

6 February 2026

Our Reference: NP25.317
IC.MM.

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

Attention: Corporate and Community Building

Dear Sir/Madam,

Application for Material Change of Use – Dual Occupancy located at 25 Hackett Terrace, Richmond Hill and formally identified as Lot 2 on SP120456

On behalf of the Applicant, 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 – Dual Occupancy located at 25 Hackett Terrace, Richmond Hill and formally identified as Lot 2 on SP120456.

In accordance with Council's schedule of fees and charges, the assessment fee for the application is \$1,105. Payment will be issued on receipt of lodgement.

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

Yours faithfully,



Mary McCarthy

SENIOR PLANNER
Northpoint Planning

Encl. Development Application

Development Application

Material Change of Use – Dual Occupancy



Northpoint
Planning

25 Hackett Terrace, Richmond Hill
Lot 2 on SP120456

6 February 2026
Reference: NP25.317

Client: G. Dyson

Project: 25 Hackett Terrace, Richmond Hill

Date: 6 February 2026

Project Reference: NP25.317

Contact: Mary McCarthy

Prepared by: Mary McCarthy – Northpoint Planning

Document Verification

Revision		Author	Reviewer
1	Draft	I.C	M.M
2	Final	M.M	
3	Amended – Updated plan revision	M.M	

Approval			
Author Signature		Approver Signature	
Name	I. Cooper	Name	M. McCarthy
Title	Student Planner	Title	Senior Planner

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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.....	7
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	STATE DEVELOPMENT ASSESSMENT PROVISIONS.....	10
6.0	PLANNING ASSESSMENT.....	11
6.1.	GENERAL RESIDENTIAL ZONE CODE.....	11
6.2.	RESIDENTIAL CHARACTER OVERLAY CODE.....	12
7.0	CONCLUSION AND RECOMMENDATIONS.....	14

Appendices

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



Tables

Table 1: Application Summary

Table 2: Proposal Plans

Figures

Figure 1: Site Location

Figure 2: Racecourse Road Perspective



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 – Dual Occupancy.

The subject site involves one regular shaped allotment located at 25 Hackett Terrace, Richmond Hill and comprises an area of 2,828m². The site is currently improved by an existing dwelling house and has historically been utilised for residential purposes. The topography of the site gradually slopes towards the east, with the site comprising mapped contours ranging between 298m AHD and 300m AHD.

The proposed development involves the construction of a new dwelling house to the south of the subject site, involving 3 bedrooms and comprising a building footprint of approximately 154.6m². The existing dwelling house and all access and servicing arrangements associated with the site will be wholly retained.

Vehicle access to the proposed dwelling is facilitated via established crossover and driveway to the western side of the Racecourse Road frontage to the south, with existing crossover and driveway to the Hackett Terrace frontage retained to service the existing dwelling. The proposal provisions a single-bay garage to the proposed dwelling house, providing for one on-site vehicle parking space.

The subject site is located within the General residential zone of the planning scheme and identified within the Residential character overlay as a building character place.

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	25 Hackett Terrace, Richmond Hill
Real Property Description	Lot 2 on SP120456
Area of Lot	2,828m ²
Applicant	G. Dyson
Purpose of Proposal	Dual Occupancy
Type of Application	Material Change of Use
Category of Assessment	Code
SARA Mapping	<ul style="list-style-type: none"> ▪ Water resource planning area boundaries ▪ Area within 25m of a State-controlled road
Referral Agencies	Schedule 10, part 9, division 4, subdivision 2, table 4, item 1 – Development within 25m of a State-controlled transport corridor
Public Notification	Not required
Zoning	General residential zone
Overlays	Residential character overlay



2.0 Site and Surrounding Environment

2.1. Subject Site and Surrounds

The subject site is located at 25 Hackett Terrace, Richmond Hill and is formally identified as Lot 2 on SP120456. The site involves one generally regular shaped allotment, comprising an area of 2,828m². The property is currently improved by a detached dwelling house situated centrally within the site, with the existing dwelling established circa 1950.

The site maintains dual frontage to Hackett Terrace to the north and Racecourse Road to the south. Access to the property is facilitated via established crossover and driveway to the western side of each road frontage. An electricity pole and stay wire is located centrally along the Racecourse Road frontage.

The immediate surrounding locality comprises a mix of residential development, comprising detached dwelling houses, multiple dwellings and short-term accommodation properties. Community uses are periodically located along the Hackett Terrace corridor.

The wider locality includes the Goldtower Development Area to the south-east, the Charters Towers Racecourse to the north-east and the Charters Towers CBD to the south.

The subject site is located within the General residential zone of the planning scheme and is identified within the Residential character overlay as a building character place.

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 new dwelling house to the south of the subject site, oriented to the south. The existing centralised dwelling house, alongside all access and servicing arrangements associated with the property, will be wholly retained as part of the proposed development.

Access to the proposed dwelling is facilitated via existing crossover and driveway to the western side of the Racecourse Road frontage, with on-site covered vehicle parking provisioned via a single-bay garage attached to the eastern side of the proposed dwelling façade and ample area to accommodate additional non-covered parking opportunity. Established crossover and driveway to the western side of the Hackett Terrace frontage will be retained to service the existing dwelling house on the site.

Specifically, the proposed development involves the following:

- Construction of a new dwelling house to the south of the subject site, comprising a gross floor area of (GFA) of 104.99m².
- Proposed dwelling involving three bedrooms.
- Proposed dwelling of single-storey construction.
- Inclusion of an outdoor patio to the eastern side of the dwelling, comprising an area of approximately 13.95m².
- Lightweight weatherboard cladding to all external walls.
- Proposed dwelling comprising a front entrance porch, visible from Racecourse Road, with an area of approximately 11.77m².
- Proposed dwelling comprising a Colourbond sheeting gable roof profile with 10-degree pitch, sympathetic to the roof profile of the existing dwelling house on the site.
- Vehicular access to the proposed development facilitated via existing crossover and driveway to the western side of the Racecourse Road frontage.
- Formalised covered on-site vehicle parking provisioned via a single-bay garage attached to the eastern side of the proposed dwelling façade.
- Provision of suitable area to accommodate for additional non-formalised parking if required.
- Proposed garage comprising an area of approximately 23.89m².
- Proposed development involving a total building area of approximately 154.6m².
- The proposed dwelling is setback 6m from the Racecourse Road frontage to the south, and 1.53m from the western property boundary.
- Retention of the existing dwelling house on the site, resulting in a total of two detached dwellings on the property.
- Retention of all existing access and servicing arrangements associated with the subject site.
- Proposed dwelling involving 3 bedrooms, comprising a gross floor area (GFA) of approximately 104.99m².

The proposed development is illustrated in Figure 2 overleaf.



Figure 2: Racecourse Road Perspective



Source: The Design House NQ

3.2. Proposal Plans

The proposed development is illustrated in the development plans listed below in Table 2, prepared by The Design House NQ (refer **Appendix 4**).

Table 2 – Proposal Plans

Plan title	Number	Revision	Date
Cover Page	01.A	4	12.02.2026
Site Plan	02.A	4	12.02.2026
Floor Plan	03.A	4	12.02.2026
Elevations	04.A	4	12.02.2026
Elevations	05.A	4	12.02.2026
Perspective Views 1 & 2	06.A	4	12.02.2026

3.3. Use Definition

In accordance with schedule 1 of the planning scheme, the use of the property for two dwelling houses is defined a Dual occupancy. A Dual occupancy is:

(a) a residential use of premises for 2 households involving –

- (i) 2 dwellings (whether attached or detached) on a single lot or 2 dwellings (whether attached or detached) on separate lots that share a common property; and
- (ii) any domestic outbuilding associated with the dwellings; but

(b) does not include a residential use of premises that involves a Secondary dwelling.

3.4. Access and Parking

The proposed development is provided access via existing crossover and driveway to the western side of the Racecourse Road frontage, with this arrangement considered suitable to service the



proposed dwelling. Established crossover and driveway to the Hackett Terrace frontage will be retained to service the existing dwelling house on the property. On-site vehicle parking associated with the proposed development is provisioned by a single-bay garage adjoining the eastern side of the proposed dwelling façade.

3.5. Infrastructure Services

The site maintains existing connection to Council's reticulated water network, with existing water mains traversing the Hackett Terrace and Racecourse Road frontages. Furthermore, a sewer main is located to the eastern property corner, provisioning connection to the reticulated sewer network. It is considered the existing reticulated network connections associated with the site are sufficient in servicing the proposed development.

The proposed development can be appropriately connected to telecommunications and electrical networks, noting an electricity pole is situated centrally along the southern road frontage.

3.6. Stormwater Drainage

The proposed development has been suitably designed to maintain the existing drainage pattern of the subject site. The property retains a sloping topography to the east, with this maintained in association with the proposed development. The proposal has been designed to retain the Racecourse Road frontage as the lawful point of discharge, and will not result in an increase of stormwater discharge to the State-controlled Hackett Terrace road corridor to the north.

3.7. Landscaping

The proposed development has been sited and design to maintain existing landscaping associated with the property to the fullest extent possible. It is considered that additional landscaping will be established following construction of the proposed development.

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 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 required given the subject site is located within proximity to a State transport corridor. The relevant referral trigger is identified as:

- Schedule 10, part 9, division 4, subdivision 2, table 4, item 1 – Development within 25m of a State-controlled transport corridor, being Hackett Terrace.

Accordingly, the proposed development is assessed against the following State Development Assessment Provisions (v 3.5):

- State code 1- Development in a State-controlled road environment.

Assessment against the relevant benchmarks is provided in section 5.

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, being the *Charters Towers Regional Town Plan Version 2.0 (2020)*.

In accordance with Table 5.8.1 of the planning scheme, the proposed development requires code assessment given the proposal involves a Dual occupancy which does not achieve one or more nominated acceptable outcomes of the Residential character overlay code.

4.5. Assessment Benchmarks

Pursuant to Table 5.8.1 of the planning scheme the proposal requires code assessment.

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

- General residential zone code.
- Residential character overlay code.

Assessment against the relevant benchmarks is provided within section 6.



5.0 State Development Assessment Provisions

5.1. State Code 1: Development in a State-controlled road environment

The purpose of State Code 1 is to *protect the safety, function and efficiency of State-controlled roads, future State-controlled roads, road transport infrastructure, active transport infrastructure and public passenger services on State-controlled roads from adverse impact of development. The code is intended to protect the safety of people using, and living or working near, State-controlled roads.*

Specifically, this code seeks to ensure:

- (1) *does not increase the likelihood or frequency of accidents, fatalities or serious injury for users of a state-controlled road;*
- (2) *does not adversely impact the structural integrity or physical condition of state-controlled roads, road transport infrastructure, public passenger transport infrastructure or active transport infrastructure;*
- (3) *does not adversely impact the function and efficiency of state-controlled roads or future state-controlled roads;*
- (4) *does not adversely impact the state's ability to plan, construct, maintain, upgrade or operate state-controlled roads, future state-controlled roads or road transport infrastructure;*
- (5) *does not significantly increase the cost to the state to plan, construct, upgrade or maintain state-controlled roads, future state-controlled roads or road transport infrastructure;*
- (6) *maintains or improves access to public passenger transport infrastructure or active transport infrastructure;*
- (7) *does not adversely impact the state's ability to operate public passenger services on state-controlled roads;*
- (8) *protects community amenity from significant adverse impacts of environmental emissions generated by road transport infrastructure or vehicles using state-controlled roads.*

Response

The proposed development is considered to comply with the purpose of State Code 1. The proposed development is wholly contained within the subject site and does not involve any physical alterations within the adjoining State-controlled road corridor, being Hackett Terrace. The proposed dwelling is situated to the south of the site and is setback in excess of 30m from the Hackett Terrace road corridor. The proposed development is facilitated access via existing crossover and driveway to the local road, Racecourse Road frontage to the south, and will not utilise existing access arrangements or result in new or changed access to the State-controlled road corridor.

The proposed development involves the introduction of one additional singled detached dwelling house on the site only, retaining residential use of the site at a scale and intensity sympathetic to surrounding properties. Additionally, the property retains a sloping topography to the east, with this maintained as part of the proposed development. This results in stormwater being conveyed to the southern road frontage, with no increase in stormwater discharge to the Hackett Terrace road corridor anticipated as part of the proposed development.

Given the above, further assessment against State Code 1 is not considered necessary.



6.0 Planning Assessment

6.1. General Residential Zone Code

The purpose of the General residential zone code is to *provide for*:

- (a) residential uses; and
- (b) community uses, small-scale services, facilities and infrastructure to support local residents.

The proposed development is considered to be consistent with the purpose and overall outcomes of the General residential zone code.

In accordance with section 5.3.3 (4)(b)(i) of the planning scheme, the proposed development requires assessment against AO5.2 of the General residential zone code.

AO5.2

Design and streetscape	
<p>PO5</p> <p>Driveways and parking areas including garages must not visually dominate the street.</p>	<p>AO5.1</p> <p>Carparking areas where a Multiple dwelling, Retirement facility or Rooming accommodation, are located behind the main building.</p> <hr/> <p>AO5.2</p> <p>Vehicle access is provided through a:</p> <ul style="list-style-type: none"> (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.

Response

Vehicular access to the proposed dwelling house is facilitated via existing crossover and driveway to the Racecourse Road frontage to the south, with established crossover and driveway to the Hackett Terrace frontage being retained to service the existing dwelling house on the subject site.

The proposed development seeks to utilise the existing access arrangements associated with the property, taking advantage of the dual frontage nature of the site. The utilisation of the existing crossover to the Racecourse Road frontage for the proposed dwelling house, rather than provisioning new paired access from Hackett Terrace, mitigates risks associated with increased site traffic and manoeuvring along the State-controlled road corridor. The use of a local road for access to the proposed dwelling house sufficiently minimises implications of the proposed development on the wider road network and maintains the functionality and integrity of the Flinders Highway.

Furthermore, given the location of the proposed development, the orientation of the dwelling to present to the Racecourse Road frontage, and the location of the existing access arrangements, it is unpractical to provide a paired driveway which does not hinder the residential functionality or amenity of the site.



6.2. Residential Character Overlay Code

The purpose of the Residential character overlay code is to *ensure that*:

- (a) *Dwelling house and Dual occupancy development achieves an appearance and visual amenity that is consistent with the streetscape character of traditional residential neighbourhoods and important gateways in the urban area of Charters Towers.*

The purpose of the code will be achieved through the following overall outcomes:

- (a) *Development includes design features that are symbolic of the timber framed Queenslander building vernacular in Charters Towers that includes:*
- (i) *form features such as pitched roofs and front verandahs;*
 - (ii) *scale features that reduce building bulk including timber stumps;*
 - (iii) *lightweight façade and roof materials and textural elements; and*
 - (iv) *building orientation towards the street.*

The proposed development is considered to be consistent with the purpose and overall outcomes of the Residential character overlay code.

In accordance with section 5.3.3 (4)(b)(i) of the planning scheme, the proposed development requires assessment against AO5.2 of the General residential zone code.

AO1.1 and AO1.2

<p>PO1</p> <p>Development:</p> <p>(a) is complimentary with the prevailing streetscape; and</p> <p>(b) includes materials and design features that are compatible with the traditional building character of the area.</p>	<p>AO1.1</p> <p>Buildings include an attached roofed front verandah facing the street.</p>
	<p>AO1.2</p> <p>Buildings include a lightweight framed floor to be raised a minimum of 0.6m and a maximum of 2.1m above the ground.</p>
	<p>AO1.3</p> <p>Roof sheeting includes metal materials.</p>

Response

The proposed development does not provide for an attached roofed verandah to the dwelling façade, rather providing for a small roofed entrance patio to the road frontage. The main roofed outdoor entertainment associated with the proposed dwelling has intentionally been located to the rear of the building to provide for improved privacy, improving residential amenity and functionality. The absence of a front verandah is required to achieve compliance with the *Queensland Development Code*, given the dwelling is currently setback 6m from the road frontage, as a greater dwelling setback will impede on the amenity, privacy and functionality of the existing dwelling house on the subject site.

A review of existing dwelling houses along the Racecourse Road corridor identifies that open verandahs to the dwelling façade are only provided periodically along the streetscape, with existing properties predominantly demonstrating wholly enclosed front patios, small entrances porches / porticos similar to the proposed dwelling, or no verandahs or porches at all.

Furthermore, the proposed dwelling comprises slab on ground construction, with finished floor levels elevated 0.4m above natural ground level. Surrounding residential properties are reflective of varying dwelling heights and elevations, comprising a mix of slab on-ground and elevated properties.



The proposed development has been intentionally designed to integrate design features complementary to the surrounding locality. Specifically, the proposed development involves lightweight weatherboard cladding to all external walls and a gable roof profile sympathetic to the roof profile of the existing dwelling house and surrounding properties. The proposed front porch is sufficient in suitably minimising built-form bulk from the streetscape.

Therefore, it is considered that the proposed dwelling design is reflective of the predominant streetscape character.



7.0 Conclusion and Recommendations

This town planning report has been prepared by Northpoint Planning on behalf of G. Dyson in association with a Development Application for a Material Change of Use – Dual Occupancy located at 25 Hackett Terrace, Richmond Hill and formally described as Lot 2 on SP120456.

The subject site is located within the General residential 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.



Attachment 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)	G. Dyson C/- Northpoint Planning
Contact name (only applicable for companies)	Mary McCarthy
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)	mary@northpointplanning.com.au hello@northpointplanning.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	NP25.317

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
		25	Hackett Terrace	Richmond Hill
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4820	2	SP120456	Charters Towers Regional
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

- Coordinates of premises by longitude and latitude

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

- Coordinates of premises by easting and northing

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

3.3) Additional premises

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

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

- In a tidal area

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

Name of port authority for tidal area (if applicable)

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

5) Are there any existing easements over the premises?

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

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

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

Material Change of Use – Dual Occupancy

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 (<i>include each definition in a new row</i>)	Number of dwelling units (<i>if applicable</i>)	Gross floor area (m ²) (<i>if applicable</i>)
Two dwelling houses	Dual Occupancy: (a) A residential use of premises for 2 households involving— (i) 2 dwellings (whether attached or detached) on a single lot or 2 dwellings (whether attached or detached) on separate lots that share a common property; and (ii) any domestic outbuilding associated with the dwellings; but (b) does not include a residential use of premises that involves a Secondary dwelling.	2 (1 existing & 1 new)	

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

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



- 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



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: 50282093	Search Date: 14/01/2026 15:33
Date Title Created: 28/09/1999	Request No: 54708075
Previous Title: 40021803	

ESTATE AND LAND

Estate in Fee Simple

LOT 2 SURVEY PLAN 120456

Local Government: CHARTERS TOWERS

REGISTERED OWNER

INTEREST

Dealing No: 723129856 15/03/2024

KRISTOPHER JAMES DYSON

TENANTS IN COMMON

1/3

GERARD ANTHONY DYSON

JOINT TENANTS INTER SE

2/3

RASELA MARIA DYSON

AS TENANTS IN COMMON

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 21520029 (Lot 2 on CP MPH21677)
2. MORTGAGE No 723129857 15/03/2024 at 14:36
NATIONAL AUSTRALIA BANK LIMITED A.C.N. 004 044 937

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

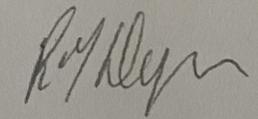
Landowner's consent to the making of a development application under the *Planning Act 2016*

I, RASELA MARIA DYSON

as owner(s) of premises identified as:

Lot 2 on SP120456 and located at 25 Hackett Terrace, Richmond Hill

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



27.1.2026

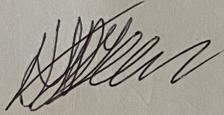
Landowner's consent to the making of a development application under the *Planning Act 2016*

I, KRISTOPHER JAMES DYSON

as owner(s) of premises identified as:

Lot 2 on SP120456 and located at 25 Hackett Terrace, Richmond Hill

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



Signature

28.1.2026.

Date

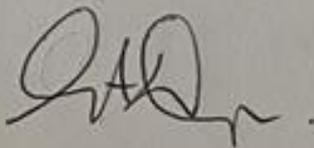
Landowner's consent to the making of a development application under the *Planning Act 2016*

I, GERARD ANTHONY DYSON

as owner(s) of premises identified as:

Lot 2 on SP120456 and located at 25 Hackett Terrace, Richmond Hill

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



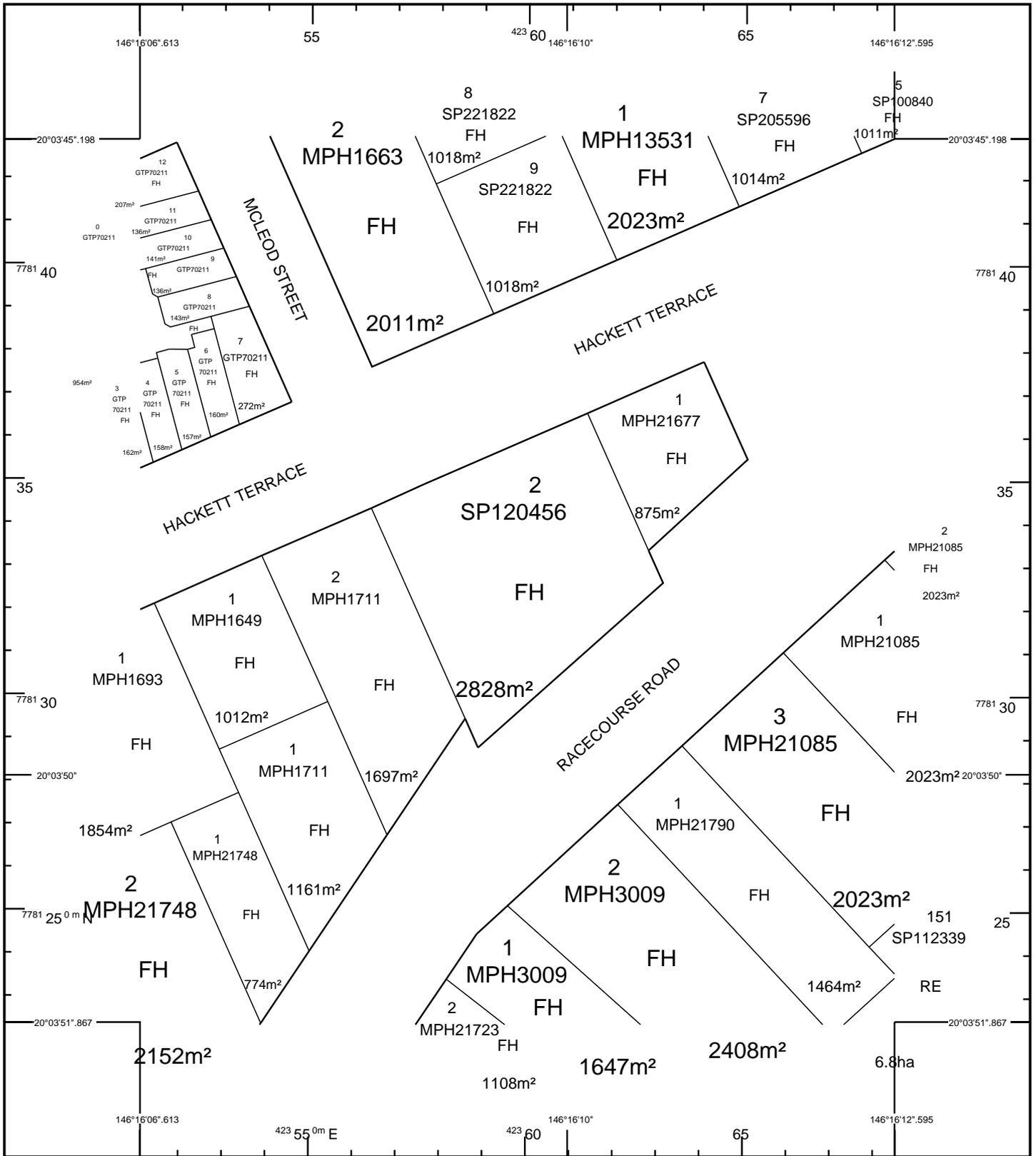
Signature

28.1.2026.

Date



Attachment 2



STANDARD MAP NUMBER
8157-14341



MAP WINDOW POSITION & NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	2/SP120456
Area/Volume	2828m ²
Tenure	FREEHOLD
Local Government	CHARTERS TOWERS REGIONAL
Locality	RICHMOND HILL
Segment/Parcel	46787/132

CLIENT SERVICE STANDARDS

PRINTED 21/10/2025
DCDB 20/10/2025
Users of the information recorded in this document (the Information) accept all responsibility and risk associated with the use of the Information and should seek independent professional advice in relation to dealings with property.
Despite Department of Resources best efforts, RESOURCES makes no representations or warranties in relation to the Information, and, to the extent permitted by law, exclude or limit all warranties relating to correctness, accuracy, reliability, completeness or currency and all liability for any direct, indirect and consequential costs, losses, damages and expenses incurred in any way (including but not limited to that arising from negligence) in connection with any use of or reliance on the Information
For further information on SmartMap products visit https://www.qld.gov.au/housing/buying-owning-home/property-land-valuations/smartmaps

SmartMap

An External Product of SmartMap Information Services
Based upon an extraction from the Digital Cadastral Data Base



Queensland Government

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State Assessment and Referral Agency - Matters of Interest Report

Matters of Interest for all selected Lot Plans

Water resource planning area boundaries

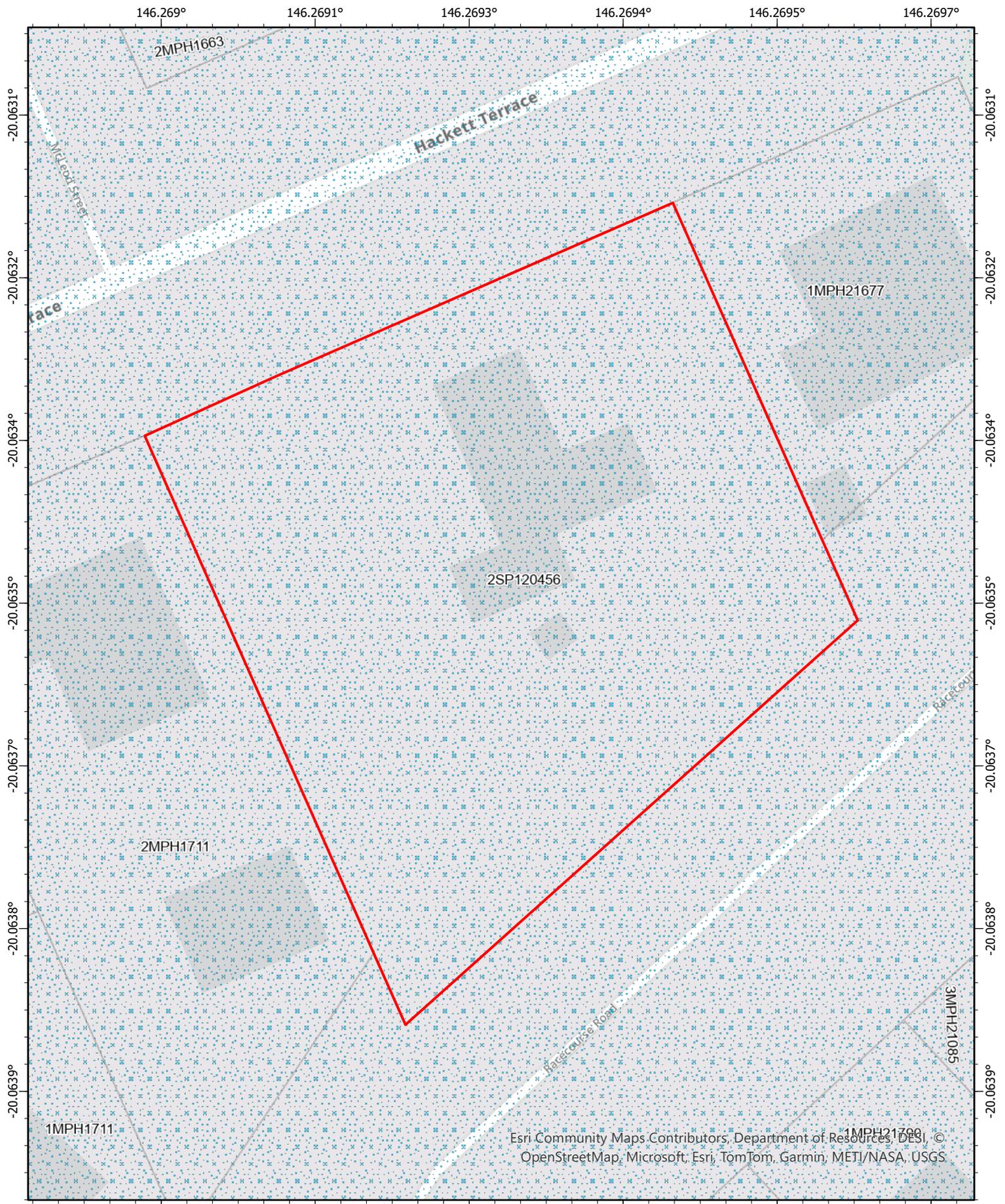
Area within 25m of a State-controlled road

Matters of Interest by Lot Plan

Lot Plan: 2SP120456 (Area: 2828 m²)

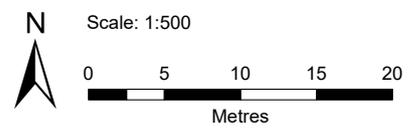
Water resource planning area boundaries

Area within 25m of a State-controlled road



 Water resource planning area boundaries

Date: 21/10/2025



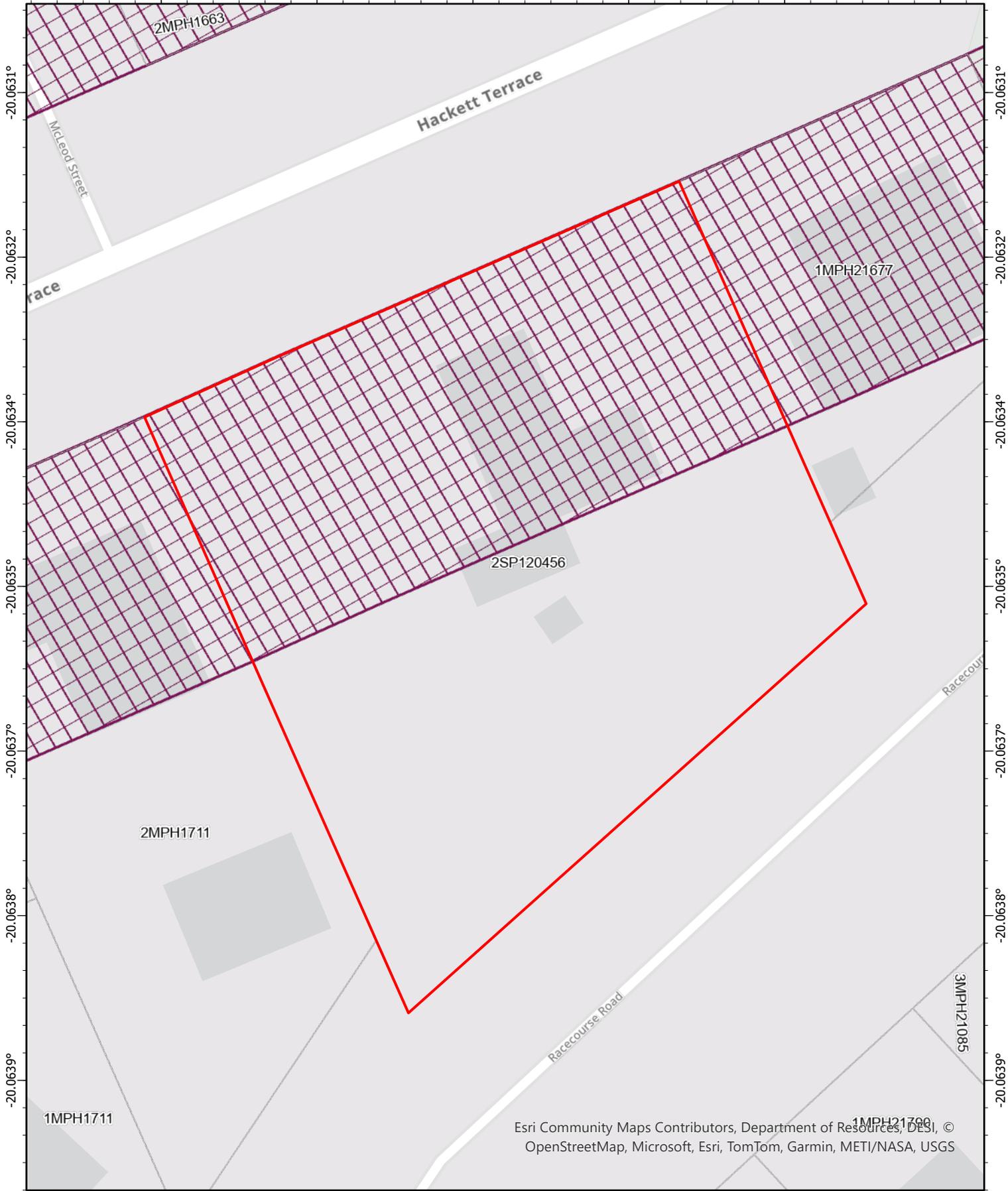
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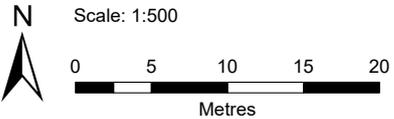
146.269° 146.2691° 146.2693° 146.2694° 146.2695° 146.2697°



Esri Community Maps Contributors, Department of Resources, DESI, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, METI/NASA, USGS

Date: 21/10/2025

 Area within 25m of a State-controlled road



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Attachment 3

Subject Site and Surrounds - 25 Hackett Terrace, Richmond Hill

Lot 2 on SP120456

20°3'46"S 146°16'7"E

20°3'46"S 146°16'13"E



20°3'51"S 146°16'7"E

20°3'51"S 146°16'13"E



Scale: 1:581

Printed at: A3

Print date: 29/1/2026

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



Attachment 4

NEW RESIDENCE

GERRY & RAZ

25 HACKETT TERRACE, CHARTERS TOWERS

SHEET LIST						
Sheet No.	Sheet Name	Project Issue Date	Project Revision	Current Revision	Revision Date	Current Revision Description
01.A	COVER PAGE	12.02.26	4	4	12.02.26	Revision 4
02.A	SITE PLAN	12.02.26	4	4	12.02.26	Revision 4
03.A	FLOOR PLAN	12.02.26	4	4	12.02.26	Revision 4
04.A	ELEVATIONS	12.02.26	4	4	12.02.26	Revision 4
05.A	ELEVATIONS	12.02.26	4	4	12.02.26	Revision 4
06.A	PERSPECTIVE VIEWS 1 & 2	12.02.26	4	4	12.02.26	Revision 4
07.A	PERSPECTIVE VIEWS 3 & 4	12.02.26	4	4	12.02.26	Revision 4

GENERAL:

1. IF IN DOUBT, JUST ASK.
2. USE FIGURED DIMENSIONS, DO NOT SCALE FROM DRAWINGS.
3. CONFIRM ALL RELEVANT DIMENSIONS, LEVELS AND DETAILS ON SITE PRIOR TO COMMENCEMENT OF ALL WORK. CONFIRM SETBACKS TO ALL ALIGNMENTS.
4. THESE ARCHITECTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ENGINEERING AND OTHER CONSULTANT'S DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES SHALL BE REFERRED TO THE BUILDING DESIGNER FOR DISCUSSION BEFORE PROCEEDING WITH THE WORK.
5. DESIGN AND CONSTRUCTION TO COMPLY WITH CURRENT STANDARD BUILDING BY-LAWS, BUILDING ACT, BUILDING AMENDMENT ACT, BUILDING AND OTHER LEGISLATION AMENDMENT ACT, QUEENSLAND DEVELOPMENT CODE, BUILDING CODE OF AUSTRALIA, CURRENT AUSTRALIAN STANDARDS, STATUTORY REQUIREMENTS, ORDINANCES, LOCAL GOVERNMENT REQUIREMENTS, RELEVANT BUILDING AUTHORITIES AND ALL CONTRACT DOCUMENTATION.
6. CARRY OUT ALL WORK IN A SAFE MANNER IN ACCORDANCE WITH APPLICABLE STATUTORY REGULATIONS, BY-LAWS OR RULES. COMPLY WITH RELEVANT STATE OCCUPATIONAL HEALTH AND SAFETY ACTS INCLUDING ASSOCIATED REGULATIONS AND CODES OF PRACTISE. CONTRACTOR IS RESPONSIBLE FOR OCCUPATIONAL HEALTH AND SAFETY OF SITE PERSONNEL AND GENERAL PUBLIC IN ACCORDANCE WITH LEGISLATIVE REQUIREMENTS, INDUSTRIAL AGREEMENTS AND ACCEPTED INDUSTRY PRACTISE.
7. TIMBER CONSTRUCTION TO COMPLY WITH AS1720. DOMESTIC TIMBER CONSTRUCTION IN NON-CYCLONIC LOCATIONS SHALL BE IN ACCORDANCE WITH AS1684.
8. ALL BRICKWORK AND BLOCKWORK SHALL BE IN ACCORDANCE WITH AS3700.
9. ALL PROPRIETARY PRODUCTS AND SYSTEMS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATION AND INSTRUCTIONS.
10. GARAGE DOORS TO COMPLY WITH THE ABCB HOUSING PROVISION PART 2.2. - GARAGE DOORS AND OTHER LARGE ACCESS DOORS IN OPENINGS NOT MORE THAN 3M IN HEIGHT IN EXTERNAL WALLS OF BUILDINGS DETERMINED AS BEING LOCATED IN WIND REGION C OR D IN ACCORDANCE WITH FIGURE 2.2.3 : AS/NZS 4505.
11. WHEN BUILDING IN A CORROSIVE ENVIRONMENT, CORROSION PROTECTION IS TO COMPLY WITH SECTION 6.3.9 OF THE ABCB HOUSING PROVISIONS
12. THESE DRAWINGS ARE THE COPYRIGHT OF THE DESIGN HOUSE NQ AND MAY NOT BE USED, RETAINED OR REPRODUCED WITHOUT WRITTEN AUTHORITY.
13. THESE DRAWINGS ARE FOR THE PURPOSE OF GAINING A BUILDING APPROVAL ONLY.

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

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

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

IN AREAS SERVICED BY A WATER SERVICE PROVIDER:-

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

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

SUSTAINABLE BUILDING REQUIREMENTS @ 1 MARCH 2009 - CLASS 1 BUILDINGS

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

TANKS IF REQUIRED BY LOCAL AUTHORITY:

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



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3. COMPLY WITH LOCAL AUTHORITY, STANDARD BUILDING LAW & ALL RELEVANT AUSTRALIAN STANDARDS & LEGISLATION
4. THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT

Project: NEW RESIDENCE

Client: GERRY & RAZ

Location: 25 HACKETT TERRACE, CHARTERS TOWERS

Title: COVER PAGE

Date: 12.02.26

Scale: 1:1

Drawn: N.H

Designed: N.H

Job No:

2025-056-R

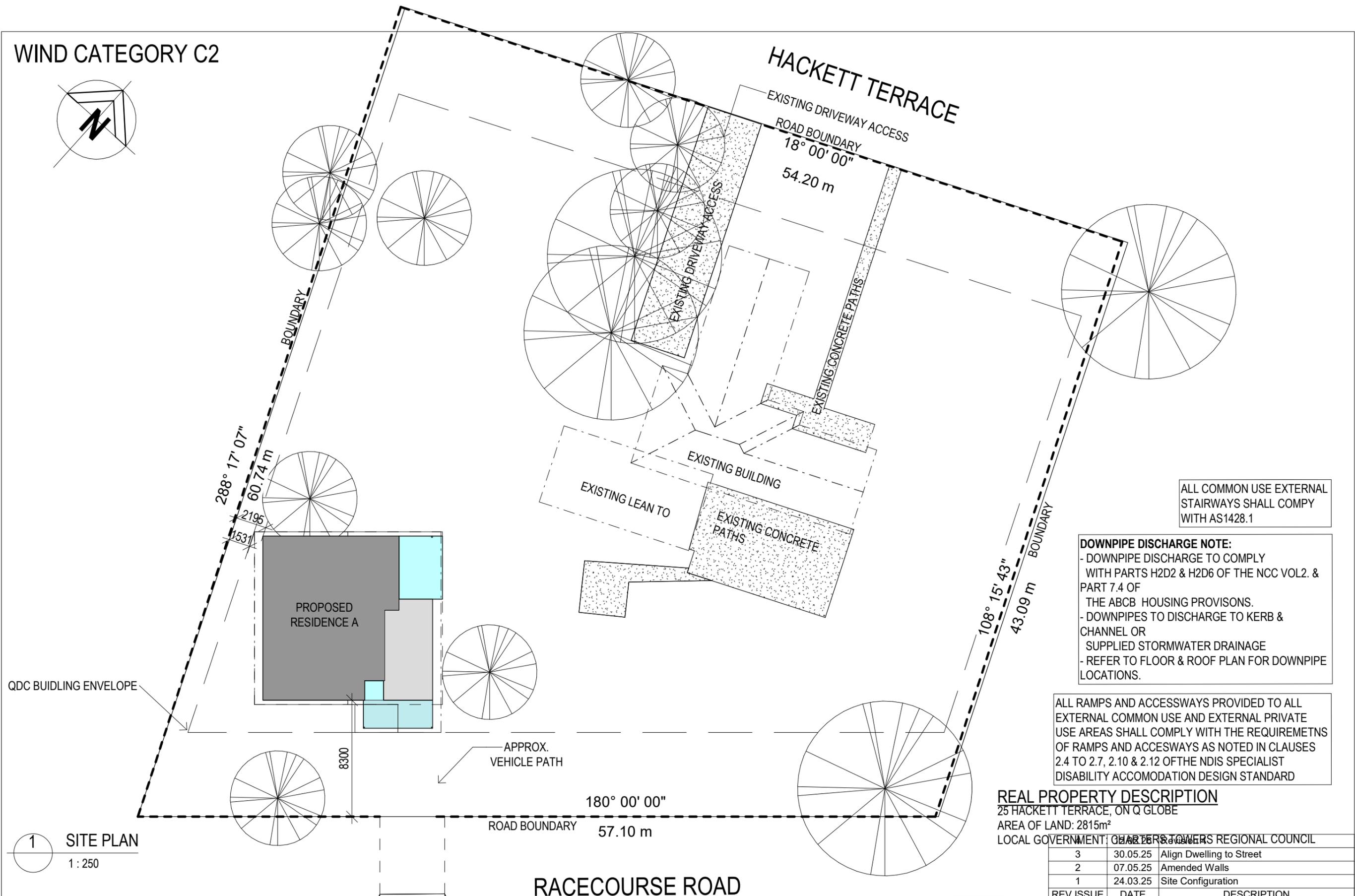
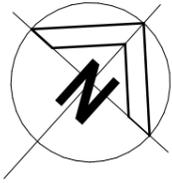
Drawing No:

DD 01.A

Rev.

4

WIND CATEGORY C2



ALL COMMON USE EXTERNAL STAIRWAYS SHALL COMPLY WITH AS1428.1

DOWNPIPE DISCHARGE NOTE:
 - DOWNPIPE DISCHARGE TO COMPLY WITH PARTS H2D2 & H2D6 OF THE NCC VOL2. & PART 7.4 OF THE ABCB HOUSING PROVISIONS.
 - DOWNPIPES TO DISCHARGE TO KERB & CHANNEL OR SUPPLIED STORMWATER DRAINAGE
 - REFER TO FLOOR & ROOF PLAN FOR DOWNPIPE LOCATIONS.

ALL RAMPS AND ACCESSWAYS PROVIDED TO ALL EXTERNAL COMMON USE AND EXTERNAL PRIVATE USE AREAS SHALL COMPLY WITH THE REQUIREMENTS OF RAMPS AND ACCESSWAYS AS NOTED IN CLAUSES 2.4 TO 2.7, 2.10 & 2.12 OF THE NDIS SPECIALIST DISABILITY ACCOMMODATION DESIGN STANDARD

REAL PROPERTY DESCRIPTION

25 HACKETT TERRACE, ON Q GLOBE
 AREA OF LAND: 2815m²
 LOCAL GOVERNMENT: CHARTERS TOWERS REGIONAL COUNCIL

REV	ISSUE	DATE	DESCRIPTION
3		30.05.25	Align Dwelling to Street
2		07.05.25	Amended Walls
1		24.03.25	Site Configuration

1 SITE PLAN
 1 : 250

RACECOURSE ROAD

NOTE:
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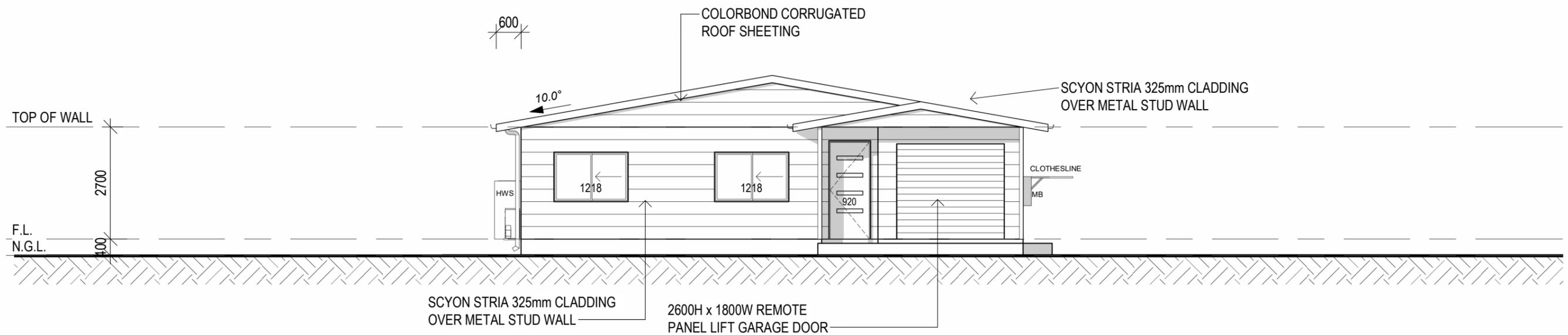
Project: NEW RESIDENCE
 Client: GERRY & RAZ
 Location: 25 HACKETT TERRACE, CHARTERS TOWERS

Title : SITE PLAN
 Date: 12.02.26 Drawn: N.H
 Scale: 1 : 250 Designed: N.H
 Job No: 2025-056-R
 Drawing No: DD 02.A Rev. 4

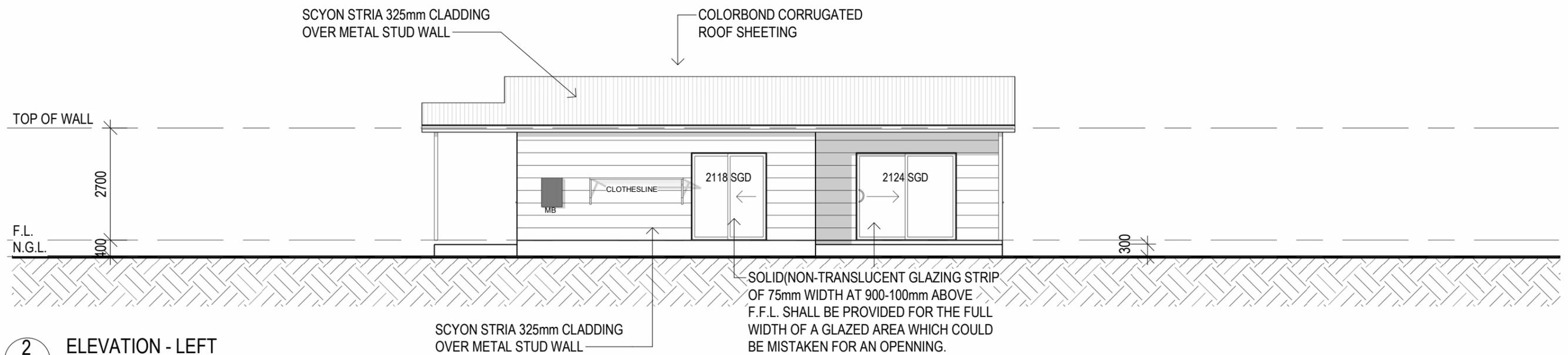


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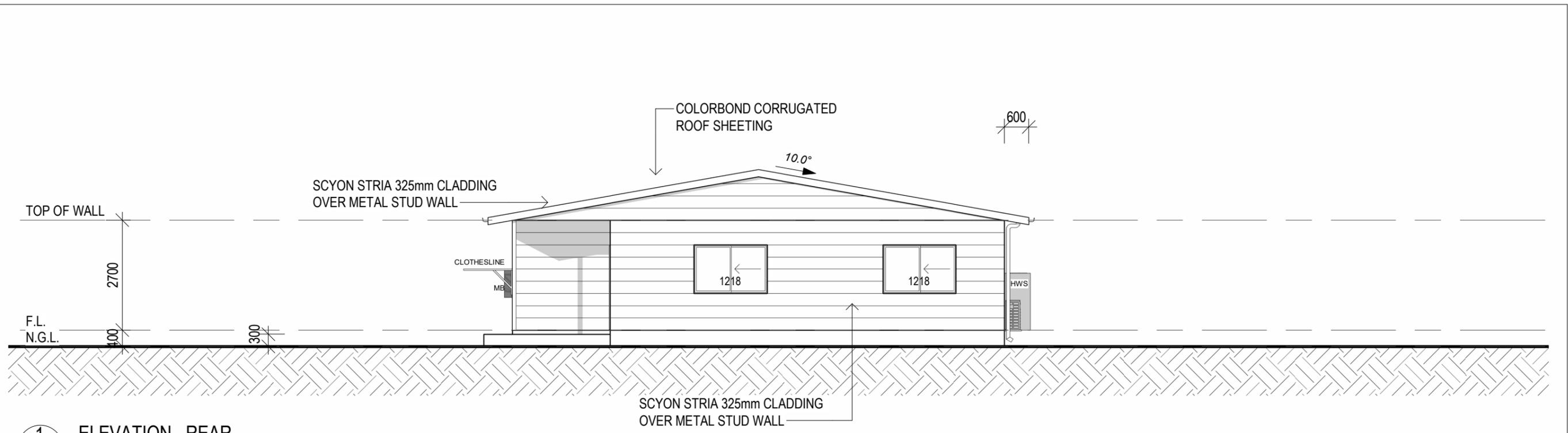
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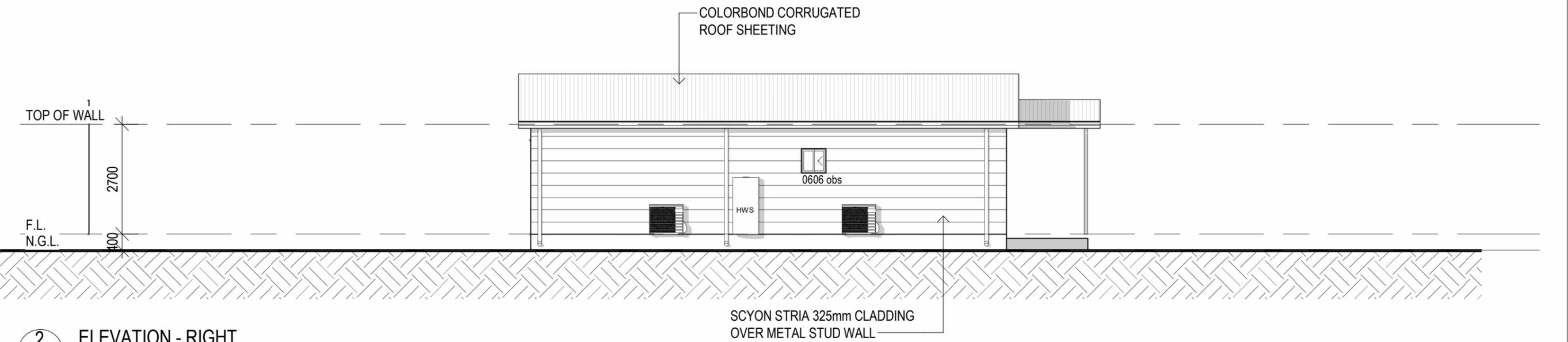
1 ELEVATION - FRONT
1 : 100



2 ELEVATION - LEFT
1 : 100



1 ELEVATION - REAR
1 : 100



2 ELEVATION - RIGHT
1 : 100

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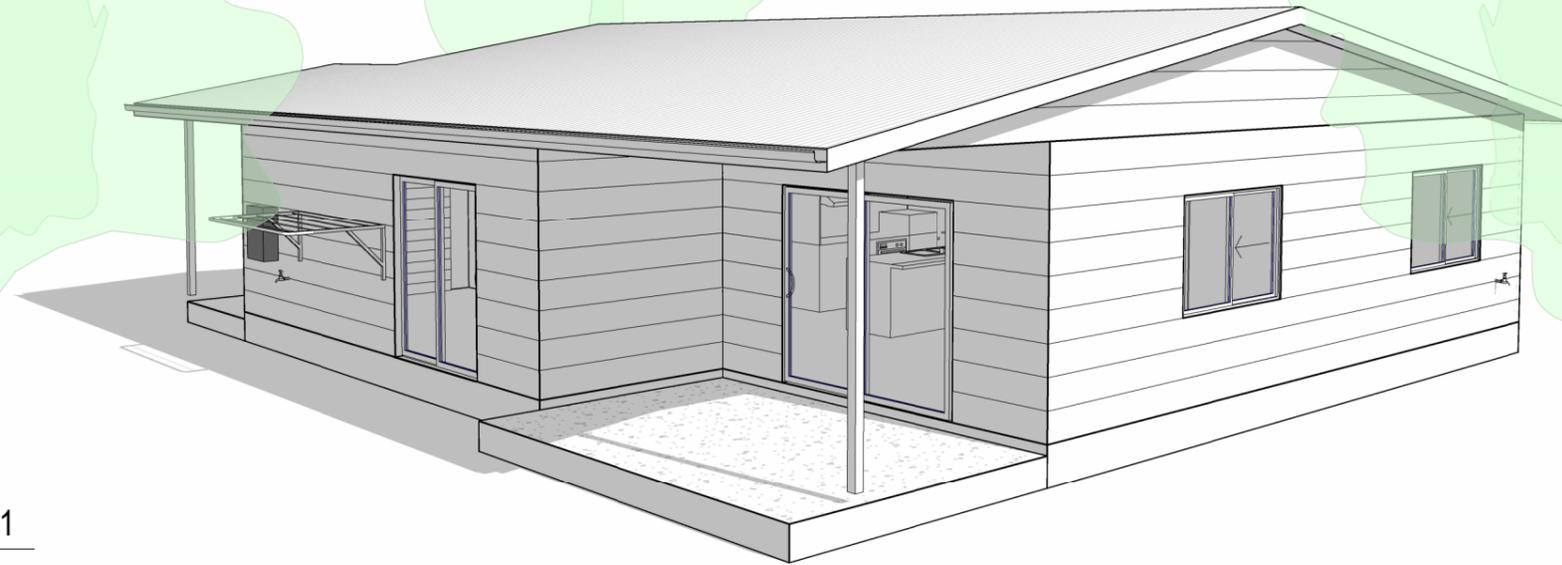
Project: NEW RESIDENCE
Client: GERRY & RAZ
Location: 25 HACKETT TERRACE, CHARTERS TOWERS

Title : ELEVATIONS

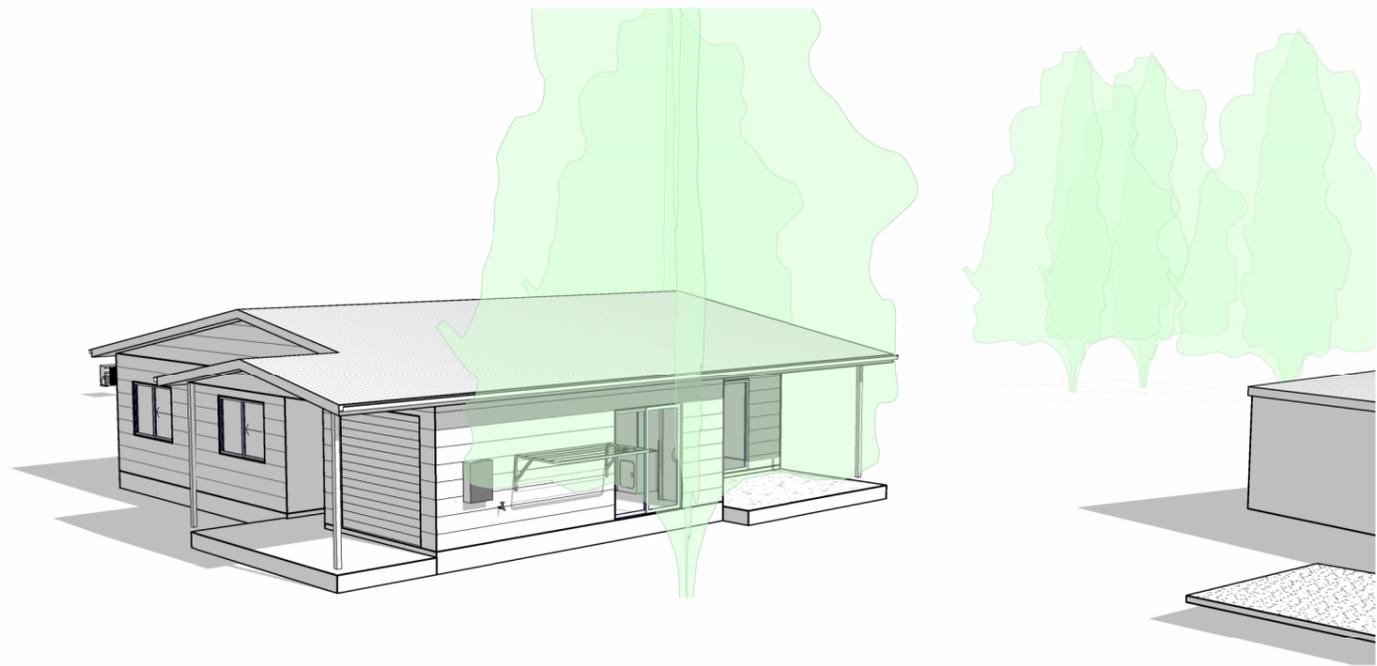
Date: 12.02.26 Drawn: N.H
Scale: 1 : 100 Designed: N.H

Job No: 2025-056-R
Drawing No: DD 05.A Rev. 4

1 PERSPECTIVE VIEW 1



2 PERSPECTIVE VIEW 2





Attachment 5

Hackett Terrace, Richmond Hill - Surrounding Character



Hackett Terrace and Surrounds



Proposed New Dwelling
25 Hackett Terrace



Existing Dwelling House on Property



Adjoining Lot - West



9 Racecourse Road



Adjoining Lot - East



20 Racecourse Road,



14 Hackett Terrace

Hackett Terrace, Richmond Hill - Surrounding Character



Hackett Terrace and Surrounds



Proposed New Dwelling
25 Hackett Terrace



19 Racecourse Road



8 Plant Street



23 Racecourse Road



35 Hackett Terrace



19 Plant Street



11 Racecourse Road