELOPMENT 9 BURDEKIN STREET RICHMOND HILL	
Reviewed	CHARTERS TOWERS	
COPYRIGHT ©		
Drawing Number <b>CBD0072/04</b>		Issue <b>P2</b>

Confirm size, location & elevation of all  
existing services on site before construction  
commences. Advise NORTHERN CONSULTING  
ENGINEERS of any discrepancies between  
drawings & site.

BURDEKIN STREET



LAYOUT PLAN

LEGEND

- Finished surface fall direction.
- Existing surface fall direction.
- Existing major contour.
- Existing minor contour.
- Existing major contour.
- Existing minor contour.
- Drainage path Invert.
- Existing RP boundary.
- Existing sewer main.

STORMWATER:

FLOODING

- In accordance with the DNR flood hazard mapping bundle 1 - Charters Towers and Millchester, the site is generally free from flooding and where flooding does occur it is a result of overland sheet flow, i.e. 20-40mm.
- As the site is generally free from flooding, the finished floor levels (FFL) have been set in accordance with the NCC.

RUN-OFF QUANTITY

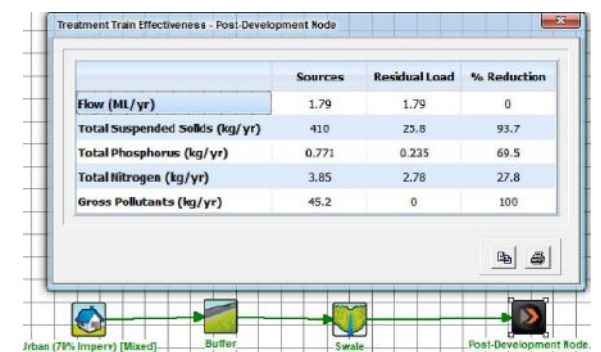
- Under existing conditions, the site discharged into the adjoining properties, therefore to comply with QUOM, earthworks is required to fall the site to the lawful point of discharge (LPD), namely Baker Street.
- The site had three (3) overland flow control points in which the predicted flow parameters for the 1% AEP, 5-minute even have been provided. Mannings equation has been used to define these parameters. This demonstrates that the run-off from the site can be conveyed overland to the LPD without impacting the FFL of the building.

RUN-OFF QUALITY

- In accordance with the SPP, the site is classified as low risk and therefore best practices have been adopted.
- A shallow grassed swale is proposed through the central open space area and the rear of each unit will be grassed as well. These spaced will act as a swale to treat run-off.
- A conservative MUSIC model was prepared to confirm the treatment effectiveness whereby a lump sum residential pollutant source that represents the entire site was passed through a buffer and swale of 20m in length. The results of this assessment are shown on this drawing.

EROSION & SEDIMENT CONTROL:

- During construction, the contractor will be responsible for the development and implementation of soil erosion & sediment control measures in accordance with the TCC Development Manual SC6.4.3.8.6. Conceptually, devices such as sediment fences are anticipated at boundaries during earthworks.
- At the completion or works, it is recommended that all disturbed areas are reinstated to existing conditions or better, i.e. turf or hydro-mulch.



MUSIC MODEL SETUP & RESULTS

Confirm size, location & elevation of all existing services on site before construction commences. Advise NORTHERN CONSULTING ENGINEERS of any discrepancies between drawings & site.

REAL PROPERTY DESCRIPTION  
Lot 1 on MPH19999  
Burdekin Street, Richmond Hill

LEVEL DATUM CORS Dervied AHD  
MERIDIAN RP846262  
Refer Atkinson & Booy Surveys  
plan 21-273a

PRELIMINARY  
NOT FOR CONSTRUCTION

ENGINEERING CERTIFICATION

Signed:   
JOHN SINGLE - RPEQ 24378

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PROVIDED ON ARCHITECTURAL &/OR ENGINEERING DRAWINGS. VERIFY  
DIMENSIONS ON SITE BEFORE CONSTRUCTION.

Scale 1:150 @ A1  
0 1.5 3.0 4.5 6.0m



All work is to be carried out in accordance  
with LOCAL AUTHORITY'S standard details.

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P1		NOT FOR CONSTRUCTION - ISSUED FOR APPROVAL.		31/03/2023	
Issue		Description			Date
Drawn KJM Date 31/03/2023		In Association With KANETO DEVELOPMENTS		SITE BASED STORMWATER MANAGEMENT LAYOUT PLAN	
Checked		UNIT DEVELOPMENT 9 BURDEKIN STREET RICHMOND HILL CHARTERS TOWERS			
Reviewed					
COPYRIGHT ©		Drawing Number CBD0072/SBSM01			Issue P1

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# Appendix 6

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**PORTABLE  
LONG SERVICE  
LEAVE**

# notification and payment CONFIRMATION

This form is issued in accordance with the *Building and Construction Industry (Portable Long Service Leave) Act 1991* s77(2). Form BCI 14v1.

Confirmation date: 08/05/2023

## BUILDING AND CONSTRUCTION WORK DETAILS

QLeave levy number: S336869 Date notified: 19/04/2023

Building and construction work description: UNITS - RESIDENTIAL

Lot no.: 1 Plan no.: MPH19999

Building and construction work address: 9 BURDEKIN ST

Suburb: RICHMOND HILL Postcode: 4820

Internal job reference number (if applicable): 9 BURDEKIN STREET, CHARTERS TOWERS

Notified cost of work (GST exclusive): \$ 2,600,000

Total levy paid: \$ 14950.00

Exempted cost of work (GST exclusive): \$ \_\_\_\_\_

Start date: 01/05/2023 Finish date: 01/05/2024

Council: CHAR

Certifier: THE BUILDING APPROVAL COMPANY

Owner: RJG BUILDERS PTY LTD

Principal contractor: RJG BUILDERS PTY LTD

QLeave has issued this form to confirm that notification and payment has been received. Under s.77 of the *Building and Construction Industry (Portable Long Service Leave) Act 1991*, all obligations have been met.

## BUILDING AND CONSTRUCTION WORK COMPLETED

When your building and construction work reaches practical completion, you are invited to submit your final costs and completion date to QLeave. To provide QLeave with these details, please complete the **Finalisation form** available at [www.qleave.qld.gov.au](http://www.qleave.qld.gov.au).

### CONTACT QLEAVE

Unit 1, 62 Crockford Street, Northgate Qld 4013 | PO Box 348, Archerfield BC Qld 4108  
**Freecall** 1300 QLEAVE | **Email** [levies@qleave.qld.gov.au](mailto:levies@qleave.qld.gov.au) | **Web** [www.qleave.qld.gov.au](http://www.qleave.qld.gov.au)

