

MP ref: M2332  
QA: lp.ms.mc

24 October 2024

Assessment Manager  
Charters Towers Regional Council  
PO Box 189  
CHARTERS TOWERS QUEENSLAND  
Via: [mail@charterstowers.qld.gov.au](mailto:mail@charterstowers.qld.gov.au)

**Attention: Planning and Development**

Dear Sir/ Madam,

**Re: Development Application seeking a Development Permit for Material Change of Use – Tourist Attraction (Animal Petting Farm) on land described as Lot 1 on MPH21151 and located at 42 Gladstone Creek Road, Breddan**

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 2024/25.

Component	Calculation	Fee
Entertainment Facilities (Tourist Attraction)	\$1,200.00 base fee	<b>\$1,200.00</b>
Entertainment Facilities (Tourist Attraction)	\$5.00 per m <sup>2</sup> GFA \$5.00 x 97.5 m <sup>2</sup> (approx.) = \$487.50	<b>\$487.50</b>
<b>TOTAL ASSESSMENT FEE:</b>		<b>\$1,687.50</b>



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We kindly request Council raises an invoice for the abovementioned fee and provides a copy of the invoice to Milford Planning to forward onto the Applicant to arrange payment.

**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 Confirmation Notice to facilitate referral of the development application to the State.

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

Yours sincerely,

**MILFORD PLANNING**

Matteo Sandona

SENIOR TOWN PLANNER

Encl: Development application package

Applicant **Five Leaf Clover Farm**

Reference **M2332**

Date **October 2024**

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# Development Application

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Proposed  
Development **Material Change of Use –  
Tourist Attraction  
(Animal Petting Farm)**

Property  
Details **Lot 1 on MPH21151  
42 Gladstone Creek Road,  
Breddan**







## DOCUMENT CONTROL

<b>Applicant</b>	Five Leaf Clover Farm
<b>Proposed Development</b>	Material Change of Use – Tourist Attraction (Animal Petting Farm)
<b>Contact</b>	Matteo Sandona

### Quality Assurance

<b>Date</b> 24.10.24 <b>Version</b> 1 <b>Issue</b> Final <b>Template</b> DA-STN-1	 Macy Atkinson TOWN PLANNER	 Matteo Sandona 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>	Proposed development plans prepared by The Design House
<b>Appendix 5</b>	Traffic Impact Assessment and Site Based Stormwater Management Plan prepared by STP Consultants
<b>Appendix 6</b>	Charters Towers Regional Council prelodgement meeting minutes
<b>Appendix 7</b>	SARA prelodgement advice



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## 1.0 INTRODUCTION

### 1.1 Purpose

The purpose of this development application is to seek approval for a Material Change of Use – Tourist Attraction (Animal Petting Farm) (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 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;
- overview of the relevant assessment framework;
- assessment of the proposed development against the relevant assessment benchmarks;
- other relevant matters; 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>	Jason Peter Kelly and Jane Cassandra Kelly (refer <b>Appendix 1</b> )
<b>Street Address</b>	42 Gladstone Creek Road, Breddan
<b>Formal Description</b>	Lot 1 on MPH21151
<b>Site Area</b>	16.187 ha (refer <b>Appendix 2</b> )
<b>Easements</b>	The land is not burdened by any easements.
<b>Street Frontage</b>	Gladstone Creek Road and Flinders Highway
<b>Topography</b>	The site has generally even topography.
<b>Existing Use</b>	Five Leaf Clover Petting Farm
<b>Existing Infrastructure</b>	<p>The site is serviced by the following infrastructure:</p> <ul style="list-style-type: none"><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>▪ Queensland waterways for waterway barrier works;</li><li>▪ Water resource planning area boundaries;</li><li>▪ Regulated vegetation management map (Category A and B extract);</li><li>▪ State-controlled road; and</li><li>▪ Area within 25 m of a State-controlled road.</li></ul>





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## 2.2 Surrounding Area

<b>North</b>	Rural undeveloped land
<b>East</b>	Rural land and Flinders Highway
<b>South</b>	Flinders Highway and rural land
<b>West</b>	Rural land



## **3.0 PROPOSED DEVELOPMENT**

### **3.1 Description of Proposed Development**

The proposed development involves a Material Change of Use – Tourist Attraction (Animal Petting Farm). Specific detail of the proposed development is provided below.

#### **Purpose of Development**

The purpose of the proposed development is to formalise an existing animal petting farm that is established at the subject site. Five Leaf Clover Farm is a family owned and operated business with particular passion for animals and tourism. The Applicant is well versed in the tourism industry and has established Five Leaf Clover Petting Farm as a hobby farm with opportunities available for the general public to engage in a 'country' experience.

#### **Design Overview**

The existing dwelling house on the site will be retrofitted to provide a reception, gift shop and office area. Part of the dwelling will be retained for use as a caretaker's unit, which the owner intends to live in. The remaining area will comprise business operations. Rear patio space will provide a covered seating area for customers.

The animal petting area is located behind the dwelling house, separated by vegetation on open land and enclosed by fencing. The farm accommodates several animals, including chickens, ducks, guinea pigs, sheep, goats, donkeys, pigs, and cows. An existing relocatable amenity block will service demand generated by customers at the rear of the building.

Proposal plans have been prepared by The Design House and are provided in **Appendix 4**. In summary:

- bedrooms 1 and 2, study, bathroom and laundry to be retained as caretaker's unit;
- existing carports to serve as staff parking spaces; and
- additional customer parking area proposed at Gladstone Creek Road frontage, providing standard spaces and van parking area.

#### **Operational Overview**

The proposed development is anticipated to operate under the following regime:

- Friday – Monday: 9am – 4pm (last entry being 3pm); and
- Tuesday – Thursday: Group bookings by appointment only.



### **Scale and Intensity**

The proposed development does not result in a change to the existing scale or level of development, but simply to the formalisation of an existing operation. Thus, the existing 351.19 m<sup>2</sup> building footprint consisting of the dwelling, patio and porch areas is to remain unchanged.

### **Access and Parking**

Access to the site will be achieved via Gladstone Creek Road, being 450 m north of the Flinders Highway intersection. As part of the proposal, and as detailed in the Traffic Impact Assessment and Site Based Stormwater Management Plan reporting prepared by STP Consultants (refer **Appendix 5**), access and parking areas will be formalised as part of this application. A total of 16 car parking spaces will be provided for. This area to be formalised via the inclusion of a new gravel hardstand access and parking area.

### **Traffic Impact Assessment**

STP Consultants have undertaken a Traffic Impact Assessment for the proposal, determining:

- 16 carparking spaces being sufficient for the likely demand of the proposal;
- the existing intersection allows for sight distances exceed 200 m in both directions; and
- analysis of the intersection of Gladstone Creek Road and Flinders Highway determined the existing BAR/BAL type intersection remains compliant with the applicable Austroads requirements.

Refer **Appendix 5** for a full overview.

### **Water and Sewer**

The site is not capable of service via Charters Towers Regional Council's (Council) reticulated water and sewerage infrastructure, and as such is serviced by on site systems. There is a 5,000 L rainwater tank, 5,000 L water tank connected to the existing filtered bore system, and an onsite sewage treatment system. All existing water and sewer regimes shall be retained post development.

### **Stormwater**

STP Consultants have prepared a Site Based Stormwater Management Plan, determining:

- the subject site is not subject to 1 % AEP flood inundation;
- the site is traversed by an intermittent watercourse that does not encroach on the development footprint;
- negligible difference to downstream runoff will occur post development;
- upstream diversion is proposed around the carpark to lessen potential erosion;
- all runoff is overland flow, and falls towards the intermittent watercourse located to the north and east of the development area;



- stormwater quality management is not applicable, given a population of less than 25,000; and
- minimal earthworks are proposed for diversion of overland flows around the development footprint

Refer **Appendix 5** for a full overview.

### **Electricity and Communications**

The proposed development will maintain the existing electricity infrastructure that currently services the site. It is also understood that the site is currently service by a fixed wireless NBN service and will continue to utilise this post development.

### **Landscaping**

Given the rural locality, the existing landscaping across the site is considered sufficient in providing a suitable level of landscaping. The existing landscape regime across the site is to remain as current minus minor clearing of noxious weeds (such as Chinee Apple and Bellyache Bush).

## **3.2 Development Plans**

The proposed development is detailed in the plans provided at **Appendix 4** and listed below. In addition, the proposed development is further detailed in the associated reports listed below and appended as referenced.

<b>Title</b>	<b>Number</b>	<b>Issue</b>	<b>Date</b>
Cover Page	DD 01	1	27.9.24
Site Plan	DD 02	1	27.9.24
Existing Floor Plan	DD 03	1	27.9.24
Proposed Floor Plan	DD 04	1	27.9.24
Elevations	DD 05 – DD 06	1	27.9.24
<b>Associated Reports</b>			
Traffic Impact Assessment and Site Based Stormwater Management Plan prepared by STP Consultants (refer <b>Appendix 5</b> )			



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### **3.3 Prelodgement Meeting and Prelodgement Advice**

The proposed development was the subject of a prelodgement meeting between Council and the Applicant's representatives on 17 July 2024. Council were noted as being generally supportive of the proposed development given the existing use of the operation and the scale of the proposal relative to the subject site. In particular, it was noted that the proposed development would need to consider amenity, traffic, visitation numbers/ frequencies, and car parking, and detail appropriate operation/ mitigations of any potential impacts. A copy of this meeting summary is provided in **Appendix 6**.

Further to this, prelodgement advice was sought from SARA in terms of the proposal and any additional components to be considered. Prelodgement advice was provided by SARA on 29 July 2024 and included advice on proposal plans, stormwater management, traffic information, and native vegetation clearing. A copy of this advice is provided in **Appendix 7**.

The items raised by Council and SARA, particularly traffic impact and stormwater management, have been addressed by specialist reporting, as included in **Appendix 5**.



## 4.0 ASSESSMENT FRAMEWORK

### 4.1 Planning Act 2016

The *Planning Act 2016* (the Act) provides the framework for Queensland's planning system and coordinates local, regional, and State planning. The Act allows for the establishment and is supported by subordinate planning legislation and instruments such as planning schemes. The provisions of the Act are therefore applicable to the proposed development.

### 4.2 Planning Regulation 2017

The *Planning Regulation 2017* (the Regulation) is established under the Act and provides support to the Act by detailing how it functions at a practical level. The Regulation determines the Assessment Manager and Referral Agencies relevant to assessable development, and relevant State interests through the State Planning Policy (SPP) and State Development Assessment Provisions (SDAP). The provisions of the Regulation are therefore applicable to the proposed development.

### 4.3 Approval Sought

<b>Approval Type</b>	Development Permit
<b>Development Type</b>	Material Change of Use
<b>Definition or General Description</b>	Tourist Attraction
<b>Specific Description</b>	(Animal Petting Farm)

### 4.4 Assessment Manager Assessment Parameters

<b>Assessment Manager</b>	Charters Towers Regional Council
<b>Planning Instrument</b>	<i>Charters Towers Regional Town Plan</i> (the planning scheme)
<b>Zone and Precinct</b>	Rural Zone
<b>Triggered Overlays</b>	<ul style="list-style-type: none"><li>▪ Flood Hazard Overlay; and</li><li>▪ Natural Environment Overlay.</li></ul>
<b>Category of Assessment</b>	Impact
<b>Table of Assessment Reference</b>	Table 5.4.7.3



<b>Assessment Manager Assessment Benchmarks</b>	<ul style="list-style-type: none"><li>▪ Strategic Framework</li><li>▪ Rural Zone Code</li><li>▪ Development Works Code</li><li>▪ Landscaping Code</li><li>▪ Flood Hazard Overlay Code</li><li>▪ Natural Environment Overlay Code</li></ul>
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#### 4.5 Referral Agency Assessment Parameters

<b>Referral Agencies</b>	State Assessment Referral Agency
<b>Planning Instrument</b>	<i>Planning Regulation 2017</i> (the Regulation)
<b>Referral Triggers</b>	<p>The proposed development triggers the following referrals:</p> <ul style="list-style-type: none"><li>▪ Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 – Material Change of Use of premises near a State transport corridor or that is a future State transport corridor</li></ul>
<b>Referral Agency Assessment Benchmarks</b>	<ul style="list-style-type: none"><li>▪ State code 1 – Development in a State-controlled road environment</li></ul>



## **5.0 ASSESSMENT MANAGER CONSIDERATIONS**

### **5.1 State Planning Policy**

The *State Planning Policy* (the SPP) is a State planning instrument established under the Act and is designed to ensure the State's interests in planning are protected and delivered as part of local government planning across Queensland. Local government use the SPP when making or amending its planning scheme. Local government will also assess aspects of development applications using the SPP if their local planning scheme has not integrated certain State interests.

In accordance with Section 2.1 – State Planning Policy (SPP) of the planning scheme, the Minister has identified that all relevant State interests as outlined in the SPP dated July 2017 have been integrated into the planning scheme.

For the purpose of the proposed development, we consider that assessment against the provisions of the SPP is not required, and all relevant matters will be dealt with under the provisions of the planning scheme.

### **5.2 Regional Plan**

Regional plans are State planning instruments established under the Act and set the long term strategic direction for how regions grow and respond to change. Regional plans are designed to facilitate economic growth, development, liveable communities, and the protection of natural resources. Regional plans seek to balance the State interests identified by the SPP in the context of the particular region they apply to.

The *North Queensland Regional Plan* (the Regional Plan) applies to the local government areas of Townsville City, Hinchinbrook Shire, Burdekin Shire, Charters Towers Regional, and Palm Island Aboriginal Shire. The Regional Plan was implemented in March 2020, and seeks to capitalise on the growth, prosperity, and diversity of the region by supporting a vibrant economy, generating jobs, improving business investment, protecting our natural environment, and encouraging tourism and lifestyle opportunities over the next 25 years.

The proposed development is considered to align with the goals outlined in the Regional Plan. In particular, the proposed development will further Goal 2 – A rich and healthy natural environment.





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### **5.3 Planning Scheme Strategic Framework**

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

The strategic framework is represented by the following five themes:

- a New World for economic development and tourism;
- a New World for living, growing and aging in our communities;
- a New World of sustainable infrastructure and services for our communities;
- a New World protecting our heritage and natural resources; and
- a New World which is resilient to natural and other hazards.

The strategic framework provides strategic outcomes for each of the above five themes.

The proposed development furthers the outcomes sought by the above themes and the relevant outcomes, particularly when considering:

- the proposed development will drive economic benefit to the Charters Towers Region with a use that will support local tourism numbers;
- the proposed development will utilise existing site structures and services to maintain sustainable infrastructure;
- the proposed development involves a use that maintains the natural values and resources of the site;
- the proposed development is of a suitable scale where resilience to any natural and/ or other hazards can be appropriately planned for and managed.

### **5.4 Planning Scheme Purpose and Overall Outcomes**

The proposed development is considered to further the purpose and overall outcomes sought by the relevant planning scheme codes by demonstrating compliance with the relevant performance and accepted outcomes.



## 5.5 Planning Scheme Assessment Matrix

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

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

Outcome PO or AO	Rural Zone Code		Development Works Code		Landscaping Code		Flood Hazard Overlay Code		Natural Environment Overlay Code	
	PO	AO	PO	AO	PO	AO	PO	AO	PO	AO
1										
2										
3										
4										
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11										
12										
13										
14										
15										
16										
17										
18										

Outcome PO or AO	Rural Zone Code		Development Works Code		Landscaping Code		Flood Hazard Overlay Code		Natural Environment Overlay Code	
	PO	AO	PO	AO	PO	AO	PO	AO	PO	AO
19										
20										
21										
22										
23										
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34										
35										

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



## 5.6 Planning Scheme 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

STP Consultants have prepared a Site Based Stormwater Management Plan (refer **Appendix 5**), determining:

- negligible difference to downstream runoff will occur post development;
- upstream diversion is proposed around the carpark to lessen potential erosion; and
- all runoff is overland flow, and falls towards the intermittent watercourse located to the north and east of the development area.

As such, the proposal will not result in an increase in flood level and duration upstream, downstream, or adjacent properties. Accepted Outcome 4 is therefore satisfied.

#### PO8

Development includes the provision of adequate and convenient car parking on site to satisfy the anticipated requirements of the land use or activity.

#### AO8

Car parking is provided in accordance with Table 8.3.1.3(b)–Car parking requirements.

### Complies with PO8

In accordance with *Table 8.3.1(b)-Car parking requirements*, there is no nominated parking rate for a Tourist Attraction Use. Notwithstanding, the proposal provides for sixteen car parking spaces. Estimate traffic volumes for the use equate to 13 vehicles per hour (VPH), with the additional parking spaces accounting for peak trade periods (weekends, school holidays). There is ample area within the site to increase car parking availability which can be done so on a demand basis. Performance Outcome 8 is therefore achieved.

**PO10**

Access driveways are designed and constructed to:

- (a) provide convenient access to the site and maintain the safety and efficiency of the road;
- (b) minimise conflicts with traffic and pedestrians; and
- (c) are constructed to a standard that is appropriate to the location and to meet the anticipated volume and type of traffic.

**AO10.1**

Access driveways are designed and constructed in accordance with the relevant *Development works Town plan policy*.

**AO10.2**

Access driveways allow vehicles (with the exception of Dwelling house and Dual occupancy) to enter and exit the site in a forward gear.

**Complies with PO10**

The existing access regime for the site shall be formalised post development and will be done so through the incorporation of a gravel hardstand. Refer **Appendix 5** for a design overview. Pedestrian movements are not anticipated within the access regime and therefore no conflict will occur. A gravel hardstand design is considered appropriate for the location and to meet the volume and type of traffic anticipated. Performance Outcome 10 is therefore considered satisfied.

**Flood Hazard Overlay Code****PO3**

Signage is provided within flood hazard areas to alert residents and visitors to the flood hazard.

**AO3**

Signage is provided on site (regardless of whether the land is in public or private ownership) indicating:

- (a) the position and path of all safe evacuation routes off the site; and
- (b) if the site contains or is within 100m of a floodable waterway, hazard warning signage and depth indicators are also provided at key hazard points such as floodway crossings or entrances to low-lying reserves.

**Alternative Outcome for PO3**

Whilst the site is partially burdened with a flood hazard, the development footprint (including access to the site) remains outside of the flood hazard extent. As such, the incorporation of signage is considered surplus to requirements, and Performance Outcome 3 is satisfied.



## 6.0 REFERRAL AGENCY CONSIDERATIONS

### 6.1 State Code Purpose and Overall Outcomes

The proposed development is considered to further the purpose and overall outcomes sought by the relevant State Codes by demonstrating compliance with the relevant performance and accepted outcomes.

### 6.2 State Code Assessment Matrix

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

Legend			
	<span style="color: green;">■</span>	Criteria is clearly met and no further assessment is required.	
	<span style="color: orange;">■</span>	Criteria is met and further explanation is provided for clarity.	
	<span style="color: red;">■</span>	Criteria is not met and further performance assessment is required.	
	<span style="color: gray;">■</span>	Not applicable or no criteria prescribed.	

Outcome PO or AO	State Code 1	
	PO	AO
1	■	■
2	■	■
3	■	■
4	■	■
5	■	■
6	■	■
7	■	■
8	■	■
9	■	■
10	■	■
11	■	■
12	■	■
13	■	■
14	■	■

Outcome PO or AO	State Code 1	
	PO	AO
15	■	■
16	■	■
17	■	■
18	■	■
19	■	■
20	■	■
21	■	■
22	■	■
23	■	■
24	■	■
25	■	■
26	■	■
27	■	■
28	■	■

Outcome PO or AO	State Code 1	
	PO	AO
29	■	■
30	■	■
31	■	■
32	■	■
33	■	■
34	■	■
35	■	■
36	■	■
37	■	■
38	■	■
39	■	■
40	■	■
41	■	■
42	■	■

Outcome PO or AO	State Code 1	
	PO	AO
43	■	■
44	■	■
45	■	■
46	■	■
47	■	■
48	■	■
49	■	■
50	■	■
51	■	■
52	■	■
53	■	■
54	■	■
55	■	■
56	■	■



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

### 6.3 State Code Detailed Assessment

#### State Code 1

**P09** Stormwater run-off or overland flow from the development site does not result in a material worsening of the operating performance of the **state-controlled road or road transport infrastructure**.

No acceptable outcome is prescribed.

#### Complies with P09

STP Consultants have undertaken a Site Based Stormwater Management Plan for the proposed development (refer **Appendix 5**). Stormwater runoff and/ or overland flows from the proposal will continue to discharge directly into an intermittent watercourse located within the subject site. This watercourse flows in a northerly direction away from the Flinders Highway (State-controlled road). As such, the proposal will not cause any material worsening of the operating performance of Flinders Highway. Performance Outcome 9 is therefore satisfied.



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## **7.0 OTHER RELEVANT MATTERS**

### **7.1 Other Relevant Matters**

There are substantial other relevant matters to support the approval of the proposed development. In accordance with Section 45, Item 5 (b) of the Act, an impact assessment may be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial, or otherwise.

Other relevant matters supporting the approval of the proposed development include (but are not limited to) the following:

- the proposed development provides for a unique tourist experience that remains consistent with the Characters Towers region identity;
- the proposed development is a family owned and operated business with all economic benefit being gained at the local level;
- the proposed development provides for educational experiences on the importance of agricultural practices; and
- the subject site is appropriately sized to allow for sustainable animal keeping practices and ensures natural values and/ or resources within the site are appropriately protected.



## 8.0 CONCLUSION

### 8.1 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.

### 8.2 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) and supporting documentation 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
Site Plan	DD 02	1	27.9.24
Existing Floor Plan	DD 03	1	27.9.24
Proposed Floor Plan	DD 04	1	27.9.24
Elevations	DD 05 – DD 06	1	27.9.24
<b>Associated Reports</b>			
Traffic Impact Assessment and Site Based Stormwater Management Plan prepared by STP Consultants			

- (b) The recommendations outlined in the above reports/s must be implemented prior to the commencement of the use.



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# Appendix 1

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# DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) 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)	Five Leaf Clover Farm c/- Milford Planning
Contact name (only applicable for companies)	Matteo Sandona
Postal address (P.O. Box or street address)	PO Box 5463
Suburb	Townsville City
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)	M2332
1.1) Home-based business	
<input type="checkbox"/> Personal details to remain private in accordance with section 264(6) of Planning Act 2016	
2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input type="checkbox"/> No – proceed to 3)	

## PART 2 – LOCATION DETAILS

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

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

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

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
		42	Gladstone Creek Road	Breddan
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4820	1	MPH21151	Charters Towers Regional
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)

<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>
Name of airport: <input type="text"/>
<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):

Material Change of Use – Tourist Attraction (Animal Petting Farm)

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

**6.4) Is the application for State facilitated development?**

- ☐ Yes - Has a notice of declaration been given by the Minister?
- ☒ No

**Section 2 – Further development details****7) Does the proposed development application involve any of the following?**

Material change of use	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

**Division 1 – Material change of use**

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

**8.1) Describe the proposed material change of use**

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m <sup>2</sup> ) (if applicable)
Animal Petting Farm	Tourist Attraction	n/a	As existing

**8.2) Does the proposed use involve the use of existing buildings on the premises?**

☒ Yes

☐ No

**8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?**

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

☒ No

Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

**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 type="checkbox"/> Stormwater <input type="checkbox"/> Earthworks <input type="checkbox"/> Signage	<input type="checkbox"/> Water infrastructure <input type="checkbox"/> Sewage infrastructure <input type="checkbox"/> Clearing vegetation
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)		
<input type="checkbox"/> Yes – specify number of new lots:		
<input type="checkbox"/> No		

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

\$

## PART 4 – ASSESSMENT MANAGER DETAILS

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

Charters Towers Regional Council

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

- ☐ Yes – a copy of the decision notice is attached to this development application
- ☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- ☒ No

## PART 5 – REFERRAL DETAILS

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

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

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

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

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



Queensland  
Government

- ☐ SEQ northern inter-urban break – community activity
- ☐ SEQ northern inter-urban break – indoor recreation
- ☐ SEQ northern inter-urban break – urban activity
- ☐ SEQ northern inter-urban break – combined use
- ☐ Tidal works or works in a coastal management district
- ☐ Reconfiguring a lot in a coastal management district or for a canal
- ☐ Erosion prone area in a coastal management district
- ☐ Urban design
- ☐ Water-related development – taking or interfering with water
- ☐ Water-related development – removing quarry material *(from a watercourse or lake)*
- ☐ Water-related development – referable dams
- ☐ Water-related development – levees *(category 3 levees only)*
- ☐ Wetland protection area

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

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

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

- ☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

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

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

- ☐ Ports – Brisbane core port land

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

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

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

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

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

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

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

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

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

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

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

- ☐ Yes – referral response(s) received and listed below are attached to this development application
- ☒ No

Referral requirement	Referral agency	Date of referral response

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



## PART 6 – INFORMATION REQUEST

### 19) Information request under the DA Rules

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

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

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

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties
- Part 3 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or
- Part 2 under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development

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

## PART 7 – FURTHER DETAILS

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

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

☒ No

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

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

☐ Yes – a copy of the receipted QLeave form is attached to this development application

☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid

☒ Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

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

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

☐ Yes – show cause or enforcement notice is attached

☒ No

## 23) Further legislative requirements

### Environmentally relevant activities

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

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

**Note:** Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at [www.qld.gov.au](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 536: 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.desi.qld.gov.au](http://www.desi.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 Resources at [www.resources.qld.gov.au](http://www.resources.qld.gov.au) for further information.

DA templates are available from [planning.statedevelopment.qld.gov.au](http://planning.statedevelopment.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 [planning.statedevelopment.qld.gov.au](http://planning.statedevelopment.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 Resources at [www.resources.qld.gov.au](http://www.resources.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, Science and Innovation at [www.desi.qld.gov.au](http://www.desi.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.resources.qld.gov.au](http://www.resources.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.desi.qld.gov.au](http://www.desi.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.desi.qld.gov.au](http://www.desi.qld.gov.au) for information requirements regarding development of Queensland heritage places. For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at [www.planning.statedevelopment.qld.gov.au](http://www.planning.statedevelopment.qld.gov.au) for information regarding assessment of Queensland heritage places.

Name of the heritage place:		Place ID:	
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### **Decision under section 62 of the Transport Infrastructure Act 1994**

23.14) 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**

23.15) 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.statedevelopment.qld.gov.au](http://www.planning.statedevelopment.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: M2332  
QA: lp.mc

20 September 2024


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 **JASON PETER KELLY** and **JANE CASSANDRA KELLY**, being the registered owner of land described as **LOT 1 ON MPH21151** and located at **42 GLADSTONE CREEK ROAD, BREDDAN**, 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.

Date	25	9	2024
	Day	Month	Year
Signature			
Name	Jason Kelly	Jane Kelly	
Position	Owner	Owner	

**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**  
42 Gladstone Creek Road, Breddan  
Lot 1 on MPH21151

Drawing Number	Issue	Sheet
M2332-SK-01	A	1
Date	Author	Reviewer
3.9.24	RS	LP

**Legend**

-  Subject Site
-  Cadastre

**Scale** (A3 Original)

1:3,000

0 20 40 60 80 100 m

**Sources**

Milford Planning GIS (2024)  
DCDB extract - State of Queensland (2024)  
Aerial imagery - Bing (2024)

**Disclaimer**

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



---

# Appendix 3

---

# State Assessment and Referral Agency

Date: 02/07/2024

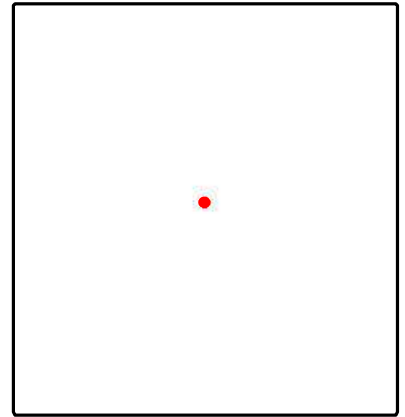


Queensland Government

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**Disclaimer:**

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## Matters of Interest for all selected Lot Plans

*Queensland waterways for waterway barrier works*  
*Water resource planning area boundaries*  
*Regulated vegetation management map (Category A and B extract)*  
*State-controlled road*  
*Area within 25m of a State-controlled road*

## Matters of Interest by Lot Plan

### **Lot Plan: 1MPH21151 (Area: 161870 m<sup>2</sup>)**

*Queensland waterways for waterway barrier works*  
*Water resource planning area boundaries*  
*Regulated vegetation management map (Category A and B extract)*  
*State-controlled road*  
*Area within 25m of a State-controlled road*

### **Lot Plan: 1MPH21207 (Area: 160760 m<sup>2</sup>)**

*Queensland waterways for waterway barrier works*  
*Water resource planning area boundaries*  
*Regulated vegetation management map (Category A and B extract)*





## State Assessment and Referral Agency

Date: 02/07/2024



Queensland Government

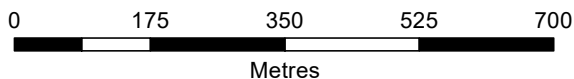
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### Legend

Water resource planning area boundaries



Water resource planning area boundaries



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## State Assessment and Referral Agency

Date: 02/07/2024



Queensland Government

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### Legend

Queensland waterways for waterway barrier works

- Low
- Moderate
- High
- Major
- Major (tidal)

0 175 350 525 700  
Metres

#### Disclaimer:

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## State Assessment and Referral Agency

Date: 02/07/2024



Queensland Government

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### Legend

Area within 25m of a State-controlled road



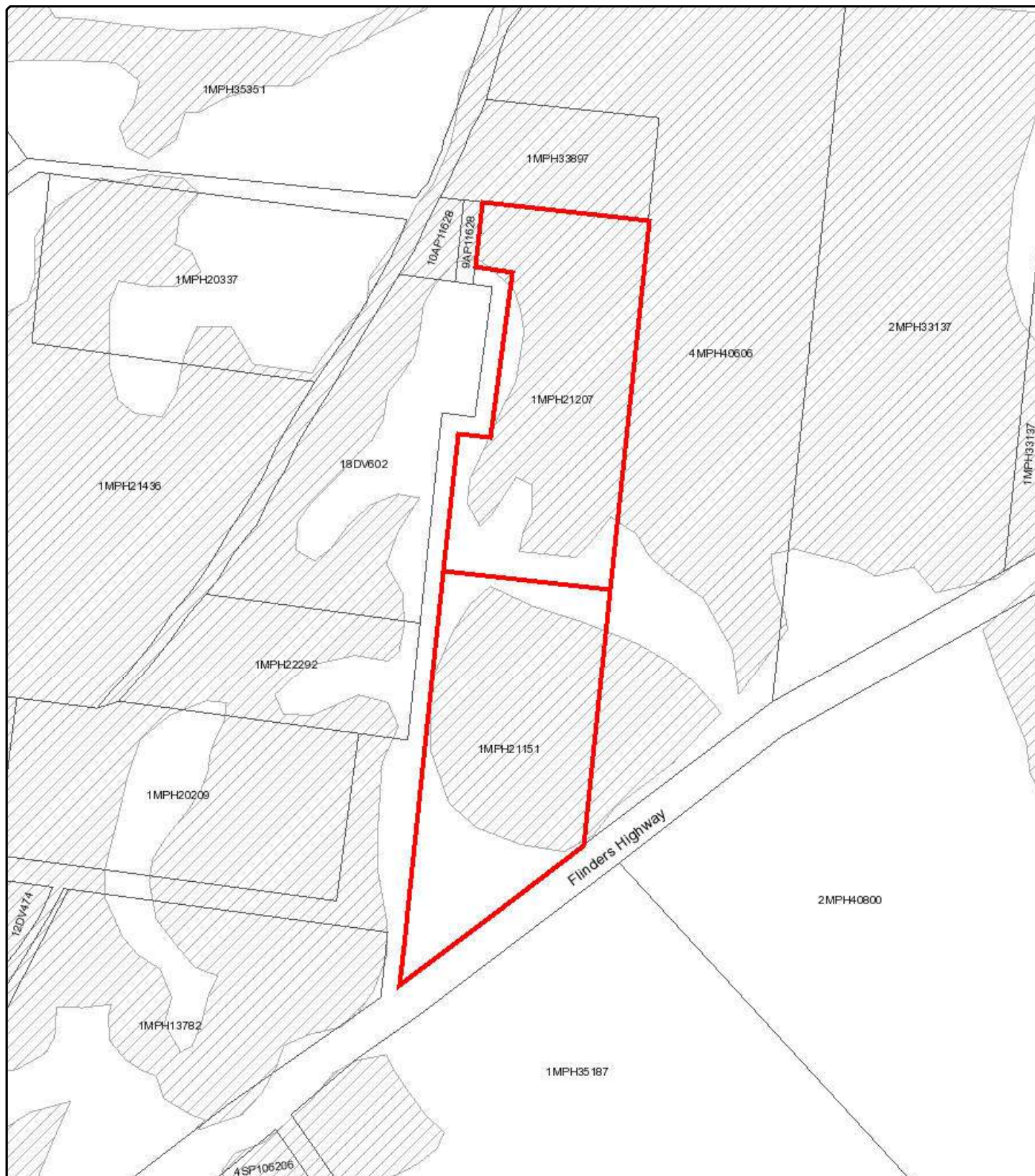
Area within 25m of a State-controlled road

0 175 350 525 700  
Metres

#### Disclaimer:

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## State Assessment and Referral Agency

Date: 02/07/2024





Queensland Government

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### Legend

Regulated vegetation management map  
(Category A and B extract)

-  Category A on the regulated vegetation management map
-  Category B on the regulated vegetation management map

0 175 350 525 700  
Metres

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## State Assessment and Referral Agency

Date: 02/07/2024



Queensland Government

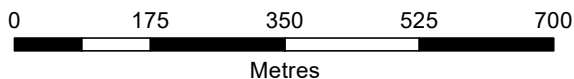
© The State of Queensland 2024.

### Legend

State-controlled road



State-controlled road



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---

# Appendix 4

---

# PROPOSED GRANNY FLAT EXTENSION

## FIVE LEAF CLOVER FARM

### 42 GLADSTONE CREEK ROAD, BREDDAN

#### GENERAL:

- IF IN DOUBT, JUST ASK.
- USE FIGURED DIMENSIONS, DO NOT SCALE FROM DRAWINGS.
- CONFIRM ALL RELEVANT DIMENSIONS, LEVELS AND DETAILS ON SITE PRIOR TO COMMENCEMENT OF ALL WORK. CONFIRM SETBACKS TO ALL ALIGNMENTS.
- THESE ARCHITECTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ENGINEERING AND OTHER CONSULTANT'S DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES SHALL BE REFERRED TO THE BUILDING DESIGNER FOR DISCUSSION BEFORE PROCEEDING WITH THE WORK.
- DESIGN AND CONSTRUCTION TO COMPLY WITH CURRENT STANDARD BUILDING BY-LAWS, BUILDING ACT, BUILDING AMENDMENT ACT, BUILDING AND OTHER LEGISLATION AMENDMENT ACT, QUEENSLAND DEVELOPMENT CODE, BUILDING CODE OF AUSTRALIA, CURRENT AUSTRALIAN STANDARDS, STATUTORY REQUIREMENTS, ORDINANCES, LOCAL GOVERNMENT REQUIREMENTS, RELEVANT BUILDING AUTHORITIES AND ALL CONTRACT DOCUMENTATION.
- CARRY OUT ALL WORK IN A SAFE MANNER IN ACCORDANCE WITH APPLICABLE STATUTORY REGULATIONS, BY-LAWS OR RULES. COMPLY WITH RELEVANT STATE OCCUPATIONAL HEALTH AND SAFETY ACTS INCLUDING ASSOCIATED REGULATIONS AND CODES OF PRACTISE. CONTRACTOR IS RESPONSIBLE FOR OCCUPATIONAL HEALTH AND SAFETY OF SITE PERSONNEL AND GENERAL PUBLIC IN ACCORDANCE WITH LEGISLATIVE REQUIREMENTS, INDUSTRIAL AGREEMENTS AND ACCEPTED INDUSTRY PRACTISE.
- TIMBER CONSTRUCTION TO COMPLY WITH AS1720. DOMESTIC TIMBER CONSTRUCTION IN NON-CYCLONIC LOCATIONS SHALL BE IN ACCORDANCE WITH AS1684.
- ALL BRICKWORK AND BLOCKWORK SHALL BE IN ACCORDANCE WITH AS3700.
- ALL PROPRIETARY PRODUCTS AND SYSTEMS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATION AND INSTRUCTIONS.
- THESE DRAWINGS ARE THE COPYRIGHT OF THE DESIGN HOUSE NQ AND MAY NOT BE USED, RETAINED OR REPRODUCED WITHOUT WRITTEN AUTHORITY.
- THESE DRAWINGS ARE FOR THE PURPOSE OF GAINING A BUILDING APPROVAL ONLY.

#### CLASS 1 & 2 BUILDINGS OR ASSESSABLE AND SELF-ASSESSABLE RENOVATIONS

**LIGHTING - ENERGY EFFICIENT LIGHTING - WHICH IS A GLOBE WITH A MINIMUM OUTPUT OF 30 LUMENS/WATT INSTALLED TO A MINIMUM OF 80% OF THE TOTAL FIXED INTERNAL LIGHTING. EXCLUDING LAMPS RADIATING HEAT IN BATHROOMS.**

**NEW AND REPLACEMENT AIR-CONDITIONING TO HAVE ENERGY EFFICIENCY RATING TO MINIMUM 2.9**

IN AREAS SERVICED BY A WATER SERVICE PROVIDER:-

- \* **SHOWER ROSES IN A AREA WITH A RETICULATED WATER SERVICE MUST BE MIN 3 STAR WELS RATED.**
- \* **ALL TOILET CISTERNS MUST HAVE A DUAL FLUSH FUNCTION AND HAVE A MIN. OF 4 STAR WELS RATING WHICH MUST BE COMPATABLE WITH THE SIZE OF THE TOILET BOWL.**
- \* **ALL TAPS SERVING LAUNDRY TUBS, KITCHEN SINKS AND BATHROOM BASINS MUST HAVE A 3 STAR WELS RATING.**

**(WELS - "WATER EFFICIENCY LABELLING AND STANDARDS")**  
**(QDC - QUEENSLAND DEVELOPEMENT CODE)**  
**(MP - MANDATORY PART)**

#### SUSTAINABLE BUILDING REQUIREMENTS @ 1 MARCH 2009 CLASS 1 BUILDINGS

NEW WORK - HOT WATER SYSTEMS MUST BE SUPPLIED BY A:-  
- SOLAR HOT WATER SYSTEM, OR HEAT PUMP HOT WATER SYSTEM OR GAS HOT WATER SYSTEM.

TANKS IF REQUIRED BY LOCAL AUTHORITY:

- 5000LTR FOR DETACHED CLASS 1, 3000LTR FOR OTHER THAN CLASS 1 DETACHED AS PER QDC MP 4.2 WATER SAVINGS TARGETS:-
- TO RECIEVE A MINIMUM ROOF AREA AT LEAST 100SQM OR ONE HALF OF THE TOTAL ROOF AREA WHICHEVER IS THE LESSER.
- BE CONNECTED TO TOILET CISTERNS, WASHING MACHINE COLD WATER TAPS (OTHER THAN GREY WATER CONNS.) AND EXTERNAL USE TAPS, REFER QDC MP 4.2 FOR VARIATIONS. PLUMBER TO REFER TO QDC MP 4.2 FOR COMPLETE TANK REQUIREMENTS

SHEET LIST					
SHEET No.	SHEET NAME	Project Issue DATE	Current Revision	Revision Date	Current Revision Description
01	COVER PAGE	27.9.24	1	27.09.24	Preliminary Issue
02	SITE PLAN	27.9.24	1	27.09.24	Preliminary Issue
03	EXISTING FLOOR PLAN	27.9.24	1	27.09.24	Preliminary Issue
04	PROPOSED FLOOR PLAN	27.9.24	1	27.09.24	Preliminary Issue
05	ELEVATIONS	27.9.24	1	27.09.24	Preliminary Issue
06	ELEVATIONS	27.9.24	1	27.09.24	Preliminary Issue

### PRELIMINARY

NOT FOR CONSTRUCTION

PLANS ARE SUBJECT TO CHANGE TO COMPLY WITH RELEVANT COVENANT & BUILDING CERTIFICATION APPROVALS

#### TERMITE PROTECTION NOTE: BUILDER TO NOMINATE

#### ALL PRIMARY BUILDING ELEMENTS TERMITE RESISTANT

PROTECTION FROM TERMITES SHALL BE FROM A SYSTEM OR COMBINATION OF SYSTEMS IN ACCORD. WITH AS3660 INSTALLED BY AN APPROVED APPLICATOR. WRITTEN CONFIRMATION OF THE SYSTEM/S USED SHALL BE PROVIDED TO LOCAL GOV. AUTHORITY AND BUILDER SHALL ADVISE OWNER OF THEIR OBLIGATION AS APPLICABLE TO THE SYSTEM/S USED.



### LOCATION PLAN

NTS

The  
Design  
House

THE DESIGN HOUSE NQ  
m: 0423 623 647  
a: 11 Cashell Crescent, Bushland Beach, QLD 4818  
e: nathan@thedesignhousenq.com.au  
w: www.thedesignhousenq.com.au

© COPYRIGHT  
QBCC LICENCE NO. 15046263  
BUILDING DESIGN MEDIUM RISE

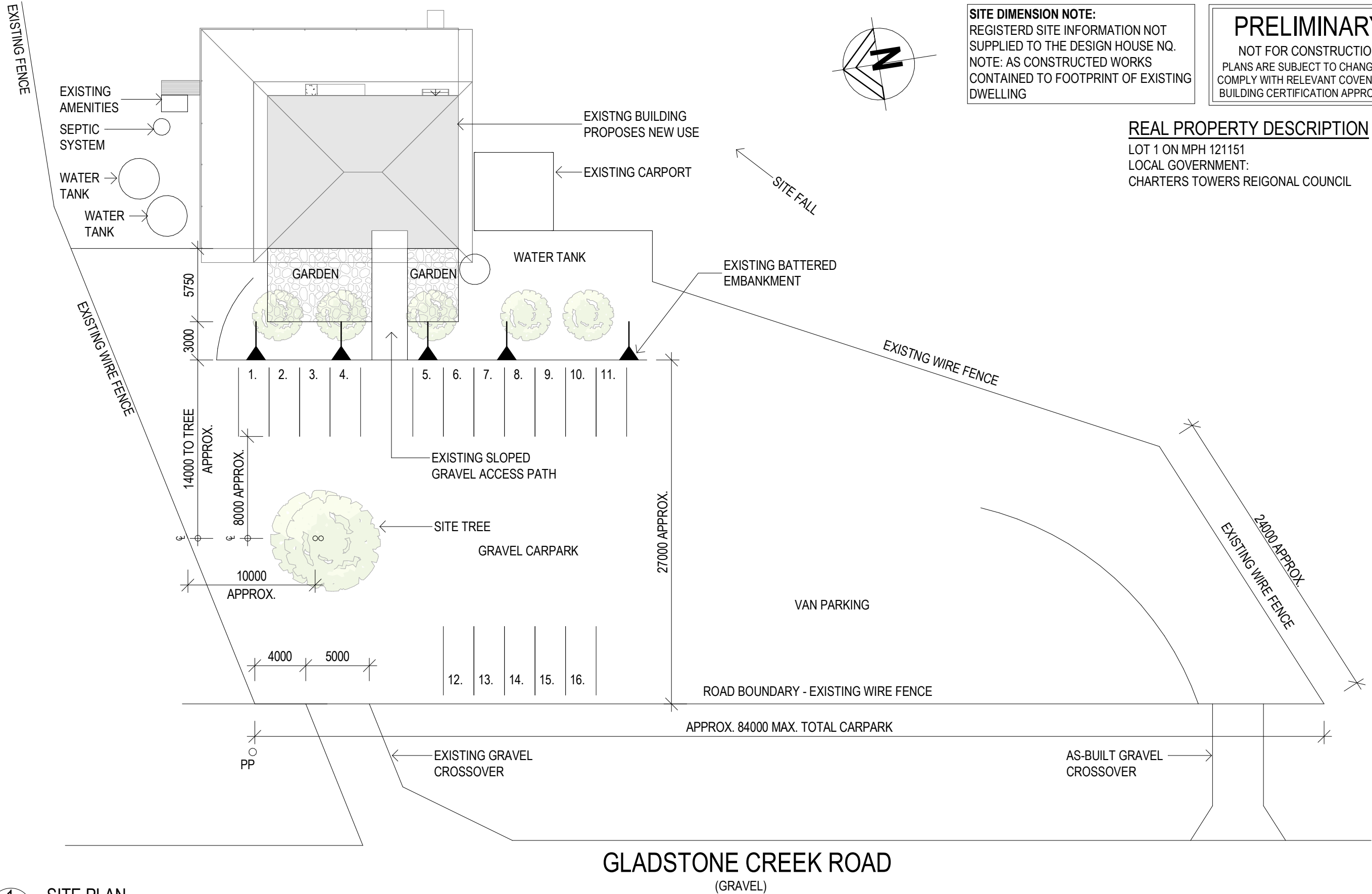
NOTE:  
1. ALL LEVELS AND DIMENSIONS ARE TO BE CHECKED AND CONFIRMED PRIOR TO START OF ANY FABRICATION OR BUILDING WORK.  
2. PLANS NOT TO BE SCALED, ALL FIGURED DIMENSIONS TO TAKE PRECEDENCE.  
3. COMPLY WITH LOCAL AUTHORITY, STANDARD BUILDING LAW & ALL RELEVANT AUSTRALIAN STANDARDS & LEGISLATION  
4. THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT

Project: PROPOSED GRANNY FLAT  
EXTENSION  
Client: FIVE LEAF CLOVER FARM  
Location: 42 GLADSTONE CREEK ROAD,  
BREDDAN

Title : COVER PAGE

Date: 27.9.24 Drawn: A.G.  
Scale: As indicated Designed: A.G.

Job No:  
2024-264-C  
Drawing No: DD 01  
Rev. 1



**SITE DIMENSION NOTE:**  
REGISTERD SITE INFORMATION NOT  
SUPPLIED TO THE DESIGN HOUSE NQ.  
NOTE: AS CONSTRUCTED WORKS  
CONTAINED TO FOOTPRINT OF EXISTING  
DWELLING

**PRELIMINARY**  
NOT FOR CONSTRUCTION  
PLANS ARE SUBJECT TO CHANGE TO  
COMPLY WITH RELEVANT COVENANT &  
BUILDING CERTIFICATION APPROVALS

**REAL PROPERTY DESCRIPTION**  
LOT 1 ON MPH 121151  
LOCAL GOVERNMENT:  
CHARTERS TOWERS REIGONAL COUNCIL

**1 SITE PLAN**  
1 : 300



THE DESIGN HOUSE NQ  
m: 0423 623 647  
a: 11 Cashell Crescent, Bushland Beach, QLD 4818  
e: nathan@thedesignhousenq.com.au  
w: www.thedesignhousenq.com.au

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BUILDING DESIGN MEDIUM RISE

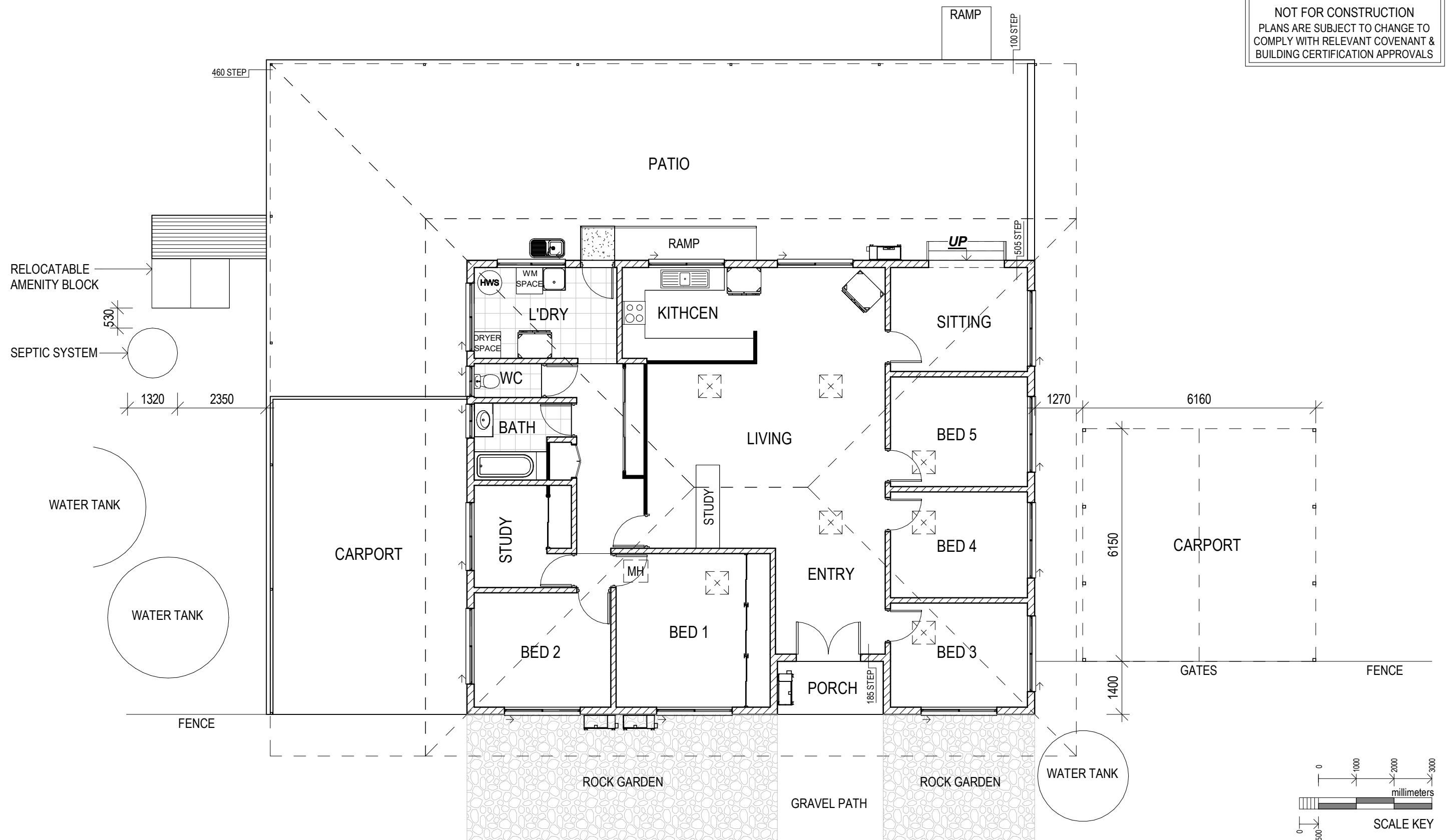
NOTE:  
1. ALL LEVELS AND DIMENSIONS ARE TO BE CHECKED AND CONFIRMED PRIOR  
TO START OF ANY FABRICATION OR BUILDING WORK.  
2. PLANS NOT TO BE SCALED, ALL FIGURED DIMENSIONS TO TAKE PRECEDENCE.  
3. COMPLY WITH LOCAL AUTHORITY, STANDARD BUILDING LAW & ALL RELEVANT  
AUSTRALIAN STANDARDS & LEGISLATION  
4. THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING  
PERMIT

Project: PROPOSED GRANNY FLAT  
EXTENSION  
Client: FIVE LEAF CLOVER FARM  
Location: 42 GLADSTONE CREEK ROAD,  
BREDDAN

1	27.09.24	Preliminary Issue	
REV	ISSUE	DATE	DESCRIPTION
Title : SITE PLAN			
Date: 27.9.24		Drawn: A.G.	Job No: 2024-264-C
Scale: 1 : 300		Designed: Designer DD 02	Drawing No: Rev. 1

# PRELIMINARY

NOT FOR CONSTRUCTION  
PLANS ARE SUBJECT TO CHANGE TO  
COMPLY WITH RELEVANT COVENANT &  
BUILDING CERTIFICATION APPROVALS



## 1 EXISTING FLOOR PLAN

1 : 100

The  
Design  
House

THE DESIGN HOUSE NQ  
m: 0423 623 647  
a: 11 Cashell Crescent, Bushland Beach, QLD 4818  
e: nathan@thedesignhousenq.com.au  
w: www.thedesignhousenq.com.au

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BUILDING DESIGN MEDIUM RISE

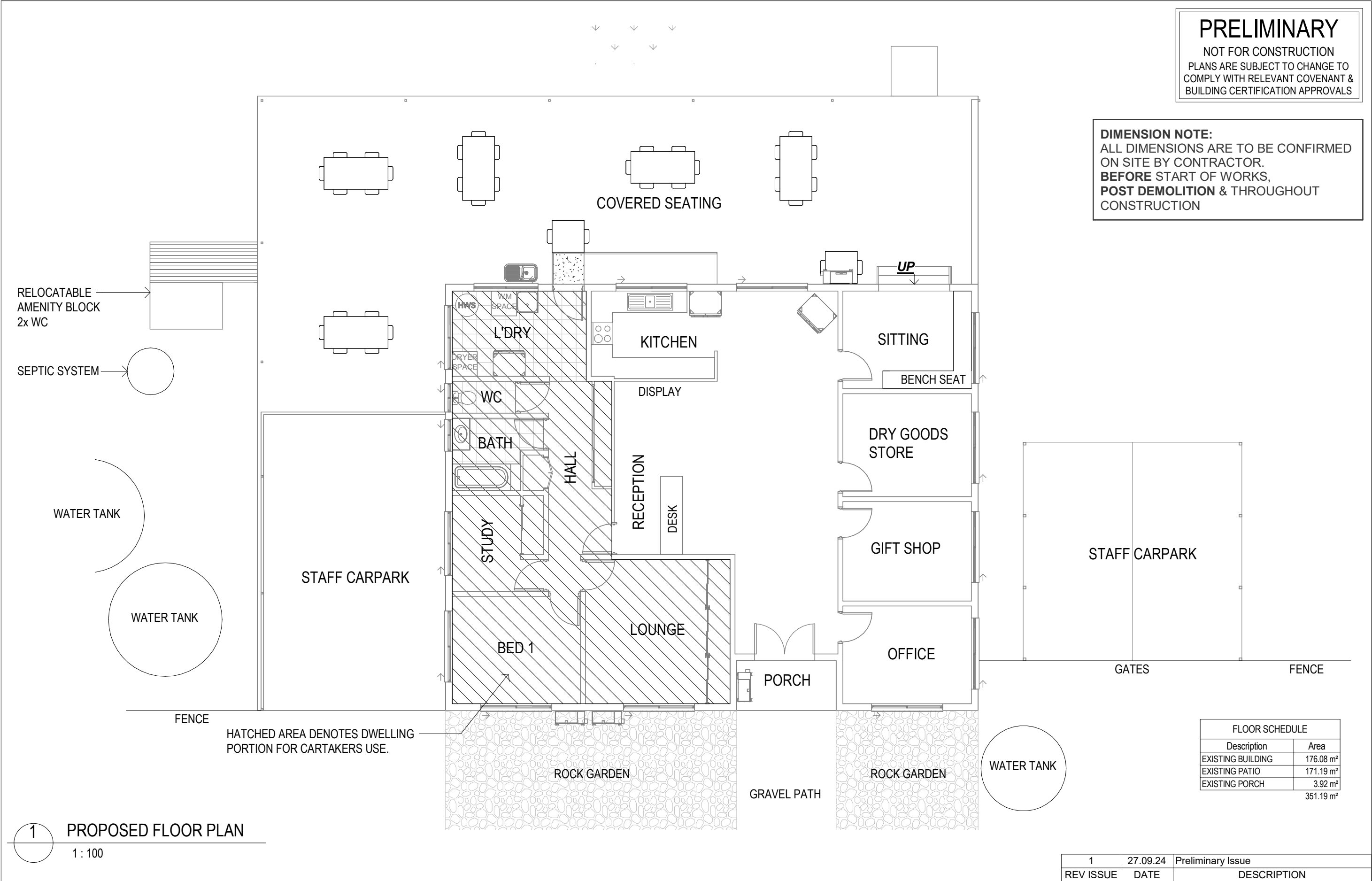
NOTE:  
1. ALL LEVELS AND DIMENSIONS ARE TO BE CHECKED AND CONFIRMED PRIOR TO START OF ANY FABRICATION OR BUILDING WORK.  
2. PLANS NOT TO BE SCALED, ALL FIGURED DIMENSIONS TO TAKE PRECEDENCE.  
3. COMPLY WITH LOCAL AUTHORITY, STANDARD BUILDING LAW & ALL RELEVANT AUSTRALIAN STANDARDS & LEGISLATION  
4. THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT

Project: PROPOSED GRANNY FLAT  
EXTENSION  
Client: FIVE LEAF CLOVER FARM  
Location: 42 GLADSTONE CREEK ROAD,  
BREDDAN

1	27.09.24	Preliminary Issue	
REV	ISSUE	DATE	DESCRIPTION
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Job No: 2024-264-C			
Date:	27.9.24	Drawn:	A.G.
Scale:	1 : 100	Designed:	Designer DD 03
			Rev. 1

**PRELIMINARY**  
NOT FOR CONSTRUCTION  
PLANS ARE SUBJECT TO CHANGE TO  
COMPLY WITH RELEVANT COVENANT &  
BUILDING CERTIFICATION APPROVALS

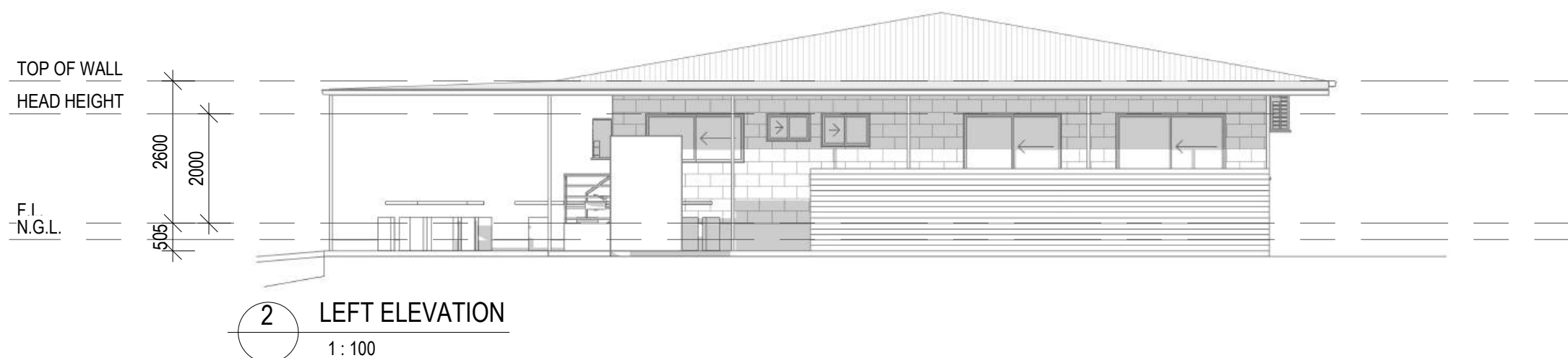
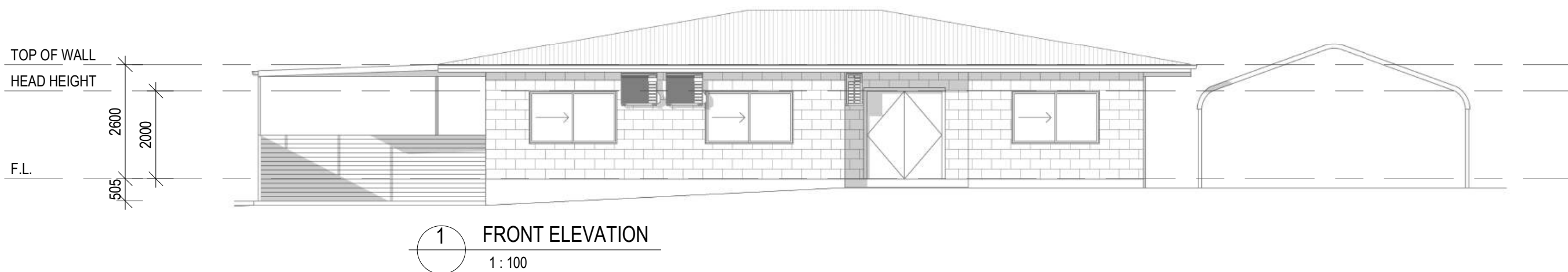
**DIMENSION NOTE:**  
ALL DIMENSIONS ARE TO BE CONFIRMED  
ON SITE BY CONTRACTOR.  
**BEFORE START OF WORKS,**  
**POST DEMOLITION & THROUGHOUT**  
**CONSTRUCTION**



**1** PROPOSED FLOOR PLAN  
1 : 100

**DIMENSION NOTE:**  
ALL DIMENSIONS ARE TO BE CONFIRMED  
ON SITE BY CONTRACTOR.  
**BEFORE** START OF WORKS,  
**POST DEMOLITION** & THROUGHOUT  
CONSTRUCTION

**PRELIMINARY**  
NOT FOR CONSTRUCTION  
PLANS ARE SUBJECT TO CHANGE TO  
COMPLY WITH RELEVANT COVENANT &  
BUILDING CERTIFICATION APPROVALS



1	27.09.24	Preliminary Issue	
REV	ISSUE	DATE	DESCRIPTION
Title : ELEVATIONS			
Date: 27.9.24		Drawn: A.G.	Job No: 2024-264-C
Scale: 1 : 100		Designed: Designer DD 05	Drawing No: Rev. 1

The  
Design  
House

THE DESIGN HOUSE NQ  
m: 0423 623 647  
a: 11 Cashell Crescent, Bushland Beach, QLD 4818  
e: nathan@thedesigthouseeq.com.au  
w: www.thedesigthouseeq.com.au

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BUILDING DESIGN MEDIUM RISE

NOTE:  
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TO START OF ANY FABRICATION OR BUILDING WORK.  
2. PLANS NOT TO BE SCALED, ALL FIGURED DIMENSIONS TO TAKE PRECEDENCE.  
3. COMPLY WITH LOCAL AUTHORITY, STANDARD BUILDING LAW & ALL RELEVANT  
AUSTRALIAN STANDARDS & LEGISLATION  
4. THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING  
PERMIT

Project: PROPOSED GRANNY FLAT  
EXTENSION  
Client: FIVE LEAF CLOVER FARM  
Location: 42 GLADSTONE CREEK ROAD,  
BREDDAN

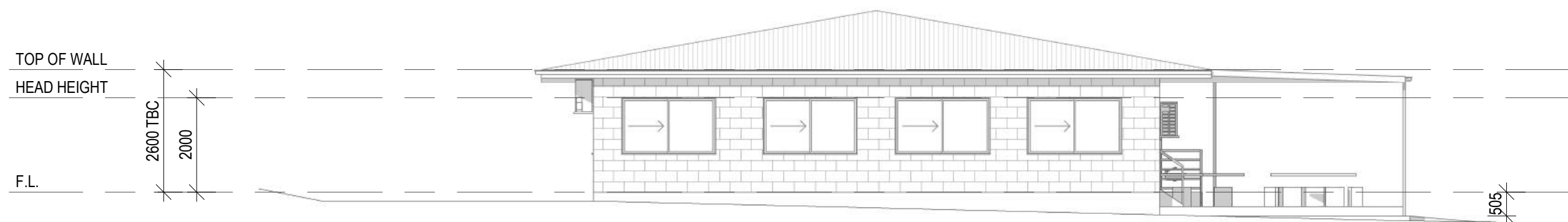
**DIMENSION NOTE:**  
ALL DIMENSIONS ARE TO BE CONFIRMED  
ON SITE BY CONTRACTOR.  
**BEFORE** START OF WORKS,  
**POST DEMOLITION** & THROUGHOUT  
CONSTRUCTION

ROOF PITCH TO MATCH EXISTING,  
CONTRACTOR TO CONFIRM ROOF PITCH  
ON SITE BEFORE START OF WORK

**PRELIMINARY**  
NOT FOR CONSTRUCTION  
PLANS ARE SUBJECT TO CHANGE TO  
COMPLY WITH RELEVANT COVENANT &  
BUILDING CERTIFICATION APPROVALS



3 REAR ELEVATION  
1:100



4 RIGHT ELEVATION  
1:100

1	27.09.24	Preliminary Issue	
REV	ISSUE	DATE	DESCRIPTION
Title : ELEVATIONS			
Date: 27.9.24		Drawn: A.G.	Job No: 2024-264-C
Scale: 1 : 100		Designed: Designer DD 06	Drawing No: Rev. 1

The  
Design  
House

THE DESIGN HOUSE NQ  
m: 0423 623 647  
a: 11 Cashell Crescent, Bushland Beach, QLD 4818  
e: nathan@thedesignhousenq.com.au  
w: www.thedesignhousenq.com.au

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BUILDING DESIGN MEDIUM RISE

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4. THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING  
PERMIT

Project: PROPOSED GRANNY FLAT  
EXTENSION  
Client: FIVE LEAF CLOVER FARM  
Location: 42 GLADSTONE CREEK ROAD,  
BREDDAN

---

# Appendix 5

---





## **Tourist Attraction**

42 GLADSTONE CREEK ROAD, BREDDAN

**TRAFFIC IMPACT ASSESSMENT & SITE BASED STORMWATER  
MANAGEMENT PLAN**



**MILFORD PLANNING**

STP24-1194

DOCUMENT STATUS

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			Approved by	Signature	Date
FINAL	Preliminary Issue	Ken Miller	Ken Miller RPEQ 09053		19 September 2024

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## 1. Introduction

Milford Planning has engaged STP Consultants to produce a Traffic Impact Assessment and Site Based Stormwater Management Plan in response to SARA Pre-lodgement Advice (Items 2, 4 and 5) for compliance with State Code 1: Development in a State-Controlled Road Environment.

This report will provide additional detail in the following areas:

- Compliance with State Code 1.
- Stormwater management.
- Traffic impact, access and parking.

The relevant excerpt from the SARA Pre-Lodgement Advice is included below.

4.	<p><b>Stormwater management</b></p> <p>Limited information was provided to identify the extent of compliance with PO8 to PO11 or PO13 and PO14 of State code 1. Stormwater, flooding, overland flow, and drainage impacts associated with development, including during construction and ongoing operation, have the potential to adversely impact the safety, structural integrity and operating performance of a state-controlled road and road transport infrastructure. A future development application must be supported by an engineering services report and stormwater management plan that has been prepared by a suitably qualified RPEQ and demonstrates compliance with PO8 to PO11 and PO13 to PO14 of State code 1.</p>
5.	<p><b>Traffic information</b></p> <p>Limited information has been provided in relation to the traffic volumes for the site both pre and post development. A Traffic Impact Statement is required to be submitted as part of a formal development application and submitted for review to demonstrate that all vehicles associated with the proposed development can safely and efficiently access the State-controlled road, whilst also confirming that the proposed development will not adversely impact upon the safety or operating performance of the broader State transport network.</p> <p>Given the fact that the use is currently operating without approval, the Traffic Impact Statement should consider the base case scenario in the assessment, that is, the current traffic volumes of the network minus the traffic generation from the site's existing operations. In addition, all existing uses like the café and shop as well as all future intended uses (such as camping sites, as advertised on the business website) should be considered in the traffic impact statement.</p> <p>The proposed development's traffic generation should be considered, and the application material should demonstrate compliance in general with PO15 – PO24 and PO25-PO30, with a particular focus on the safety and operating conditions of the Flinders Highway / Gladstone Creek Road intersection.</p>

## 2. Site Description

The site is located at 42 Gladstone Creek Road, Breddan and described as Lot 1 on MPH21151 with a land area of 16.187ha approximately 6km east of Charters Towers, just off the Flinders Highway. The site is zoned Rural and is currently used as a farm and dwelling.



Figure 2.1 – Existing cadastral boundaries and environs (Qld Globe)

### 2.1 Easements

There are no easements located within the site boundaries.



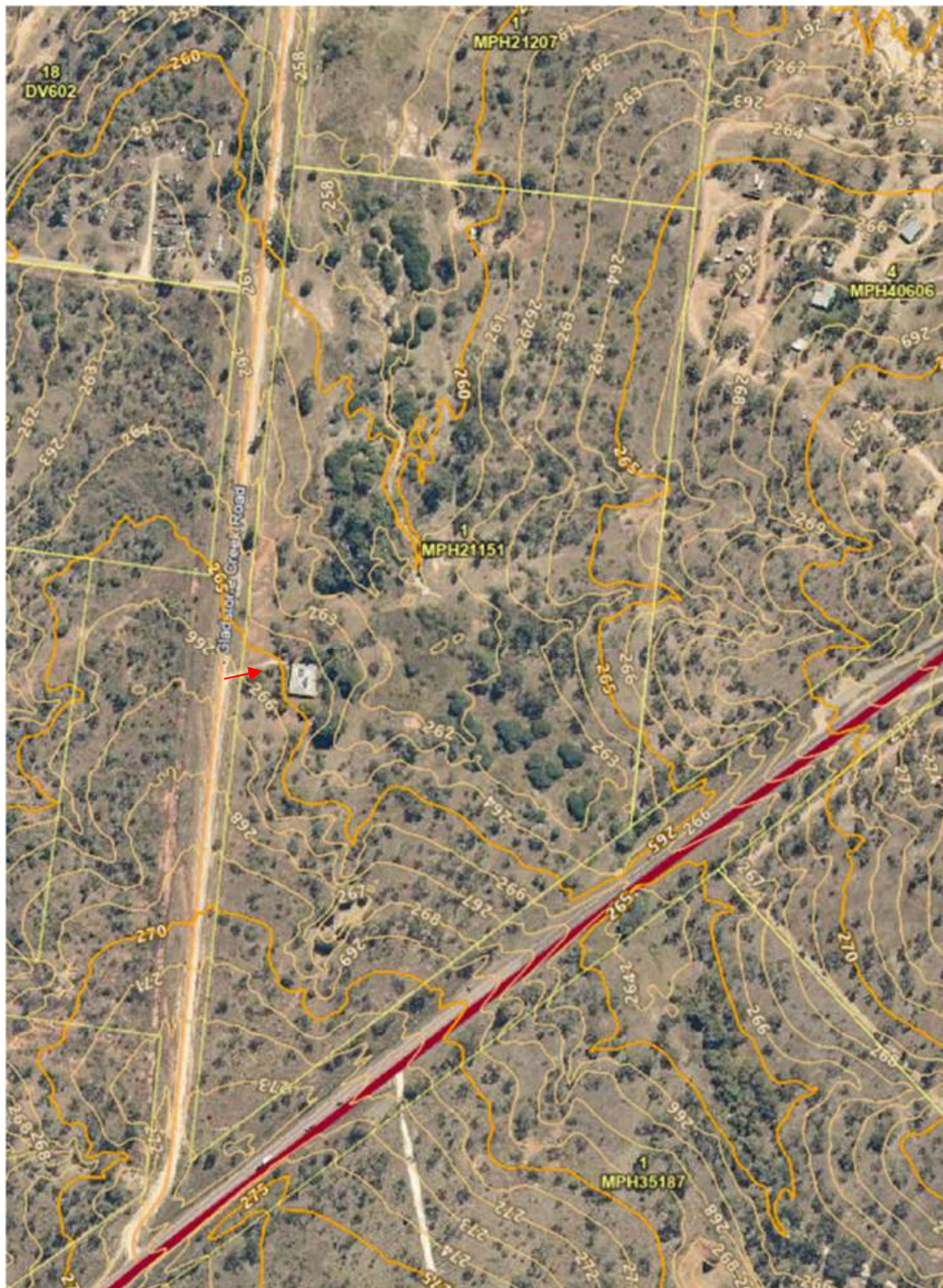


Figure 2.2 – Existing aerial view and site contours (Qld Globe)

## 2.2 Proposed Development

The proposed development, the elements of which are relevant to this report, consists of formalising the access and parking areas in anticipation of the existing dwelling and farm converting into a Tourist Attraction. Access to the development will be from Gladstone Creek Road at a point 450m north of the intersection with Flinders Highway.

### 3. Compliance with State Code 1: Development in a State Controlled Road Environment

SARA have issued the following request.

2.	<p>Based on the above referral trigger, a future development application will be required to demonstrate compliance with the applicable provisions of the State Codes of the <a href="#">State Development Assessment Provisions</a> (SDAP):</p> <ul style="list-style-type: none"> <li>State code 1: Development in a State-controlled Road environment</li> </ul> <p>Further guidance on what information needs to be supplied with a formal development application can be obtained from the Department of Transport and Main Roads' SDAP Supporting Information available at:</p> <p><a href="#">Assessable development under the Planning Act (Department of Transport and Main Roads) (tmr.qld.gov.au)</a></p>
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Compliance with the relevant provisions of State Code 1 (PO8–PO11 and PO13–PO30) are provided in the following table.

		Response
<b>Stormwater and overland flow</b>		
PO8 Stormwater run-off or overland flow from the development site does not create or exacerbate a safety hazard for users of the <b>state-controlled road</b> .	No acceptable outcome is prescribed.	Runoff from the development discharges directly to an intermittent watercourse within the property. The watercourse flows in a northerly direction away from the State Controlled Road.
PO9 Stormwater run-off or overland flow from the development site does not result in a material worsening of the operating performance of the <b>state-controlled road</b> or <b>road transport infrastructure</b> .	No acceptable outcome is prescribed.	
PO10 Stormwater run-off or overland flow from the development site does not adversely impact the <b>structural integrity</b> or physical condition of the <b>state-controlled road</b> or <b>road transport infrastructure</b> .	No acceptable outcome is prescribed.	
PO11 Development ensures that stormwater is lawfully discharged.	<p>AO11.1 Development does not create any new points of discharge to a <b>state-controlled road</b>.</p> <p>AND</p> <p>AO11.2 Development does not concentrate flows to a <b>state-controlled road</b>.</p> <p>AND</p> <p>AO11.3 Stormwater run-off is discharged to a <b>lawful point of discharge</b>.</p> <p>AND</p> <p>AO11.4 Development does not worsen the condition of an existing <b>lawful point of discharge</b> to the <b>state-controlled road</b>.</p>	<p>There is no increase of discharge from the property to the State Controlled Road as a result of this development.</p> <p>There are no points of discharge from this development or this property to the State Controlled Road.</p>
<b>Drainage Infrastructure</b>		
PO13 Drainage infrastructure does not create a safety hazard for users in the <b>state-controlled road</b> .	<p>AO13.1 Drainage infrastructure is wholly contained within the development site, except at the <b>lawful point of discharge</b>.</p> <p>AND</p> <p>AO13.2 Drainage infrastructure can be maintained without requiring access to a <b>state-controlled road</b>.</p>	All proposed drainage infrastructure is contained within the property. There are no points of discharge to the State Controlled Road.



PO14 Drainage infrastructure associated with, or within, a <b>state-controlled road</b> is constructed, and designed to ensure the <b>structural integrity</b> and physical condition of existing drainage infrastructure and the surrounding drainage network.	No acceptable outcome is prescribed.
<b>Vehicular access to a state-controlled road or within 100 metres of a state-controlled road intersection</b>	
PO15 The location, design and operation of a <b>new or changed access</b> to a <b>state-controlled road</b> does not compromise the safety of users of the <b>state-controlled road</b> .	No acceptable outcome is prescribed.
PO16 The location, design and operation of a <b>new or changed access</b> does not adversely impact the <b>functional requirements</b> of the <b>state-controlled road</b> .	No acceptable outcome is prescribed.
PO17 The location, design and operation of a <b>new or changed access</b> is consistent with the <b>future intent</b> of the <b>state-controlled road</b> .	No acceptable outcome is prescribed.
PO18 <b>New or changed access</b> is consistent with the access for the relevant <b>limited access road policy</b> : 1. <b>LAR 1</b> where direct access is prohibited; or 2. <b>LAR 2</b> where access may be permitted, subject to assessment.	No acceptable outcome is prescribed.
PO19 <b>New or changed access</b> to a <b>local road</b> within 100 metres of an intersection with a <b>state-controlled road</b> does not compromise the safety of users of the <b>state-controlled road</b> .	No acceptable outcome is prescribed.
PO20 <b>New or changed access</b> to a <b>local road</b> within 100 metres of an intersection with a <b>state-controlled road</b> does not adversely impact on the operating performance of the intersection.	No acceptable outcome is prescribed.
<b>Public passenger transport and active transport</b>	
PO21 Development does not compromise the safety of users of <b>public passenger transport infrastructure</b> , <b>public passenger services</b> and <b>active transport infrastructure</b> .	No acceptable outcome is prescribed.
PO22 Development maintains the ability for people to access <b>public passenger transport infrastructure</b> , <b>public passenger services</b> and <b>active transport infrastructure</b> .	No acceptable outcome is prescribed.
PO23 Development does not adversely impact the operating performance of <b>public passenger transport infrastructure</b> , <b>public passenger services</b> and <b>active transport infrastructure</b> .	No acceptable outcome is prescribed.
PO24 Development does not adversely impact the <b>structural integrity</b> or physical condition of <b>public passenger transport infrastructure</b> and <b>active transport infrastructure</b> .	No acceptable outcome is prescribed.
PO25 Development does not compromise the safety of users of the <b>state-controlled road network</b> .	No acceptable outcome is prescribed.
PO26 Development ensures <b>no net worsening</b> of the operating performance of the <b>state-controlled road network</b> .	No acceptable outcome is prescribed.
PO27 Traffic movements are not directed onto a <b>state-controlled road</b> where they can be accommodated on the <b>local road network</b> .	No acceptable outcome is prescribed.
PO28 Development involving haulage exceeding 10,000 tonnes per year does not adversely impact the pavement of a <b>state-controlled road</b> .	No acceptable outcome is prescribed.
PO29 Development does not impede delivery of <b>planned upgrades</b> of <b>state-controlled roads</b> .	No acceptable outcome is prescribed.
PO30 Development does not impede delivery of <b>corridor improvements</b> located entirely within the <b>state-controlled road corridor</b> .	No acceptable outcome is prescribed.

There is no impact on existing drainage infrastructure within the State Controlled Road.

There is no point of vehicular access existing or proposed to the State Controlled Road.

The existing access point is to Gladstone Creek Road. There is no proposal to change the location of this access.

The existing access is located 450m from the State Controlled Road.

There is no access to public passenger transport infrastructure within the vicinity of the development.

The increase in traffic as a result of the development is negligible.

Traffic movements are directed to Gladstone Creek Road. No haulage is involved with the development.

The development is located further than 400m from the State Controlled Road and will have no impact on future upgrades or improvements.



## 4. Stormwater Management Plan

### 4.1 Flood Studies

According to the Charters Towers Regional Council Flood Hazard Overlay, the proposed development site is not subject to flood inundation at the AEP 1% level, as shown in Figure 4.1 below. The lot is traversed by an intermittent watercourse that does not impinge on the proposed development area.

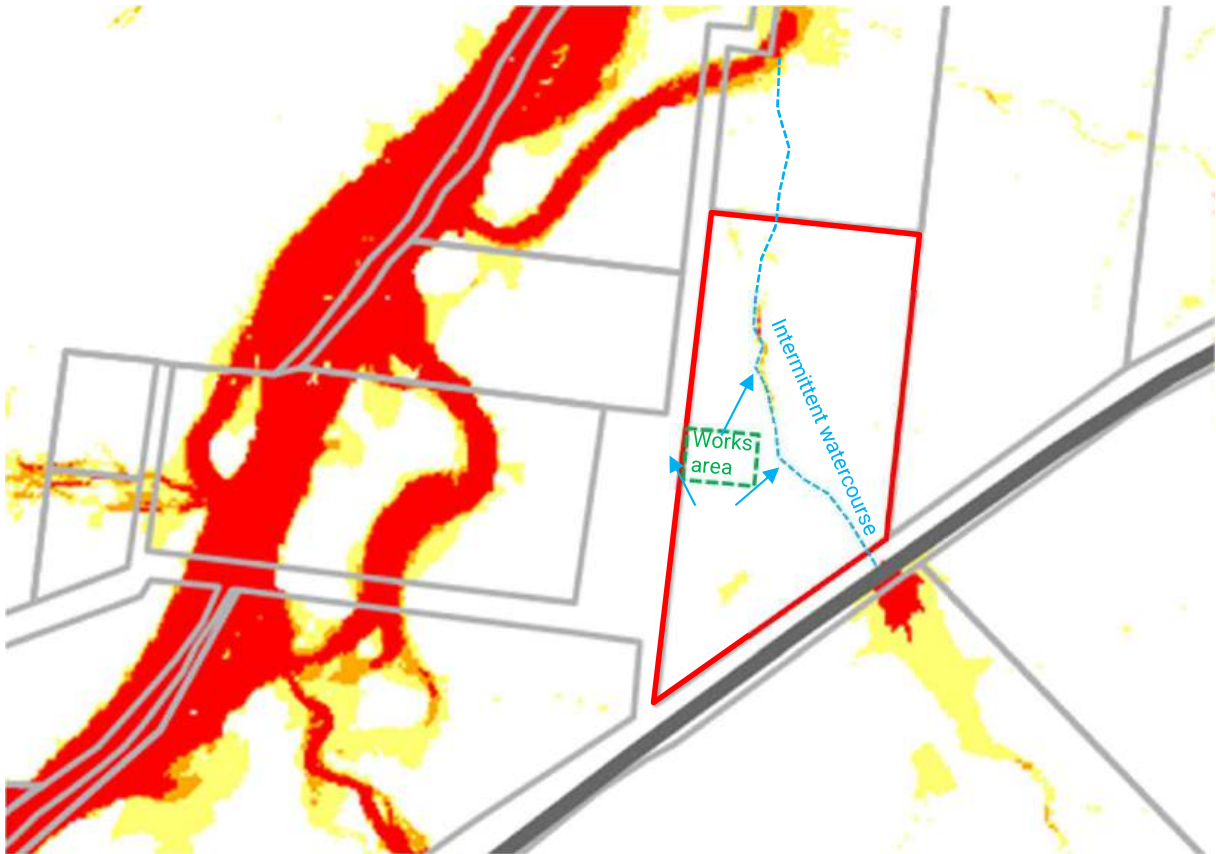


Figure 4.1 – AEP 1% Flood Overlay (CTRC Planning Scheme)

### 4.2 Stormwater Quantity

The only proposed change to the current permeability of the overall catchment will be the construction of a gravel surface car parking area over the location of the current informal parking area. Given that the existing area consists of well compacted natural material, there will be negligible difference to the runoff downstream. It is proposed to divert the upstream catchment around the car park in order to lessen any potential erosion therein.

### 4.3 Stormwater Quality

In accordance with Footnote 14 of the State Planning Policy, as the site is located in Western Queensland in a population centre of less than 25,000, stormwater quality management is not applicable to this development.

### 4.4 Site Stormwater Drainage

A preliminary stormwater drainage layout is illustrated in Figure 4.2. All runoff is via overland flow towards the intermittent watercourse north and east of the developed area.

### 4.5 Site Earthworks

Minimum earthworks are proposed, limited to diversion of overland flow around the development area.



Figure 4.2 – Proposed new gravel hardstand parking area (Qld Globe & STP)

## 5. Traffic Impact, Access and Parking

### 5.1 Parking Requirements

In accordance with Table 8.3.1.3(b) of the CTRC Development Works Code, the required number of spaces for a Tourist Attraction is not defined and should be based on estimated patronage. Sixteen spaces have been provided in the preliminary design and should be more than sufficient.

### 5.2 Traffic Volumes

Gladstone Creek Road currently provides access to six rural properties. Existing traffic generation volume would equate to 60vpd or a peak hour rate of 6vph. Traffic data from 2021 indicates an AADT of 2,052vpd for this section of the Flinders Highway.

Potential peak hour traffic generation volumes for the various aspects of the development are as follows.

Café	5vph/100m <sup>2</sup> GFA	5vph
Tourist Attraction (day visitors)	Estimate	8vph

The existing intersection is located on a long straight section. Sight distances of well over 200m are available in both directions.

### 5.3 Traffic Impact Assessment

Analysis of the intersection of Gladstone Creek Road and Flinders Highway follows.

Access warrants have been calculated in accordance with Austroads Guide to Road Design Part 4A.

In this case, it would be reasonable to split the movements to 50/50 right in-left out/left in-right out.

For the left turn movement,  $Q_L = 7\text{vph}$ ,  $Q_M = 103\text{vph}$ .

For the right turn movement,  $Q_R = 7\text{vph}$ ,  $Q_M = 213\text{vph}$ .

Figure A 11: Calculation of the major road traffic volume parameter  $Q_M$

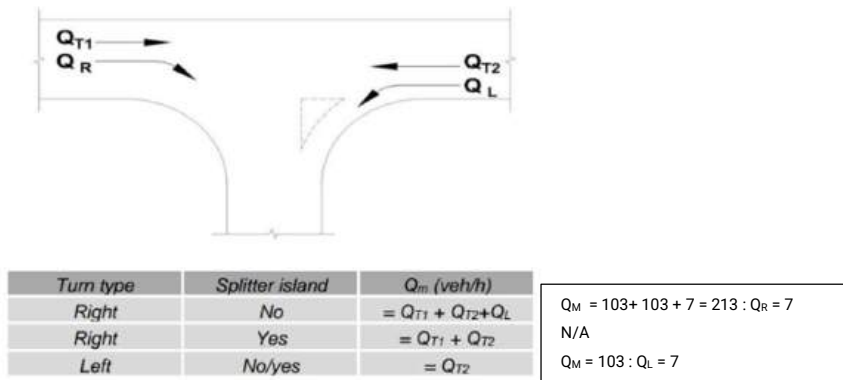


Figure A 10: Warrants for turn treatments on the major road at unsignalised intersections

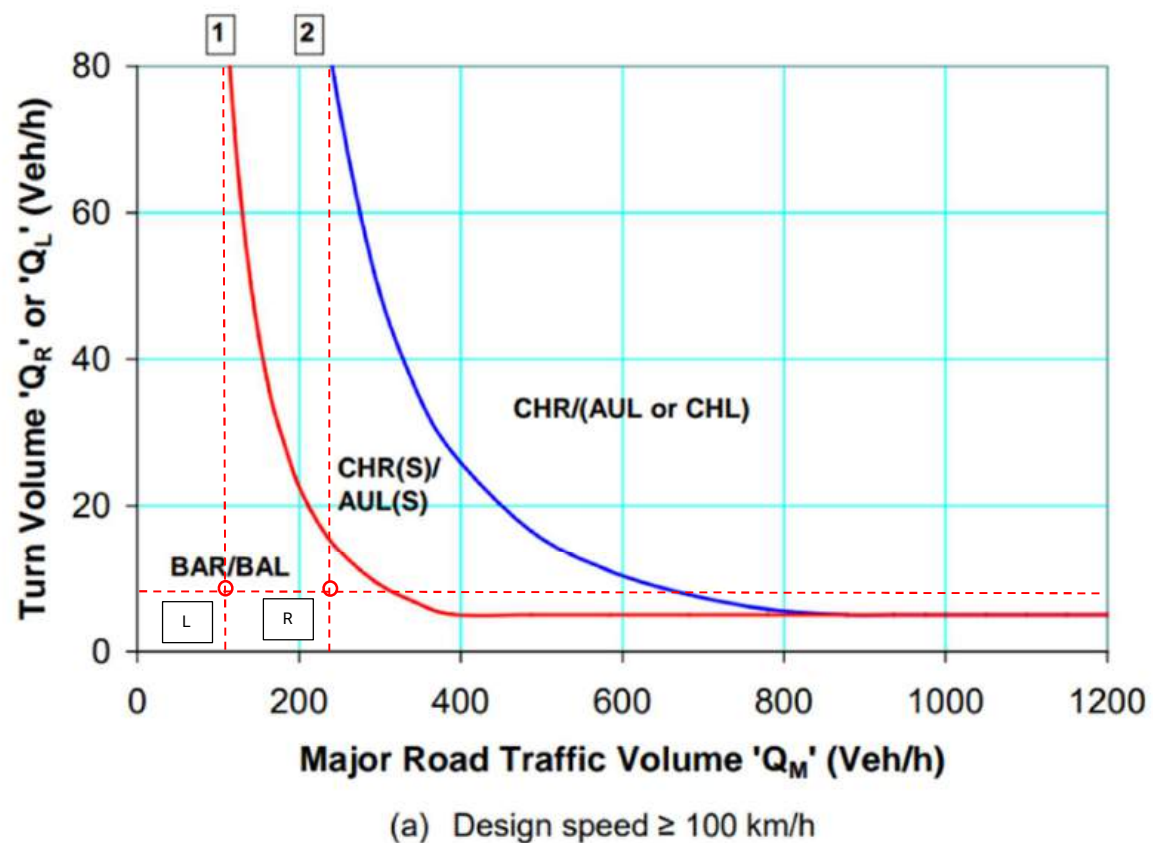


Figure 5.1 – Intersection selection criteria (Austroads Vol 4).

Based on this data, the existing BAR/BAL type intersection complies with Austroads requirements for safety and visibility in a 100km/h speed environment.

## BRISBANE

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Fortitude Valley QLD 4006  
P. 07 3539 8300  
E. [trevor@stpconsultants.com.au](mailto:trevor@stpconsultants.com.au)

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## ROCKHAMPTON

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Rockhampton QLD 4700  
P. 07 3539 8344  
E. [cameron@stpconsultants.com.au](mailto:cameron@stpconsultants.com.au)

## WHITSUNDAYS

230 Shute Harbour Road  
Cannonvale QLD 4802  
P. 07 3539 8399  
E. [brian@stpconsultants.com.au](mailto:brian@stpconsultants.com.au)

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# Appendix 6

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**RE: M2332 - Request for Prelodgement Meeting - Proposed Animal Petting Farm - 42 Gladstone Creek Road, Breddan**

1 message

**Kelly Reaston** <kreaston@charterstowers.qld.gov.au>

17 July 2024 at 13:56

To: Lachlan Pether &lt;lpether@milfordplanning.com.au&gt;

Cc: Development &lt;Development@charterstowers.qld.gov.au&gt;, Matteo Sandona &lt;msandona@milfordplanning.com.au&gt;

Hi Lachlan,

Thank you for your time earlier.

My understanding of the outcomes of the prelodgement meeting are as follows-

- The proposed use will be a Tourist Attraction and this use will address the petting zoo, gift shop, and café component of the operations. It is accepted that this is the correct use.
- At this stage, no camping or accommodation is proposed on site. If camping does occur in the future it will be on a separate site at the rear of the property.
- The area of the activity is approximately 10 acres which includes an outdoor dining area and carparking (approx. 50m x 3m).
- The Gift Shop, Café and Dining occur in the existing residence on site.
- Toilet facilities are being considered to service the use.
- A detailed plan will be submitted as part of the Application material.
- Considerations include
  - Amenity Impacts
  - Traffic Impacts
  - Visitation numbers and frequency
  - Carparking
- The application will clearly outline the scale, number of visitors, frequency of visitation, hours of operation etc. so the potential impacts can be clearly understood.
- Any road and access upgrade conditions will be dependent upon scale and the Applicant is considering its position with respect to staging/scaling of the operations.
- The location of activities appear, on face value, to have adequate separation from existing sensitive land uses.
- The application is impact assessable and public notification will be required.
- If approved, conditions will be directly related to the scale of the proposed development and may limit numbers etc. if this is what is proposed.

Please let me know if there is anything I have missed or misunderstood.

Please feel free to contact me should you have any queries or concerns.

Kind regards,

**Kelly Reaston**

Consultant Planner | Community Building

**CHARTERS TOWERS REGIONAL COUNCIL**

**A** ADMINISTRATION CENTRE | [12 Mosman Street](#) | PO Box 189 Charters Towers Qld 4820 Australia

**M** 0400 974 688

**E** [kreaston@charterstowers.qld.gov.au](mailto:kreaston@charterstowers.qld.gov.au) | **W** [www.charterstowers.qld.gov.au](http://www.charterstowers.qld.gov.au)

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# Appendix 7

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SARA reference: 2407-41461 SPL

29 July 2024

Five Leaf Clover Farm c/- Milford Planning  
PO Box 5463  
TOWNSVILLE CITY QLD 4810  
info@milfordplanning.com.au

Attention: Mr Lachlan Pether

Dear Mr Pether

## **SARA Pre-lodgement advice - 42 Gladstone Creek Road, Breddan (Five Leaf Clover Farm)**

I refer to your pre-lodgement request received on 18 July 2024 in which you sought pre-lodgement advice from the State Assessment and Referral Agency (SARA) regarding the proposed development at the above address. This notice provides advice on aspects of the proposal that are of relevance to SARA.

### **SARA's understanding of the project**

The proposed Material Change of Use is to establish a Tourist Attraction (Animal Petting Farm) on the subject site. The existing farm has been operating for many years and there is no intention to increase the scale or undertake further vegetation clearing.

SARA has used the business website (Five Leaf Clover Farm <https://www.fiveleafclover.com.au>) to identify the business details. Several types of animals are advertised on the website, i.e. donkeys, pigs, poultry, sheep, goats, guinea fowls, chickens, and red kelpies. The website promotes a local café and shop where farm-fresh treats and country gifts can be purchased. It furthermore promotes day trips to enjoy the farm, as well as camping sites for camping in the future. The current operating hours are from 9am to 3pm from Friday to Monday and Tuesday to Thursday only for group bookings by appointment.

Access to the site is off Gladstone Creek Road. Google aerial images indicate a house on the site with informal parking in front of the house and an animal pen with an old caravan assumingly utilised as storage for the animal food.



## Supporting information

The advice in this letter is based on the following documentation that was submitted with the pre-lodgement request.

Drawing/report title	Prepared by	Date
Pre-lodgement Request	Milford Planning	18 July 2024

## Pre-lodgement advice

The following advice outlines the aspects of the proposal that are of relevance to SARA.

<b>SARA's jurisdiction and fees</b>	
1.	<p>The application will require referral to SARA under the following provisions of the Planning Regulation 2017:</p> <ul style="list-style-type: none"> <li>Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 – Material Change of Use on premises within 25m of a state-controlled road and 100m of state-controlled road intersection. This will require a fee of \$1,817 to be paid in accordance with Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 8 (b)(ii).</li> </ul> <p>SARA would be a referral agency for the proposed application</p>
<b>Key matters and action items</b>	
<b>State-controlled road</b>	
2.	<p>Based on the above referral trigger, a future development application will be required to demonstrate compliance with the applicable provisions of the State Codes of the <a href="#">State Development Assessment Provisions</a> (SDAP):</p> <ul style="list-style-type: none"> <li>State code 1: Development in a State-controlled Road environment</li> </ul> <p>Further guidance on what information needs to be supplied with a formal development application can be obtained from the Department of Transport and Main Roads' SDAP Supporting Information available at:</p> <p><a href="#">Assessable development under the Planning Act (Department of Transport and Main Roads) (tmr.qld.gov.au)</a></p>
3.	<p><b>Plans of development</b></p> <p>Limited information was provided in support of the request for pre-lodgement advice. As such, the potential impacts upon State transport infrastructure cannot be fully determined.</p> <p>In support of a future development application, it is recommended detailed and scaled proposal plans are provided, including, at a minimum:</p> <p>(a) A detailed site plan, showing.</p> <ol style="list-style-type: none"> <li>All aspects of the proposed development, and the location of existing and future buildings, structures and future camping sites located within the subject site, including dimensioned setbacks from each boundary.</li> <li>Vehicle access location and type (including dimensions);</li> <li>All vehicle maneuvering areas and driveways;</li> <li>Any proposed external road works necessary to facilitate safe and efficient access to and from the subject site;</li> <li>The location of landscaped areas, including details regarding type and size of planting species;</li> <li>The extent of any earthworks (filling and excavation) and associated retaining</li> </ol>

	<p>structures within the subject site;</p> <p>(vii) Proposed service and utility connections in relation to the state-controlled road.</p> <p>(b) Scaled elevations, and where necessary sections, to clearly illustrate the proposed development's interface with the State-controlled road network, should the location of future development front the State-controlled road.</p> <p>Careful consideration will be required to ensure that no buildings, structures, advertising devices, or landscaping block sight lines towards the State-controlled road to protect the safety for all users of the State-controlled road network. Similarly, all works, buildings, infrastructure, and landscaping must be capable of being maintained from within the subject site.</p>
4.	<p><b>Stormwater management</b></p> <p>Limited information was provided to identify the extent of compliance with PO8 to PO11 or PO13 and PO14 of State code 1. Stormwater, flooding, overland flow, and drainage impacts associated with development, including during construction and ongoing operation, have the potential to adversely impact the safety, structural integrity and operating performance of a state-controlled road and road transport infrastructure. A future development application must be supported by an engineering services report and stormwater management plan that has been prepared by a suitably qualified RPEQ and demonstrates compliance with PO8 to PO11 and PO13 to PO14 of State code 1.</p>
5.	<p><b>Traffic information</b></p> <p>Limited information has been provided in relation to the traffic volumes for the site both pre and post development. A Traffic Impact Statement is required to be submitted as part of a formal development application and submitted for review to demonstrate that all vehicles associated with the proposed development can safely and efficiently access the State-controlled road, whilst also confirming that the proposed development will not adversely impact upon the safety or operating performance of the broader State transport network.</p> <p>Given the fact that the use is currently operating without approval, the Traffic Impact Statement should consider the base case scenario in the assessment, that is, the current traffic volumes of the network minus the traffic generation from the site's existing operations. In addition, all existing uses like the café and shop as well as all future intended uses (such as camping sites, as advertised on the business website) should be considered in the traffic impact statement.</p> <p>The proposed development's traffic generation should be considered, and the application material should demonstrate compliance in general with PO15 – PO24 and PO25-PO30, with a particular focus on the safety and operating conditions of the Flinders Highway / Gladstone Creek Road intersection.</p>
<b>Native vegetation clearing</b>	
6.	<p>The area to which this advice is given, that being that no further vegetation clearing is to be carried out, is exempt clearing under Schedule 21, Part 2, 2(h) of the <i>Planning Regulation 2017</i>. The MCU development will not require referral to SARA for clearing native vegetation under Schedule 10, part 3 of the <i>Planning Regulation 2017</i> as the applicants' documents indicate no clearing will be carried out.</p>
<b>Lodgement material</b>	
7.	<p>It is recommended that the following information is submitted when referring the application to SARA:</p> <ul style="list-style-type: none"> <li>• DA form 1.</li> <li>• A full response to the relevant sections of SDAP Code 1: Development in a state-controlled road environment.</li> <li>• Landowner's consent.</li> </ul>

	<ul style="list-style-type: none"> <li>Relevant plans as per the <a href="#">DA Forms guide</a></li> </ul>
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This advice outlines aspects of the proposed development that are relevant from the jurisdiction of SARA. This advice is provided in good faith and is:

- based on the material and information provided to SARA
- current at the time of issue
- not applicable if the proposal is changed from that which formed the basis of this advice.

This advice does not constitute an approval or an endorsement that SARA supports the development proposal. Additional information may be required to allow SARA to properly assess the development proposal when a formal application has been lodged.

If you require further information please contact Helena Xu, Senior Planning Officer, on (07) 3452 6724 or via email [NQSARA@dsdilgp.qld.gov.au](mailto:NQSARA@dsdilgp.qld.gov.au) who will be pleased to assist.

Yours sincerely



Anthony Walsh  
Manager Planning

Development details	
Proposal:	MCU - Tourist Attraction (Animal Petting Farm)
Street address:	42 Gladstone Creek Road, Breddan
Real property description:	Lot 1 MPH21151
SARA role:	Referral agency
Assessment Manager:	Charters Tower Regional Council
Assessment criteria:	State Development Assessment Provisions (SDAP): State Code 1: Development in a state-controlled road environment
Existing use:	Five Leaf Clover Farm
Relevant site history:	Existing farm with no MCU approval