

Our Reference: NP25.197
RB.TF.MH

19 August 2025

Assessment Manager
Charters Towers Regional Council
PO Box 189
CHARTERS TOWERS QLD 4820**Attention: Corporate and Community Services**

Dear Sir/Madam,

Application for Material Change of Use – Outdoor Sales (Industrial equipment hire) located at 2 Hugh Quinn Crescent and 4-10 Samuel Harry Close, Queenton and formally described as Lots 7-10 on SP303374.

On behalf of the Applicant, Goldtower Properties, please accept this correspondence and the accompanying planning report as a properly made development application in accordance with the *Planning Act 2016*.

The application seeks a Development Permit for Material Change of Use – Outdoor Sales (Industrial hire equipment) on land located at 2 Hugh Quinn Crescent and 4-10 Samuel Harry Close, Queenton and formally described as Lots 7-10 on SP303374.

In accordance with Council's 2025/26 schedule of fees and charges, the applicable assessment fee is \$2,130, as per the below calculation based on a GFA of 175.2m². Payment will be issued on receipt of lodgement.

Base fee	\$1,250
Plus \$5 per m ² GFA (\$5 x 176m ²)	\$880
Total	\$2,130

Please do not hesitate to contact the undersigned should you have any queries in relation to this application.

Yours faithfully,

**Meredith Hutton**DIRECTOR
Northpoint Planning

Encl. Development Application

Development Application

Material Change of Use – Outdoor Sales
(Industrial equipment hire)



Northpoint
Planning

2 Hugh Quinn Crescent and 4-10
Samuel Harry close, Queenton

Lots 7-10 on SP303374

19 August 2025
Reference: NP25.197

Client: Goldtower Properties

Project: 2 Hugh Quinn Crescent and 4-10 Samuel Harry Close, Queenton

Date: 19 August 2025


Project Reference: NP25.197

Contact: Meredith Hutton

Prepared by: Meredith Hutton – Northpoint Planning

Document Verification

Revision		Author	Reviewer
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Approval			
Author Signature		Approver Signature	
Name	R. Bull	Name	M. Hutton
Title	Student Planner	Title	Principal Planner

Northpoint Planning

ABN 52 352 159 357

E hello@northpointplanning.com.au

W www.northpointplanning.com.au

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Table of Contents

1.0	EXECUTIVE SUMMARY	4
2.0	SITE AND SURROUNDING ENVIRONMENT	5
2.1.	SUBJECT SITE AND SURROUNDS	5
3.0	PROPOSED DEVELOPMENT	6
3.1.	GENERAL OVERVIEW	6
3.2.	PROPOSAL PLANS	7
3.3.	USE DEFINITION	7
3.4.	ACCESS AND PARKING	8
3.5.	INFRASTRUCTURE SERVICES	8
3.6.	STORMWATER DRAINAGE	8
3.7.	LANDSCAPING	8
4.0	LEGISLATIVE FRAMEWORK	9
4.1.	STATE PLANNING POLICY	9
4.2.	NORTH QUEENSLAND REGIONAL PLAN	9
4.3.	STATE DEVELOPMENT AND ASSESSMENT PROVISIONS	9
4.4.	LOCAL PLANNING INSTRUMENT	9
4.5.	ASSESSMENT BENCHMARKS	9
5.0	PLANNING ASSESSMENT	10
5.1.	INDUSTRY ZONE CODE	10
5.2.	DEVELOPMENT WORKS CODE	11
5.3.	LANDSCAPING CODE	11
6.0	CONCLUSION AND RECOMMENDATIONS	12



Appendices

- Appendix 1: DA Form 1, Title search and Land owner's consent
- Appendix 2: SmartMap and SARA mapping
- Appendix 3: Subject site and surrounds
- Appendix 4: Development plans

Tables

- Table 1: Application Summary

Figures

- Figure 1: Site Location
- Figure 2: Proposed Site Plan



1.0 Executive Summary

In accordance with s 51 of the *Planning Act 2016* (the Act) this development application seeks a development permit for Material Change of Use – Outdoor Sales (Industrial equipment hire).

The subject site is located at 2 Hugh Quinn Crescent (2 Samuel Harry Close) and 4-10 Samuel Harry Close, Queenton and formally identified as Lots 7-10 on SP303374. The subject site involves four allotments and comprises a total site area of 8,417m². Topography of the site is generally flat with a slight downwards slope towards the northern boundary of Lot 7.

The proposed development is intended to provide the tenant, Verax Hire, a purpose-built facility for the distribution of industrial hire equipment. Specifically, the proposal involves the construction of two shade structures, an office, staff amenity room and ablution block on site to facilitate the development. Vehicular access is afforded to the development via three new crossovers; one entry-only crossover to the south via the Hugh Quinn Crescent frontage, and two exit-only crossovers along the Samuel Harry Close frontage to the west. The proposal provisions a 2m wide landscaping strip to the full extent of both road frontages, and is considered to provide a positive contribution to the amenity of the streetscape and surrounding locality. All structures proposed comprise of transportable, modular buildings.

The subject site is located within the industry zone of the planning scheme. Given the proposed development involves an Outdoor sales use within this zone, the development application is subject to code assessment.

Assessment of the proposed development against the provisions of all relevant benchmarks has been undertaken and outlined in this town planning report. As outlined in this town planning report, the proposed development achieves the nominated assessment criteria.

The proposed development is considered appropriate for the location, and it is therefore requested that the application be approved subject to reasonable and relevant conditions.

Table 1: Application Summary

Application Summary	
Address	2 Hugh Quinn Crescent and 4, 6, and 10 Samuel Harry Close, Queenton
Real Property Description	Lots 7, 8, 9, and 10 on SP303374
Site Area	8,417m ²
Applicant	Goldtower Properties
Purpose of Proposal	Outdoor Sales - industrial equipment hire
Type of Application	Material Change of Use
Category of Assessment	Code
SARA Mapping	<ul style="list-style-type: none">Water Resources – water resource planning area boundaries
Referral Agencies	Nil
Public Notification	Not required
Zoning	Industry zone
Overlays	<ul style="list-style-type: none">Transport Noise Corridor and Road Hierarchy



2.0 Site and Surrounding Environment

2.1. Subject Site and Surrounds

The subject site is located at 2 Hugh Quinn Crescent and 4-10 Samuel Harry Close, Queenton comprising a total area of 8,417m², and is formally identified as Lots 7-10 on SP303374. We note Lot 10 is locally understood to be addressed as 2 Samuel Harry Close.

The site is currently utilised as a laydown facility for materials associated with the wider Goldtower development area, and involves no formal structures. The site involves a corner allotment and fronts Hugh Quinn Crescent to the south and Samuel Harry Close to the west. The site maintains access via an existing unsealed crossover centrally to Hugh Quinn Crescent from the south.

The subject site is located to the east of the Goldtower Development Area, with an existing mix of industrial and retail uses within the immediate surrounding area. Further, the surrounding area includes Flinders Highway to the north, and undeveloped land to the south and southeast.

The subject site is located within the Industry zone of the planning scheme and is not identified within any burdensome overlays.

The subject lot and surrounding locality are illustrated in **Figure 1** below.

Figure 1: Site Location



Source: Qld Globe



3.0 Proposed Development

3.1. General Overview

The proposed development involves the construction of a purpose-built industrial hire equipment facility. The proposed operations will be facilitated within two shade structures, and an ancillary office and amenities buildings. All proposed structures are demountable and are readily relocatable.

The proposed development involves designated vehicular access via three crossovers, with retention of the existing crossover to Hugh Quinn Crescent for entry-only traffic and two new crossovers to Samuel Harry Close for exit-only traffic.

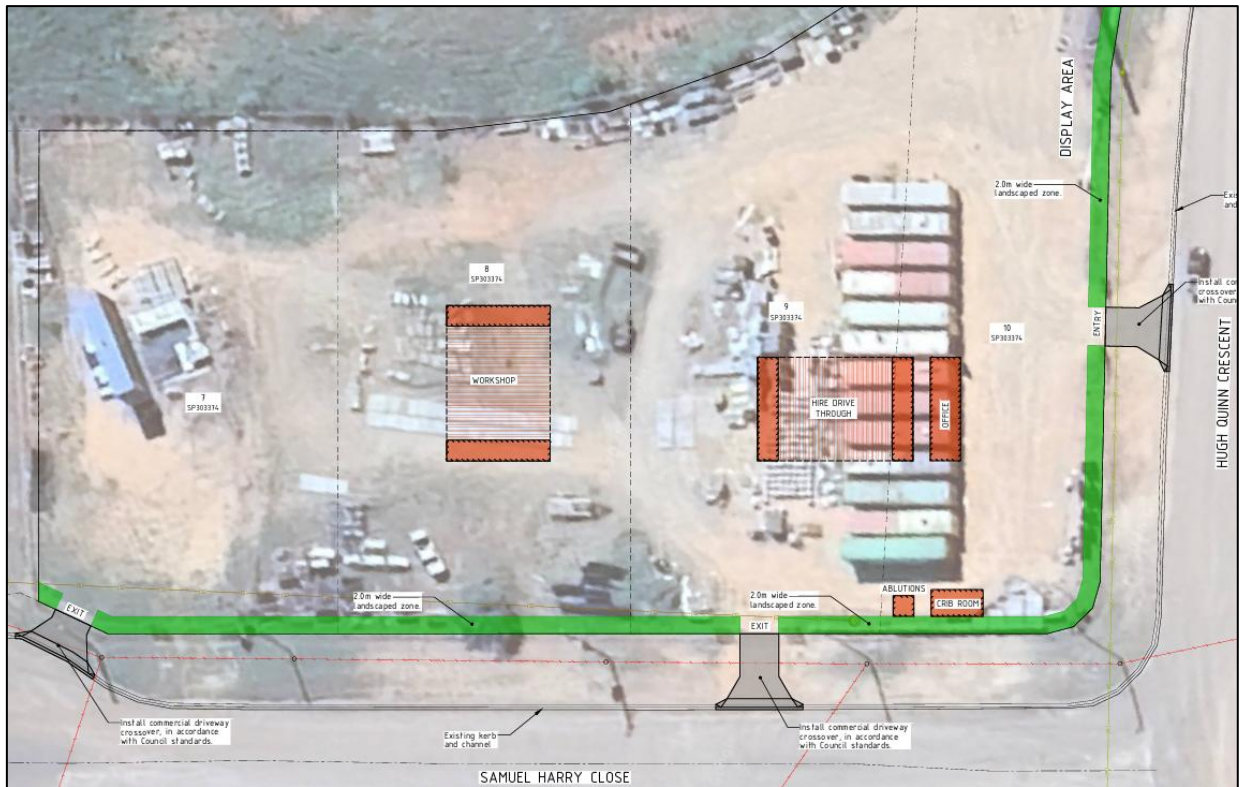
Specifically, the proposed development involves the following:

- Provision of two shade structures, constructed from two x standard 40ft shipping containers to either side of the structure and connected via a roof awning.
- Proposed shade structures to remain unenclosed and utilised for shaded storage and maintenance area for equipment.
- Proposed shade structures each involve a roofed area of approximately 216m² being approximately 18m in length and 12m in width.
- Shipping container component of each shade structure is to be utilised for lockable storage space, each comprising an area of approximately 30m².
- Ancillary office building facing the Hugh Quinn Crescent frontage, comprising an area of approximately 36.6m².
- Construction of a crib room (staff amenities), comprising an area of approximately 18.6m².
- Construction of a detached ablution block, comprising an area of 6m².
- Total gross floor area (GFA) of the proposed development comprising approximately 175.2m².
- Remaining site to be utilised for outdoor display area and vehicle manoeuvring area associated with the operation of the facility.
- Site to remain unsealed, consistent with the existing nature of the site and surrounding industrial development.
- Proposed site access via existing crossover to Hugh Quinn Crescent crossover for entry-only traffic and two new crossovers to Samuel Harry Close for exit-only traffic.
- Existing crossover to be upgraded, consistent with the intention for the use of the site for industrial purposes, and new crossovers to be constructed to Council standards.
- Retention of existing servicing arrangements.
- Provision of a 2m wide landscaping strip to the full extent of the subject site road frontage, excluding crossovers.

The proposed development is illustrated in **Figure 2** overleaf.



Figure 2: Proposed Site Plan



3.2. Proposal Plans

The proposed development is illustrated in the following development plans prepared by Northern Consulting Engineers and M&P Services (refer **Appendix 4**):

Northern Consulting Engineers

- GDTC0100/VH01-P1 – CONCEPT SITE LAYOUT PLAN

M&P Services

- 17749-MPS-01-1 – 12.00x3.05m OPEN OFFICE FLOOR PLAN
- 17749-MPS-01-2 – 12.00x3.05m OPEN OFFICE ELEVATIONS
- 15558-MPS-01-1 – 6.0x3.1m I-AUDIT OFFICE FLOOR PLAN
- 15558-MPS-01-2 – 6.0x3.1m I-AUDIT OFFICE ELEVATIONS
- 18055-MPS-01-2 – 2.5x2.4m 2-PAN TOILET ELEVATIONS
- 18055-MPS-01-1 – 2.5x2.4m 2-PAN TOILET FLOOR PLAN

3.3. Use Definition

In accordance with schedule 1 of the planning scheme, the use is defined as Outdoor sales. Outdoor sales is defined as *the use of premises for –*

- displaying, selling, hiring or leasing vehicles, boats, caravans, machinery, equipment or other similar products, if the use is mainly conducted outdoors; or*
- repairing, servicing, selling or fitting accessories for the products stated in paragraph (a), if the use is ancillary to the use in paragraph (a)*



3.4. Access and Parking

The proposed development is provided access via an existing crossover to the Hugh Quinn Crescent frontage and two new proposed crossovers to the Samuel Harry Close frontage. Specifically, vehicle access to the site is managed via:

- An entry-only crossover to Hugh Quinn Crescent from the south; and
- Two exit-only traffic crossovers to Samuel Harry Close from the west.

The proposed access arrangements are considered sufficient to support the safe and efficient movement of vehicle traversing the site, and accommodate all vehicles anticipated with the proposed use.

In accordance with Table 8.3.1.3(b) of the planning scheme, the required parking rates for the proposed development is as follows:

- 1 space per employee; and
- 1 space per 100m² GFA.

The proposed development does not include marked on-site parking, with this remaining consistent with the existing nature of the site and surrounding locality. The site is considered to provide sufficient parking and manoeuvring space within the site to accommodate anticipated traffic generated by the development. The proposed development is anticipated to generate a minimal demand for car-parking, with a drive through shade shelter to be utilised for the collection of hired equipment. It is anticipated that no more than approximately 1-2 customers attend the site within an hour period.

Overall, it is considered the proposed development provides for sufficient on-site car parking to meet the demand generated by the proposed use.

3.5. Infrastructure Services

The subject site currently maintains no connection to Council's reticulated water or sewer network. Connection to the reticulated water network can be achieved via existing main that traverses the full extent of the southern frontage. Connection to Council's reticulated sewer network can be achieved via the existing sewer main, terminating with a manhole, traversing the western part of the site.

The proposed development can be appropriately connected to telecommunications and electrical networks.

3.6. Stormwater Drainage

The proposed development will be suitably designed to maintain the existing stormwater regime, ensuring that runoff patterns are retained and directed to a lawful point of discharge without increasing flows to adjoining properties.

3.7. Landscaping

Landscaping has been appropriately integrated within the subject site, noting inclusion of a 2m wide landscaping strip proposed to the full extent of both the Hugh Quinn Crescent, and Samuel Harry Close frontage.

The proposed development does not involve the removal or alteration of any street tree.



4.0 Legislative Framework

4.1. State Planning Policy

In accordance with section 26 of the *Planning Regulation 2017*, assessment against the State Planning Policy (SPP) is required to the extent the provisions of the SPP are appropriately integrated within the planning scheme.

For the purposes of this development application, it is considered all relevant provisions of the State Planning Policy are appropriately integrated with the planning scheme and no additional standalone provisions are relevant for assessment.

4.2. North Queensland Regional Plan

The subject site is predominately located within the Charters Towers Priority Living Area of the North Queensland Regional Plan (NQRP). On review of the proposed development and the NQRP, it is considered all matters within the NQRP relevant to assessment of the proposal are generally in alignment with the planning scheme. Therefore, no further assessment against the NQRP is required.

4.3. State Development and Assessment Provisions

In accordance with schedule 10 of the *Planning Regulation 2017*, referral of the development application is not required.

4.4. Local Planning Instrument

In accordance with section 51 of the *Planning Act 2016*, the proposed development requires assessment against the local government planning scheme.

In accordance with Table 5.4.3.1 of the planning scheme, the proposed development requires code assessment given the proposal involves an Outdoor sales use within the Industry zone and does not adjoin land within the General residential zone.

4.5. Assessment Benchmarks

Pursuant to Table 5.4.3.1 of the planning scheme the proposal requires code assessment.

Accordingly, the proposed development is assessed against the following planning scheme benchmarks:

- Industry zone code.
- Development works code.
- Landscaping code.

Assessment against the relevant benchmarks is provided within section 5.



5.0 Planning Assessment

5.1. Industry zone code

The purpose of the Industry zone code is to provide for:

- (a) *a variety of industry activities; and*
- (b) *other uses and activities that:*
 - (i) *support industry activities; and*
 - (ii) *do not compromise the future use of premises for industry activities.*

The proposed development is considered to further the purpose and overall outcomes of the Industry zone code. The purpose of the zone is to accommodate a range of industrial activities and compatible land uses in a manner that maintains operational efficiency, avoids land use conflicts, and supports economic development. The proposed development is consistent with the overall outcomes of the code and achieves compliance with the relevant performance outcomes, particularly noting:

- The development involves an Outdoor sales use for the hire and distribution of industrial equipment, which is directly aligned with the intended land uses within the Industry zone and supports the continued operation of the wider Goldtower industrial precinct.
- The use is industrial in nature, does not compromise the future use of the land for industry purposes, and is compatible with surrounding uses.
- All built form is low-scale and demountable, proportionate to the site size and consistent with the character of surrounding development.
- The proposed development does not exceed a height of 12m or 75% site cover.
- Total GFA comprising approximately 175.2m², noting approximately 120m² of this comprises lockable storage area within the proposed shipping containers.
- A 2m wide landscaping strip is provided along the full length of both street frontages, contributing positively to the streetscape and softening the built form.
- The development provides efficient vehicle circulation via three crossovers, entry via Hugh Quinn Crescent and dual exits to Samuel Harry Close, ensuring safe and functional site access.
- External lighting will be provided to ensure safe access and movement for users of the site.
- All vehicle parking, servicing, and outdoor storage areas are located on site and screened from public view by a combination of built form and landscaping.
- The development is capable of connection to all required infrastructure networks, including water, sewer, and stormwater, and does not result in adverse impacts to the natural environment.
- Stormwater will be managed on site and directed to lawful points of discharge.
- The site is not subject to any identified environmental constraints or overlays, and the proposed use does not involve emissions or activities that adversely impact surrounding land.

Given the location, size of the proposed subject site, and the proposed scale of the development, the proposal is considered appropriate for the locality, and further assessment against the Industry zone code is not considered necessary.



5.2. Development works code

The purpose of the Development works code is to:

- (a) ensure all development is provided with appropriate infrastructure, parking spaces and services;*
- (b) ensure development manages stormwater and wastewater as part of the integrated total water cycle and in ways that help protect the environmental water values specified in the Environmental Protection (Water) Policy 2009 and the Stormwater Management Design Objectives in the State Planning Policy;*
- (c) protect surface water and ground water; and*
- (d) ensure development is designed, constructed, operated and maintained to eliminate any adverse impacts on the environment and the amenity of the locality.*

The proposed development is considered to further the purpose and overall outcomes of the Development works code. The proposed development is capable of connection to Council's reticulated water and sewer networks, with a water main traversing the full extent of the southern boundary. An existing sewer main, terminating with a manhole, traverses the western part of the site. The existing site drainage regime will be retained, with no earthworks or significant built form proposed.

The subject site is a cleared, level allotment which is devoid of significant vegetation. The proposal will not require any subsequent earthworks, with works limited to the construction of two shade shelters, an office, ablution facility, and crib room, which are all wholly demountable and readily relocatable.

Site access is achieved via three dedicated crossovers, with a one-way circulation system allowing vehicles to enter from Hugh Quinn Crescent and exit via dual crossovers to Samuel Harry Close. This layout supports safe and efficient vehicle movements and allows for forward entry and exit for all vehicles. Further, waste storage can be appropriately screened within the site from public view, and waste collection will occur wholly contained within the site.

The proposed development does not include formalised on-site parking as the development includes sufficient vacant space on site to accommodate all vehicle parking generated by the proposed operations, including employees and customer parking.

Accordingly, The proposed development is considered to comply with the relevant assessment benchmarks of the Development works code.

5.3. Landscaping Code

The purpose of the Landscape Code *is to ensure landscaping in both the private and public domain:*

- (a) complements built form, topography and existing landscape elements;*
- (b) enhances the visual appeal and local character of different places throughout the region;*
- (c) is designed and constructed to a high standard to suit climatic conditions; and*
- (d) is functional for users and remains fit for purpose over the long-term.*

The proposed development is considered to further the purpose and overall outcomes of the Landscape code. The proposed development incorporates a 2m wide landscaping strip to the full extent of both Hugh Quinn Crescent and Samuel Harry Close. The proposed landscaping ensures a clear interface between the site and the street and softens the built form. Landscaping will be provided to a high standard consistent with the wider Goldtower development area



6.0 Conclusion and Recommendations

This town planning report has been prepared by Northpoint Planning on behalf of Goldtower Properties in association with a Development Application for a Material Change of Use – Outdoor Sales (Industrial equipment hire) located at 2 Hugh Quinn Crescent and 4-10 Samuel Harry Close, Queenton and formally identified as Lots 7-10 on SP303374.

The subject site is located within the Industry zone of the planning scheme. An assessment against the relevant benchmarks has been undertaken and is outlined in detail in this town planning report.

The proposal is consequently considered appropriate development in the context in which it is located and has been suitably demonstrated to comply with the relevant assessment benchmarks. It is therefore recommended Council approve the proposed development, subject to reasonable and relevant conditions.



Appendix 1

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)	Goldtower Properties C/- Northpoint Planning
Contact name (only applicable for companies)	Meredith Hutton
Postal address (P.O. Box or street address)	PO Box 4
Suburb	Townsville
State	Queensland
Postcode	4810
Country	Australia
Contact number	(07) 4440 5282
Email address (non-mandatory)	hello@northpointplanning.com.au
Mobile number (non-mandatory)	0407 574 897
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	NP25.197

1.1) Home-based business

☐ Personal details to remain private in accordance with section 264(6) of *Planning Act 2016*

2) Owner's consent

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

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

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
		2	Hugh Quinn Crescent (2 Samuel Harry Close)	Queenton
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4820	10	SP303374	Charters Towers
b)	Unit No.	Street No.	Street Name and Type	Suburb
		4, 6, & 10	Samuel Harry Close	Queenton
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4820	7, 8, & 9	SP303374	Charters Towers

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

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

- ☐ Coordinates of premises by longitude and latitude

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

- ☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

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

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

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

Name of port authority for tidal area (if applicable)

<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>
Name of airport: <input type="text"/>
<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification: <input type="text"/>
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification: <input type="text"/>

5) Are there any existing easements over the premises?

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

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

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

Material Change of Use – Outdoor Sales

e) Relevant plans

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

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

6.2) Provide details about the second development aspect

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

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

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

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

c) What is the level of assessment?

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

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

e) Relevant plans

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

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

6.3) Additional aspects of development

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

6.4) Is the application for State facilitated development?

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

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

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

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Industrial equipment hire	Outdoor Sales		175.2

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

- ☐ Yes
- ☒ No

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

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

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

Division 2 – Reconfiguring a lot

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

9.1) What is the total number of existing lots making up the premises?

--

9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)

<input type="checkbox"/> Subdivision (complete 10)	<input type="checkbox"/> Dividing land into parts by agreement (complete 11)
<input type="checkbox"/> Boundary realignment (complete 12)	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road (complete 13)

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?	
<input type="checkbox"/> Yes – provide additional details below <input type="checkbox"/> No	
How many stages will the works include?	
What stage(s) will this development application apply to?	

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

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

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

Division 3 – Operational work

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

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

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

\$

PART 4 – ASSESSMENT MANAGER DETAILS

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

Charters Towers Regional Council

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

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

PART 5 – REFERRAL DETAILS

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

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

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

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

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



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

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

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

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

- ☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

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

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

- ☐ Ports – Brisbane core port land

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

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

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

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

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

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

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

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

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

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

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

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

Referral requirement	Referral agency	Date of referral response

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

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

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

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

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

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

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

PART 7 – FURTHER DETAILS

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

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

☒ No

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

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

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

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

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

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

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

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

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

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

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

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

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

Hazardous chemical facilities

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

- ☐ Yes – *Form 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 for further information about hazardous chemical notifications.

Clearing native vegetation

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

- ☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)
- ☒ No

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

Environmental offsets

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

- ☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter
- ☒ No

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

Koala habitat in SEQ Region

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

- ☐ Yes – the development application involves premises in the koala habitat area in the koala priority area
- ☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area
- ☒ No

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

DA templates are available from 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. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

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

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

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

Quarry materials from a watercourse or lake

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

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

Note: Contact the Department of Resources at www.resources.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

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

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

Note: Contact the Department of Environment, Science and Innovation at 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 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 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 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 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 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



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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	

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	51131932	Search Date:	18/08/2025 11:20
Date Title Created:	25/01/2018	Request No:	53015239
Previous Title:	51006170		

ESTATE AND LAND

Estate in Fee Simple

LOT 7 SURVEY PLAN 303374

Local Government: CHARTERS TOWERS

REGISTERED OWNER

Dealing No: 720661003 18/03/2021

GOLDTOWER PTY LTD A.C.N. 127 721 957
UNDER INSTRUMENT 720661003

TRUSTEE

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 40064198 (Lot 2 on SP 242553)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	51131933	Search Date:	18/08/2025 11:20
Date Title Created:	25/01/2018	Request No:	53015239
Previous Title:	51006170		

ESTATE AND LAND

Estate in Fee Simple

LOT 8 SURVEY PLAN 303374

Local Government: CHARTERS TOWERS

REGISTERED OWNER

Dealing No: 720661003 18/03/2021

GOLDTOWER PTY LTD A.C.N. 127 721 957
UNDER INSTRUMENT 720661003

TRUSTEE

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 40064198 (Lot 2 on SP 242553)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	51131934	Search Date:	18/08/2025 11:20
Date Title Created:	25/01/2018	Request No:	53015239
Previous Title:	51006170		

ESTATE AND LAND

Estate in Fee Simple

LOT 9 SURVEY PLAN 303374

Local Government: CHARTERS TOWERS

REGISTERED OWNER

Dealing No: 720661003 18/03/2021

GOLDTOWER PTY LTD A.C.N. 127 721 957
UNDER INSTRUMENT 720661003

TRUSTEE

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 40064198 (Lot 2 on SP 242553)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	51131935	Search Date:	18/08/2025 11:20
Date Title Created:	25/01/2018	Request No:	53015239
Previous Title:	51006170		

ESTATE AND LAND

Estate in Fee Simple

LOT 10 SURVEY PLAN 303374

Local Government: CHARTERS TOWERS

REGISTERED OWNER

Dealing No: 720661003 18/03/2021

GOLDTOWER PTY LTD A.C.N. 127 721 957
UNDER INSTRUMENT 720661003

TRUSTEE

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 40064198 (Lot 2 on SP 242553)
2. LEASE No 722170144 12/12/2022 at 14:29
AMPLITEL PTY LIMITED A.C.N. 648 133 073
OF LEASE A ON SP338610
TERM: 01/01/2023 TO 31/12/2032 OPTION NIL
3. LEASE No 722170145 12/12/2022 at 14:29
AMPLITEL PTY LIMITED A.C.N. 648 133 073
OF LEASE A ON SP338610
TERM: 01/01/2033 TO 31/12/2042 OPTION NIL

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

**Company owner's consent to the making of a development application
under the *Planning Act 2016***

GOLDTOWER PTY LTD (ACN 127 721 957)

as owner(s) of premises identified as:

Lots 7-10 on SP303374 and located at 4-10 Samuel Harry Close and 2 Hugh Quinn Crescent,
Queenton

consent to the making of a development application under the *Planning Act 2016* by Northpoint
Planning on the premises described above.

Name

Signature

Position

Date

Name

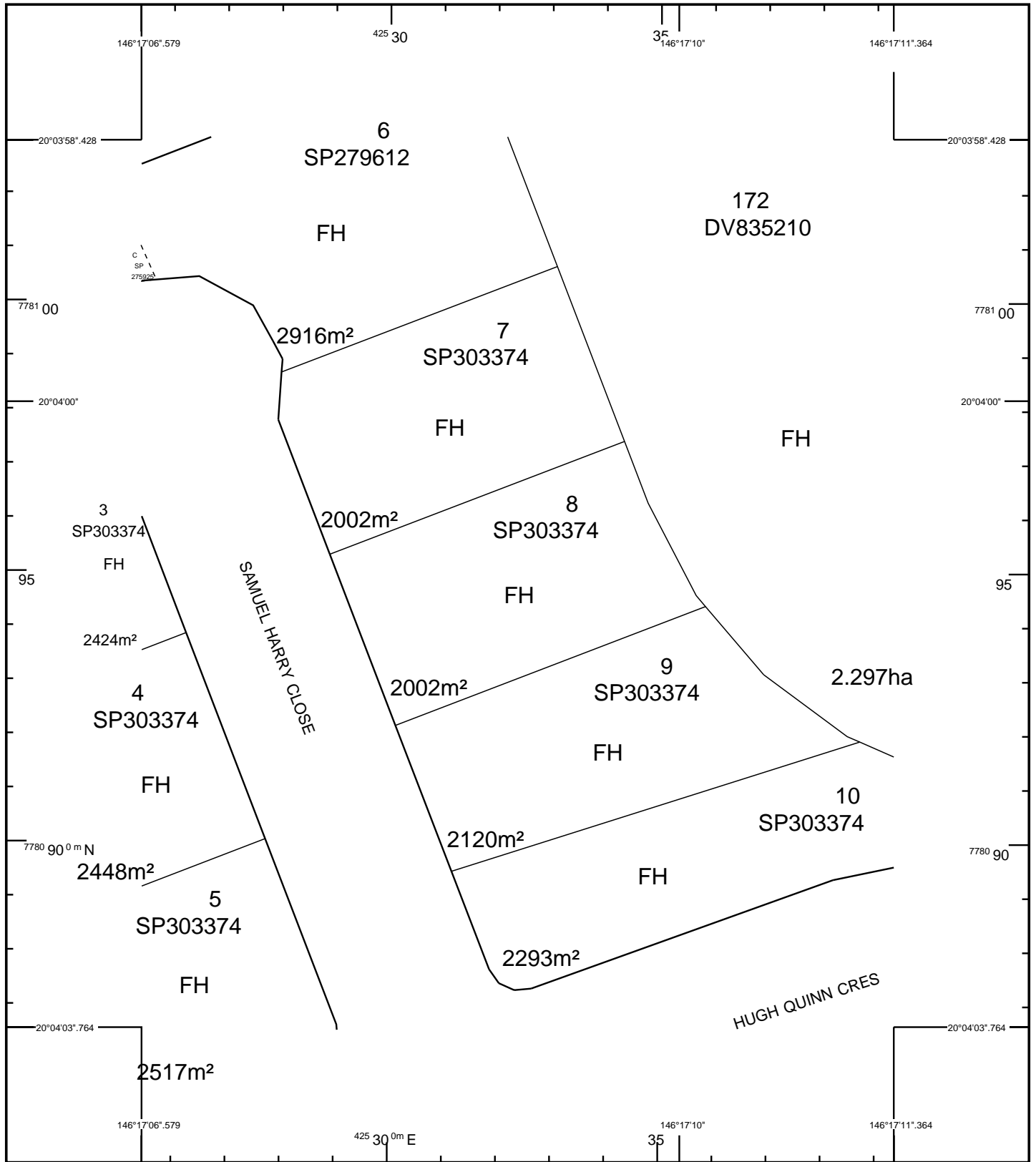
Signature

Position

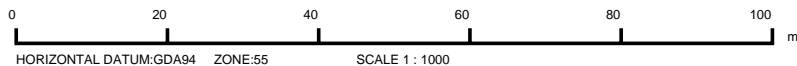
Date



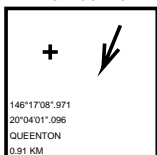
Appendix 2



STANDARD MAP NUMBER
8157-14314



MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	8/SP303374
Area/Volume	2002m²
Tenure	FREEHOLD
Local Government	CHARTERS TOWERS REGIONAL COUNCIL
Locality	QUEENTON
Segment/Parcel	46793/485

CLIENT SERVICE STANDARDS

PRINTED 24/07/2025

DCDB 23/07/2025

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SmartMap

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SmartMap Information Services

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Digital Cadastral Data Base



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(Department of Resources) 2025.



State Assessment and Referral Agency - Matters of Interest Report

Matters of Interest for all selected Lot Plans

Water resource planning area boundaries

Matters of Interest by Lot Plan

Lot Plan: 10SP303374 (Area: 2293 m²)

Water resource planning area boundaries

Lot Plan: 7SP303374 (Area: 2002 m²)

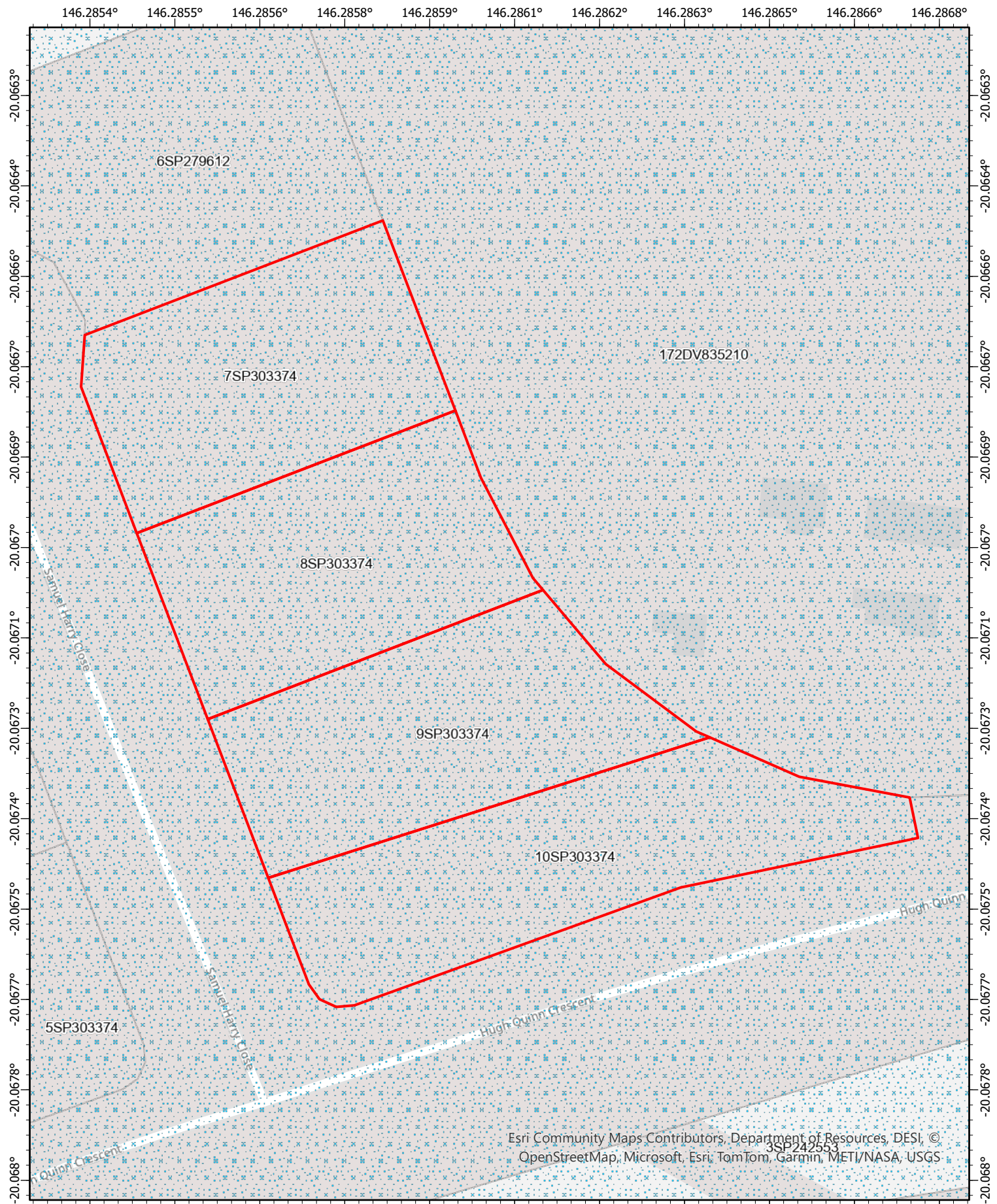
Water resource planning area boundaries

Lot Plan: 8SP303374 (Area: 2002 m²)

Water resource planning area boundaries

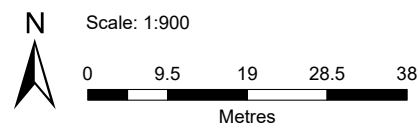
Lot Plan: 9SP303374 (Area: 2120 m²)

Water resource planning area boundaries



Water resource planning
area boundaries

Date: 24/07/2025



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Appendix 3

Subject Site and Surrounds

2 Hugh Quinn Crescent and 4, 6, & 10 Samuel Harry Close, Queenton | Lots 7, 8, 9, & 10 on SP303374

20°3'58"S 146°17'4"E

20°3'58"S 146°17'15"E

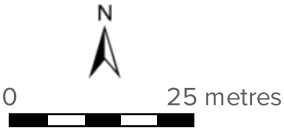


20°4'6"S 146°17'4"E

20°4'6"S 146°17'15"E



Legend located on next page



Scale: 1:1009

Printed at: A3

Print date: 30/7/2025

Not suitable for accurate measurement.

Projection: Web Mercator EPSG 102100 (3857)

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

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**Queensland
Government**

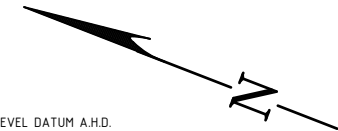
Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development



Appendix 4



LAYOUT PLAN



LEVEL DATUM A.H.D.
Horizontal Datum GDA' 94, Zone 55
Refer PSM 52172 RL. 289.279
NEW QUEEN ROAD

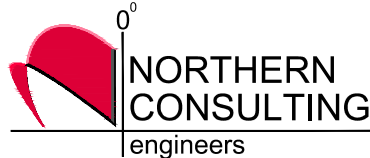
Scale 1:250 @ A1
0 2.5 5 7.5 10m

ENGINEERING CERTIFICATION

Signed:

DEREK ROBERT CONLEY SAW - RPEQ No. 7363

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

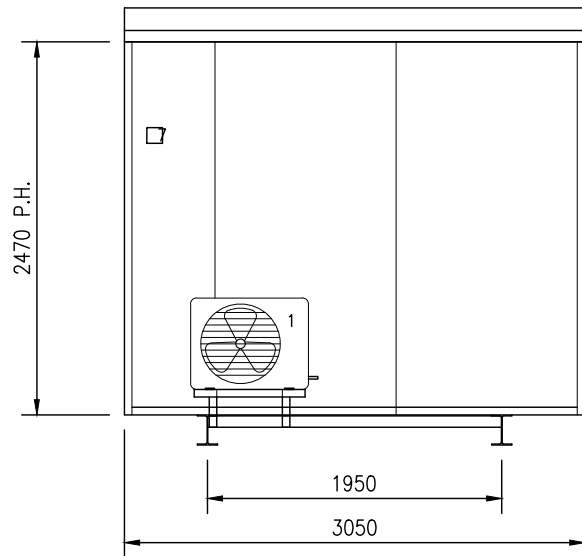


All work is to be carried out in accordance
with LOCAL AUTHORITY'S standard details.

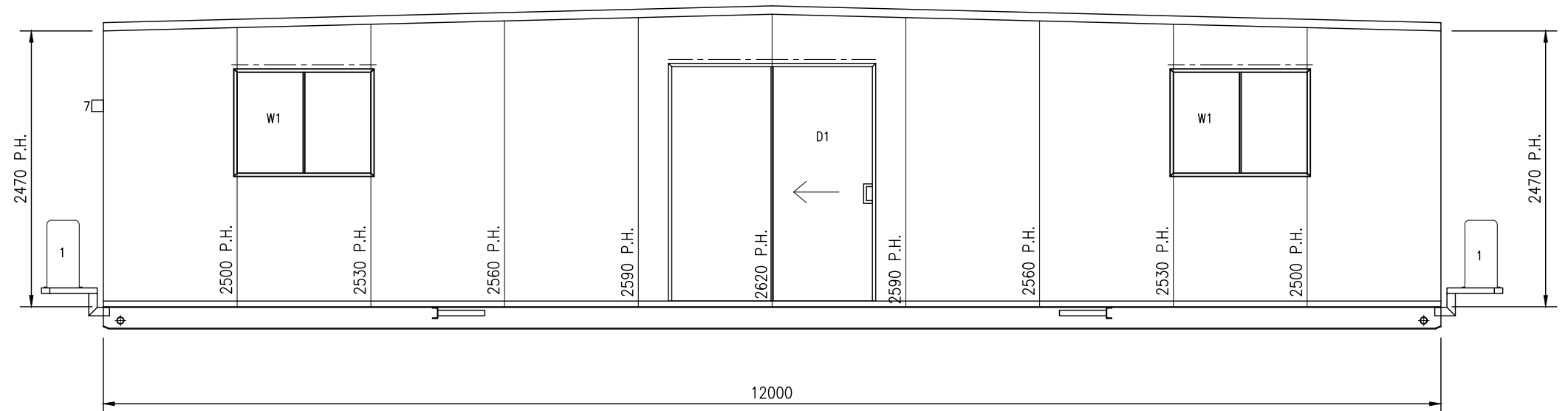
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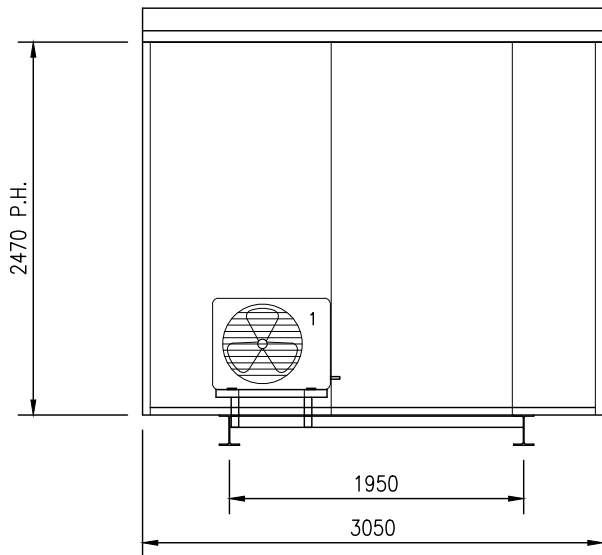
P1 PRELIMINARY - NOT FOR CONSTRUCTION - ISSUED FOR APPROVAL.		12/08/2025
Issue	Description	Date
Drawn DC Date 12/08/2025	In Association With GOLDTOWER Pty Ltd	CONCEPT SITE LAYOUT PLAN
Checked DC	COMMERCIAL DEVELOPMENT	
Reviewed DS	2-10 SMAUEL HARRY CLOSE CHARTERS TOWERS (Lot 7, 8, 9 & 10 SP303374)	
COPYRIGHT ©		
Drawing Number GDTTC0100/VH01		Issue P1



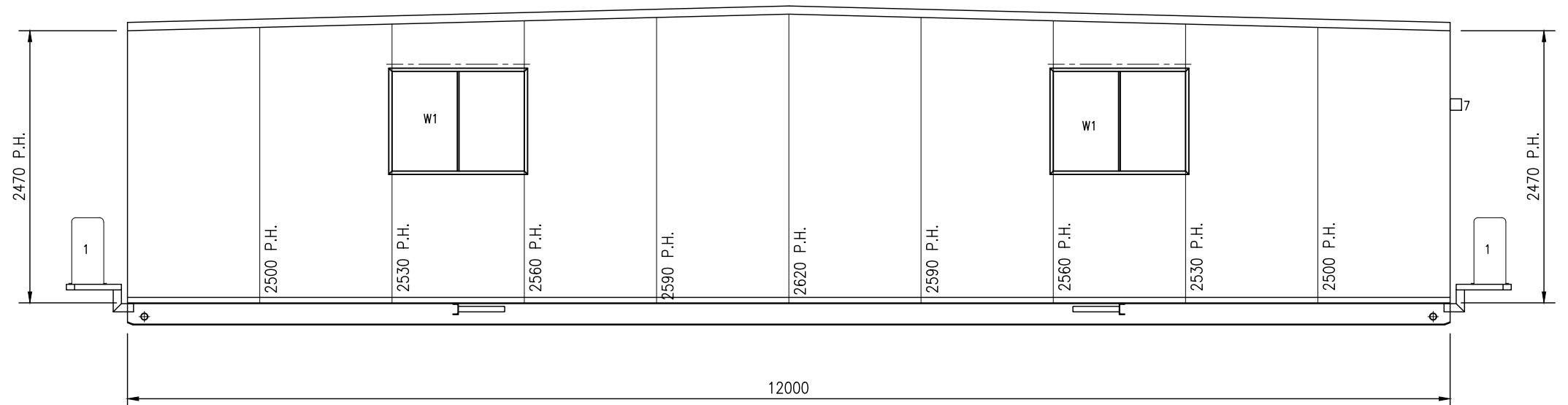
ELEVATION 01
L/H SIDE 02



ELEVATION 02
FRONT 02





ELEVATION 03
R/H SIDE 02



ELEVATION 04
REAR 02



 <p>M&P SERVICES (OLD) Pty Ltd</p>	 <p>1. Diesel Drive Paget, Queensland, 4740 Australia Phone: (07) 4965 7777 Fax: (07) 4888 0599 Email: enquiries@mnpervices.net.au</p>	<p>This drawing remains the property of M&P Services (Old) Pty Ltd. The whole or part thereof can not be copied, reproduced or loaned in any form without their approval. Drawings are indicative, dimensions may change slightly during construction.</p>	<p>CLIENT: _____ SITE: _____</p>
--	--	--	--------------------------------------

DESCRIPTION:	6.0x3.1m I-AUDIT OFFICE FLOOR PLAN
--------------	---------------------------------------

DRAWN: JKH	WIND RATING: C2
CHECKED:	FLOOR LOAD:
DATE: 05-10-2021	3.0kPa/1.8kN
SIZE: A3	SCALE: NOT TO SCALE DO NOT SCALE

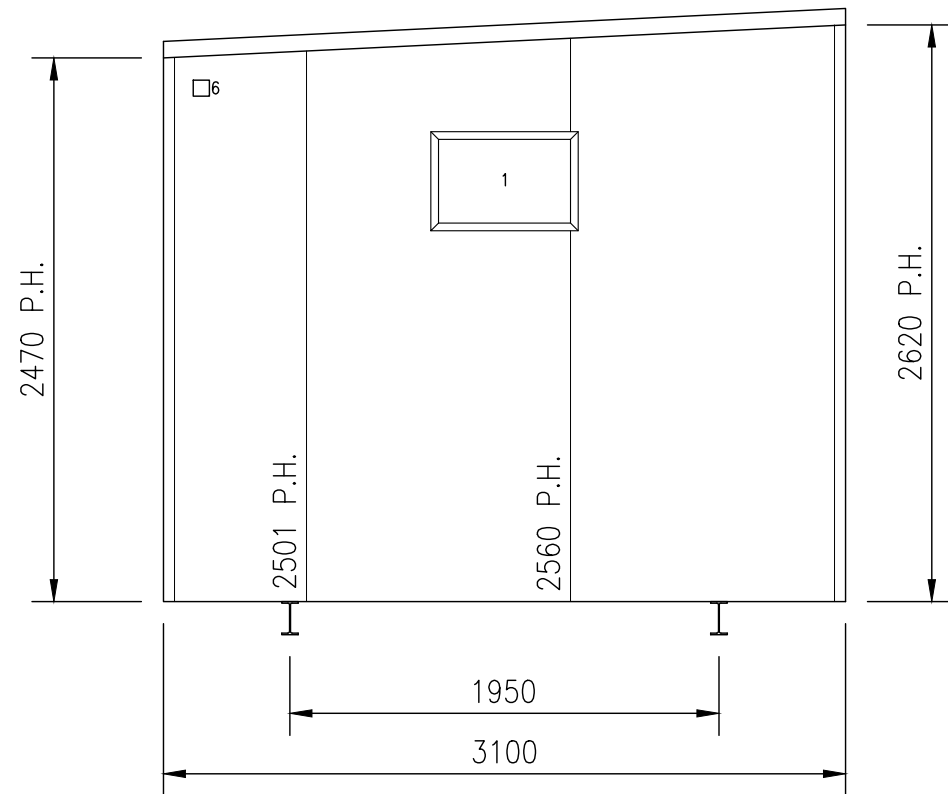
JOB/DRAWING NUMBER: 15558-MPS-01	
REVISION: 01	SHEET: 1

- | ITEM DESCRIPTION | |
|------------------|--|
| 1. | 3.5KW REV. CYCLE A/C CUTOUT WITH METAL FLAP. |
| 2. | DOUBLE INTERNAL LIGHT SWITCH (DOUBLE POLE) |
| 3. | DIFFUSED LED BATTEN LIGHT |
| 4. | 10A DOUBLE GPO (DOUBLE POLE) |
| 5. | 10A SINGLE GPO (DOUBLE POLE) |
| 6. | POWER P.O.E. |
| 7. | LOCKABLE IP56 DISTRIBUTION BOARD WITH DOUBLE POLE MAIN SWITCH, EARTH LEAKAGE, CIRCUIT BREAKERS, INJECTION TEST MODULE & LOCKOUTS |
| 8. | SMOKE ALARM (HARD WIRED, PHOTOELECTRIC) |
| 9. | EXIT LIGHT |
| 10. | EXTERNAL LIGHT |

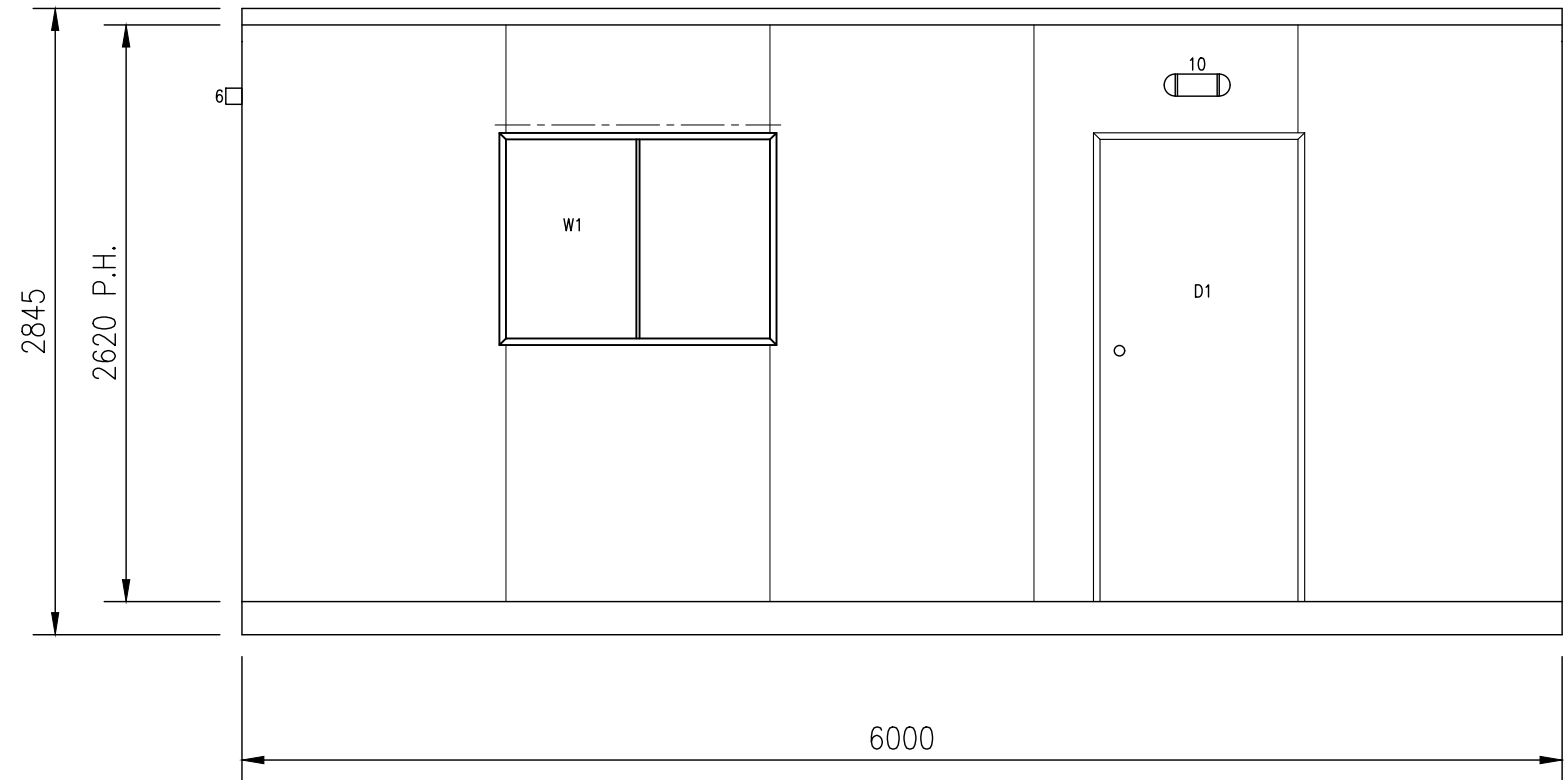
DOOR LEGEND	
D1	1-2040x900mm PANEL DOOR & PASSAGE SET & LOCKING SHROUD

WINDOW LEGEND	
W1	1-900x1200 SGW - GREY GLASS WITH WITH FLYSCREEN

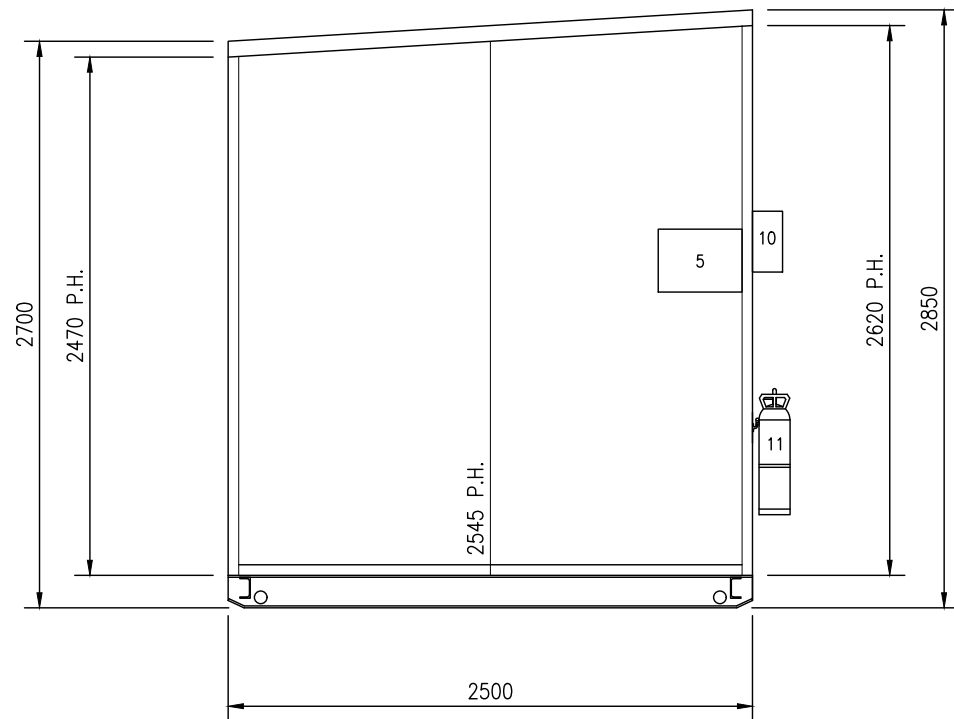
NOTES
1. IF IN DOUBT ASK
2. REFER STANDARD DRAWING SET 1000-MPS FOR RELEVANT INFORMATION.
3. ALL WALL AND ROOF PANELS TO BE SEALED WITH BOSTICK SEAL'N'FLEX



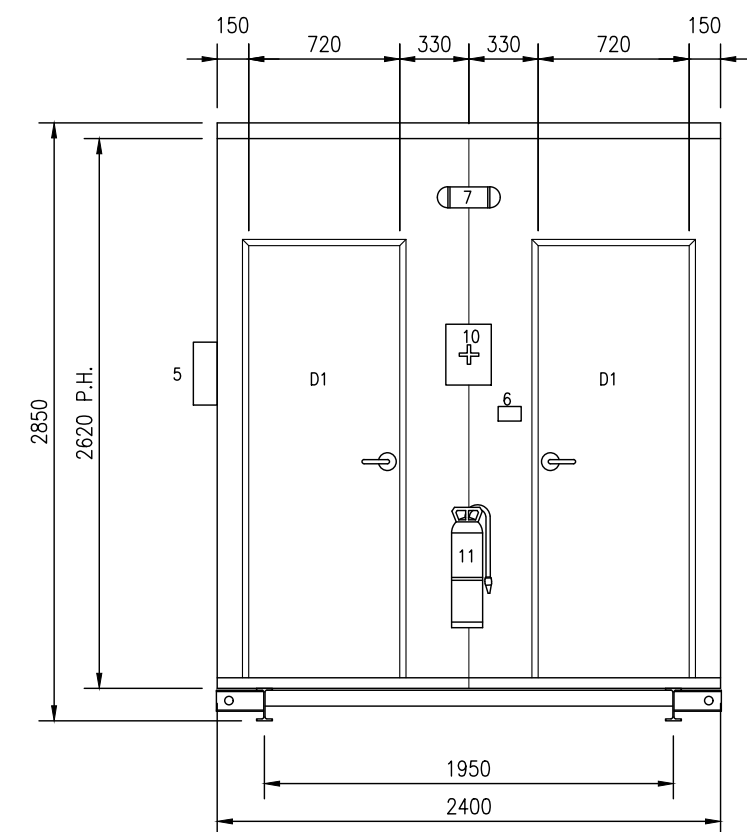
ELEVATION 01
L/H SIDE 02



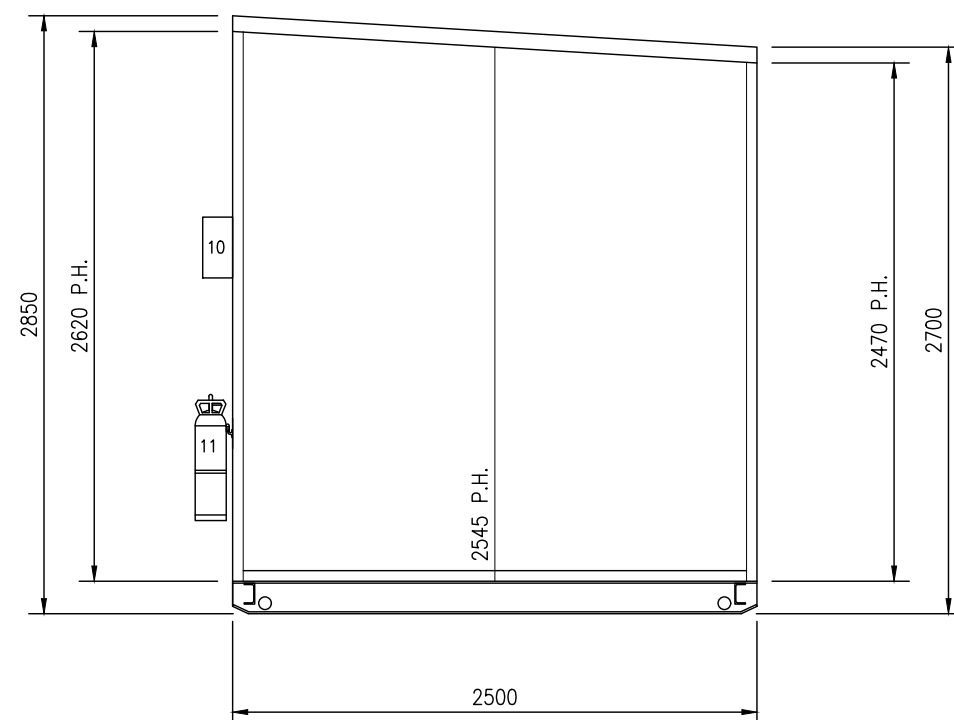
ELEVATION 02
FRONT 02



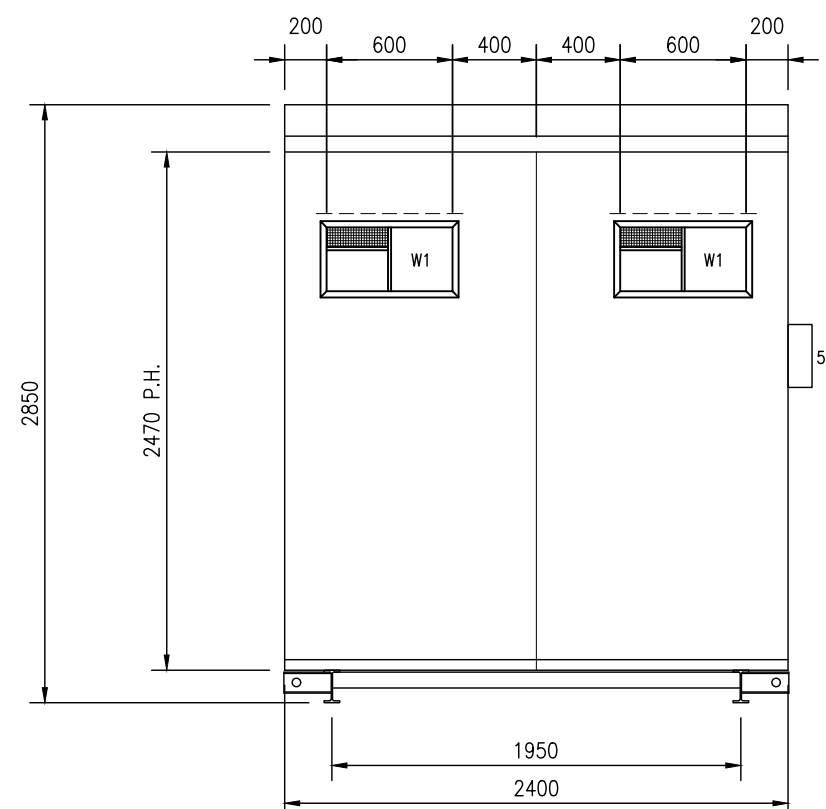
ELEVATION 01
L/H SIDE 02




ELEVATION 02
FRONT 02



ELEVATION 03
R/H SIDE 02



ELEVATION 04
REAR 02

 1 Diesel Drive Paget, Queensland, 4740 Australia Phone: (07) 4965 7777 Fax: (07) 4898 0599 Email: enquiries@mps-services.net.au	This drawing remains the property of M&P Services (Qld) Pty Ltd. The whole or part thereof can not be copied, reproduced or loaned in any form without their approval. Drawings are indicative, dimensions may change slightly during construction.	CLIENT: M&P SERVICES (QLD) PTY. LTD. SITE LOCATION: MACKAY, QLD	DESCRIPTION: 2.5x2.4m 2-PAN TOILET ELEVATIONS	CLIENT SIGNATURE: DATE SIGNED:	DRAWN: JKH CHECKED: DATE: 08-08-2024 SIZE: A3	WIND RATING: C2 FLOOR LOAD: 3.0kPa/1.8kN SCALE: NOT TO SCALE DO NOT SCALE	JOB/DRAWING NUMBER: 18055-MPS-01		REVISION: 01 SHEET: 2	
							01	ISSUED FOR APPROVAL	DATE CHANGED	

