

# 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)	Dalrymple Villa Inc
Contact name (only applicable for companies)	c/- Buildable Approvals - Joe Sevilano
Postal address (P.O. Box or street address)	701 Albany Creek Road
Suburb	Albany Creek
State	QLD
Postcode	4035
Country	Australia
Contact number	07 3263 4444
Email address (non-mandatory)	townplanning@buildable.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	DA20250062
1.1) Home-based business	
<input type="checkbox"/> Personal details to remain private in accordance with section 264(6) of <i>Planning Act 2016</i>	

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
		15	Fraser Street	Richmond Hill
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4820	14	SP289342	Charters Towers Regional Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

- ☐ Coordinates of premises by longitude and latitude

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

- ☐ Coordinates of premises by easting and northing

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

#### 3.3) Additional premises

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

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

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

Name of port authority for tidal area (if applicable)

<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

<b>6.1) Provide details about the first development aspect</b>
a) What is the type of development? <i>(tick only one box)</i>
<input checked="" type="checkbox"/> Material Change of Use <input type="checkbox"/> Reconfiguring a Lot <input type="checkbox"/> Operational Work <input type="checkbox"/> Building Work
b) What is the approval type? <i>(tick only one box)</i>
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input checked="" type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
Extension to an existing Retirement Facility
e) Relevant plans
<b>Note:</b> <i>Relevant plans are required to be submitted for all aspects of this development application. For further information, see <a href="#">DA Forms guide: Relevant plans</a>.</i>
<input checked="" type="checkbox"/> Relevant plans of the proposed development are attached to the development application
<b>6.2) Provide details about the second development aspect</b>
a) What is the type of development? <i>(tick only one box)</i>
<input type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
e) Relevant plans
<b>Note:</b> <i>Relevant plans are required to be submitted for all aspects of this development application. For further information, see <a href="#">DA Forms Guide: Relevant plans</a>.</i>
<input type="checkbox"/> 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)
Extension to a Retirement Facility	Retirement Facility	2	70.6

**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?

- ☐ Yes – provide additional details below  
☐ 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? <i>(e.g. pedestrian access)</i>	Identify the land/lot(s) benefitted by the easement

#### Division 3 – Operational work

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

##### 14.1) What is the nature of the operational work?

- |  |                                     |  |
|--|-------------------------------------|--|
| <input type="checkbox"/> Road work                     | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Water infrastructure  |
| <input type="checkbox"/> Drainage work                 | <input type="checkbox"/> Earthworks | <input type="checkbox"/> Sewage infrastructure |
| <input type="checkbox"/> Landscaping                   | <input type="checkbox"/> Signage    | <input type="checkbox"/> Clearing vegetation   |
| <input type="checkbox"/> Other – please specify: _____ |                                     |  |

##### 14.2) Is the operational work necessary to facilitate the creation of new lots? *(e.g. subdivision)*

- ☐ Yes – specify number of new lots: \_\_\_\_\_  
☐ No

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

\$ \_\_\_\_\_

### PART 4 – ASSESSMENT MANAGER DETAILS

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

**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
- ☐ 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

<input type="checkbox"/> Reconfiguring a lot in a coastal management district or for a canal <input type="checkbox"/> Erosion prone area in a coastal management district <input type="checkbox"/> Urban design <input type="checkbox"/> Water-related development – taking or interfering with water <input type="checkbox"/> Water-related development – removing quarry material ( <i>from a watercourse or lake</i> ) <input type="checkbox"/> Water-related development – referable dams <input type="checkbox"/> Water-related development –levees ( <i>category 3 levees only</i> ) <input type="checkbox"/> Wetland protection area
<b>Matters requiring referral to the local government:</b> <input type="checkbox"/> Airport land <input type="checkbox"/> Environmentally relevant activities (ERA) ( <i>only if the ERA has been devolved to local government</i> ) <input type="checkbox"/> Heritage places – Local heritage places
<b>Matters requiring referral to the Chief Executive of the distribution entity or transmission entity:</b> <input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
<b>Matters requiring referral to:</b> <ul style="list-style-type: none"> <li>• The <b>Chief Executive of the holder of the licence</b>, if not an individual</li> <li>• The <b>holder of the licence</b>, if the holder of the licence is an individual</li> </ul> <input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure
<b>Matters requiring referral to the Brisbane City Council:</b> <input type="checkbox"/> Ports – Brisbane core port land
<b>Matters requiring referral to the Minister responsible for administering the Transport Infrastructure Act 1994:</b> <input type="checkbox"/> Ports – Brisbane core port land ( <i>where inconsistent with the Brisbane port LUP for transport reasons</i> ) <input type="checkbox"/> Ports – Strategic port land
<b>Matters requiring referral to the relevant port operator</b> , if applicant is not port operator: <input type="checkbox"/> Ports – Land within Port of Brisbane's port limits ( <i>below high-water mark</i> )
<b>Matters requiring referral to the Chief Executive of the relevant port authority:</b> <input type="checkbox"/> Ports – Land within limits of another port ( <i>below high-water mark</i> )
<b>Matters requiring referral to the Gold Coast Waterways Authority:</b> <input type="checkbox"/> Tidal works or work in a coastal management district ( <i>in Gold Coast waters</i> )
<b>Matters requiring referral to the Queensland Fire and Emergency Service:</b> <input type="checkbox"/> Tidal works or work in a coastal management district ( <i>involving a marina (more than six vessel berths)</i> )

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

## PART 6 – INFORMATION REQUEST

<b>19) Information request under the DA Rules</b>
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application <input type="checkbox"/> I do not agree to accept an information request for this development application

**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:	
-----------------------------	--	-----------	--

#### **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			



**Charters Towers  
Regional Council  
Assessment  
Report**

**15 Fraser Street,  
Richmond Hill  
4820**

## Table of Contents

1.0	Executive Summary .....	3
2.0	Introduction .....	4
3.0	The Proposal.....	5
4.0	Site Context and Surrounds .....	7
5.0	Town Planning Assessment Framework .....	9
5.1	State Legislation .....	9
5.1.1	Planning Act 2016 .....	9
5.1.2	State Planning Policy (SPP) .....	9
5.1.3	South East Queensland Regional Plan 2017.....	9
5.1.4	State Development Assessment Provisions (SDAP) .....	10
5.2	Local Government Legislation.....	10
5.2.1	Charters Towers Regional Council Provisions .....	10
6.0	Conclusion and Recommendations .....	11
Appendix A – Code Assessment .....		12
Development Works Code .....		12
General Residential Zone Code.....		12
Landscaping Code.....		12

## 1.0 Executive Summary

### Property Details

<b>Site Address:</b>	15 Fraser Street, Richmond Hill 4820
<b>Real Property Description:</b>	Lot 14 SP289342
<b>Landowner:</b>	Dalrymple Villa Inc

### Planning Framework

<b>Planning Scheme:</b>	Charters Towers Regional Council
<b>Zone:</b>	General residential zone
<b>Overlays:</b>	None
<b>Assessment Benchmarks:</b>	<ul style="list-style-type: none"><li>• Development Works Code</li><li>• General Residential Zone Code</li><li>• Landscaping Code</li></ul>
<b>Referral Triggers:</b>	None

### Application Details

<b>Type of Application:</b>	Development Permit - Material Change of Use
<b>Current Use of Site:</b>	Retirement Facility
<b>Proposed Use:</b>	Extension to a Retirement Facility
<b>Gross Floor Area:</b>	70.6m <sup>2</sup>
<b>Storeys:</b>	1
<b>Description of Development:</b>	Extension to an existing Retirement Facility
<b>Category of Assessment:</b>	Code Assessable

### Applicant Details

<b>Applicant:</b>	Joanne Boschetti c/- Buildable Approvals - Town Planning
<b>Contact Person:</b>	Joe Sevillano
<b>Email:</b>	townplanning@buildable.com.au

## 2.0 Introduction

This Charters Towers Regional Council Assessment Report has been prepared by Buildable Approvals - Town Planning on behalf of Dalrymple Villa Inc, the owner of the property described above. This report supports the application for a Development Permit - Material Change of Use for an extension to an existing retirement facility.

In support of the application, the following documents are submitted for consideration by the Assessment Manager:

- DA Form 1
- Proposed Plans
- Landowners Consent
- Title Search
- Assessment Report including Appendix A – Code Assessment



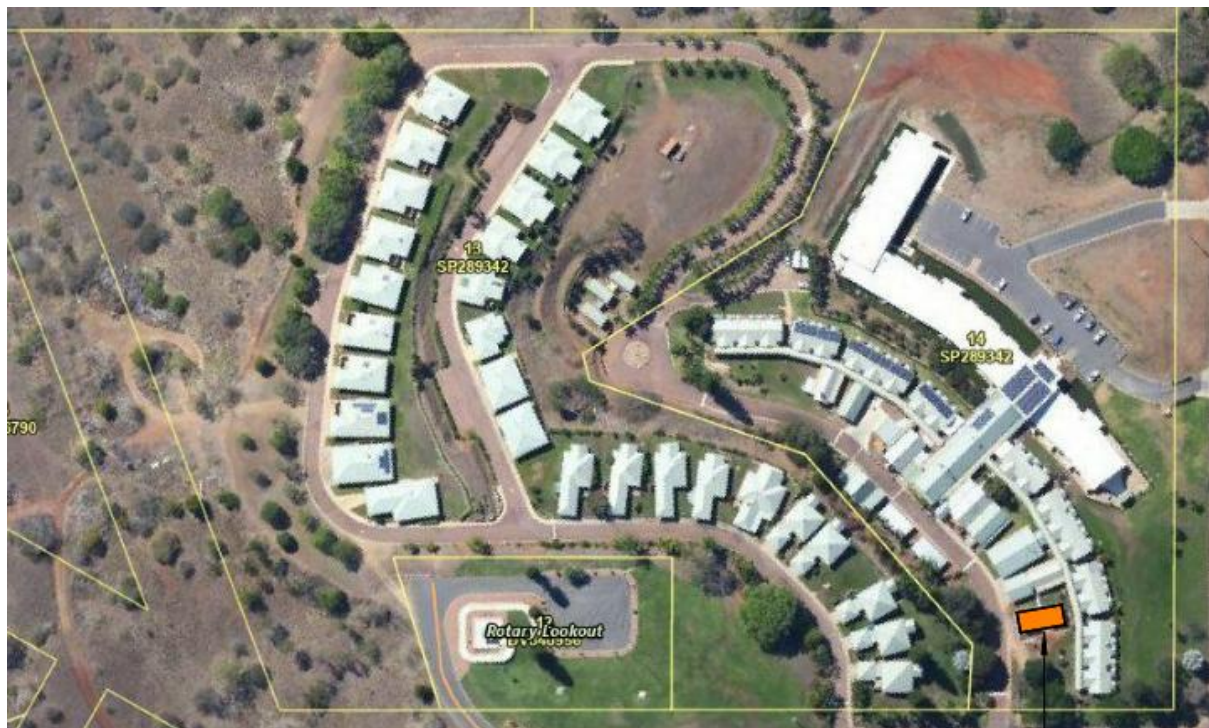
### 3.0 The Proposal

This application is for a Development Permit - Material Change of Use for an extension to an existing Retirement Facility. The subject site is 15 Fraser Street, Richmond Hill 4820 (Lot 14 SP289342). The site is located in the General Residential zone and has a total area of 28.9 Ha.

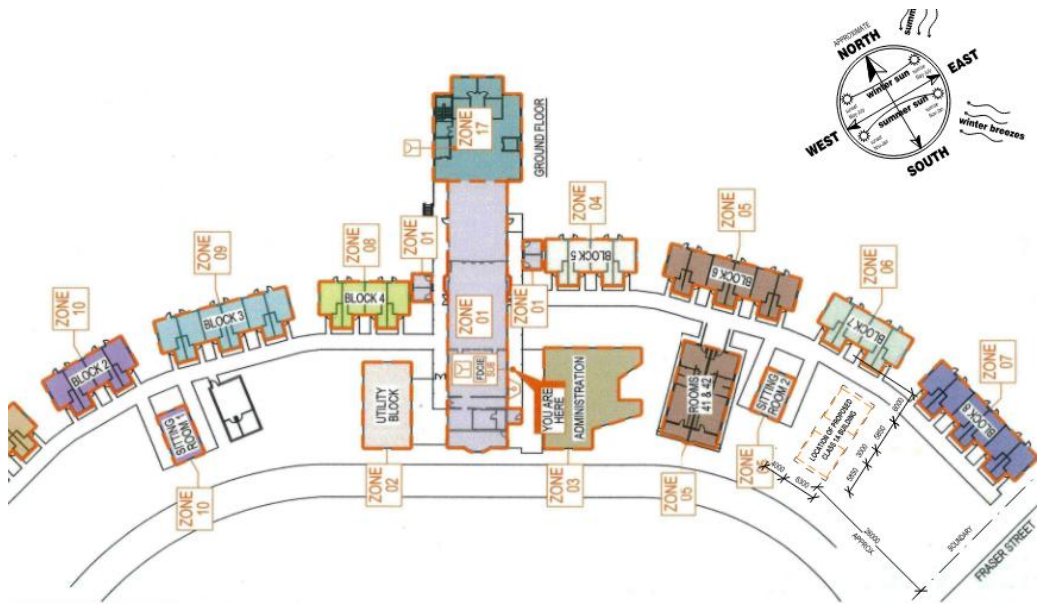
The proposed development seeks to construct an additional building comprising 2 units within the south-eastern part of the site, adjacent to the existing building. The proposed building will be set back a minimum of 26m from Fraser Street and will be well set back from all other property boundaries. The 2 units will each contain 2 bedrooms, 1 bathroom and a living/kitchen area. A central deck including laundry facilities will be located between the units, and central access stairs will provide pedestrian access to the units via the deck.

The proposed building will have a total length of 14.7m, width of 6.3m and a total roofed area of 92.61sqm, with a gross floor area of 70.6sqm.

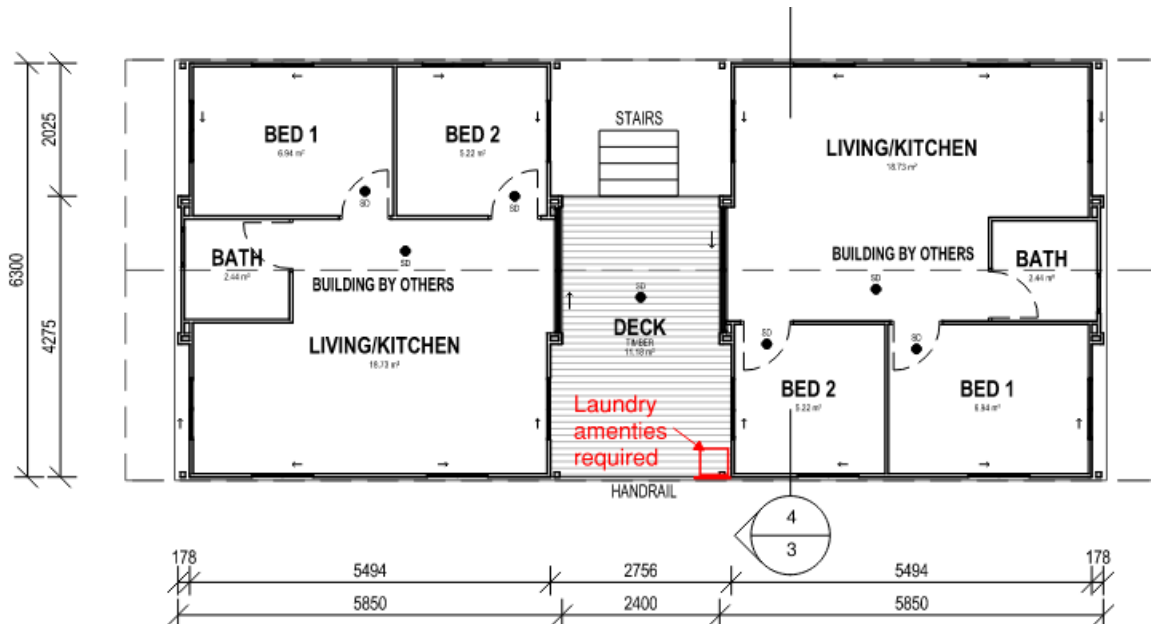
Pier and pole construction will be utilised, with the building elevated off natural ground level by approximately 1m. A low pitched roof is proposed over the building, and it will have a maximum building height of 3.74m.



*Site plan extract*



QUALITY PLAN  
Site plan extract



Floor plan



Side elevation



## 4.0 Site Context and Surrounds

Subject Site - Aerial Photograph



**Subject Site – Street View (Fraser Street)**



**Subject Site – Street View (Stubley Street)**





## **5.0 Town Planning Assessment Framework**

### **5.1 State Legislation**

#### **5.1.1 Planning Act 2016**

The Planning Act 2016 identifies that a development approval is required for development categorised as assessable development by a categorising instrument under the Act (Chapter 3, Part 1, section 43 - 44).

The development application is subject to code assessment, and therefore the assessment benchmarks, and matters that the assessment manager must have regard to, are those identified in section 45(3) of the Planning Act 2016 and sections 26 and 27 of the Planning Regulation 2017.

In accordance with the Planning Act 2016, an application must be assessed against the following assessment benchmarks:

- State Planning Policy;
- Regional Plan;
- Planning Scheme;
- Temporary Local Planning Instrument;
- Planning Scheme Policy.

The proposal will be assessed in accordance with the Development Assessment Rules under section 68(1) of the Planning Act 2016.

#### **5.1.2 State Planning Policy (SPP)**

The State Planning Policy provides a comprehensive set of State interest statements and assessment benchmarks in order to guide land use planning for both Local and State Government.

The State Planning Policy includes sixteen state interests that are arranged under five broad themes:

- Liveable Communities and Housing;
- Economic Growth;
- Environment and Heritage;
- Safety and Resilience to Hazards; and
- Infrastructure

An assessment of the proposed development has been carried out and it has been determined that the proposed development does not require further assessment against the State Planning Policy.

#### **5.1.3 South East Queensland Regional Plan 2017**

The subject site is located within the South East Queensland Regional Plan 2017. The site is included in the Urban Footprint of the South East Queensland Regional Plan. The intent of the Urban Footprint is to accommodate the region's urban growth needs and includes a range of urban uses such as housing, industry, businesses, infrastructure, community facilities and urban open space.

The Assessment Manager must refer to the Regional Plan if it is identified as being inadequately reflected in the Planning Scheme. The South East Regional Plan is adequately reflected within the Strategic Framework of the Planning Scheme.

### 5.1.4 State Development Assessment Provisions (SDAP)

State Interest Mapping has been reviewed in accordance with the relevant requirements of the Planning Act 2016. This review has confirmed that the proposed development does not require referral to any referral, advice or concurrence agencies.

## 5.2 Local Government Legislation

### 5.2.1 Charters Towers Regional Council Provisions

The development application requires code assessment under the Charters Towers Regional Council Planning Scheme. The table below details how the category of assessment and assessment benchmarks have been determined. A summary of the assessment is provided together with references to additional supporting information provided with this development application.

Charters Towers Regional Council Section	Category of Assessment	Assessment Benchmarks	Assessment/Notes
<b>5.4 Prescribed Level of Assessment</b>	NA	NA	No prescribed category of assessment is applicable.
<b>5.5 MCU</b>	Code	Development Works Code General Residential Zone Code Landscaping Code	The proposed development is code assessable under the General Residential Zone.
<b>5.6 ROL</b>	NA	NA	No ROL is proposed.
<b>5.7 BW</b>	NA	NA	No BW is proposed.
<b>5.8 OPW</b>	NA	NA	No OPW is proposed.
<b>5.10 Overlays</b>	The site is not affected by any overlays.		

## 6.0 Conclusion and Recommendations

The proposal seeks Development Permit - Material Change of Use for an extension to an existing Retirement Facility.

In support of the application, this Charters Towers Regional Council Assessment Report and the associated information has demonstrated that the proposed development complies with all relevant assessment benchmarks (codes) of the Charters Towers Regional Council, including the:

- General Residential Zone Code
- Development Works Code
- Landscaping Code

As the proposal complies with the assessment benchmarks, applicable under the Charters Towers Regional Council Town Plan, it is considered appropriate that this application be approved subject to reasonable and relevant conditions for the Development Permit.

We look forward to receiving Council's decision in relation to this application at your earliest convenience.

Should you have any questions, please do not hesitate to contact this office.

Thank you in advance for your assessment of this application.

Yours Sincerely,

Joe Sevellano

# **Appendix A – Code Assessment**

**Development Works Code**

**General Residential Zone Code**

**Landscaping Code**





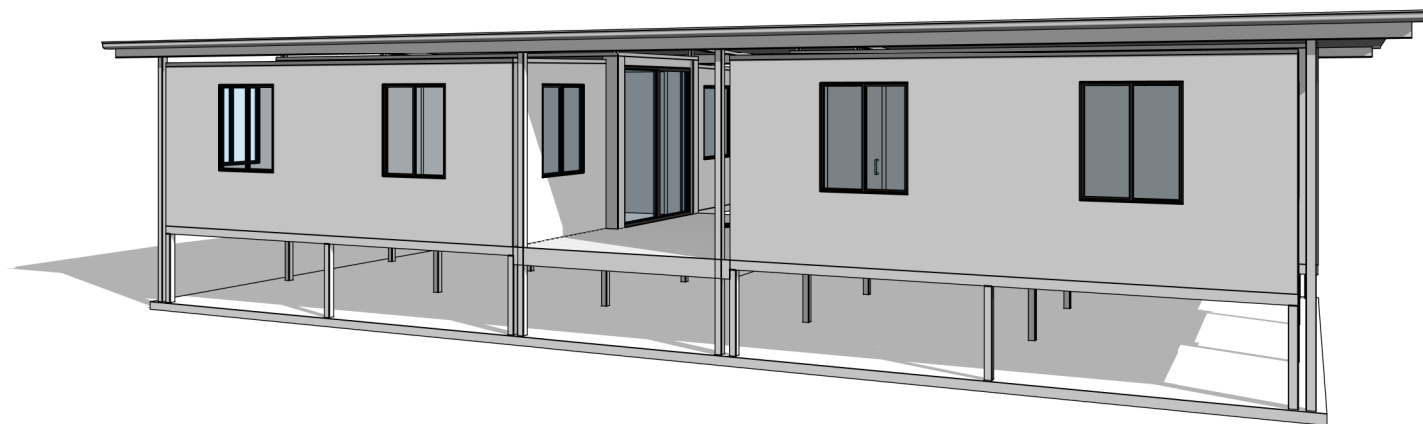
# MEASURED DRAWINGS

FOR:

**DALRYMPLE VILLA**

AT:

**LOT 13, 14 & 15  
FRASER STREET  
RICHMOND HILL, 4820**



## DRAWING SCHEDULE:

- |   |                         |
|---|-------------------------|
| 0 | COVERSHEET              |
| 1 | LOCALITY PLAN           |
| 2 | FLOOR PLAN & ELEVATIONS |
| 3 | FRAMING PLANS           |

Job No.- 25-014

PRINT DATE:

10/02/2025 1:33:42 PM



## LOCALITY PLAN 1

1 : 500

LOCATION OF PROPOSED CLASS 1A BUILDING





2

## LOCALITY PLAN 2

N.T.S.

### PROJECT ISSUE & DESCRIPTION

A - FOR APPROVAL - 04-02-2025  
B - SMCE ENGINEER CERTIFIED - 10-02-2025

### NOTES:

THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT.  
COMPLY WITH ALL RELEVANT AUTHORITY REG. & B.S.A. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS.  
VERIFY ALL ON SITE DIMENSIONS & LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.



ABN: 112 837 297  
Licence No. 1072298  
66 Bayswater Road, Hyde Park QLD 4812  
PO Box 4257, Vincent QLD 4814  
Tel: (07) 4779 4199

PROJECT:  
MEASURED DRAWINGS  
CLIENT:  
DALRYMPLE VILLA

SITE:  
LOT 13, 14 & 15  
FRASER STREET  
RICHMOND HILL, 4820

### FOR BUILDING APPROVAL

DATE:	10/02/2025 1:33:43 PM	JOB NO.
DRAWN:	B.W.	25-014
SCALE:	As indicated	
SHEET No.	1	CLIENT JOB NO.



1 : 100



1 : 100




















- FLY OVER ROOF REQUIRES ADDITIONAL FLASHING FROM UPPER ROOF TO LOWER ROOF TO PREVENT WATER INGRESS ONTO CONTAINER EXTENSION ROOF.
- VINYL PLANKS TO TOILET FLOOR TO BE EXCHANGED FOR SHEET VINYL WITH WETSEAL.
- HEAD FLASHINGS ABOVE WINDOWS REQUIRED ON SIDE ELEVATIONS WITH INADEQUATE EAVE OVERHANG PROTECTION TO EXTEND 50mm ON BOTH EDGES.
- FUNCTIONING LIFT OFF HINGES REQUIRED TO BATHROOM DOORS



1 : 100



1 : 100

LEGEND	
SD 	INTERLINKED SELF CONTAINED SMOKE ALARMS TO COMPLY WITH A.S. 3786 AND BE CONNECTED TO THE CONSUMER MAINS POWER WITH BATTERY BACK UP
MBOX 	METER BOX POWER SUPPLY
HWS 	ELECTRIC HOT WATER SYSTEM
GAS HWS 	GAS HOT WATER SYSTEM
GB 	GAS BOTTLES
EF 	EXHAUST FAN 25Ltrs/sec for bath/lc rooms EXHAUST FAN 40Ltrs/sec for laundry/kitchen
FW 	FLOOR WASTE
TAP 	EXTERNAL GARDEN TAP
GAS 	EXTERNAL GAS POINT
dp 	90mm UPVC DOWN PIPE
TRH 	TOILET ROLL HOLDER
TR 	TOWEL RAIL
HT 	HAND TOWEL HOLDER
	SHELVES
SH 	SHOWER HEAD
CSH 	CEILING SHOWER HEAD
WINDOW & DOOR SIZING 	EXAMPLE: 1518 = 1500 HIGH x 1800 WIDE

<b><u>AREAS</u></b> (AREAS ARE APPROXIMATE ONLY)	
LIVING 1	35.33 m <sup>2</sup>
LIVING 2	35.33 m <sup>2</sup>
DECK	10.98 m <sup>2</sup>
TOTAL	81.64 m <sup>2</sup>

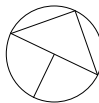


PROJECT ISSUE & DESCRIPTION	
A - FOR APPROVAL - 04-02-2025	
B - SMCE ENGINEER CERTIFIED - 10-02-2025	

**NOTES:**  
THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL  
AUTHORITY BUILDING PERMIT.  
COMPLY WITH ALL RELEVANT AUTHORITY REG. & B.S.A  
FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER  
SCALED MEASUREMENTS.  
VERIFY ALL ON SITE DIMENSIONS & LEVELS PRIOR TO  
THE COMMENCEMENT OF ANY CONSTRUCTION.



ABN: 112 837 297  
Licence No. 1072298  
66 Bayswater Road, Hyde Park QLD 4812  
PO Box 4257, Vincent QLD 4814  
Tel: (07) 4779 4199



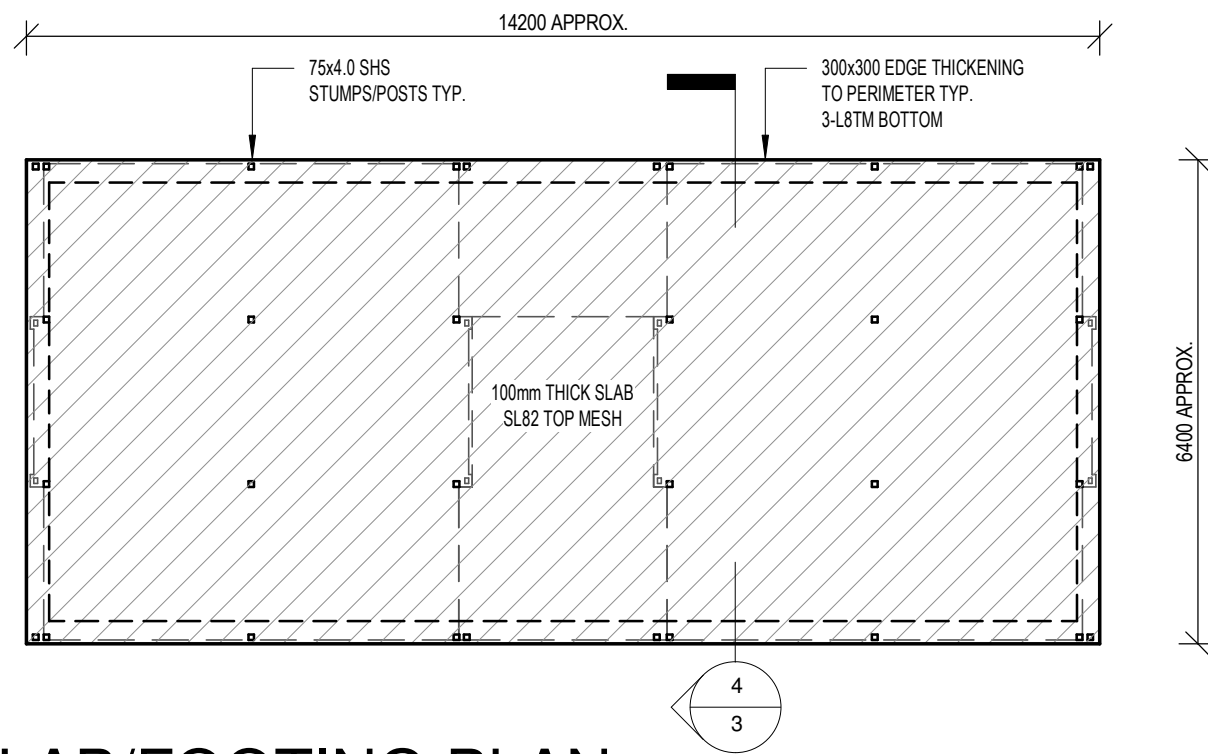
PROJECT:  
MEASURED DRAWINGS  
CLIENT:  
DALRYMPLE VILLA

**SITE:**  
LOT 13, 14 & 15  
FRASER STREET  
RICHMOND HILL, 4820

**FOR BUILDING APPROVAL**

DATE:	10/02/2025 1:33:46 PM	
DRAWN:	B.W.	
SCALE:	1 : 100	
SHEET No.	2	CLIENT JOB NO

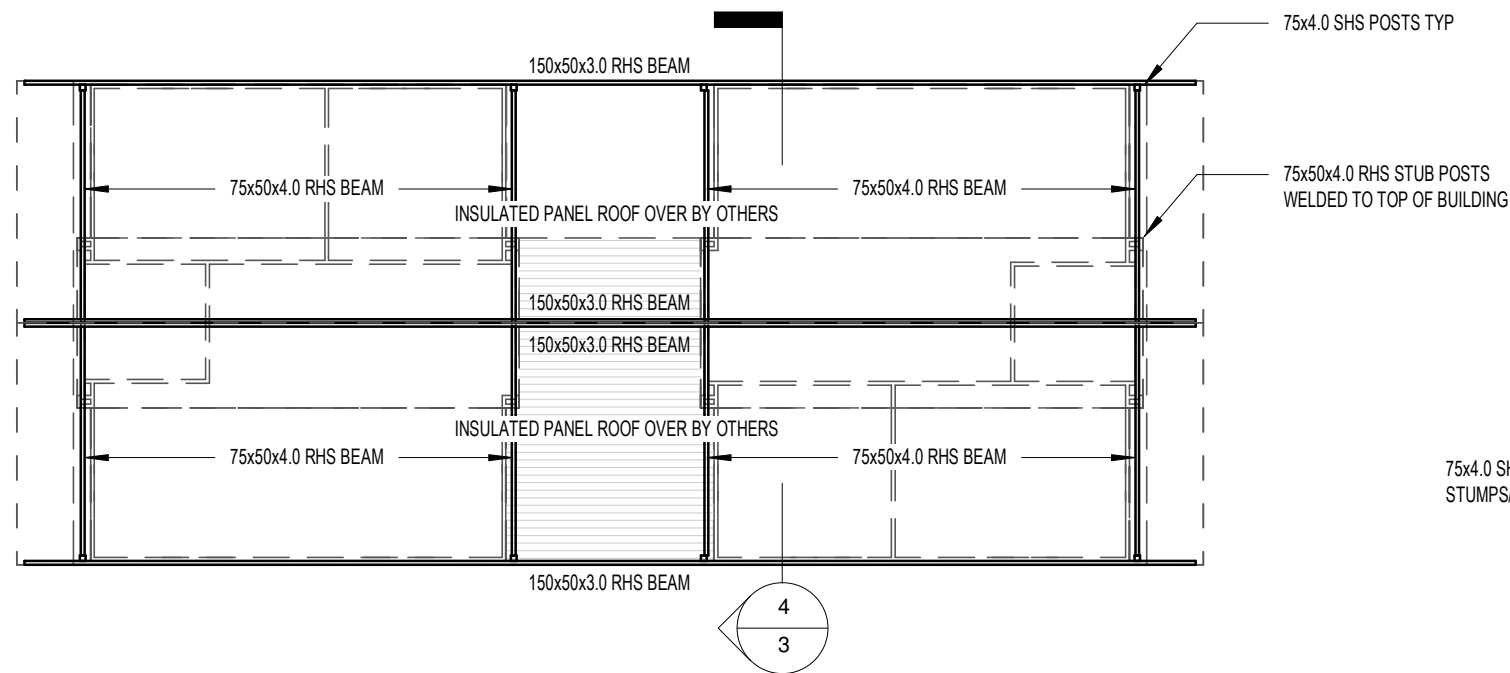
JOB NO.  
25-014



## SLAB/FOOTING PLAN

1

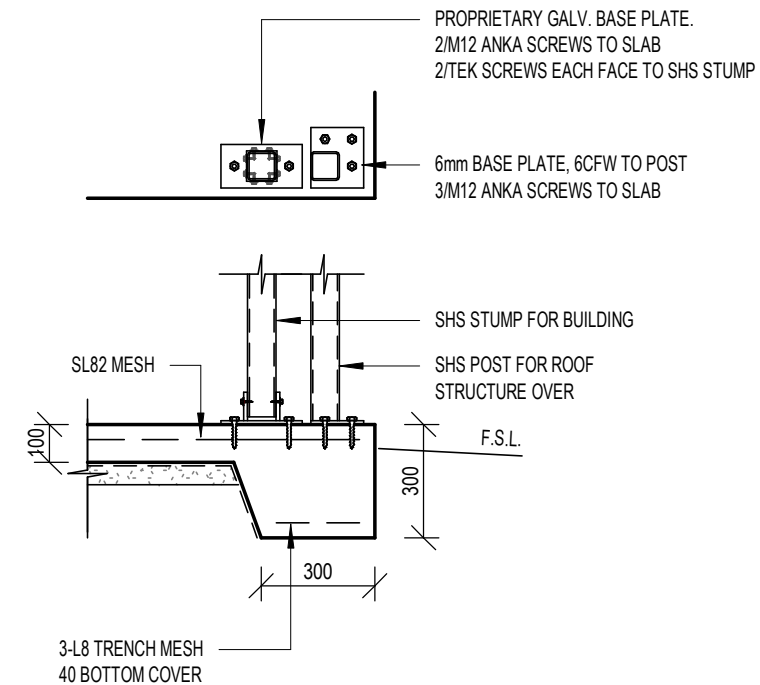
1 : 100 AT A3 SHEET SIZE



## ROOF FRAMING PLAN

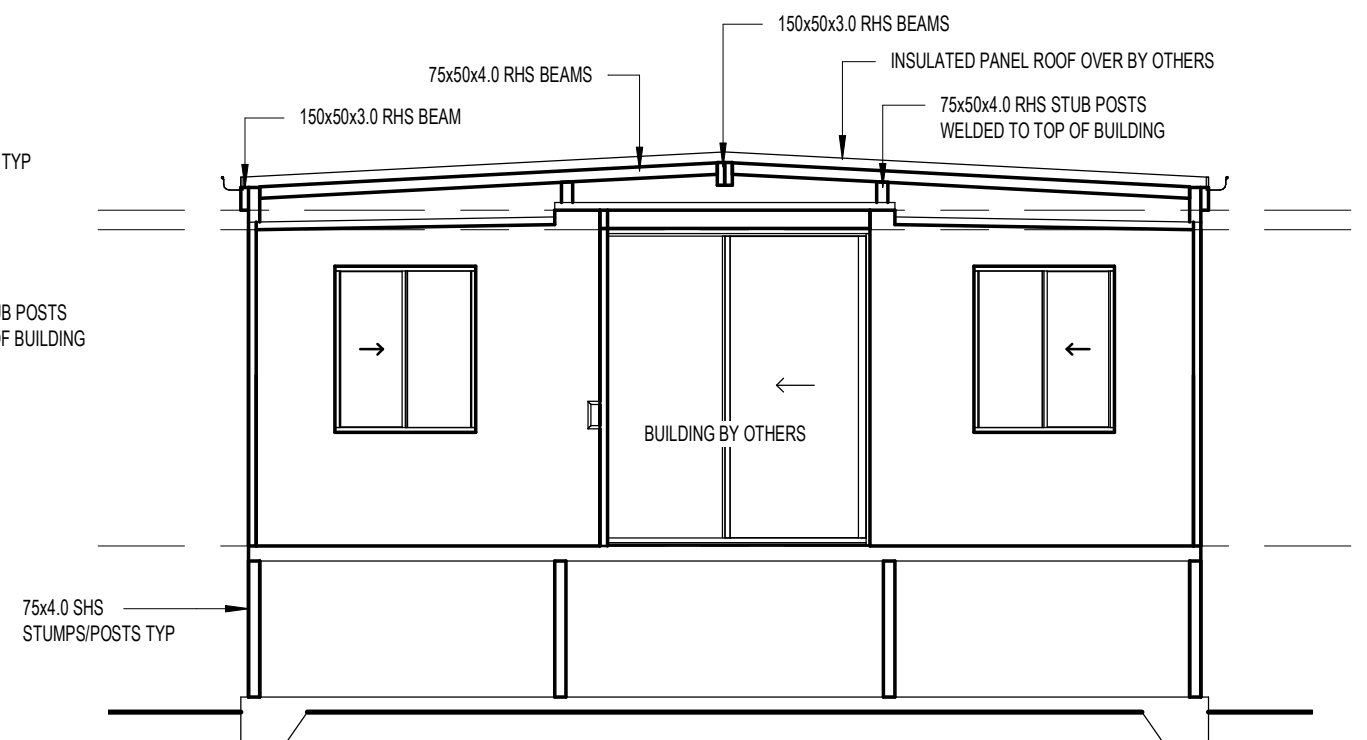
2

1 : 100 AT A3 SHEET SIZE



## POST/FOOTING DETAIL

1 : 20



## TYPICAL SECTION

1 : 50

PROJECT ISSUE & DESCRIPTION		NOTES:		PROJECT:		SITE:		FOR BUILDING APPROVAL	
A - FOR APPROVAL - 04-02-2025 B - SMCE ENGINEER CERTIFIED - 10-02-2025		THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT. COMPLY WITH ALL RELEVANT AUTHORITY REG. & B.S.A. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS. VERIFY ALL ON SITE DIMENSIONS & LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.		MEASURED DRAWINGS CLIENT: DALRYMPLE VILLA		LOT 13, 14 & 15 FRASER STREET RICHMOND HILL, 4820		JOB NO. 25-014	
SHEET No. 3		CLIENT JOB NO.		DATE: 10/02/2025 1:33:47 PM		DRAWN: B.W.		SCALE: As indicated	



# Appendix A – Code Assessment

## 6.2.1.1 General residential zone code

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

Performance outcomes	Acceptable outcomes	Applicant's response
<b>Built form</b>		
<b>PO1</b> Buildings: (a) are low rise; (b) do not create unreasonable overshadowing on adjoining residential properties; and (c) do not adversely impact on the residential character and amenity of the area.	<b>AO1</b> Building height does not exceed 8.5m and 2 storeys above ground level.	<b>Complies.</b> The proposed building will have a maximum height of 3.7m and will be single storey.
<b>PO2</b> Residential buildings: (a) are proportionate to the size and street frontage of the site; (b) protect residential neighbourhood character; (c) provide setbacks that maintain appropriate levels of light and solar penetration, air circulation, privacy and amenity for adjoining properties;	<b>AO2.1</b> Where a Multiple dwelling, Residential care facility, Retirement facility or Rooming accommodation, development is in accordance with Table 6.2.1.1.3(b)—Siting requirements.	<b>Complies.</b> The proposed building will be well set back from all site boundaries.
	<b>AO2.2</b> Where a Dual occupancy: (a) site cover is a maximum of 50% of the total site area; and (b) minimum street frontage is 30m.	<b>NA</b>

Performance outcomes	Acceptable outcomes	Applicant's response
(d) provide for adequate open space and landscape areas; (e) reduce building bulk; and (f) allow casual surveillance of the street.	Editor's note—Setbacks for a Dwelling house and Dual occupancy are regulated in the QDC.	
<b>Residential density</b>		
<b>PO3</b> Residential density reflects the residential character of the area.	<b>AO3.1</b> Residential density is a maximum of: (a) 1 dwelling per lot where a Dwelling house (including 1 Secondary dwelling); or (b) 1 dwelling per 450m <sup>2</sup> where Dual occupancy; or (c) 1 dwelling per 240m <sup>2</sup> where a Multiple dwelling.	<b>NA</b>
	<b>AO3.2</b> Where a Dwelling house, any Secondary dwelling is: (a) a maximum of 80m <sup>2</sup> GFA; and (b) within 10m of the main building.	<b>NA</b>
<b>Open space</b>		
<b>PO4</b> Development must provide sufficient and accessible open space for resident's needs.	<b>AO4.1</b> Where a Multiple dwelling, Retirement facility or Rooming accommodation, minimum open space requirements are provided in accordance with the following:  (a) 30m <sup>2</sup> private open space per ground storey dwelling with a minimum dimension of 5m in any direction; (b) for dwellings above ground storey, a balcony with a minimum area of 12m <sup>2</sup> and a minimum dimension of 3m; and (c) development greater than 18 dwellings provides a minimum communal open space area of 50m <sup>2</sup> with a minimum dimension of 10m.	<b>Complies.</b> The existing retirement facility contains ample communal open space and the proposed building includes a central deck that is available for use by occupants, directly adjacent to the main living area of each unit.

	<b>AO4.2</b> Private open space is directly adjacent to the main living area.	
<b>Design and streetscape</b>		
<b>PO5</b> Driveways and parking areas including garages must not visually dominate the street.	<b>AO5.1</b> Carparking areas where a Multiple dwelling, Retirement facility or Rooming accommodation, are located behind the main building.	<b>Complies.</b> There is ample existing car parking to accommodate the 2 additional car spaces required. If necessary, an additional 2 car spaces can be provided on the site.
	<b>AO5.2</b> Vehicle access is provided through a: (a) 1 paired driveway for a Dual occupancy (where not on a corner lot); (b) single driveway where a Multiple dwelling, Residential care facility, Retirement facility or Rooming accommodation.	<b>NA</b> Existing access arrangements will not be altered by the proposed development.
<b>Use - Sales office</b>		
<b>PO6</b> The use does not adversely impact on the residential amenity of the surrounding land uses and local character.	<b>AO6.1</b> Development of the sales office is in place for no more than two years.	<b>NA</b>
	<b>AO6.2</b> The site coverage of the building is a maximum of 50% of the site area.	<b>NA</b>
	<b>AO6.3</b> There are a maximum of 2 employees on- site at any one time.	<b>NA</b>

	<b>AO6.4</b> The use operates between 8:00 and 18:00 Monday to Saturday and 9:00 to 13:00 on Sunday.	<b>NA</b>
<b>Use - Food and drink outlet, Office or Shop if using an existing non-residential building</b>		
<b>PO7</b> Non-residential uses within an existing non-residential building do not adversely impact on the amenity of area.	<b>AO7</b> Hours of operation are limited to 7:00 – 19:00 daily.	<b>NA</b>
<b>For all assessable development</b>		
<b>Design and streetscape</b>		
<b>PO8</b> Development has a high-quality appearance and makes a positive contribution to the streetscape.	<b>AO8.1</b> Landscaping is to be provided at a minimum dimension of 1.5m in width along the full frontage of any road.	<b>NA</b> The proposed building will be set back 26m from the closest property boundary. No additional landscaping is required.
	<b>AO8.2</b> For any Multiple dwelling or Retirement facility, balconies or verandahs occupy a minimum of 50% of the building facade fronting the street.	<b>NA</b> The relationship between the existing facility and the streetscape will not be altered, noting that there are existing buildings within the facility far closer to street frontages than the proposed building.
<b>PO9</b> Pedestrian entries: <ul style="list-style-type: none"> <li>(a) are visible from the street and visitor car parking areas;</li> <li>(b) are separate to vehicle access points;</li> <li>(c) incorporate sun and rain shelter, such as overhangs or awnings; and</li> <li>(d) are defined by human scale design elements (such as, doors, windows, awnings, a portico, landscaping, etc).</li> </ul>	No acceptable outcome is nominated.	<b>Complies.</b> Existing pedestrian paths already provide good pedestrian access to the proposed building. No additional pedestrian paths are necessary.



<p><b>PO10</b></p> <p>Buildings must be orientated to facilitate casual surveillance of the street and any adjoining public space.</p> <p>Editor's note—This applies to all street frontages where development fronts more than 1 street.</p>	<p><b>AO10</b></p> <p>Buildings fronting a street or public space include the following features:</p> <ul style="list-style-type: none"> <li>(a) large windows associated with living areas; or</li> <li>(b) balconies or verandah's.</li> </ul>	<p><b>NA</b></p> <p>The proposed building will be located a minimum of 26m from the street.</p>
<p><b>PO11</b></p> <p>Development facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none"> <li>(a) opportunities for casual surveillance and sight lines;</li> <li>(b) exterior building design that promotes safety;</li> <li>(c) adequate lighting;</li> <li>(d) appropriate signage and wayfinding;</li> <li>(e) minimisation of entrapment locations;</li> <li>(f) clearly visible placement and location of letterboxes for identification by emergency services; and</li> <li>(g) building entrances, loading and storage areas that are well lit and lockable after hours.</li> </ul> <p>Editor's note—Applicants should have regard to <i>Crime Prevention through Environmental Design Guidelines for Queensland</i>.</p>	<p>No acceptable outcome is nominated.</p>	<p><b>Complies.</b></p> <p>The proposed building will benefit from the existing passive surveillance and lighting provided by the existing facility which will facilitate safety and security for future residents.</p>

<p><b>PO12</b></p> <p>Design elements contribute to an interesting and attractive building through:</p> <ul style="list-style-type: none"> <li>(a) the provision of projections and recesses in the façade which reflect changes in internal functions of buildings;</li> <li>(b) variations in materials and building form;</li> <li>(c) modulation in the façade, horizontally or vertically;</li> <li>(d) articulation of building entrances and openings;</li> <li>(e) corner treatments to address both street frontages;</li> <li>(f) elements which assist in wayfinding and legibility; and</li> <li>(g) elements which relate to the context including surrounding buildings, parks, streets and open spaces.</li> </ul>	<p>No acceptable outcome is nominated.</p>	<p><b>Complies.</b></p> <p>The proposed building will be significantly set back from the street frontages (closest street frontage is Fraser Street at 26m) and given the single storey design, will not be visually prominent within the streetscape.</p>
<p><b>PO13</b></p> <p>Roof form assists in reducing the appearance of building bulk by:</p> <ul style="list-style-type: none"> <li>(a) articulating individual dwellings; and</li> <li>(b) incorporating variety in design through use of roof pitch, height, gables and skillions.</li> </ul>	<p>No acceptable outcome is nominated.</p>	<p><b>Complies.</b></p> <p>The low pitched roof form will reduce building bulk, noting that the proposed building will be significantly set back from the street.</p>
<p><b>Open space</b></p>		
<p><b>PO14</b></p> <p>Open space is oriented to provide adequate sunlight and prevailing breeze.</p>	<p>No acceptable outcome is nominated.</p>	<p><b>NA</b></p> <p>No new open space or communal open space is proposed.</p>

<p><b>PO15</b></p> <p>Communal open space is:</p> <p>(a) designed to provide useable areas for communal activities such as clothes drying and social interaction; and</p> <p>(b) is not dominated by landscaping.</p>	<p>No acceptable outcome is nominated.</p>	<p><b>NA</b></p> <p>No new open space or communal open space is proposed.</p>
<p><b>Amenity</b></p>		
<p><b>PO16</b></p> <p>Habitable spaces must not directly overlook dwellings on adjacent land.</p>	<p><b>AO16</b></p> <p>Habitable room windows of a dwelling are separated a minimum of 9m from a habitable room window or private open space of another dwelling unless:</p> <p>(a) windows have translucent glazing or sill heights of at least 1.5m; or</p> <p>(b) there is a 1.8m high dividing fence at ground level;</p> <p>(c) outlook from windows, balconies, and terraces of a dwelling is screened where screening is;</p> <p>    (i) a solid translucent screen or perforated panels or trellises which have a maximum of 50% openings; and</p> <p>    (ii) permanent and fixed, and designed to complement the development.</p>	<p><b>Complies.</b></p> <p>The proposed building will be well set back from all property boundaries. There will be no overlooking opportunities.</p>
<p><b>PO17</b></p> <p>Landscaping is provided to enhance the appearance of the development, screen unsightly components, create an attractive on site environment and provide shading.</p> <p>Editor's note—Applicants are also referred to the Landscaping code.</p>	<p>No acceptable outcome is nominated.</p>	<p><b>NA</b></p> <p>No additional landscaping is proposed or required given the minor scale and significant setbacks of the proposed building.</p>

<p><b>PO18</b></p> <p>Outdoor activity, plant equipment, waste, storage and servicing areas are screened from adjoining properties and from the street.</p>	<p><b>AO18</b></p> <p>Outdoor activity, plant equipment, waste, storage and servicing areas are:</p> <ul style="list-style-type: none"> <li>(a) not located adjacent to any road frontage; and</li> <li>(b) screened from public view by either: <ul style="list-style-type: none"> <li>(i) a 1.8m high solid wall or fence, constructed in materials and colours compatible with the main building on site; or</li> <li>(ii) mature landscaping that has the same effect as a 1.8m high wall.</li> </ul> </li> </ul>	<p><b>NA</b></p> <p>No additional outdoor activity, plant equipment, waste, storage or servicing areas are proposed.</p>
<p><b>Effects of development</b></p>		
<p><b>PO19</b></p> <p>Development responds sensitively to on site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land uses, such that:</p> <ul style="list-style-type: none"> <li>(a) any hazards to people or property are avoided;</li> <li>(b) any earthworks are minimised;</li> <li>(c) the retention of natural drainage line is maximised;</li> <li>(d) the retention of existing vegetation is maximised;</li> <li>(e) damage or disruption to sewer, stormwater and water infrastructure is avoided; and</li> <li>(f) there is adequate buffering, screening or separation to adjoining development.</li> </ul>	<p>No acceptable outcome is nominated.</p>	<p><b>Complies.</b></p> <p>The proposed development will be located on flat land, adjacent to existing access and will not require the removal of any vegetation. There will be no impact to any adjoining properties or the streetscape as a result of the proposed development.</p>

<p><b>PO20</b></p> <p>Development maintains a high level of amenity within the site and minimises impacts on surrounding areas, having regard to:</p> <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) traffic and parking;</li> <li>(c) visual impact;</li> <li>(d) odour and emissions; and</li> <li>(e) lighting.</li> </ul> <p>Editor's note—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance outcome.</p>	<p>No acceptable outcome is nominated.</p>	<p><b>Complies.</b></p> <p>The proposed development will be used for domestic purposes and will not generate excessive or unreasonable noise, odour or other emissions. Some minor additional traffic will be generated by the proposed development; however this will have a negligible effect on the surrounding locality.</p> <p>The proposed building will be single storey and well set back from all site boundaries and therefore will have no visual impact on the surrounding area.</p>
<p><b>PO21</b></p> <p>All uses are located, designed, orientated and constructed to:</p> <ul style="list-style-type: none"> <li>(a) minimise noise dust, odour or other nuisance from existing lawful uses;</li> <li>(b) minimise nuisance caused by noise, vibration and dust emissions generated from any state-controlled road, major road, infrastructure corridor and rail network in the vicinity; and</li> <li>(c) avoid areas that may place unreasonable risk to people and property from former mining activities and contaminated land.</li> </ul> <p>Editor's note—Sites of former mining activity may be identified through the Historic Mining Permits, Resources (Mineral Occurrence and Geological Observation Data) and Abandoned Mines layers of MyMinesOnline Maps. However, proponents should be aware that the online mapping does not spatially</p>	<p>No acceptable outcome is nominated.</p>	<p><b>Complies.</b></p> <p>The proposed development will be used for domestic purposes and will not generate excessive or unreasonable noise, odour or other emissions. Some minor additional traffic will be generated by the proposed development; however this will have a negligible effect on the surrounding locality.</p> <p>There are no known former mining activities or contaminated land in proximity to the site.</p>

represent all abandoned mines and their extent. Geotechnical investigation of past mining areas may reveal additional unmapped historic mine sites.		
<b>Use - Child care centre</b>		
<b>PO22</b> Development is low impact, limited in scale and: <ul style="list-style-type: none"> <li>(a) compatible with neighbouring residential uses and complementary to local character;</li> <li>(b) incorporates design elements that are consistent with the surrounding residential development;</li> <li>(c) supports the day to day needs of residents;</li> <li>(d) located on a site which must adequately accommodate activity needs and space requirements; and</li> <li>(e) does not undermine the viability of nearby centres.</li> </ul>	No acceptable outcome is nominated.	<b>NA</b>
<b>PO23</b> Development is highly accessible and is co-located with, or located close to, the commercial centre of Charters Towers or other community or recreation uses.	No acceptable outcome is nominated.	<b>NA</b>
<b>PO24</b> Development does not adversely impact on the amenity of area.	<b>AO24</b> Hours of operation are limited to 6.00 to 19.00 daily.	<b>NA</b>
<b>PO25</b> Buildings are located on the site to maximise the residential amenity of residents and neighbours.	<b>AO25</b> Buildings are setback a minimum of: <ul style="list-style-type: none"> <li>(a) 6m from the front and rear boundary; and</li> <li>(b) 3m from the side boundary</li> </ul>	<b>NA</b>

<b>PO26</b> Development must ensure residential amenity is maintained on adjoining properties.	<b>AO26</b> Development provides a 1.8m acoustic screen fence where adjoining a residential use.	<b>NA</b>
<b>PO27</b> The development minimises: (a) the hazards of heavy traffic; (b) adverse impacts on the prevailing road hierarchy; and (c) on site conflict between children's activities, pedestrian movement, vehicle movement and car parking.	No acceptable outcome is nominated.	<b>NA</b>

#### 6.2.1.1.1 Specific benchmarks for assessment Table

##### 6.2.1.1.3(b) — Siting requirements

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

### 8.3.1 Development works code

#### 8.3.1.1 Specific benchmarks for assessment

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

Performance outcomes	Acceptable outcomes	Applicants response
<b>Utility infrastructure and services</b>		
<b>PO1</b> Development is serviced by an adequate, safe and reliable supply of potable and general use water, connected to reticulated water supply where possible.	<b>AO1</b> Development is: (a) connected to Council's reticulated water supply network, including the installation of easily accessed water meters, in accordance with the <i>Development works Town plan policy</i> ; or (b) if connection to Council's reticulated water supply network is not possible, a potable on site water supply is provided in accordance with the <i>Development works Town plan policy</i> .	<b>Complies.</b> The proposed development will be connected to existing reticulated services available to the site.
<b>PO2</b> Development is serviced by appropriate waste water disposal infrastructure which ensures: (a) no adverse ecological impacts on the receiving environment; (b) cumulative impacts of onsite waste water treatment are considered in assessing the likely environmental impacts; (c) public health is maintained;	<b>AO2</b> Development is: (a) connected to Council's reticulated sewerage treatment system, in accordance with the <i>Development works Town plan policy</i> ; or (b) if connection to Council's reticulated sewerage treatment system is not possible, waste water is treated in accordance with <i>Development works Town Plan Policy</i> .	<b>Complies.</b> The proposed development will be connected to existing reticulated services available to the site.



Performance outcomes	Acceptable outcomes	Applicants response
(d) the location, site area, soil type and topography is suitable for on site waste water treatment; and (e) the reuse of waste water does not contaminate any surface water or ground water.		
<b>PO3</b> Electricity supply network and telecommunication service connections are provided to the site and are connected.	<b>AO3.1</b> The development is connected to electricity and telecommunications infrastructure in accordance with the standards of the relevant regulatory authority prior to the commencement of any use of the site.	<b>Complies.</b> The proposed development will be connected to existing reticulated services available to the site.
	<b>AO3.2</b> Where not included in the development, provision is made for future telecommunications services (such as fibre optic cable) in accordance with the standards of the relevant regulatory authority.	<b>Complies.</b> The proposed development will be connected to existing reticulated services available to the site.
<b>Stormwater management</b> Editor's note—Refer also to the Stormwater management design objectives in the State planning policy.		
<b>PO4</b> 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 <i>Development works Town plan policy</i> .	<b>AO4.1</b> Development does not result in an increase in flood level or flood duration on upstream, downstream or adjacent properties.	<b>Complies.</b> The subject site is not within a flood overlay. Pier and pole construction will be utilised, allowing any floodwaters on the site to pass underneath.
	<b>AO4.2</b> Stormwater (including roof and surface water) is conveyed to the kerb and channel or other lawful point of discharge in accordance with the requirements of the <i>Development works Town plan policy</i> .	<b>Complies.</b> Stormwater on the roof will be collected and discharged via the existing stormwater management system in the site.
	<b>AO4.3</b> Stormwater runoff from all impervious areas (roof, pavements, etc) are not permitted to flow or discharge over adjoining properties.	<b>Complies.</b> Stormwater on the roof will be collected and discharged via the existing stormwater management system in the site.

Earthworks		
<b>PO5</b> Earthworks are undertaken in a manner that: <ul style="list-style-type: none"> <li>(a) prevents any worsening of soil erosion or water quality on the site, any adjoining land, or land upstream or downstream of the site;</li> <li>(b) produces stable landforms and structures;</li> <li>(c) maintain natural landforms where possible;</li> <li>(d) minimise the height of any batter faces;</li> <li>(e) does not unduly impact on the amenity or privacy for occupants of the site or on adjoining land or on the amenity of the streetscape;</li> <li>(f) does not result in the contamination of land or water; and</li> <li>(g) avoids risk to people and property.</li> </ul>	<b>AO5.1</b> Earthworks comply with the <i>Development works Town plan policy</i> .	<b>NA</b> No earthworks are proposed.
	<b>AO5.2</b> The extent of filling or excavation does not exceed 40% of the site area or 500m <sup>2</sup> , whichever is lesser.	<b>NA</b> No earthworks are proposed.
	<b>AO5.3</b> Excavating or filling is no greater than 1m in height or depth.	<b>NA</b> No earthworks are proposed.
	<b>AO5.4</b> Batters have a maximum slope of 25%, are terraced at every rise of 1.5m and each terrace has a depth of 0.75m.	<b>NA</b> No earthworks are proposed.
	<b>AO5.5</b> No contaminated material is used as fill.	<b>NA</b> No earthworks are proposed.
	<b>AO6.1</b> The combined height of any retaining walls and fences does not exceed 2m.	<b>NA</b> No retaining walls are proposed or required.
<b>PO6</b> Retaining walls are designed to minimise visual impact through: <ul style="list-style-type: none"> <li>(a) setbacks from any boundary; and</li> <li>(b) being stepped or terraced to accommodate landscaping.</li> </ul>	<b>AO6.2</b> A retaining wall is set back at least half the height of the wall from any boundary of the site.	<b>NA</b> No retaining walls are proposed or required.
	<b>AO6.3</b> Retaining walls over 1.5m are stepped 0.75m for every 1.5m in height, terraced and landscaped.	<b>NA</b> No retaining walls are proposed or required.
	<b>AO6.4</b> Design and construction of retaining walls over 1m in height are certified by a Registered Professional Engineer of Queensland.	<b>NA</b> No retaining walls are proposed or required.
	<b>AO7.1</b> Excavation or filling does not occur within: <ul style="list-style-type: none"> <li>(a) 10m of any tower, pole, foundation, ground anchorage or stay supporting electric lines or associated equipment;</li> <li>(b) 5m of a substation site boundary;</li> <li>(c) 2m of a padmount substation; or</li> </ul>	<b>NA</b> No earthworks are proposed.
<b>PO7</b> The excavation, filling or laying of pipes within the vicinity of electricity supply infrastructure must not create damage or hazard.  Editor's note—Development involving filling, excavation or laying of metal pipes on land contiguous to electricity		

supply infrastructure should be referred to the relevant electricity entity for safety advice on the proposed development.	(d) 1m of a padmount transformer or an underground cable.	
	<b>AO7.2</b> The laying of metal pipes does not occur within: (a) 5m of any pole, tower, foundation, ground anchorage or stay supporting electric lines or associated equipment; (b) 15m of any substation site boundary; or (c) 5m of, and parallel to, an electric line shadow.	<b>Complies.</b> No metal pipes will be laid in proximity to any infrastructure.
<b>Parking and access</b>		
<b>PO8</b> Development includes the provision of adequate and convenient car parking on site to satisfy the anticipated requirements of the land use or activity.	<b>AO8</b> Car parking is provided in accordance with Table 8.3.1.3(b)—Car parking requirements.	<b>Complies.</b> There is ample existing on-site car parking to accommodate the additional two units proposed. If necessary an additional 2 car spaces can be constructed on the site.
<b>PO9</b> Development provides end of trip facilities for people engaging in active transport (bicycle and pedestrian): (a) to meet the needs of users and promote active modes of travel; (b) at convenient, easily identifiable, safe locations; and (c) in locations that do not obstruct vehicular, bicycle or pedestrian movement paths.	<b>AO9</b> Development provides cycling and pedestrian end of trip facilities, in accordance with the requirements of the <i>Development works Town plan policy</i> .	<b>NA</b> No additional cycling or pedestrian end of trip facilities are required given the minor scale of the proposed development.
<b>PO10</b> 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.	<b>AO10.1</b> Access driveways are designed and constructed in accordance with the relevant <i>Development works Town plan policy</i> .	<b>NA</b> No new access driveways are proposed.
	<b>AO10.2</b> Access driveways allow vehicles (with the exception of Dwelling house and Dual occupancy) to enter and exit the site in a forward gear.	<b>NA</b> No new access driveways are proposed.

<p><b>PO11</b> Vehicle movement areas (including internal driveways, access aisles, manoeuvring areas, car parks and service bays) are designed to ensure:</p> <ul style="list-style-type: none"> <li>(a) a gradient appropriate for the type of vehicles;</li> <li>(b) effective stormwater drainage;</li> <li>(c) clearly marked and signed spaces;</li> <li>(d) convenience and safety for drivers and pedestrians; and</li> <li>(e) adequate dimensions to meet user requirements, including access and egress for emergency vehicles.</li> </ul>	<p><b>AO11</b> Manoeuvring, queuing, loading and unloading areas, and parking areas are:</p> <ul style="list-style-type: none"> <li>(a) designed and constructed in accordance with the Development works Town plan policy; and</li> <li>(b) certified by a Registered Professional Engineer of Queensland.</li> </ul>	<p><b>NA</b> No new access driveways are proposed.</p>
<p><b>PO12</b> Footpaths in the road reserve are provided along all road frontages and are paved in durable and stable materials matching any adjacent development footpaths.</p>	<p><b>AO12</b> Footpaths are:</p> <ul style="list-style-type: none"> <li>(a) provided for the full width and length of all road frontages;</li> <li>(b) designed and constructed in accordance with the requirements of the Development works Town plan policy; and</li> <li>(c) certified by a Registered Professional Engineer of Queensland.</li> </ul>	<p><b>NA</b> No new footpaths are proposed.</p>
<p><b>PO13</b> Pedestrian access to buildings:</p> <ul style="list-style-type: none"> <li>(a) do not obstruct pedestrian movement (or form physical clutter) on public footpaths;</li> <li>(b) are not visually overbearing (or form visual clutter) in the streetscape; and</li> <li>(c) provide safe, efficient and convenient access including wheelchair access.</li> </ul>	<p><b>AO13</b> Steps, escalators, ramps and lifts are:</p> <ul style="list-style-type: none"> <li>(a) located wholly within the site; and</li> <li>(b) setback a minimum of 1.5m from the front boundary.</li> </ul>	<p><b>NA</b> No new steps, escalators, ramps or lifts are proposed.</p>
<p><b>Acoustic and air quality</b></p>		
<p><b>PO14</b> Development minimises potential conflicts with, or impacts on, other uses having regard to vibration, odour, dust or other emissions.</p>	<p><b>AO14</b> Development achieves the air quality design objectives set out in the <i>Environmental Protection (Air) Policy 2008, as amended</i>.</p> <p>Editor's note—To achieve compliance, development is planned, designed and managed to ensure emissions from</p>	<p><b>Complies.</b> The proposed building will be used for domestic purposes and will not generate any excessive noise or odour emissions.</p>

	activities achieve the appropriate acoustic objectives (measured at the receptor dB(A)).	
<b>PO15</b> Development prevents or minimises the generation of any noise so that: (a) nuisance is not caused to adjoining premises or other nearby sensitive land uses; and (b) desired ambient noise levels in residential areas are not exceeded.	<b>AO15</b> Development achieves the noise generation levels set out in the <i>Environmental Protection (Noise) Policy 2008, as amended</i> .	<b>Complies.</b> The proposed building will be used for domestic purposes and will not generate any excessive noise or odour emissions.
<b>PO16</b> Development adjacent to State controlled roads or Council controlled arterial road minimise nuisance caused by noise, vibration and dust emissions.	<b>AO16</b> Development complies with the requirements of the Department Main Roads - Road Traffic Noise Management Code of Practice and the <i>Environmental Protection (Noise) Policy 2008</i> .	<b>Complies.</b> The site is not located close to a main road.
<b>Lighting</b>		
<b>PO17</b> External lighting is provided in urban areas to ensure a safe environment.	<b>AO17</b> Technical parameters, design, installation, operation and maintenance of outdoor lighting complies with the requirements of AS4282 – <i>Control of the Obtrusive Effects of Outdoor Lighting</i> .	<b>NA</b> No new outdoor lighting is proposed.
<b>Waste management</b>		
<b>PO18</b> Development: (a) minimises waste generation (including construction, demolition and operational waste); and (b) provides adequate facilities on site for the storage of waste and recyclables.	<b>AO18</b> Waste storage and management arrangements are sited, screened and designed in accordance with the <i>Development works Town plan policy</i> .	<b>NA</b> No additional waste arrangements are required.
<b>PO19</b> Development is designed to allow for safe and efficient servicing of waste and recycling containers through: (a) a development layout that facilitates direct and unobstructed servicing of waste and recycling containers; and	<b>AO19</b> Waste and recycling collection services are provided in accordance with the <i>Development works Town plan policy</i> .	<b>NA</b> No additional waste arrangements are required.

(b) minimising the potential for nuisances to be caused by way of noise and odour.		
<b>For all assessable development</b>		
<b>General</b>		
<b>PO20</b> Where buildings and structures are located on multiple lots, these are amalgamated to form one lot.	No acceptable outcome specified.	<b>NA</b>
<b>Wastewater management</b>		
<b>PO20</b> Wastewater is managed to: (a) avoid wastewater discharge to any waterway; or (b) if wastewater discharge to waterways cannot be practically avoided, discharge is minimised to an acceptable level by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater.  Editor's note–Wastewater is defined in accordance with <i>Environmental Protection (Water) Policy 2009</i> , schedule 2). A wastewater management plan (WWMP) is prepared by a suitably qualified person and addresses: (i) wastewater type; and (ii) climatic conditions; and (iii) water quality objectives (WQOs); and (iv) best-practice environmental management.	No acceptable outcome specified.	<b>Complies.</b> Wastewater discharge will be via the existing reticulated system. There will be a negligible increase in wastewater discharge as a result of the proposed development.
<b>PO21</b> Wastewater discharge maintains ecological processes, riparian vegetation, waterway integrity, and downstream ecosystem health including: (a) protecting applicable water quality objectives for the receiving waters; (b) managing soil disturbance or altering natural hydrology in coastal areas; and (c) avoiding or minimising the release of nutrients of concern.	No acceptable outcome specified.	<b>Complies.</b> Wastewater discharge will be via the existing reticulated system. There will be a negligible increase in wastewater discharge as a result of the proposed development.

Stormwater management		
<p><b>PO22</b> Stormwater management systems:</p> <ul style="list-style-type: none"> <li>(a) implement Water Sensitive Urban Design (WSUD) principles that: <ul style="list-style-type: none"> <li>(i) protect natural systems and waterways;</li> <li>(ii) allow for the detention of stormwater instead of rapid conveyance;</li> <li>(iii) minimise impervious areas;</li> <li>(iv) utilise stormwater to conserve potable water;</li> <li>(v) integrate stormwater treatment into the landscape;</li> <li>(vi) ensure water quality values are protected;</li> </ul> </li> <li>(b) must be economically maintained for the life of the system;</li> <li>(c) provide for safe access and maintenance; and</li> <li>(d) maintain natural drainage lines and adequate filtering and settlement of sediment for the protection of watercourses, wetlands from point sources and non-point source stormwater discharges.</li> </ul>	<p><b>AO22</b> Stormwater management systems are designed and constructed in accordance with the <i>Development works Town plan policy</i>.</p> <p>Editor's note—A site Stormwater Quality Management Plan (SQMP) is prepared in accordance with <i>Development works Town plan policy</i>.</p>	<p><b>Complies.</b> Stormwater runoff from the development will be directed to a legal point of discharge via the existing stormwater management system on the site.</p>
<p><b>PO23</b> Development allows for sufficient site area to accommodate an effective stormwater management system.</p>	No acceptable outcome specified.	<p><b>Complies.</b> Stormwater runoff from the development will be directed to a legal point of discharge via the existing stormwater management system on the site.</p>
<p><b>PO24</b> Development provides for the orderly development of stormwater infrastructure within a catchment, having regard to:</p> <ul style="list-style-type: none"> <li>(a) existing capacity of stormwater infrastructure and ultimate catchment conditions;</li> <li>(b) discharge for existing and future upstream development; and</li> </ul>	No acceptable outcome specified.	<p><b>Complies.</b> Stormwater runoff from the development will be directed to a legal point of discharge via the existing stormwater management system on the site.</p>

(c) protecting the integrity of adjacent and downstream development.		
<b>PO25</b> Major stormwater drainage network elements are designed and constructed with the capacity to control stormwater flows under normal and minor system blockage conditions for the applicable defined flood event ensuring there is no damage to property or hazards for motorists.	<b>AO25</b> Stormwater infrastructure is designed in accordance with the requirements of the <i>Development works Town plan policy</i> .	<b>Complies.</b> Stormwater runoff from the development will be directed to a legal point of discharge via the existing stormwater management system on the site.
<b>PO26</b> Reconfiguration of lots includes stormwater management measures in the design of any road reserve, streetscape or drainage networks to: (a) minimise impacts on the water cycle; (b) protect waterway health by improving stormwater quality and reducing site run-off; and (c) avoid large impervious surfaces.	No acceptable outcome specified.	<b>NA</b> No reconfiguration is proposed.
<b>PO27</b> Construction activities for the development avoids or minimise adverse impacts on stormwater quality by: (a) achieving the post construction stormwater management design objectives for pollution load reductions for Western Queensland (TSS 85% TP 60% TN 45% and 90% Gross pollutants) and or In lieu of modelling, the default bio-retention treatment area of 1.5 per cent of the contributing catchment area; and (b) the waterway stability management design objective: limit the peak 1-year ARI event discharge within the receiving waterway to the pre-development peak1-year ARI discharge.  An Erosion and Sediment Control Plan (ESCP) is prepared by a suitably qualified person that demonstrates:	<b>AO27</b> Stormwater quality achieves the stormwater design objectives of the <i>Development works Town plan policy</i> .	<b>Complies.</b> Stormwater runoff from the development will be directed to a legal point of discharge via the existing stormwater management system on the site.  Given the minor scale of construction required, no erosion and sediment control plan is required.



<p>(a) erosion and sediment control practices (including any proprietary erosion and sediment control products) are designed, installed, constructed, operated, monitored and maintained, and any other erosion and sediment control practices are carried out in accordance with local conditions; or</p> <p>(b) how stormwater quality will be managed in accordance with an acceptable regional or local guideline so that target contaminants are treated to a design objective at least equivalent of this Performance outcome.</p>		
<b>Earthworks</b>		
<p><b>PO28</b></p> <p>Earthworks associated with roads:</p> <p>(a) maintain the efficiency of the road network;</p> <p>(b) do not adversely impact upon residents or road infrastructure; and</p> <p>(c) do not obstruct access to the site.</p>	No acceptable outcome specified.	<p><b>NA</b></p> <p>No earthworks are proposed.</p>
<p><b>PO29</b></p> <p>Development in the Rural zone and Rural residential zone manages soil erosion and sedimentation by:</p> <p>(a) avoiding land clearing or earthworks in the riparian corridor to a designated stream;</p> <p>(b) minimising the extent of disturbance on, or the stabilisation of slopes steeper than 10%; and</p> <p>(c) managing and controlling surface drainage by using natural flow paths.</p>	No acceptable outcome specified.	<p><b>NA</b></p> <p>No earthworks are proposed.</p>
<p><b>PO30</b></p> <p>Any disturbed areas within the site are to be progressively rehabilitated through appropriate earthworks and involve the:</p> <p>(a) grading and reshaping of the disturbed areas to provide controlled and stable drainage flow paths;</p>	No acceptable outcome specified.	<p><b>NA</b></p> <p>No earthworks are proposed.</p>

<p>(b) construction of drainage paths which divert high velocity flows away from disturbed areas;</p> <p>(c) re-spreading of stored topsoil stripped from the site prior to commencement of construction works; and</p> <p>(d) planting of the disturbed area with native species of grasses, ground covers and trees and placing mulch in between on the surface.</p> <p>Editor's note—Applicants may be required to engage specialists to prepare a rehabilitation plan.</p>		
<b>Land use and transport integration</b>		
<p><b>PO31</b></p> <p>Development:</p> <p>(a) supports a road hierarchy which facilitates efficient movement of all transport modes; and</p> <p>(b) appropriately integrates and connects with surrounding movement networks.</p> <p>Editor's note—Refer to the road hierarchy identified on map AM1.</p>	No acceptable outcome specified.	<p><b>NA</b></p> <p>There will be no impact to the local road or public transport system.</p>
<p><b>PO32</b></p> <p>Development provides direct and safe access to public passenger transport facilities.</p>	<p><b>AO32</b></p> <p>Any through-site pathway connections to public passenger transport facilities are provided in accordance with Austroads guide to road design— Part 6A: Pedestrian and cyclist paths.</p>	<p><b>NA</b></p> <p>There will be no impact to the local road or public transport system.</p>
<b>Road design</b>		
<p><b>PO33</b></p> <p>Roads providing access to the site are provided, constructed and maintained to a standard which is adequate for the traffic type and volume likely to be generated by the activities on site.</p>	<p><b>AO33</b></p> <p>Roadworks are provided in accordance with the requirements of the <i>Development works Town plan policy</i>.</p>	<p><b>NA</b></p> <p>No new roads are proposed.</p>
<p><b>PO34</b></p> <p>Street lighting and signs are provided to ensure the safety of both vehicles and pedestrians, and to facilitate access and movement.</p>	<p><b>PO34</b></p> <p>Street lighting and signage comply with the requirements of the <i>Development works Town plan policy</i>.</p>	<p><b>NA</b></p> <p>No new roads are proposed.</p>

Acoustic and air quality		
<b>P035</b> Utility services and service structures attached to buildings, do not adversely impact on the acoustic or visual amenity of the surrounding area and are: <ul style="list-style-type: none"> <li>(a) located as far from sensitive land uses, road frontage boundaries and public open spaces as practical;</li> <li>(b) acoustically shielded and visually screened so as not to be audible or visible from adjoining and nearby sites, public open spaces and roads.</li> </ul>	No acceptable outcome specified.	<b>NA</b> No new service structures are required.

**Table 8.3.1.3(b)—Car parking requirements**

Use	Car parking rate requirements
Multiple dwelling	1.5 spaces per dwelling
Short-term accommodation	1 space per rooming units plus 1 space per 2 employees
Rooming accommodation	1 space per rooming units plus 1 space per 3 rooming units for visitor
Retirement facility	1 space dwelling plus 1 space per 2 employees
Tourist park	1 space per van site or tent site, plus 1 space per 2 employees
Relocatable home park	1 space per relocatable home
Child care centre	1 space per employee plus passenger set down area for 4 vehicles
Adult store	1 space per 15m <sup>2</sup> of total use area
Bar	
Food and drink outlet	
Nightclub entertainment facility	

Use	Car parking rate requirements
Service industry Shop Shopping centre Theatre	
Office	1 space per 30m <sup>2</sup> GFA
Agricultural supplies store Bulk landscape supplies Garden centre Hardware and trade supplies Outdoor sales Showroom Wholesale nursery	1 space per employee and 1 space per 100m <sup>2</sup> GFA
Car wash	2 spaces per bay, AND queuing space within the site for 4 vehicles using or awaiting use of each washing bay
Hotel	1 space per 15m <sup>2</sup> GFA area plus 1 space per 2 employees
Veterinary service	1 space per 25m <sup>2</sup> GFA
Health care services	1 space per 20m <sup>2</sup> of GFA and 1 space for ambulance vehicle pick-up and set down
Cemetery Crematorium	1 space per 2 employees, plus 1 space per 2 seats in an auditorium or chapel situated on the premises
Funeral parlour	1 space per 2 employees, plus 1 space per 2 seats in an auditorium or chapel
Community care centre	1 space per 20m <sup>2</sup> of GFA
Community use	1 space per 2 employees, including volunteers, plus 1 space per 50m <sup>2</sup> GFA

Use	Car parking rate requirements
Place of worship	1 space per 10 seats
High impact industry Low impact industry Medium impact industry Research and technology industry Rural industry Special industry Warehouse	1 space per 100m <sup>2</sup> of total use area
Transport Depot	1 space per employee
Animal keeping Intensive animal industry	1 space per employee
Winery	1 space per 25m <sup>2</sup> of GFA
Detention facility	1 space per 2 employees plus 1 space per 20 inmates or residents
Any other use not listed in this table	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use

**8.3.2     Landscaping code**

**8.3.2.1   Specific benchmarks for assessment**

**Table 8.3.2.3 — Assessable development**

Performance outcomes	Acceptable outcomes	Comment
<b>General</b>		
<b>PO1</b> Landscape design of both public and private spaces: (a) compliments the intended character of the streetscape and zone; (b) is functional and designed to be visually appealing in the long-term; and (c) incorporates plant types appropriate for the region and local climate.	No acceptable outcome is nominated.	<b>NA</b> No new landscaping is proposed or required.
<b>PO2</b> Landscape works and plant selection ensure: (a) climatically appropriate species are planted; (b) the provision of shade in appropriate locations; (c) an appropriate mix of soft and hard elements; and (d) planting densities and stock sizes are suitable for their location, purpose and hardiness.	No acceptable outcome is nominated.	<b>NA</b> No new landscaping is proposed or required.
<b>PO3</b> Street trees are provided in appropriate locations to: (a) provide shade for pedestrians along footpaths; (b) reinforce the legibility of the movement network; (c) avoid damage to public or private property or infrastructure; (d) enhance the character of the streetscape; and (e) ensure visibility is maintained from entrances and exits to properties and at intersections.	<b>AO3</b> Street trees are provided at the rate whichever is the lesser of: (a) one street tree per lot frontage or one tree per 10 linear metres of road frontage; or (b) a minimum of 1 tree per 400m <sup>2</sup> of site area.	<b>NA</b> No street landscaping is proposed.

Performance outcomes	Acceptable outcomes	Comment
<b>PO4</b> Street treatments including pavement, seating, lighting, rubbish bins are provided to: (a) enhance the usability and amenity of streets and public spaces; (b) facilitate social interaction; and (c) maintain clean streetscapes. Editor's note—Refer also to the <i>Development works Town plan policy</i> .	No acceptable outcome is nominated.	<b>NA</b> No street landscaping is proposed.
<b>PO5</b> Wherever possible, landscape design facilitates the retention and integration of mature existing vegetation, both within and external to the site.	<b>AO5</b> Existing mature trees and vegetation are retained and incorporated into the landscape design.	<b>Complies.</b> No vegetation will be removed to site the proposed building.
<b>Landscaping along boundaries and edges</b>		
<b>PO6</b> Planting and landscape elements along boundaries and edges assist in: (a) maintaining privacy between adjoining buildings; (b) protecting local views, vistas and sightlines; (c) enhancing the visual appearance of the built form; (d) screening service, utility and parking areas; (e) minimising noise impacts between noise sources and sensitive receiving environments; and (f) reducing the visual impact of acoustic fences, retaining walls and long unbroken walls.	No acceptable outcome is nominated.	<b>NA</b> No new landscaping is proposed or required.
<b>Open air car parking</b>		
<b>PO7</b> Open air car parking areas are provided with suitable levels of shade.	<b>AO7.1</b> Shade trees are located at the rate of one tree per 6 car spaces.	<b>NA</b> No new parking areas are proposed.



Performance outcomes	Acceptable outcomes	Comment
	<b>A07.2</b> Wheel stops are provided to protect vegetation.	<b>NA</b> No new parking areas are proposed.
<b>Sustainability</b>		
<b>PO8</b> Landscape design, including irrigation methods, optimise water and energy efficiency and respond appropriately to local conditions, by: <ul style="list-style-type: none"> <li>(a) maximising the exposure to the prevailing summer winds and the winter morning sun;</li> <li>(b) minimising exposure to the prevailing winter winds and the summer afternoon sun;</li> <li>(c) optimising shade to create useable and comfortable areas; and</li> <li>(d) maintaining infiltration to subsurface soil.</li> </ul>	No acceptable outcome is nominated.	<b>NA</b> No new landscaping is proposed or required.
<b>Safety</b>		
<b>PO9</b> Landscape elements enhance the safety, legibility of places and do not undermine the surveillance of paths, walkways, parking areas, streets and public spaces by ensuring: <ul style="list-style-type: none"> <li>(a) landscape elements (including signage and other infrastructure) does not interfere with sightlines;</li> <li>(b) spaces are well lit, free from obstructions and clearly defined by landscape treatments; and</li> <li>(c) public and private areas are clearly distinguishable and accessible.</li> </ul> Editor's note—Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.	No acceptable outcome is nominated.	<b>NA</b> No new landscaping is proposed or required.

Maintenance		
<b>PO10</b> Landscape elements do not adversely affect stormwater quantity or quality by ensuring: (a) the flow of water along overland flow paths is not restricted; (b) opportunities for water infiltration are maximised; and (c) areas of pavement, turf and mulched garden beds are appropriately located and adequately drained.	No acceptable outcome is nominated.	<b>NA</b> No new landscaping is proposed or required.
<b>PO11</b> Landscape elements: (a) provide high levels of durability and robustness; (b) are cost effective; and (c) have the ability to be maintained conveniently over the long-term.	No acceptable outcome is nominated.	<b>NA</b> No new landscaping is proposed or required.
<b>PO12</b> Landscape works and plant selection protects the structural integrity and function of: (a) buildings and structures; (b) overhead and underground services; and (c) other forms of infrastructure.	No acceptable outcome is nominated.	<b>NA</b> No new landscaping is proposed or required.

29 May 2025

Charters Towers Regional Council

**Landowners Consent Form**

To Whom It May Concern,

<b>Our Reference:</b>	DA20250062
<b>Proposal:</b>	Extension to a Retirement Facility
<b>Address:</b>	Lot 14, 15 Fraser Street, Richmond Hill QLD 4820
<b>Lot and Plan:</b>	14 SP289342

As the owner/s of the land described above, I/we hereby authorise the lodgement of all necessary applications to Council and any referral agencies by Buildable Approvals for the proposed development on the site under the *Planning Act 2016*.

Yours sincerely,

\_\_\_\_\_  
Name (Director)\_\_\_\_\_  
Signature\_\_\_\_\_  
DateDELETTA WADEDNcdh2/6/2025\_\_\_\_\_  
Name (Director/Secretary)\_\_\_\_\_  
Signature\_\_\_\_\_  
Date

**Please note** that if your company is a single director company, director is to sign both sections.

**IMPORTANT NOTE**

If the property has changed hands in the last 2-3 month, it is likely that Council's ownership details will not be updated. In this case, please provide proof of ownership and we will provide you with an amended form to sign. Proof of ownership can be in the form of either, a copy of the front page of the contract that is stamped with the "stamp duty paid stamp" or a settlement statement from your solicitor. If you are unclear, please get in contact with us.

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b>	<b>51049494</b>	<b>Search Date:</b>	23/05/2025 16:07
<b>Date Title Created:</b>	04/08/2016	<b>Request No:</b>	51970905
<b>Previous Title:</b>	50182204		

#### ESTATE AND LAND

Estate in Fee Simple

LOT 14 SURVEY PLAN 289342

Local Government: CHARTERS TOWERS

#### REGISTERED OWNER

Dealing No: 717379147 12/07/2016

DALRYMPLE VILLA INC

#### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 40011077 (Lot 13 on CP 912548)
2. LEASE No 707317431 19/12/2003 at 09:52  
DALRYMPLE VILLA INCORPORATED  
OF THE WHOLE OF THE LAND
3. MORTGAGE No 717665689 23/11/2016 at 13:11  
WESTPAC BANKING CORPORATION A.B.N. 33 007 457 141

#### ADMINISTRATIVE ADVICES

NIL

#### UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

\*\* End of Current Title Search \*\*