

From: "David Mossman" <mossmanhomes@gmail.com>
Sent: Mon, 9 Mar 2026 10:28:16 +1000
To: "ctrcdailymail" <mail@charterstowers.qld.gov.au>
Subject: Fwd: Planning Application - Hackett Terrace
Attachments: 26_056 PLANNING REPORT.pdf, App 4 Proposal Plan P26_056.pdf

Hi Mail,

I would like to apply to sub-divide the property at 98 Hackett Terrace (see the thread for details), I am wanting to put 2 x 2 bedroom units on the new vacant block, How do I go about the application fee?

Cheers,

David Mossman
0419 708861

----- Forwarded message -----

From: <office@atkinsonsurveys.com.au>
Date: Fri, Feb 27, 2026 at 9:49 AM
Subject: Planning Application - Hackett Terrace
To: David Mossman <mossmanhomes@gmail.com>

Hi David,

Please find attached planning application and proposal plan.

Please send this through to the council and pay the required application fee.

Any queries, please don't hesitate to contact us.

Have a great day.

Jo

JO THOMSON

Office Manager

07 4723 4885

0429 641 696

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PLANNING REPORT

Development Permit for Reconfiguring a Lot:

- **98 HACKETT TCE, RICHMOND HILL QLD 4820 (Lot 11 on MPH20370**

February 2026

Job Number:	26_056
Document Title:	Planning Report

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Authors

	Initial	Title	Date
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V1.0	27/02/2026		

Contact Details

All queries regarding this document should be directed to the below in the first instance.

Dale Atkinson			
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1. Application Summary

1.1 Site Summary

Real Property Description	Lot 11 on MPH20370
Address	98 Hackett Terrace, Richmond Hill QLD 4820
Area	1842m ²
Owner(s)	Tennison Frederick Auld David Alexander Mossman
Existing Use	Dwelling

1.2 Regulatory Summary

Local Government Authority	Charters Towers Regional Council
Regional Plan	North Queensland Regional Plan 2020
Planning Scheme	Charters Towers Regional Town Plan 2020
Planning Scheme Zone	General residential
Planning Scheme Overlay(s)	Heritage Regional infrastructure
Applicable Planning Scheme Development Codes	General residential zone code (6.2.1.1) Heritage overlay code (7.2.3) Regional infrastructure overlay code (7.2.5) Development works code (8.3.1) Reconfiguring a lot code (8.3.3)
State Planning Policy	Nil State planning policy is integrated in the Charters Towers Regional Town Plan
Referral Agencies	Nil

State Development Assessment Provisions	Nil
Development Type	Development Permit for Reconfiguring a Lot (1 into 2 lots)
Level of Assessment	Assessable Development (Code Assessment)
Applicant	David Mossman and Tennison Auld C/- Atkinson Surveys
Contact Person	Dale Atkinson
Relevant Plans/Documents	Proposal Plan P26_056 by Atkinson Surveys

2. Introduction

2.1 Overview

Atkinson Surveys has been engaged by David Mossman ('applicant') to prepare and lodge a development application for a Development Permit for reconfiguring a lot (1 into 2 lots) pursuant to Part 2 of the *Planning Act 2016* ('the Act'). The subject site ('site') is at 98 Hackett Terrace, Richmond Hill QLD 4820 (Lot 11 on MPH20370). This Planning Report provides a comprehensive and complete assessment of the proposed development against the relevant planning framework and should be read in conjunction with Proposal Plan P26_020 by prepared by Atkinson Surveys.

2.2 Category of Development and Assessment

Reconfiguring a Lot is assessable development under the Charters Towers Regional Town Plan ('Planning Scheme'). Table 5.5.1 of the Planning Scheme sets out that within the general residential zone, reconfiguring a lot falls within the **Code Assessment** category. Further, Table 5.8.1 of the Planning Scheme sets out that within the heritage overlay and if located on a local heritage place, there is no change to the assessment level for any reconfiguring a lot. Finally, Table 5.8.1 of the Planning Scheme also sets out that within the regional infrastructure overlay, there is no change to categories of development and assessment for any reconfiguring a lot.

2.3 Assessment Benchmark

Section 45 of the Act relates to the categories of assessment and states the following in relation to development that requires code assessment:

- (3) A code assessment is an assessment that must be carried out only—*
- (a) against the assessment benchmarks in a categorising instrument for the development;*
 - and*
 - (b) having regard to any matters prescribed by regulation for this paragraph.*

The following assessment benchmarks are applicable to the proposal and have been addressed as part of this application:

- **Zone codes**
 - General residential zone code
- **Overlay codes**
 - Heritage overlay code
 - Regional infrastructure overlay code

- **Development codes**

- Development works code
- Reconfiguring a lot code

2.4 Public Notification

Being within the code assessment category, public notification is not required.

2.5 Referral Agencies

A review of Schedule 10 of the Planning Regulations 2017 has been undertaken, identifying that no referrals are required.

2.6 Written Consent of the Owner

Pursuant to section 51(2) of the Act, written consent of the owner is not required for the purpose of making a development application as the applicant is the owner of the land.

2.7 Pre-lodgement Advice

No pre-lodgement advice was sought from the Charters Towers Regional Council ('Council').

3. Site and Surrounds

3.1 Site

The site has a rectangular shape with an area of 1842m². The site contains a single-storey dwelling in the front/southern part of the site, although the dwelling is elevated above the ground with an underfloor space below. The dwelling is a 'Queenslander' design with traditional materials and features present and with its primary elevation towards Hackett Terrace to the south. Several outbuildings and structures are scattered to the rear of the dwelling. The site has two points of vehicle access to Stubley Street to the west, with one being approximately central to the frontage and providing access to a garage/shed and the other being at the northern end of the frontage and providing access to the rear yard. The site contains established vegetation mainly in its southern portion, including several large trees around the dwelling. The site has a typical nature and appearance for the area.



Figure 1: Subject site (source: Queensland Globe)

3.2 Surrounds

The immediately surrounding area is characterised by residential activities. Sites generally contain single dwellings although there is some evidence of contemporary infill development.

The site is to the northwest of the Charters Towers township. It also noted that an Ergon High Voltage Line ('the Ergon line') runs along Hackett Terrace in an approximately east-west direction.

3.3 Ownership & Tenure

As above, the applicant is the registered owner of Lot 11 on MPH20370 being joint tenants

3.4 Easements, Encumbrances and Interests

The site is not affected by any easements, encumbrances or interests that affect the grant of a development permit.

3.5 Access

The lot fronts Hackett Terrace to the south and Stubley Street to the west. Legal and physical access is available with formed roads in place.

3.6 Servicing

The site has access to reticulated water and sewerage services as well as other typical services and infrastructure such as electricity and telecommunications.

3.7 Topography

The site is approximately 315-317m above sea level and generally flat with a gentle downwards fall towards the south.

3.8 Vegetation

The site has been cleared of remnant/native vegetation and does not contain any regulated vegetation. No further clearing or removal activities are proposed or required.

3.9 Stormwater

Stormwater is currently collected and conveyed within the existing road drainage system via gravity.

4. Proposal

Atkinson Surveys has been engaged by the applicant to prepare and lodge an application for a Development Permit for Reconfiguring a Lot (1 into 2 lots).

The purpose of the application is to obtain approval to subdivide the site to create two lots (Lot 1 and Lot 2) that are both 921m² in area. Proposed Lot 1 will be to the north and will contain existing outbuildings and with existing access via Stubley Street to the west. Lot 1 will effectively be a new residential allotment with a size and dimensions that are suitable of accommodating a future dwelling that is serviced by relevant services and infrastructure. Proposed Lot 2 will contain the existing dwelling and its garage/shed and with existing access via Stubley Street to the west. The size and dimensions of Lot 2 are suitable to contain the existing dwelling and its onsite amenities as well as being serviced by relevant infrastructure.

Refer to the proposed boundary reconfiguration as illustrated on the Proposal Plan P26_056 prepared by Atkinson Surveys in Appendix D and Figure 2 below.

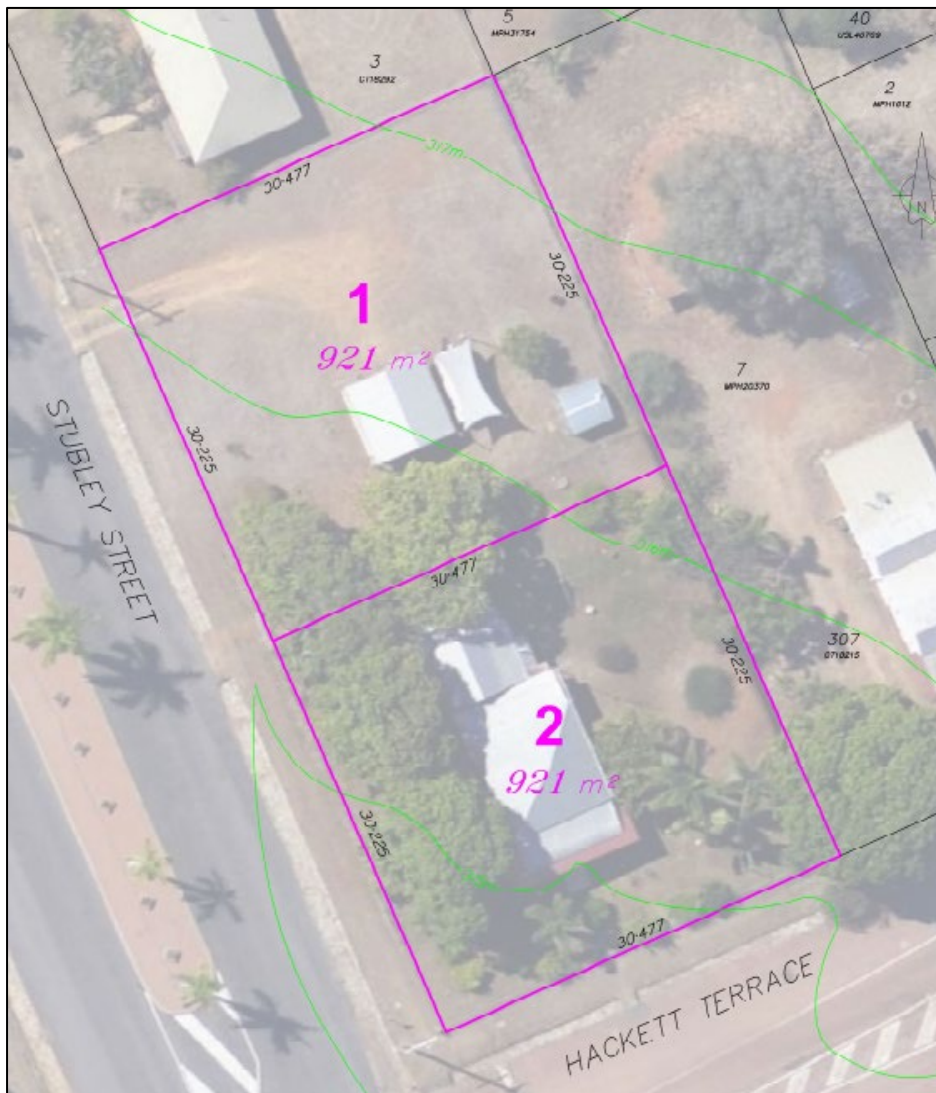


Figure 2: Proposal Plan (source: Atkinson Surveys)

4.1 Lot Sizes and Dimensions

The proposal satisfies the requirements of Table 8.3.3.3(b) 'Minimum lot sizes and dimensions' of the Planning Scheme for reconfiguring a lot. In the general residential zone, the minimum lot size is 700m² and the minimum frontage is 15m:

- Proposed Lot 1 has a size of 921m² with dimensions of 30.477m by 30.225m.
- Proposed Lot 2 has a size of 921m² with dimensions of 30.477m by 30.225m.

4.2 Lot Layout

The proposed layout aims to create a new residential allotment that is suitable for a future dwelling while maintaining land of sufficient size and shape to provide for the existing dwelling. Minimum lot size and dimensions requirements are met such that required amenities and services can be reasonably expected to be accommodated. It is anticipated that the residential activities provided by the two lots, including the future dwelling on Lot 1, will be seamlessly integrated into the receiving environment and will fit with the local character.

It is submitted that reconfiguring the boundaries in accordance with the Proposal Plan P26_056 complies with the overall purpose and intent of the general residential zone and other policy direction. These aspects of the development are discussed further in the following sections of this report.

5. Local Government Assessment Framework

Part 3: Strategic Framework

5.1 A New World for living, growing and aging in our communities

Given the assessment that follows, the proposal is assessed to be consistent with the following strategic outcomes:

- **The region's urban, township and rural areas**
- **Providing housing choice and diversity across the lifecycle**

5.2 A New World of sustainable infrastructure & services for our communities

Given the assessment that follows, the proposal is assessed to be consistent with the following strategic outcomes:

- **General**
- **Enhancing transport connectivity and infrastructure networks**

5.3 A New World protecting our heritage and natural resources

Given the assessment that follows, the proposal is assessed to be consistent with the following strategic outcome:

- **Celebrating and preserving local cultural heritage**

Part 6: Zones

5.4 General Residential Zone Code

The purpose of the general residential zone is to provide for residential uses and community uses, small-scale services, facilities and infrastructure to support local residents.

Justification:

The purpose of the general residential zone code is satisfied. The reconfigured lots remain consistent with the low-density character of the existing neighbourhood. The existing buildings are of a scale, height and size that complement the low-rise residential neighbourhood character, and any future dwelling (while not forming part of this application) could be reasonably expected to be similarly complementary. The reconfigured lots will provide a pleasant living environments and a high level of residential amenity for both the existing dwelling and an anticipated future dwelling.

Part 7: Overlays

5.5 Heritage Overlay Code

The purpose of the heritage overlay code is to ensure:

- a) local cultural heritage places throughout the Charters Towers region are conserved for present and future generations;
- b) development is compatible with the cultural heritage significance of the local heritage place; and
- c) any development and works undertaken is consistent with the Burra Charter.

For buildings, local heritage places are characterised by the following features:

- a) commercial buildings with no setbacks to the street, post supported awnings along the street frontages, pedestrian entries from the street, predominately glass Shop fronts to the street, unobtrusive signage and a scale consistent with late nineteenth century architecture;
- b) residential detached dwellings of “timber and iron” style set in a large yard with mature trees, with a dominant roof form, the use of corrugated iron, elevated on timber stumps and the use of verandahs.

Justification:

The purpose of the heritage overlay code is satisfied. It is asserted that the proposal will maintain and protect the cultural heritage significance of the Charters Towers region’s local heritage places. No works or alterations to the existing dwelling are proposed and it will retain its characteristic features including a “timber and iron” style, mature trees, a dominant roof form, and elevation on timber stumps. No removal or demolition activities are proposed. In terms of the anticipated future dwelling, while not forming part of this application, it can be reasonably expected that it will be compatible with the cultural heritage significance of the local heritage place and consistent with the Burra Charter. The proposed lot size and shape can accommodate a suitable future dwelling with appropriate onsite amenities.

5.6 Regional Infrastructure Overlay Code

The purpose of the regional infrastructure overlay code is to:

- a) protect regionally significant infrastructure including the Tabletop en-route or secondary radar, Very high frequency communication facilities and Satellite ground station aviation facilities from nearby development that is sensitive to, or creates a risk for the infrastructure; and
- b) protect nearby development from the potential impacts of the regionally significant infrastructure.

Justification:

The purpose of the regional infrastructure overlay code is satisfied. While the proposal is near to the Ergon line within Hackett Terrace, it remains adequately separated such that risks to people and property will be avoided while any other impacts are minimised. The proposal will in no way hinder access to the Ergon line and similarly will have no impacts on its safe and efficient operation. The existing dwelling on the site is nearer to the Ergon line, with many surrounding dwellings having similar proximity. Any future dwelling would be further away from in the northern part of the site such that it would avoid any potential interference with the ongoing operation, maintenance and augmentation of the Ergon line.

Part 9: Development Codes

5.7 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.

Justification:

The purpose of the development works code is satisfied. The reconfigured lots will be adequately serviced by utility and access infrastructure including roads, water, wastewater, power, telecommunications, stormwater management and waste management, with the integrity and efficiency of these systems being maintained. Environmental values will be protected any from stormwater or wastewater impacts, while the function, safety and efficiency of the transport network will be largely unchanged. Adequate on-site vehicular access and parking is provided while any manoeuvring areas will be safe and functional.

5.8 Reconfiguring a Lot Code

The purpose of the reconfiguring a lot code is to:

- a) ensure that new lots are configured in a manner that facilitates the achievement of the sustainable urban and rural outcomes expressed in the relevant zone codes;
- b) ensure that new lots are provided with infrastructure and access appropriate for their intended use and zone;

- c) minimise adverse environmental impacts and protect the productive capacity and landscape character of the region's natural resources; and
- d) ensure that stock routes are maintained and protected from inappropriate development.

Justification:

The purpose of the reconfiguring a lot code is satisfied. The reconfigured lots are of a size and shape appropriate for their intended use and the character of the general residential zone. The configuration of the lots is responsive to topography and natural drainage systems, while each lot is provided with a suitable level of infrastructure, services and access.

6. State Government Assessment Provisions

The development application requires assessment against the Act as well as other State legislation and supporting planning policies. Consideration of these matters is outlined below.

6.1 Planning Act 2016

The Act is Queensland's primary legislation for land use planning and development assessment. The Act provides a framework for efficient, transparent development processes to achieve ecological sustainability and sets out state and local government roles in planning schemes and development assessment. Section 60 of the Act relates to the deciding of development applications and states the following in relation to development that requires code assessment:

(2) To the extent the application involves development that requires code assessment, and subject to section 62, the assessment manager, after carrying out the assessment—

(a) must decide to approve the application to the extent the development complies with all of the assessment benchmarks for the development; and

(b) may decide to approve the application even if the development does not comply with some of the assessment benchmarks; and

(c) may impose development conditions on an approval.

6.2 State Planning Policy

The State Planning Policy (SPP) makes sure the state's interests in planning are protected and delivered as part of local government planning across Queensland. The SPP outlines 17 state interests arranged under five broad themes including liveable communities and housing; economic growth; environment and heritage; safety and resilience to hazards; and infrastructure. The SPP also contains guiding principles to ensure the plan-making and development assessments systems are outcome focused, integrated, efficient, positive and accountable.

The Queensland Planning Minister has identified that all the state's interests in the SPP have been appropriately integrated. Therefore, a separate assessment against the SPP is not required.

6.3 North Queensland Regional Plan 2020

The North Queensland Regional Plan 2020 (NQRP) provides a 25-year framework to guide growth and support future jobs in the region. The NQRP focuses on:

- expanding health and knowledge industries in and around the Townsville CBD and James Cook University, with potential for a future rapid transport link
- supporting expanded land-based aquaculture developments to supply domestic and international markets

- defence industries and future economic opportunities linked with the Australian-Singapore Military Training Initiative
- supporting the development of agriculture-based energy production, diversifying agriculture and secondary cropping for bioenergy and biopharmaceutical opportunities
- greater opportunities for tourism development on Palm Island and in conservation areas
- opportunities for agricultural expansion in upper catchments (balanced with protection of the Great Barrier Reef)
- nominating opportunities for new renewable energy developments along key corridors and in proximity to major energy users
- better addressing the resilience of the regional economy to climate change
- strengthen policy outcomes to support the consolidation of residential development to the Townsville Urban Area

It is submitted that the proposed reconfiguration generally supports the intent and direction of the NQRP.

6.4 Development Assessment Rules

The Development Assessment (DA) Rules explain how development applications in Queensland must be lodged, assessed and decided. The DA Rules provide for various items including:

- When a development application may be taken to be properly made.
- The referral of applications including the referral agency's assessment.
- Information requests including making an information request and the applicant's response.
- Public notification including notice requirements and submissions.
- Decisions including the decision period.
- Changes to an application, including giving notice and referral agency responses.
- Miscellaneous matters such as the lapsing of an application and the effect of the *Native Title Act 1993*.

It is submitted that this development application has been prepared and lodged for assessment in accordance with the DA Rules.

6.5 Referral Agencies

Part 2 of the DA Rules establishes the processes and actions for an application to be referred to a referral agency, where applicable.

The Planning Regulation 2017 sets out the matters triggering referral of an application to either the SARA and/or entities not administered by the SARA.

A review of Schedule 10 of the Planning Regulations 2017 has identified no referrals are required.

6.6 State Development Assessment Provisions

Not a relevant consideration in this instance as no referrals are required.

7. Conclusion

Having regard to the assessment of the proposal against the relevant planning framework contained in this Planning Report, it is considered that the application may be approved as:

- The proposed reconfiguration is consistent with the direction and intent of the NQRP to guide growth and support future jobs in the region.
- The proposed reconfiguration complies with the strategic framework of the Planning Scheme, including relevant strategic outcomes.
- The proposed reconfiguration is consistent with the purpose of the general residential zone code of the Planning Scheme, including relevant performance outcomes and acceptable outcomes. The reconfigured lots remain consistent with the low-density character of the existing neighbourhood. The existing buildings are of a scale, height and size that complement the low-rise residential neighbourhood character, and any future dwelling (while not forming part of this application) could be reasonably expected to be similarly complementary. The reconfigured lots will provide a pleasant living environments and a high level of residential amenity for both the existing dwelling and an anticipated future dwelling.
- The proposed reconfiguration is consistent with the purposes of relevant overlay codes and development codes of the Planning Scheme, including relevant performance outcomes and acceptable outcomes:
 - The proposal will maintain and protect the cultural heritage significance of the Charters Towers region’s local heritage places. No works or alterations to the existing dwelling are proposed and it will retain its characteristic features including a “timber and iron” style, mature trees, a dominant roof form, and elevation on timber stumps. No removal or demolition activities are proposed. In terms of the anticipated future dwelling, while not forming part of this application, it can be reasonably expected that it will be compatible with the cultural heritage significance of the local heritage place and consistent with the Burra Charter. The proposed lot size and shape can accommodate a suitable future dwelling with appropriate onsite amenities.
 - The reconfigured lots will be adequately serviced by utility and access infrastructure including roads, water, wastewater, power, telecommunications, stormwater management and waste management, with the integrity and efficiency of these systems being maintained. Environmental values will be protected any from stormwater or wastewater impacts, while the function, safety and efficiency of the transport network will be largely unchanged. Adequate on-site vehicular access and parking is provided while any manoeuvring areas will be safe and functional.
 - The reconfigured lots are of a size and shape appropriate for their intended use and the character of the general residential zone. The configuration of the lots is responsive to topography and natural drainage systems, while each lot is provided with a suitable level of infrastructure, services and access.

It is considered that the proposed boundary reconfiguration has been appropriately designed without compromising the purpose or direction of the Planning Scheme or the Act.

It is recommended that the proposed reconfiguration be considered favourably by Council and approved subject to reasonable and relevant conditions.

8. Appendices

Appendix 1: DA Form 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)	David Mossman C/- Atkinson Surveys
Contact name (only applicable for companies)	Dale Atkinson
Postal address (P.O. Box or street address)	33 Castlemaine Street
Suburb	Kirwan
State	QLD
Postcode	4817
Country	Australia
Contact number	07 4723 4885
Email address (non-mandatory)	dale@atkinsonsurveys.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	26_056

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
		98	Hackett Terrace	Richmond Hill
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4820	11	MPH20370	Charters Towers
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):*

Reconfiguring a lot (1 into 2 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

6.2) 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 Yes – complete division 1 if assessable against a local planning instrument

Reconfiguring a lot Yes – complete division 2

Operational work Yes – complete division 3

Building work Yes – complete *DA Form 2 – Building work details*

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>

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?

1

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

Subdivision *(complete 10)*

Dividing land into parts by agreement *(complete 11)*

Boundary realignment *(complete 12)*

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	2			

10.2) Will the subdivision be staged?

- Yes – provide additional details below
 No

How many stages will the works include?

What stage(s) will this development application apply to?

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?

Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment

12.1) What are the current and proposed areas for each lot comprising the premises?

Current lot		Proposed lot	
Lot on plan description	Area (m 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"/> Stormwater | <input type="checkbox"/> Water infrastructure |
| <input type="checkbox"/> Drainage work | <input type="checkbox"/> Earthworks | <input type="checkbox"/> Sewage infrastructure |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Signage | <input type="checkbox"/> Clearing vegetation |
| <input type="checkbox"/> Other – please specify: | | |

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

- Yes – specify number of new lots:
 No

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

\$

PART 4 – ASSESSMENT MANAGER DETAILS

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

Charters Towers Regional Council

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

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

PART 5 – REFERRAL DETAILS

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

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

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

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

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



Queensland
Government

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

Matters requiring referral to the local government:

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

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

- Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

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

Matters requiring referral to the Brisbane City Council:

- Ports – Brisbane core port land

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

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

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

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

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

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

Matters requiring referral to the Gold Coast Waterways Authority:

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

Matters requiring referral to the Queensland Fire and Emergency Service:

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

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

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

Referral requirement	Referral agency	Date of referral response

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

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

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

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

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

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

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

PART 7 – FURTHER DETAILS

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

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

No

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

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

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

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

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

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

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

Yes – show cause or enforcement notice is attached

No

23) Further legislative requirements

Environmentally relevant activities

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

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

Note: Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at www.qld.gov.au. 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:	Dwelling House	Place ID:	98 Hackett Terrace, Charters Towers L11/MPH20370
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Decision under section 62 of the Transport Infrastructure Act 1994

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

Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)

No

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

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

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

No

Note: See guidance materials at www.planning.statedevelopment.qld.gov.au 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



Queensland
Government

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 received form sighted by assessment manager	
Name of officer who sighted the form	

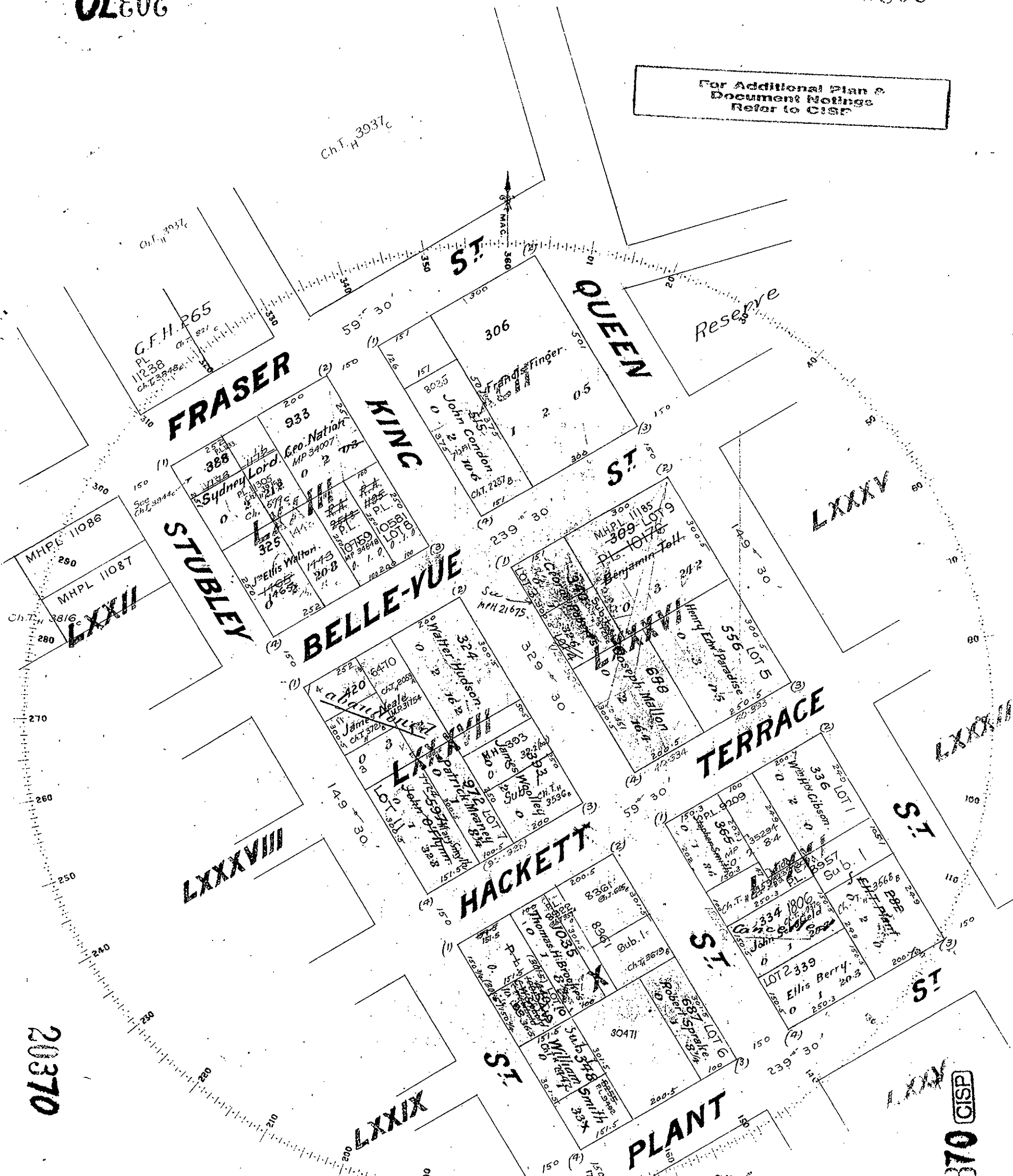
Appendix 2: Registered Survey Plan

20370

Gold Mining Lease No.

20370

For Additional Plan & Document Notings Refer to CISP



548. 324. 555. 515. ex d'g ch a
 TOWN MAP SH 1-11
 Sheet 7

I hereby certify, on honour, that this survey has been carried out with the theodolite, and that the boundaries shown on the diagram accord with those marked and defined on the ground.

James M. ...
 Surveyor.

SCALE 2 chains to an inch.

surveyed under the instructions from Warden *Sullivan and ...*
 dated ... 18 Transm
 my Letter No. ... dated ... 18

DESCRIPTIONS AS INDICATED HEREIN
 HAVE BEEN CONVERTED TO LOT(S) ON
 PLAN MPH 20370

Partly covered by MP 32441 + 32966
 Partly covered by 30925

Homestead
GOLD FIELD SURVEYS

Numbers 282, 306, 324, 515, 36, 39, 40, 61, 78, 88, 93
 92, 105, 115, 56, 87, 64, 8, 87, 811, 933, 972, 1035.

PARISH OF *Charters Towers*
 COUNTY OF *Davenport*
 DISTRICT OF *North Kennedy*

20370

20370

No. **C 578**
 244

Appendix 3: Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 18799159	Search Date: 15/02/2026 14:07
Date Title Created: 09/09/1994	Request No: 55060454
Creating Dealing:	

ESTATE AND LAND

Estate in Fee Simple

LOT 11 CROWN PLAN MPH20370

Local Government: CHARTERS TOWERS

REGISTERED OWNER

Dealing No: 724421022 17/10/2025

TENNISON FREDERICK AULD
DAVID ALEXANDER MOSSMAN

JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 18799159 (Lot 11 on CP MPH20370)

ADMINISTRATIVE ADVICES

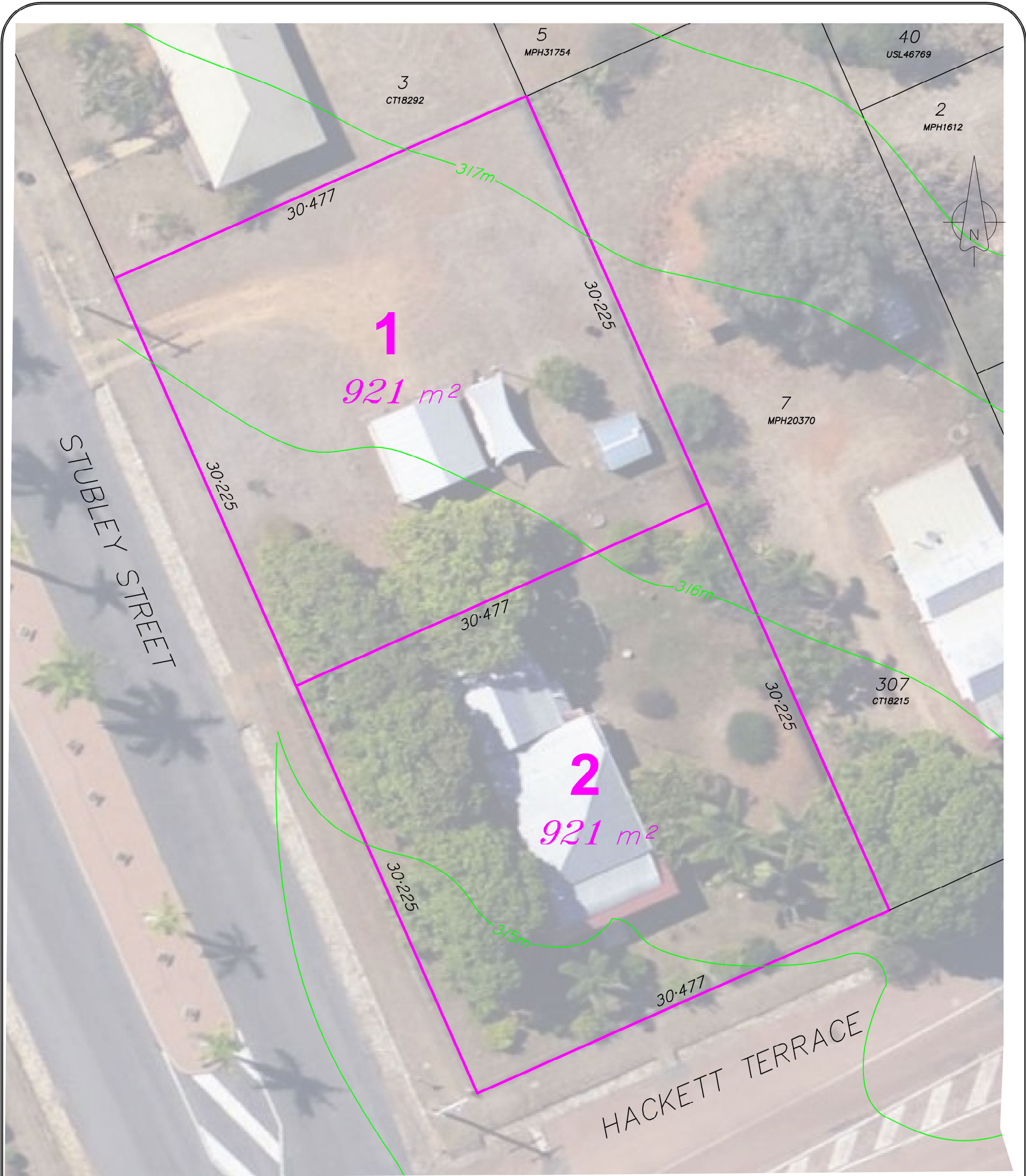
NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

Appendix 4: Proposal Plan



This plan was prepared for the purpose and exclusive use of David Mossman

to accompany application to
CHARTERS TOWERS REGIONAL COUNCIL

for approval to rezone/subdivide the land described in this plan. This does not infer in any way that council will approve this subdivision. This plan is not to be used for any other purpose or by any other person or corporation without the written approval of the producer. Atkinson Surveys accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this plan in contravention of the terms of this clause or the clauses below.

The dimensions, area, size and location of improvements, flood information (if shown) and number of lots shown on this plan are approximate only and may vary.

This plan may not be reproduced unless the above notes are included.

PROPOSED RECONFIGURATION Lots 1 and 2

Affecting Lot 11 on MPH20370

CLIENT

D. Mossman

LOCAL GOVERNMENT

CHARTERS TOWERS REGIONAL

DATE

15/02/2026

TITLE REF:

18799159

SCALE

1:250 @ A3

SURVEYOR REF.

26_056

DRAWN:

DIA

ADDRESS: 98 Hackett Terrace

LOCALITY: Richmond Hill

Atkinson
SURVEYS

33 Castlemaine St, Kirwan QLD 4817
Phone: (07) 47234885

CADASTRAL SURVEYS

P26_056.dwg

Sheet 1 of 1

Form 1.4

Appendix 5: Planning Scheme Codes

Charters Towers Regional Town Plan

6.2.1.1: General Residential Zone Code

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

Performance outcomes	Acceptable outcomes	Response
Built form		
PO1 Buildings: a) are low rise; b) do not create unreasonable overshadowing on adjoining residential properties; and c) do not adversely impact on the residential character and amenity of the area.	AO1 Building height does not exceed 8.5m and 2 storeys above ground level.	The existing building to be retained is low rise (single storey but elevated), does not create unreasonable overshadowing on adjoining properties, and does not adversely impact on the residential character and amenity of the area. While a future dwelling does not form part of this application, it can reasonably be expected that the same conclusions will be able to be drawn at the relevant point in time.
PO2 Residential buildings: a) are proportionate to the size and street frontage of the site; b) protect residential neighbourhood character; c) provide setbacks that maintain appropriate levels of light and solar penetration, air circulation, privacy and amenity for adjoining properties; d) provide for adequate open space and landscape areas; e) reduce building bulk; and f) allow casual surveillance of the street.	AO2.1 Where a Multiple dwelling, Residential care facility, Retirement facility or Rooming accommodation, development is in accordance with Table 6.2.1.1.3(b)— Siting requirements.	Not a relevant consideration.
	AO2.2 Where a Dual occupancy: a) site cover is a maximum of 50% of the total site area; and b) minimum street frontage is 30m.	Not a relevant consideration.
Residential density		

Performance outcomes	Acceptable outcomes	Response
PO3 Residential density reflects the residential character of the area	A03.1 Residential density is a maximum of: a) 1 dwelling per lot where a Dwelling house (including 1 Secondary dwelling); or b) 1 dwelling per 450m ² where Dual occupancy; or c) 1 dwelling per 240m ² where a Multiple dwelling.	The proposed (or anticipated) residential density reflects the residential character of the area. The existing single dwelling will be retained on one lot while it is expected that future development of the vacant lot will be a single dwelling.
	A03.2 Where a Dwelling house, any Secondary dwelling is: a) a maximum of 80m ² GFA; and b) within 10m of the main building.	Not a relevant consideration.
Open space		
PO4 Development must provide sufficient and accessible open space for resident's needs.	A04.1 Where a Multiple dwelling, Retirement facility or Rooming accommodation, minimum open space requirements are provided in accordance with the following: a) 30m ² private open space per ground storey dwelling with a minimum dimension of 5m in any direction; b) for dwellings above ground storey, a balcony with a minimum area of 12m ² and a minimum dimension of 3m; and c) development greater than 18 dwellings provides a minimum communal open space area of 50m ² with a minimum dimension of 10m.	Not a relevant consideration.
	A04.2 Private open space is directly adjacent to the main living area.	The existing dwelling will have suitable private open space while it can reasonably be expected that a future dwelling will be designed to have similar provision.
Design and streetscape		
PO5 Driveways and parking areas including garages must not visually dominate the street.	A05.1 Carparking areas where a Multiple dwelling, Retirement facility or Rooming accommodation, are located behind the main building.	Driveways and parking areas will not visually dominate the street. The proposal will include two points of access along the 60.5m frontage to Stubley

Performance outcomes	Acceptable outcomes	Response
		Street, one for each lot. This largely reflects the existing situation.
	AO5.2 Vehicle access is provided through a: <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. 	Suitable provision is made for vehicle access.
Use - Sales office		
PO6 The use does not adversely impact on the residential amenity of the surrounding land uses and local character.	AO6.1 Development of the sales office is in place for no more than two years.	Not a relevant consideration.
	AO6.2 The site coverage of the building is a maximum of 50% of the site area.	Not a relevant consideration.
	AO6.3 There are a maximum of 2 employees on- site at any one time.	Not a relevant consideration.
	AO6.4 The use operates between 8:00 and 18:00 Monday to Saturday and 9:00 to 13:00 on Sunday.	Not a relevant consideration.
Use - Food and drink outlet, Office or Shop if using an existing non-residential building		
PO7 Non-residential uses within an existing non-residential building do not adversely impact on the amenity of area.	AO7 Hours of operation are limited to 7:00 – 19:00 daily.	Not a relevant consideration.
For all assessable development		
Design and streetscape		
PO8 Development has a high-quality appearance and makes a positive contribution to the streetscape.	AO8.1 Landscaping is to be provided at a minimum dimension of 1.5m in width along the full frontage of any road.	The reconfigured lots will have a high-quality appearance and makes a positive contribution to the streetscape. Existing landscaping will be retained, and it can be reasonably expected that further landscaping will be established when a future dwelling is built.

Performance outcomes	Acceptable outcomes	Response
	<p>AO8.2 For any Multiple dwelling or Retirement facility, balconies or verandahs occupy a minimum of 50% of the building facade fronting the street.</p>	The proposal is suitable in this regard.
<p>PO9 Pedestrian entries:</p> <ul style="list-style-type: none"> a) are visible from the street and visitor car parking areas; b) are separate to vehicle access points; c) incorporate sun and rain shelter, such as overhangs or awnings; and d) are defined by human scale design elements (such as, doors, windows, awnings, a portico, landscaping, etc). 	No acceptable outcome is nominated.	The pedestrian entry for the existing dwelling is suitable regarding relevant considerations, while it can be reasonably expected that pedestrian entry to any future dwelling will be adequately designed.
<p>PO10 Buildings must be orientated to facilitate casual surveillance of the street and any adjoining public space.</p>	<p>AO10 Buildings fronting a street or public space include the following features:</p> <ul style="list-style-type: none"> a) large windows associated with living areas; or b) balconies or verandahs. 	The existing dwelling is suitably orientated to Hackett Terrace, and it can be reasonably expected that any future dwelling will be suitably orientated towards Stublely Street with appropriate design features.
<p>PO11 Development facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none"> a) opportunities for casual surveillance and sight lines; b) exterior building design that promotes safety; c) adequate lighting; d) appropriate signage and wayfinding; e) minimisation of entrapment locations; f) clearly visible placement and location of letterboxes for identification by emergency services; and g) building entrances, loading and storage areas that are well lit and lockable after hours. 	No acceptable outcome is nominated.	The proposal is suitable in this regard.
<p>PO12</p>	No acceptable outcome is nominated.	The existing building will retain its interesting and attractive appearance. While not forming part of the

Performance outcomes	Acceptable outcomes	Response
<p>Design elements contribute to an interesting and attractive building through:</p> <ul style="list-style-type: none"> a) the provision of projections and recesses in the façade which reflect changes in internal functions of buildings; b) variations in materials and building form; c) modulation in the façade, horizontally or vertically; d) articulation of building entrances and openings; e) corner treatments to address both street frontages; f) elements which assist in wayfinding and legibility; and g) elements which relate to the context including surrounding buildings, parks, streets and open spaces. 		<p>current application, it can be reasonably expected that any future dwelling will incorporate suitable design elements to satisfy relevant considerations.</p>
<p>PO13 Roof form assists in reducing the appearance of building bulk by:</p> <ul style="list-style-type: none"> a) articulating individual dwellings; and b) incorporating variety in design through use of roof pitch, height, gables and skillions. 	No acceptable outcome is nominated.	<p>The existing building will retain its traditional roof form. While not forming part of the current application, it can be reasonably expected that any future dwelling will be designed with a suitable roof form.</p>
Open space		
<p>PO14 Open space is oriented to provide adequate sunlight and prevailing breeze.</p>	No acceptable outcome is nominated.	<p>Open space arrangements are suitable for the existing dwelling and will be suitable for any future dwelling.</p>
<p>PO15 Communal open space is:</p> <ul style="list-style-type: none"> a) designed to provide useable areas for communal activities such as clothes drying and social interaction; and b) is not dominated by landscaping. 	No acceptable outcome is nominated.	<p>No communal is open space is currently proposed or expected in the future.</p>
Amenity		
PO16	AO16	<p>The existing dwelling is well established and suitable in relation to considerations around amenity impacts.</p>

Performance outcomes	Acceptable outcomes	Response
Habitable spaces must not directly overlook dwellings on adjacent land.	Habitable room windows of a dwelling are separated a minimum of 9m from a habitable room window or private open space of another dwelling unless: <ul style="list-style-type: none"> a) windows have translucent glazing or sill heights of at least 1.5m; or b) there is a 1.8m high dividing fence at ground level; c) outlook from windows, balconies, and terraces of a dwelling is screened where screening is; <ul style="list-style-type: none"> i. a solid translucent screen or perforated panels or trellises which have a maximum of 50% openings; and ii. permanent and fixed, and designed to complement the development. 	While not forming part of the current application, it can be reasonably expected that any future dwelling will be designed to avoid overlooking impacts.
PO17 Landscaping is provided to enhance the appearance of the development, screen unsightly components, create an attractive on site environment and provide shading.	No acceptable outcome is nominated.	The mature landscape that exists will be retained and it can be reasonably expected that further landscaping will be established when a future dwelling is built.
PO18 Outdoor activity, plant equipment, waste, storage and servicing areas are screened from adjoining properties and from the street.	AO18 Outdoor activity, plant equipment, waste, storage and servicing areas are: <ul style="list-style-type: none"> a) not located adjacent to any road frontage; and b) screened from public view by either: <ul style="list-style-type: none"> i. a 1.8m high solid wall or fence, constructed in materials and colours compatible with the main building on site; or ii. mature landscaping that has the same effect as a 1.8m high wall. 	Suitable arrangements are made for the existing dwelling and it can be reasonably expected that acceptable arrangements will be made for a future dwelling when constructed.
Effects of development		
PO19 Development responds sensitively to on site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land uses, such that:	No acceptable outcome is nominated.	The reconfigured lots respond sensitively to on site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land uses. While not forming part of the current application, it can be reasonably expected that any future dwelling

Performance outcomes	Acceptable outcomes	Response
<ul style="list-style-type: none"> a) any hazards to people or property are avoided; b) any earthworks are minimised; c) the retention of natural drainage line is maximised; d) the retention of existing vegetation is maximised; e) damage or disruption to sewer, stormwater and water infrastructure is avoided; and f) there is adequate buffering, screening or separation to adjoining development. 		will make suitable provision for retaining existing vegetation and not disrupting services and infrastructure.
<p>PO20 Development maintains a high level of amenity within the site and minimises impacts on surrounding areas, having regard to:</p> <ul style="list-style-type: none"> a) noise; b) traffic and parking; c) visual impact; d) odour and emissions; and e) lighting. 	No acceptable outcome is nominated.	The reconfigured lots maintain a high level of amenity within the site and minimise impacts on surrounding areas. The assertion extends to the expectation for a future dwelling, where the design of the lots provides adequate size and dimensions to design and locate a suitable dwelling.
<p>PO21 All uses are located, designed, orientated and constructed to:</p> <ul style="list-style-type: none"> a) minimise noise dust, odour or other nuisance from existing lawful uses; b) minimise nuisance caused by noise, vibration and dust emissions generated from any state-controlled road, major road, infrastructure corridor and rail network in the vicinity; and c) avoid areas that may place unreasonable risk to people and property from former mining activities and contaminated land. 	No acceptable outcome is nominated.	The proposal is suitable in this regard.
Use - Child care centre		
<p>PO22 Development is low impact, limited in scale and:</p>	No acceptable outcome is nominated.	Not a relevant consideration.

Performance outcomes	Acceptable outcomes	Response
<ul style="list-style-type: none"> a) compatible with neighbouring residential uses and complementary to local character; b) incorporates design elements that are consistent with the surrounding residential development; c) supports the day to day needs of residents; d) located on a site which must adequately accommodate activity needs and space requirements; and e) does not undermine the viability of nearby centres. 		
<p>PO23 Development is highly accessible and is co-located with, or located close to, the commercial centre of Charters Towers or other community or recreation uses.</p>	No acceptable outcome is nominated.	Not a relevant consideration.
<p>PO24 Development does not adversely impact on the amenity of area.</p>	<p>AO24 Hours of operation are limited to 6.00 to 19.00 daily.</p>	Not a relevant consideration.
<p>PO25 Buildings are located on the site to maximise the residential amenity of residents and neighbours.</p>	<p>AO25 Buildings are setback a minimum of: a) 6m from the front and rear boundary; and b) 3m from the side boundary</p>	Not a relevant consideration.
<p>PO26 Development must ensure residential amenity is maintained on adjoining properties.</p>	<p>AO26 Development provides a 1.8m acoustic screen fence where adjoining a residential use.</p>	Not a relevant consideration.
<p>PO27 The development minimises: a) the hazards of heavy traffic; b) adverse impacts on the prevailing road hierarchy; and c) on site conflict between children’s activities, pedestrian movement, vehicle movement and car parking.</p>	No acceptable outcome is nominated.	Not a relevant consideration.

Charters Towers Regional Town Plan

7.2.3: Heritage Overlay Code

Table 7.2.3.3 — Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Response
Operational work where an Advertising device		
PO1 The visual appearance of advertising devices and signage: a) is unobtrusive and does not dominate the building or streetscape; and b) protects the historic character of the local cultural heritage place.	AO1 Signage and advertising devices comply with the section 4.3.3 of the Heritage Town plan policy.	Not a relevant consideration.
Assessable development		
Demolition or removal within a Local heritage place		
PO2 Any demolition must: a) not result in the loss of the cultural heritage significance of the heritage place; or b) demonstrate the building or structure to be demolished is not capable of structural repair and represents a safety hazard; or c) ensure that part of the local heritage place is not of cultural heritage significance.	No acceptable outcome is nominated.	The proposal does not include any demolition or removal activities.
Demolition within a Local heritage place		
PO3 Development is compatible with the conservation and management of the cultural heritage significance of the Local heritage place.	No acceptable outcome is nominated.	The proposal does not include any demolition or removal activities.

Performance outcomes	Acceptable outcomes	Response
<p>PO4 Development does not adversely affect the heritage significance of the heritage place and is compatible with its heritage values including:</p> <ul style="list-style-type: none"> a) maintaining views to and from the heritage place where significant; b) consistency with the character, setbacks, setting or appearance of the heritage place; c) minimising for overshadowing on to the heritage place; d) avoiding altering, removing or concealing significant heritage features; e) avoiding the removal of significant established trees and vegetation; and f) consistency with open space and landscaping features. 	No acceptable outcome is nominated.	It is asserted that the proposed reconfiguration of the lots will not adversely affect the heritage significance of the heritage place but rather is compatible with its heritage values. The key aspect is the existing dwelling, which is to be retained without any works or alterations proposed. Views to the heritage place will be retained and none of its significant features will be concealed. Existing, established vegetation will also be retained. While not forming part of the current application, it can reasonably be expected that any future dwelling on the vacant lot to the north will not adversely affect the heritage significance of the heritage place but rather can be designed and located to be compatible with its heritage values.
<p>PO5 Any reconfiguring a lot:</p> <ul style="list-style-type: none"> a) does not diminish the cultural significance of the local heritage place including maintaining its historical context, landscape settings and consistency with the prevailing built environment; b) reflects the pattern and layout of the original subdivision in the area; and c) does not reduce public access to the local heritage place. 	No acceptable outcome is nominated.	The proposed reconfiguration does not diminish the cultural significance of the local heritage place. Rather, its historical context and landscape settings are maintained, and the prevailing built environment is retained. The reconfigured lots still reflect the pattern and layout of the original subdivision in the area, while public access to the local heritage place is unchanged.
Carrying out building work (where not demolition), operational work or other works within a Local heritage place		
<p>PO6 Building work incorporates design elements which are compatible with the values of the heritage place in terms of:</p> <ul style="list-style-type: none"> a) architectural features; b) external materials; and c) finishes and colours. 	No acceptable outcome is nominated.	While not forming part of the current application, it can reasonably be expected that any future dwelling on the vacant lot to the north will incorporate design elements that are compatible with the values of the heritage place and the wider setting.


Performance outcomes	Acceptable outcomes	Response
<p>PO7 Excavation or other earthworks do not create an adverse impact on archaeological and heritage values of the local heritage place.</p>	No acceptable outcome is nominated.	The proposal does not include any earthworks. It is expected that any earthworks for a future dwelling could be undertaken without adversely impacting on archaeological and heritage values.
<p>PO8 Any new fencing, landscaping, access or car parking arrangements are designed and sited in a manner that:</p> <ul style="list-style-type: none"> a) does not have a detrimental impact on the significant values or views of the place; b) enhances the overall appearance of the local heritage place; and c) is sensitive to materials, colours, scale, placement and layout of the place. 	No acceptable outcome is nominated.	The reconfiguration will largely retain existing fencing, landscaping, access and car parking arrangements. While these arrangements may change over time to respond to the construction of a future dwelling, it is expected that they can be undertaken sensitively so that they enhance the appearance of the local heritage place rather than having a detrimental impact on its significance.
Archaeology		
<p>PO9 Development does not adversely impact on known or potential archaeological deposits.</p>	No acceptable outcome is nominated.	The proposal is acceptable in this regard.
General		
<p>PO10 Any changes as a result of development and associated works to a Local heritage place, are appropriately managed and documented.</p>	<p>AO10 Development is compatible with a Conservation management plan prepared in accordance with the Australia ICOMOS Charter for Places of Cultural Heritage Significance.</p>	The proposal is acceptable in this regard.

Charters Towers Regional Town Plan

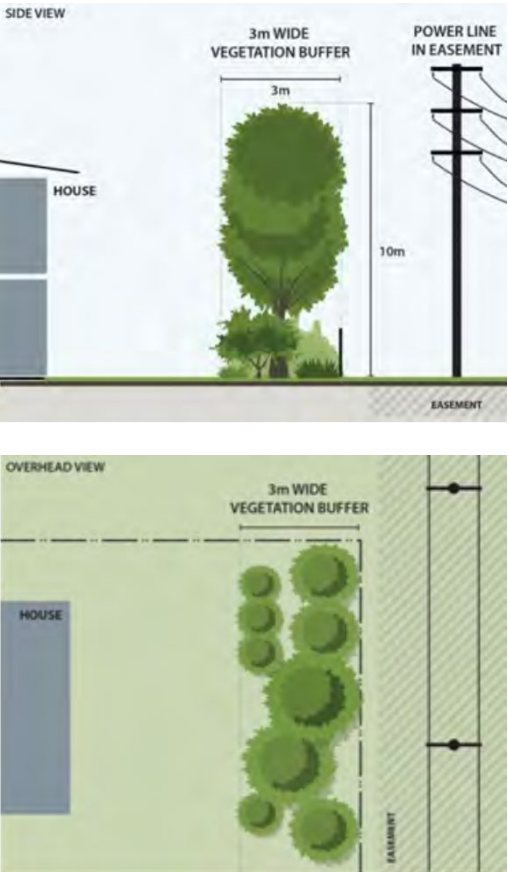
7.2.5: Regional Infrastructure Overlay Code

Table 7.2.5.3 — Assessable development

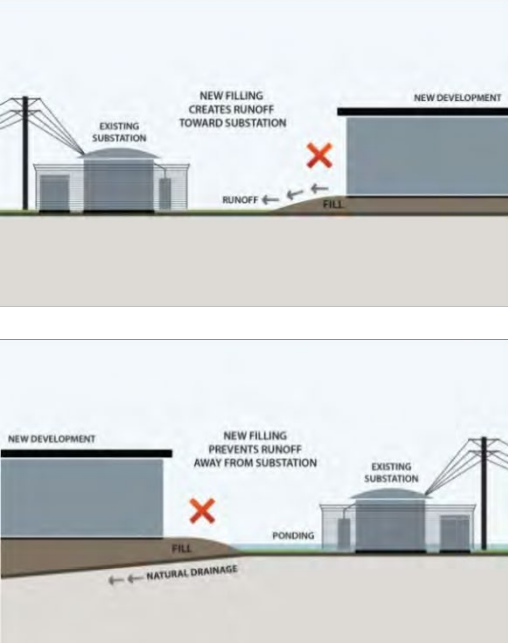
Performance outcomes	Acceptable outcomes	Response
General		
<p>PO1 Development does not increase risk to community health or safety, or the operation and reliability of major regional infrastructure.</p>	No acceptable outcome is nominated.	The proposal is acceptable in this regard. The relevant consideration is the proposal site’s proximity to a an Ergon High Voltage Line, which runs along Hackett Terrace. However, there is adequate separation such that risks to people and property will be avoided while any other impacts are minimised.
<p>PO2 Development involving a sensitive land use is sufficiently separated from major infrastructure to:</p> <ul style="list-style-type: none"> a) ensure community safety; b) minimise the likelihood of nuisance or complaint; and c) is located, designed and constructed to protect the integrity of the major infrastructure; and d) maintains adequate access for any required maintenance or upgrading of the major infrastructure. 	<p>AO2 Sensitive land uses maintain a setback of at least:</p> <ul style="list-style-type: none"> a) 50m from a transmission substation; b) 20m from any other substation; c) 40m from a Powerlink high voltage corridor; d) 20m from bulk water storage infrastructure; e) 30m from a transmission line equal or greater than 66kV (identified as a major electricity infrastructure on OM6). 	The proposal will in no way hinder access to the Ergon line and similarly will have no impacts on its safe and efficient operation. The existing dwelling on the site is nearer to the Ergon line, with many surrounding dwellings having similar proximity. Any future dwelling would be further away from in the northern part of the site such that it would avoid any potential interference with the ongoing operation, maintenance and augmentation of the Ergon line.
<p>PO3 Other than where they are separated from the infrastructure by a road, buildings are oriented to avoid direct overlooking of major infrastructure or corridors.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor’s note—The figure below provides an illustration of buildings oriented away from infrastructure.</p>	The proposal is acceptable in this regard.


Performance outcomes	Acceptable outcomes	Response
	 <p>The diagram illustrates a building layout with a road and a tower. It shows 'BUILDING ORIENTED HERE FROM TOWER' and 'WINDOW FACE VIEW ANGLE TOWER' with arrows indicating sightlines and angles.</p>	
<p>PO4 Major infrastructure within private land is protected by easement in favour of the service provider.</p>	<p>AO4 Existing easements are maintained and where none currently exist, new easements are created which are sufficient for the provider's requirements.</p>	<p>The proposal is acceptable in this regard.</p>
<p>PO5 Where in the building restriction area, development (including any associated permanent or temporary structures landscaping) does not obstruct a clear line of sight between the Tabletop en-route or secondary radar, Very high frequency communication facilities and Satellite ground station aviation facilities and associated communication satellites.</p>	<p>AO5 Where in the building restriction area, development (including any associated permanent or temporary structures landscaping) does not exceed 12m in building height.</p>	<p>The proposal is acceptable in this regard.</p>
<p>Electricity infrastructure (including substations)</p>		
<p>PO6 Where major electricity infrastructure is located within public open space, the dimensions and characteristics of the open space area are sufficient to accommodate the electricity easement, in combination with compatible recreational facilities and landscaping, so that:</p> <ol style="list-style-type: none"> a) it has an open and expansive character, with landscape design which assists in breaking up the linear and vertical dominance of the infrastructure; b) landscaping is located outside the easement area and substantively screens and softens the appearance of poles, towers or other structures; and c) recreational facilities and landscaping are compatible with the electricity infrastructure, 	<p>No acceptable outcome is nominated.</p>	<p>The proposal is acceptable in this regard.</p>

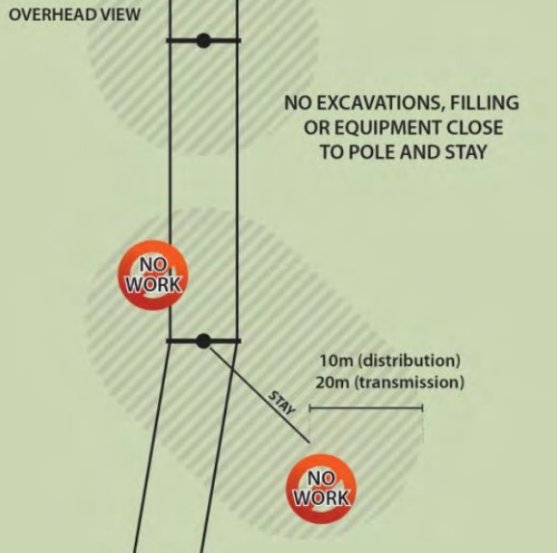
Performance outcomes	Acceptable outcomes	Response
<p>having regard to safety, height, the conductivity of materials and access to the electricity infrastructure by the electricity provider.</p>		
<p>PO7 Where major electricity infrastructure is located in a road:</p> <ul style="list-style-type: none"> a) an attractive, functional and safe streetscape is achieved; b) street furniture, planting and lighting are compatible with the electricity infrastructure, having regard to safety, height and the conductivity of materials; c) the reserve has sufficient width to accommodate significant landscaping which assists in screening and softening poles, towers or other structures and equipment from nearby sensitive land uses; d) the clearances required under schedules 4 and 5 of the <i>Electrical Safety Regulations 2002</i> can be achieved; and e) convenient access to the infrastructure by the electricity provider is maintained. 	<p>No acceptable outcome is nominated.</p>	<p>The Ergon High Voltage Line is nearby and runs along Hackett Terrace. However, the proposal will in no way hinder access to the Ergon line and similarly will have no impacts on its safe and efficient operation. The existing dwelling on the site is nearer to the Ergon line, with many surrounding dwellings having similar proximity. Any future dwelling would be further away from in the northern part of the site such that it would avoid any potential interference with the ongoing operation, maintenance and augmentation of the Ergon line.</p>
<p>PO8 Development avoids potential noise nuisance from electricity substations.</p>	<p>AO8 Noise emissions do not exceed 5db(A) above background noise level at the facia of a building measured in accordance with AS 1055 Acoustics – description and measurement of environmental noise.</p>	<p>The proposal is acceptable in this regard.</p>
<p>PO9 There is sufficient space within the site to establish landscaping which substantively assists in screening and softening poles, towers or other structures and equipment associated with major electricity infrastructure and substations.</p>	<p>AO9 A minimum 3m wide densely planted landscaped buffer is provided along the boundary adjoining the major electricity infrastructure, including provision for advanced trees and shrubs that will grow to a minimum height of 10m.</p> <p>Editor’s note–The figures below provide an example but are not drawn to scale. Applicants may find guidance in</p>	<p>The proposal is acceptable in this regard.</p>

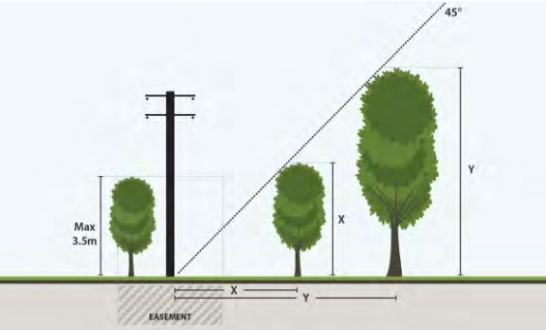
Performance outcomes	Acceptable outcomes	Response
	<p>Powerlink's "Screening your home from powerlines – A guide for planting trees and shrubs outside of easements to screen powerlines". Applicants should also note that vegetation will need to maintain statutory clearances (refer Ergon's Standard for Vegetation Management and Standard for Vegetation Clearance Profile).</p>  <p>The diagram consists of two parts: a side view and an overhead view. In the side view, a house is on the left, followed by a 3m wide vegetation buffer containing several trees. To the right of the buffer is a 10m high power line tower with multiple cross-arms, labeled 'POWER LINE IN EASEMENT'. The ground area between the house and the power line is labeled 'EASEMENT'. The overhead view shows the house as a grey rectangle, the 3m wide vegetation buffer as a green area with several circular tree symbols, and the power line easement as a hatched area on the right.</p>	
Reconfiguring a lot		

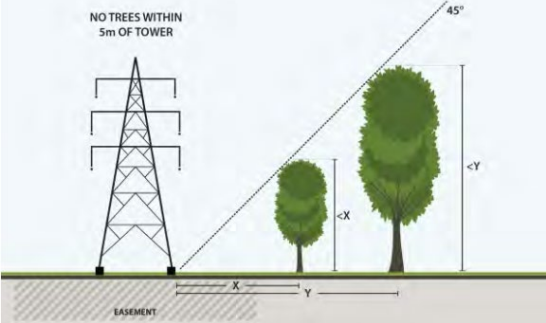
Performance outcomes	Acceptable outcomes	Response
<p>PO10 Reconfiguration of lots does not compromise or adversely impact upon the efficiency, functionality and integrity of major infrastructure and services networks.</p>	No acceptable outcome is nominated.	The proposed reconfiguration does not compromise or adversely impact upon the efficiency, functionality and integrity of major infrastructure and services networks.
<p>PO11 Lot reconfiguration integrates major infrastructure sites and corridors within the overall layout. Layout and design:</p> <ul style="list-style-type: none"> a) ensures land of sufficient size and suitability is allocated to accommodate the existing and future major infrastructure networks; b) as far as possible, minimises the likely visual prominence of major infrastructure; and c) provides for an interface to surrounding uses that minimises the potential for nuisance (including noise and odour), health and safety concerns. 	No acceptable outcome is nominated.	The proposal is acceptable in this regard.
<p>PO12 Where the reconfiguration involves major electricity infrastructure corridor, the corridor is incorporated within a useable public open space network wherever possible.</p>	No acceptable outcome is nominated.	The proposal is acceptable in this regard.
Operational works		
<p>PO13 Development within a bulk water storage area is located, designed and constructed to:</p> <ul style="list-style-type: none"> a) protect the integrity of the water supply infrastructure; and b) maintains adequate access for any required maintenance or upgrading work to the water supply infrastructure. 	<p>AO13 Development does not involve works within a bulk water storage infrastructure corridor.</p>	Not a relevant consideration.
PO14	No acceptable outcome is nominated.	The proposal is acceptable in this regard.

Performance outcomes	Acceptable outcomes	Response
<p>Earthworks do not restrict access to major electricity infrastructure by the electricity providers, using their normal vehicles and equipment.</p>		
<p>PO15 There is no worsening of flooding, drainage or erosion conditions affecting regional infrastructure.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note–The figures below illustrate the concept.</p> 	<p>The proposal is acceptable in this regard.</p>
<p>PO16 Development maintains the clearances required under schedules 4 and 5 of the <i>Electrical Safety Regulations 2002</i>.</p>	<p>No acceptable outcome is nominated.</p>	<p>The proposal is acceptable in this regard.</p>
<p>PO17 Earthworks are undertaken in a way which: a) ensures stability of the land on or adjoining electricity infrastructure;</p>	<p>AO17.1 No earthworks are undertaken: a) for overhead transmission infrastructure, within 20m of a transmission tower or pole; or</p>	<p>Not a relevant consideration.</p>

Performance outcomes	Acceptable outcomes	Response
<p>b) does not otherwise impact on the safety and reliability of the electricity infrastructure; and</p> <p>c) does not restrict the placement or use of the electricity provider's equipment.</p>	<p>b) for overhead distribution infrastructure, within 10m of a tower, pole or stay; or</p> <p>c) for substations, within 10m of a property boundary shared with the substation.</p> <p>Editor's note—The figures below illustrate the concept.</p> 	

Performance outcomes	Acceptable outcomes	Response
		
<p>PO18 Other services and infrastructure works (such as stormwater, sewerage, water and the like) do not impact on the safety and reliability of electricity infrastructure.</p>	<p>AO17.2 No earthworks are undertaken, or other loading or displacement of earth caused, within the easement of an underground power line.</p> <p>AO18.1 Underground services are not located within 20m of a tower, pole, stay or substation boundary.</p> <p>AO18.2 No valve pits occur within: (a) for transmission infrastructure, 60m of a tower, pole or stay; or (b) for distribution infrastructure, 20m of a tower, pole or stay</p> <p>AO18.3 Pipelines with cathodic protection systems, comply with part 11 of the <i>Electrical Safety Regulation 2013</i>.</p> <p>AO18.4 Underground services traversing an easement, cross at right angles to the overhead or underground lines.</p>	<p>Not a relevant consideration.</p> <p>The proposal is acceptable in this regard.</p> <p>The proposal is acceptable in this regard.</p> <p>The proposal is acceptable in this regard.</p> <p>The proposal is acceptable in this regard.</p>

Performance outcomes	Acceptable outcomes	Response
	<p>AO18.5 Trenches for services are backfilled to be compacted in 150mm layers to at least 95% modified dry density compaction ratio.</p>	The proposal is acceptable in this regard.
	<p>AO18.6 Trenches under construction are not left open overnight.</p>	The proposal is acceptable in this regard.
<p>PO19 Vegetation does not pose a risk to the safety or reliability of electricity infrastructure.</p>	<p>AO19.1 Vegetation planted within an easement of an overhead powerline or, where there is no easement, the area of influence of a powerline has a mature height of no more than 3.5 metres.</p>	The proposal is acceptable in this regard.
	<p>AO19.2 Vegetation planted within an underground powerline easement does not have a mature root system in >150mm depth and is not located directly over the powerline.</p>	The proposal is acceptable in this regard.
	<p>AO19.3 Vegetation adjoining easements complies with the clearance dimensions illustrated in the figure below.</p> 	The proposal is acceptable in this regard.

Performance outcomes	Acceptable outcomes	Response
	 <p>AO19.4 Planting complies with (as relevant to the infrastructure concerned):</p> <ul style="list-style-type: none"> a) Energex's Safe Tree Guidelines; or b) Ergon's Plant Smart brochures; or c) Powerlink's Screening Your Home from Powerlines information sheet and Property and Easements / Landowner information sheets). 	<p>The proposal is acceptable in this regard.</p>

Charters Towers Regional Town Plan

8.3.1: Development Works Code

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

Performance outcomes	Acceptable outcomes	Response
Utility infrastructure and services		
<p>PO1 Development is serviced by an adequate, safe and reliable supply of potable and general use water, connected to reticulated water supply where possible.</p>	<p>AO1 Development is: a) connected to Council’s reticulated water supply network, including the installation of easily accessed water meters, in accordance with the Development works Town plan policy; or b) if connection to Council’s reticulated water supply network is not possible, a potable on site water supply is provided in accordance with the Development works Town plan policy.</p>	<p>The reconfigured lots will be serviced by an adequate, safe and reliable supply of potable and general use water, being connected to reticulated water supply.</p>
<p>PO2 Development is serviced by appropriate waste water disposal infrastructure which ensures: a) no adverse ecological impacts on the receiving environment; b) cumulative impacts of onsite waste water treatment are considered in assessing the likely environmental impacts; c) public health is maintained; d) the location, site area, soil type and topography is suitable for on site waste water treatment; and e) the reuse of waste water does not contaminate any surface water or ground water.</p>	<p>AO2 Development is: a) connected to Council’s reticulated sewerage treatment system, in accordance with the Development works Town plan policy; or b) if connection to Council’s reticulated sewerage treatment system is not possible, waste water is treated in accordance with Development works Town Plan Policy.</p>	<p>The reconfigured lots will be connected to Council’s reticulated sewerage treatment system.</p>

Performance outcomes	Acceptable outcomes	Response
PO3 Electricity supply network and telecommunication service connections are provided to the site and are connected.	A03.1 The development is connected to electricity and telecommunications infrastructure in accordance with the standards of the relevant regulatory authority prior to the commencement of any use of the site.	The reconfigured lots will be connected to suitable electricity and telecommunications infrastructure.
	A03.2 Where not included in the development, provision is made for future telecommunications services (such as fibre optic cable) in accordance with the standards of the relevant regulatory authority.	The reconfigured lots will be connected to suitable electricity and telecommunications infrastructure.
Stormwater management		
PO4 Stormwater management is designed and operated to ensure that adjoining land and upstream and downstream areas are not adversely affected through any ponding or changes in flows: <ul style="list-style-type: none"> a) ensure that adjoining land and upstream and downstream areas are not adversely affected through any ponding or changes in flows; and b) direct stormwater to a lawful point of discharge through competently designed and constructed outlet works in a manner that reflects the predevelopment status. 	A04.1 Development does not result in an increase in flood level or flood duration on upstream, downstream or adjacent properties.	The reconfigured lots will not result in an increase in flood level or flood duration on upstream, downstream or adjacent properties.
	A04.2 Stormwater (including roof and surface water) is conveyed to the kerb and channel or other lawful point of discharge in accordance with the requirements of the Development works Town plan policy.	Stormwater will be conveyed to the kerb and channel or other lawful point of discharge.
	A04.3 Stormwater runoff from all impervious areas (roof, pavements, etc) are not permitted to flow or discharge over adjoining properties.	Stormwater will not flow or discharge over adjoining properties.
Earthworks		
PO5 Earthworks are undertaken in a manner that: <ul style="list-style-type: none"> a) prevents any worsening of soil erosion or water quality on the site, any adjoining land, or land upstream or downstream of the site; b) produces stable landforms and structures; c) maintain natural landforms where possible; d) minimise the height of any batter faces; 	A05.1 Earthworks comply with the Development works Town plan policy.	Any earthworks will be undertaken to comply with the Development works Town plan policy
	A05.2 The extent of filling or excavation does not exceed 40% of the site area or 500m ² , whichever is lesser.	Any earthworks would be limited to the provision of services and infrastructure and compliant with the acceptable outcome.
	A05.3 Excavating or filling is no greater than 1m in height or depth.	Any earthworks would be limited to the provision of services and infrastructure and compliant with the acceptable outcome.

Performance outcomes	Acceptable outcomes	Response
e) does not unduly impact on the amenity or privacy for occupants of the site or on adjoining land or on the amenity of the streetscape;	AO5.4 Batters have a maximum slope of 25%, are terraced at every rise of 1.5m and each terrace has a depth of 0.75m.	Any earthworks would be limited to the provision of services and infrastructure and compliant with the acceptable outcome.
f) does not result in the contamination of land or water; and	AO5.5 No contaminated material is used as fill.	No contaminated material would be used as fill.
g) avoids risk to people and property.		
PO6 Retaining walls are designed to minimise visual impact through:	AO6.1 The combined height of any retaining walls and fences does not exceed 2m.	No retaining walls are anticipated.
a) setbacks from any boundary; and	AO6.2 A retaining wall is set back at least half the height of the wall from any boundary of the site.	No retaining walls are anticipated.
b) being stepped or terraced to accommodate landscaping.	AO6.3 Retaining walls over 1.5m are stepped 0.75m for every 1.5m in height, terraced and landscaped.	No retaining walls are anticipated.
	AO6.4 Design and construction of retaining walls over 1m in height are certified by a Registered Professional Engineer of Queensland.	No retaining walls are anticipated.
PO7 The excavation, filling or laying of pipes within the vicinity of electricity supply infrastructure must not create damage or hazard.	AO7.1 Excavation or filling does not occur within: a) 10m of any tower, pole, foundation, ground anchorage or stay supporting electric lines or associated equipment; b) 5m of a substation site boundary; c) 2m of a padmount substation; or d) 1m of a padmount transformer or an underground cable.	Any excavation or filling would be designed and located to comply with the acceptable outcome.
	AO7.2 The laying of metal pipes does not occur within: a) 5m of any pole, tower, foundation, ground anchorage or stay supporting electric lines or associated equipment; b) 15m of any substation site boundary; or	Any laying of pipes would be designed and located to comply with the acceptable outcome.

Performance outcomes	Acceptable outcomes	Response
	c) 5m of, and parallel to, an electric line shadow.	
Parking and access		
PO8 Development includes the provision of adequate and convenient car parking on site to satisfy the anticipated requirements of the land use or activity.	AO8 Car parking is provided in accordance with Table 8.3.1.3(b)–Car parking requirements.	Car parking would be designed to meet relevant requirements.
PO9 Development provides end of trip facilities for people engaging in active transport (bicycle and pedestrian): a) to meet the needs of users and promote active modes of travel; b) at convenient, easily identifiable, safe locations; and c) in locations that do not obstruct vehicular, bicycle or pedestrian movement paths.	AO9 Development provides cycling and pedestrian end of trip facilities, in accordance with the requirements of the Development works Town plan policy.	Not a relevant consideration.
PO10 Access driveways are designed and constructed to: a) provide convenient access to the site and maintain the safety and efficiency of the road; b) minimise conflicts with traffic and pedestrians; and c) are constructed to a standard that is appropriate to the location and to meet the anticipated volume and type of traffic.	AO10.1 Access driveways are designed and constructed in accordance with the relevant Development works Town plan policy.	Any new access driveways would be designed and constructed in accordance with the relevant Development works Town plan policy.
	AO10.2 Access driveways allow vehicles (with the exception of Dwelling house and Dual occupancy) to enter and exit the site in a forward gear.	Where possible, any new access driveways would be designed and constructed to allow vehicles to enter and exit the site in a forward gear. It is thought that for the existing dwelling, a vehicle may need to exit in reverse.
PO11 Vehicle movement areas (including internal driveways, access aisles, manoeuvring areas, car parks and service bays) are designed to ensure: a) a gradient appropriate for the type of vehicles; b) effective stormwater drainage; c) clearly marked and signed spaces; d) convenience and safety for drivers and pedestrians; and	AO11 Manoeuvring, queuing, loading and unloading areas, and parking areas are: a) designed and constructed in accordance with the Development works Town plan policy; and b) certified by a Registered Professional Engineer of Queensland.	Any new manoeuvring and parking areas will be suitably designed and constructed as well as certified.

Performance outcomes	Acceptable outcomes	Response
e) adequate dimensions to meet user requirements, including access and egress for emergency vehicles.		
PO12 Footpaths in the road reserve are provided along all road frontages and are paved in durable and stable materials matching any adjacent development footpaths.	AO12 Footpaths are: <ul style="list-style-type: none"> a) provided for the full width and length of all road frontages; b) designed and constructed in accordance with the requirements of the Development works Town plan policy; and c) certified by a Registered Professional Engineer of Queensland. 	The existing road reserves in front of the site on Hackett Terrace and Stubley Street do not contain footpaths. Further, there appears to be an absence of footpaths in the road reserves in front of adjacent and surrounding sites. Given the existing context as well as the scale and nature of the proposal, it is suggested that footpaths should not be sought.
PO13 Pedestrian access to buildings: <ul style="list-style-type: none"> a) do not obstruct pedestrian movement (or form physical clutter) on public footpaths; b) are not visually overbearing (or form visual clutter) in the streetscape; and c) provide safe, efficient and convenient access including wheelchair access. 	AO13 Steps, escalators, ramps and lifts are: <ul style="list-style-type: none"> a) located wholly within the site; and b) setback a minimum of 1.5m from the front boundary. 	Pedestrian access to the existing building is acceptable, and suitable arrangements could be provided for a future dwelling.
Acoustic and air quality		
PO14 Development minimises potential conflicts with, or impacts on, other uses having regard to vibration, odour, dust or other emissions.	AO14 Development achieves the air quality design objectives set out in the Environmental Protection (Air) Policy 2008, as amended.	The proposal is suitable in this regard.
PO15 Development prevents or minimises the generation of any noise so that: <ul style="list-style-type: none"> a) nuisance is not caused to adjoining premises or other nearby sensitive land uses; and b) desired ambient noise levels in residential areas are not exceeded. 	AO15 Development achieves the noise generation levels set out in the Environmental Protection (Noise) Policy 2008, as amended.	The proposal is suitable in this regard.
PO16	AO16 Development complies with the requirements of the Department Main Roads - Road Traffic Noise	The proposal is suitable in this regard.

Performance outcomes	Acceptable outcomes	Response
Development adjacent to State controlled roads or Council controlled arterial road minimise nuisance caused by noise, vibration and dust emissions.	Management Code of Practice and the Environmental Protection (Noise) Policy 2008.	
Lighting		
PO17 External lighting is provided in urban areas to ensure a safe environment.	AO17 Technical parameters, design, installation, operation and maintenance of outdoor lighting complies with the requirements of AS4282 – Control of the Obtrusive Effects of Outdoor Lighting.	The proposal is suitable in this regard.
Waste management		
PO18 Development: a) minimises waste generation (including construction, demolition and operational waste); and b) provides adequate facilities on site for the storage of waste and recyclables.	AO18 Waste storage and management arrangements are sited, screened and designed in accordance with the Development works Town plan policy.	The proposal is suitable in this regard. Adequate provision can be made for the storage of waste and recyclables.
PO19 Development is designed to allow for safe and efficient servicing of waste and recycling containers through: a) a development layout that facilitates direct and unobstructed servicing of waste and recycling containers; and b) minimising the potential for nuisances to be caused by way of noise and odour.	AO19 Waste and recycling collection services are provided in accordance with the Development works Town plan policy.	The proposal is suitable in this regard. Adequate provision can be made for the servicing of waste and recyclables.
For all assessable development		
General		
PO20 Where buildings and structures are located on multiple lots, these are amalgamated to form one lot.	No acceptable outcome specified.	The proposal is suitable in this regard.
Wastewater management		
PO20 Wastewater is managed to:	No acceptable outcome specified.	The proposal is suitable in this regard. Wastewater will not discharge to any waterway.

Performance outcomes	Acceptable outcomes	Response
<ul style="list-style-type: none"> a) avoid wastewater discharge to any waterway; or b) if wastewater discharge to waterways cannot be practically avoided, discharge is minimised to an acceptable level by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater. 		
<p>PO21 Wastewater discharge maintains ecological processes, riparian vegetation, waterway integrity, and downstream ecosystem health including:</p> <ul style="list-style-type: none"> a) protecting applicable water quality objectives for the receiving waters; b) managing soil disturbance or altering natural hydrology in coastal areas; and c) avoiding or minimising the release of nutrients of concern. 	No acceptable outcome specified.	The proposal is suitable in this regard.
Stormwater management		
<p>PO22 Stormwater management systems:</p> <ul style="list-style-type: none"> a) implement Water Sensitive Urban Design (WSUD) principles that: <ul style="list-style-type: none"> i. protect natural systems and waterways; ii. allow for the detention of stormwater instead of rapid conveyance; iii. minimise impervious areas; iv. utilise stormwater to conserve potable water; v. integrate stormwater treatment into the landscape; vi. ensure water quality values are protected; b) must be economically maintained for the life of the system; c) provide for safe access and maintenance; and d) maintain natural drainage lines and adequate filtering and settlement of sediment for the 	<p>AO22 Stormwater management systems are designed and constructed in accordance with the Development works Town plan policy.</p>	Stormwater management systems will be designed and constructed in accordance with the Development works Town plan policy.

Performance outcomes	Acceptable outcomes	Response
protection of watercourses, wetlands from point sources and non-point source stormwater discharges.		
PO23 Development allows for sufficient site area to accommodate an effective stormwater management system.	No acceptable outcome specified.	The proposal is suitable in this regard including in relation to the size and dimensions of the lots and the potential for a future dwelling.
PO24 Development provides for the orderly development of stormwater infrastructure within a catchment, having regard to: <ul style="list-style-type: none"> a) existing capacity of stormwater infrastructure and ultimate catchment conditions; b) discharge for existing and future upstream development; and c) protecting the integrity of adjacent and downstream development. 	No acceptable outcome specified.	It is anticipated that the existing stormwater infrastructure has capacity to accommodate a future dwelling without impacts on the integrity of adjacent and downstream development.
PO25 Major stormwater drainage network elements are designed and constructed with the capacity to control stormwater flows under normal and minor system blockage conditions for the applicable defined flood event ensuring there is no damage to property or hazards for motorists.	AO25 Stormwater infrastructure is designed in accordance with the requirements of the Development works Town plan policy.	Stormwater infrastructure will be designed in accordance with the requirements of the Development works Town plan policy.
PO26 Reconfiguration of lots includes stormwater management measures in the design of any road reserve, streetscape or drainage networks to: <ul style="list-style-type: none"> a) minimise impacts on the water cycle; b) protect waterway health by improving stormwater quality and reducing site run-off; and c) avoid large impervious surfaces. 	No acceptable outcome specified.	The proposed reconfiguration does not include any new roads or substantial drainage networks.

Performance outcomes	Acceptable outcomes	Response
<p>PO27 Construction activities for the development avoids or minimise adverse impacts on stormwater quality by:</p> <ul style="list-style-type: none"> a) achieving the post construction stormwater management design objectives for pollution load reductions for Western Queensland (TSS 85% TP 60% TN 45% and 90% Gross pollutants) and or In lieu of modelling, the default bio-retention treatment area of 1.5 per cent of the contributing catchment area; and b) the waterway stability management design objective: limit the peak 1-year ARI event discharge within the receiving waterway to the pre-development peak1-year ARI discharge. <p>An Erosion and Sediment Control Plan (ESCP) is prepared by a suitably qualified person that demonstrates:</p> <ul style="list-style-type: none"> a) erosion and sediment control practices (including any proprietary erosion and sediment control products) are designed, installed, constructed, operated, monitored and maintained, and any other erosion and sediment control practices are carried out in accordance with local conditions; or b) how stormwater quality will be managed in accordance with an acceptable regional or local guideline so that target contaminants are treated to a design objective at least equivalent of this Performance outcome. 	<p>AO27 Stormwater quality achieves the stormwater design objectives of the Development works Town plan policy.</p>	<p>Stormwater quality will achieve the stormwater design objectives of the Development works Town plan policy.</p>
Earthworks		
<p>PO28 Earthworks associated with roads:</p> <ul style="list-style-type: none"> a) maintain the efficiency of the road network; 	<p>No acceptable outcome specified.</p>	<p>Any earthworks for services and infrastructure will be relatively minor, maintaining the efficiency of the road network and not adversely impacting upon residents.</p>

Performance outcomes	Acceptable outcomes	Response
b) do not adversely impact upon residents or road infrastructure; and c) do not obstruct access to the site.		
PO29 Development in the Rural zone and Rural residential zone manages soil erosion and sedimentation by: a) avoiding land clearing or earthworks in the riparian corridor to a designated stream; b) minimising the extent of disturbance on, or the stabilisation of slopes steeper than 10%; and c) managing and controlling surface drainage by using natural flow paths.	No acceptable outcome specified.	The proposal is not in the rural zone or rural residential zone.
PO30 Any disturbed areas within the site are to be progressively rehabilitated through appropriate earthworks and involve the: a) grading and reshaping of the disturbed areas to provide controlled and stable drainage flow paths; b) construction of drainage paths which divert high velocity flows away from disturbed areas; c) re-spreading of stored topsoil stripped from the site prior to commencement of construction works; and d) planting of the disturbed area with native species of grasses, ground covers and trees and placing mulch in between on the surface.	No acceptable outcome specified.	Any earthworks for services and infrastructure will be relatively minor and can be managed appropriately.
Land use and transport integration		
PO31 Development: a) supports a road hierarchy which facilitates efficient movement of all transport modes; and b) appropriately integrates and connects with surrounding movement networks.	No acceptable outcome specified.	The proposal is acceptable in this regard.
PO32	AO32	The proposal is acceptable in this regard.

Performance outcomes	Acceptable outcomes	Response
Development provides direct and safe access to public passenger transport facilities.	Any through-site pathway connections to public passenger transport facilities are provided in accordance with Austroads guide to road design— Part 6A: Pedestrian and cyclist paths.	
Road design		
PO33 Roads providing access to the site are provided, constructed and maintained to a standard which is adequate for the traffic type and volume likely to be generated by the activities on site.	AO33 Roadworks are provided in accordance with the requirements of the Development works Town plan policy.	The proposal is acceptable in this regard.
PO34 Street lighting and signs are provided to ensure the safety of both vehicles and pedestrians, and to facilitate access and movement.	PO34 Street lighting and signage comply with the requirements of the Development works Town plan policy.	The proposal is acceptable in this regard.
Acoustic and air quality		
PO35 Utility services and service structures attached to buildings, do not adversely impact on the acoustic or visual amenity of the surrounding area and are: <ul style="list-style-type: none"> a) located as far from sensitive land uses, road frontage boundaries and public open spaces as practical; b) acoustically shielded and visually screened so as not to be audible or visible from adjoining and nearby sites, public open spaces and roads. 	No acceptable outcome specified.	The proposal is acceptable in this regard.

Charters Towers Regional Town Plan

8.3.3: Reconfiguring a Lot Code

Table 8.3.3.3(a) — Assessable development

Performance outcomes	Acceptable outcomes	Response
Lot design		
<p>PO1 Reconfiguration creates lots that are of a sufficient size, shape and dimension:</p> <ul style="list-style-type: none"> a) that are consistent with the character of the zone; b) to accommodate development commensurate with the required building footprint, setbacks, private open space, vehicle access and parking and servicing areas for the zone; c) that does not compromise the future development potential of land in the Emerging community zone and Industry investigation zone for urban purposes; and d) are sufficient to protect areas with significant ecological values. 	<p>AO1 Lots comply with the minimum lot size and dimensions specified for its zone in Table 8.3.3.3(b)– Minimum lot size and dimensions.</p>	<p>The proposed reconfigured lots comply with the minimum lot size and dimensions specified for the general residential zone. The lot layout is consistent with the character of the zone and the lots can accommodate development commensurate with the relevant requirements.</p>
<p>PO2 Rear lots are only created where:</p> <ul style="list-style-type: none"> a) they are for the purpose of a single Dwelling house; b) the topography of the land or other physical features ensure that the amenity of adjoining lots would not be detrimentally affected; 	<p>AO2.1 Only one rear lot is provided behind each full frontage lot.</p>	<p>No rear lots are proposed.</p>
	<p>AO2.2 The minimum size of a rear lot, excluding its access handle is:</p> <ul style="list-style-type: none"> a) the same as the minimum lot size for the relevant zone in accordance with Table 	<p>No rear lots are proposed.</p>

Performance outcomes	Acceptable outcomes	Response
c) the circumstances of the particular case are such that it would not be desirable or practical to provide full frontage lots; and d) the function and safety of the road frontage road is not adversely affected and allows for waste collection.	8.3.3.3(b)–Minimum lot size and dimensions; and b) is capable of containing a building envelope having minimum dimensions of 15m x 20m.	
	AO2.3 The access handle of the rear allotment has a minimum width of 4m.	No rear lots are proposed.
PO3 Any boundary realignment must: a) improve the shape or utility of the existing lot; b) be consistent with the character of the zone; and c) not create additional lots.	AO3.1 No additional lots are created.	The proposal is not for a boundary realignment.
	AO3.2 The boundary realignment meets the minimum lot size and dimensions in accordance with Table 8.3.3.3(b)–Minimum lot size and dimensions.	The proposal is not for a boundary realignment.
PO4 Any boundary realignment must a) be an improvement on the existing situation; b) avoid encumbering existing physical features such as dams and waterways; and c) not create a situation where, as a result of the reconfiguration any buildings or structures become unlawful.	No acceptable outcome is nominated.	The proposal is not for a boundary realignment.
General design		
PO5 The layout of lots, streets and infrastructure avoids or minimises impacts on environmental features by: a) following the natural topography and minimising earthworks; b) avoiding crossing or otherwise fragmenting waterways, wetlands, habitat areas, ecological corridors or steep land; and c) maintaining natural drainage features and hydrological regimes.	No acceptable outcome is nominated.	The layout of the two lots avoids and minimises impacts on environmental features by following the natural topography and maintaining natural drainage features.
PO6 Lot design does not increase risks to people and property through:	No acceptable outcome is nominated.	The proposed lot design does not increase risks to people and property.

Performance outcomes	Acceptable outcomes	Response
<ul style="list-style-type: none"> a) natural hazards; and b) unreasonable impacts from noise dust, odour or other nuisance from existing lawful uses. 		
<p>PO7 Reconfiguration is designed to ensure integration with the surrounding locality, having regard to:</p> <ul style="list-style-type: none"> a) connections to surrounding streets, pedestrian and cycle networks and other infrastructure networks; b) open space networks, habitat areas or corridors; c) connections to centres, employment areas and recreation areas; d) surrounding landscaping and streetscape treatments; and e) the interface between adjoining land uses. 	No acceptable outcome is nominated.	The proposed reconfiguration is designed to ensure integration with the surrounding locality. The lots are well connected to Hackett Terrace and Stubley Street as well as existing infrastructure networks. Further, the lots have good relationships with landscaping and streetscape treatments as well as adjoining land uses.
Neighbourhood design in the General residential zone		
<p>PO8 Reconfigurations are designed to ensure:</p> <ul style="list-style-type: none"> a) the creation of seamless interlinked neighbourhoods with residential character and identity; b) pedestrian movement is encouraged; and c) neighbourhoods are concentrated around community focus points such as centres and parks. 	No acceptable outcome is nominated.	The proposed reconfiguration is designed to be seamlessly interlinked with the neighbourhood and its residential character and identity. Adequate allowance is made for pedestrian movement.
<p>PO9 A variety of lot sizes are provided in close proximity to centres and parks to promote a wider housing choice and mix that are consistent with zone outcomes.</p>	No acceptable outcome is nominated.	The proposal is acceptable in this regard bearing the minimum lot size in mind.
<p>PO10 Neighbourhood design provides for safer communities by maximising opportunities for casual surveillance and minimising opportunities for crime and vandalism.</p>	No acceptable outcome is nominated.	The design of the reconfiguration increases opportunities for casual surveillance and reduces opportunities for crime and vandalism.
PO11	No acceptable outcome is nominated.	The proposal is acceptable in this regard.

Performance outcomes	Acceptable outcomes	Response
<p>Movement and open space networks are:</p> <ul style="list-style-type: none"> a) safe, clearly legible and have a high degree of connectivity; and b) interconnected through a grid or modified grid pattern. 		
<p>PO12 Movement networks prioritise walking and cycling within neighbourhoods.</p>	No acceptable outcome is nominated.	The proposal is acceptable in this regard.
<p>PO13 The permeability and connectivity of streets is not compromised by the use of cul-de-sacs unless no alternative arrangement is possible.</p>	No acceptable outcome is nominated.	The proposal is acceptable in this regard.
Climate responsive design		
<p>PO14 Neighbourhood layouts are designed to respond to local climate conditions and enable energy efficient dwellings.</p>	No acceptable outcome is nominated.	The proposal is acceptable in this regard.
Lot reconfiguration in the Industry zone		
<p>PO15 Reconfiguration facilitates all types of industrial activities through:</p> <ul style="list-style-type: none"> a) the creation of functional activity areas and building footprints; b) a range of lot sizes; c) accommodating appropriate waste water management capabilities; and d) maximising access to significant roads, highways and railways. 	No acceptable outcome is nominated.	The proposal site is not within the industry zone.
<p>PO16 Where reconfiguration adjoins land in another zone, lots are of a sufficient size to mitigate any noise, air quality and visual impacts on that adjoining land.</p>	No acceptable outcome is nominated.	The proposal site is not within the industry zone.
Lot reconfiguration in the Rural zone		
<p>PO17 Reconfiguration:</p>	AO17	The proposal site is not within the rural zone.

Performance outcomes	Acceptable outcomes	Response
<ul style="list-style-type: none"> a) maintains rural, open space and landscape character; b) protects the productive capacity of rural land resources; c) allows for the efficient operation of rural activities and viable farming and grazing practices; and d) development does not adversely impact extractive and mining operations. 	<p>Lots comply with the minimum lot size and dimensions for the rural zone specified in Table 8.3.3.3(b)–Minimum lot size and dimensions.</p>	
<p>PO18 Reconfiguration of land identified as Class A and B Agricultural land does not:</p> <ul style="list-style-type: none"> a) adversely impact on the viability of land for productive agricultural purposes; and b) constrain existing farming activities. 	<p>AO18 Lots comply with the minimum lot size and dimensions for the rural zone specified in Table 8.3.3.3(b)–Minimum lot size and dimensions.</p>	<p>The proposal site is not within the rural zone.</p>
Infrastructure and services		
<p>PO19 Each reconfigured lot is provided with infrastructure and services appropriate to its intended use and location in a manner that:</p> <ul style="list-style-type: none"> a) is efficient; b) is adaptable to allow for future infrastructure upgrades; c) minimises risk of adverse environmental or amenity-related impacts; d) promotes the efficient use of water resources; and e) minimises whole of life cycle costs for that infrastructure. 	<p>AO19.1 Lots created within the Priority Infrastructure Area are designed and configured to connect to a reticulated water supply and a reticulated sewerage in accordance with the Development works Town plan policy.</p>	<p>Each of the proposal lots are provided with infrastructure and services appropriate to its intended use and location, including reticulated water supply and reticulated sewerage.</p>
	<p>AO19.2 Lots created outside the Priority Infrastructure Area are designed and configured to:</p> <ul style="list-style-type: none"> a) connect to a potable on site water supply in accordance with the Development works Town plan policy; and b) treat wastewater on site in accordance with the Development works Town plan policy. 	<p>Each of the proposal lots are provided with infrastructure and services appropriate to its intended use and location, including reticulated water supply and reticulated sewerage.</p>
	<p>AO19.3 Lots are designed and configured to provide for stormwater infrastructure in accordance with the design requirements of the Development works Town plan policy.</p>	<p>Stormwater arrangements will be acceptable in line with the requirements of the Development works Town plan policy.</p>

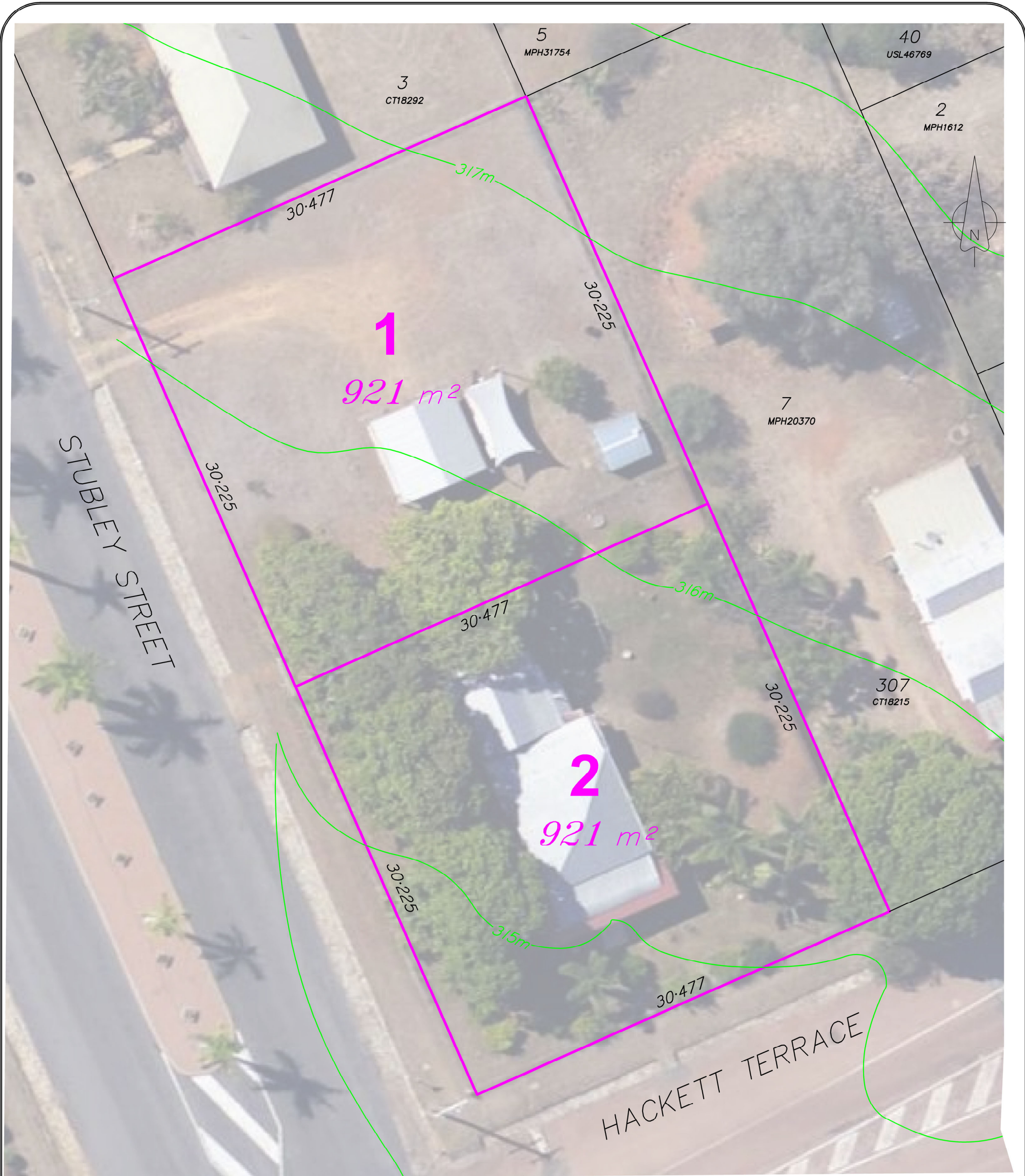
Performance outcomes	Acceptable outcomes	Response
	<p>AO19.4 Lots are connected to electricity and telecommunications infrastructure in accordance with the standards of the relevant regulatory authority prior to the commencement of any use of the site.</p>	<p>Both lots are connected to electricity and telecommunications infrastructure.</p>
<p>PO20 Where reconfiguration proposes individual on site wastewater disposal, it must be demonstrated that:</p> <ul style="list-style-type: none"> a) the soil type and permeability, slope, and hydrology of the land is capable of accommodating the proposed loads within the lot; b) there is sufficient area within the lot for an alternative disposal area should it be required; and c) individually and collectively, the impacts of the existing and proposed systems do not adversely impact on the groundwater quality of the locality. 	<p>No acceptable outcome is nominated.</p>	<p>The proposal does not include individual on site wastewater disposal.</p>
Access and road design		
<p>PO21 Lots have safe access for vehicles and pedestrians through:</p> <ul style="list-style-type: none"> a) direct frontage to a properly constructed public road or to common property having a direct frontage to a properly constructed public road created under a community management statement; and b) providing access appropriate for the type of vehicle associated with development. 	<p>AO21 Lots are designed to achieve safe vehicle and pedestrian access in accordance with the Development works Town plan policy.</p>	<p>Safe access arrangements will be in place for vehicles and pedestrians, including when any future dwelling is constructed.</p>
<p>PO22 Reconfiguration involving the creation of new roads must:</p> <ul style="list-style-type: none"> a) provide for the safe, efficient and convenient movement for all modes of transport; 	<p>No acceptable outcome specified.</p>	<p>The proposal does not include the creation of new roads.</p>

Performance outcomes	Acceptable outcomes	Response
<ul style="list-style-type: none"> b) are designed and constructed to support their intended function for all relevant design vehicle types; c) provide safe and easy access to the frontage of lots; d) are designed and constructed to give priority to pedestrian and bicycle pathways at intersections; e) where practicable, align with open space corridors and waterways; and f) where appropriate provide connections to adjoining land. 		
<p>PO23 New roads ensure streetscape and landscape treatments are provided that:</p> <ul style="list-style-type: none"> a) create an attractive and legible environment which establishes character and identity; b) maintain important views and vistas where possible; c) enhance safety and comfort, and meet user needs; d) complement the function of the street in which they are located by reinforcing desired traffic speed and behaviour; e) support safe pedestrian and cycling movement; f) maximise infiltration of stormwater runoff wherever practicable; g) provide shade through street trees along road frontages; and h) minimise maintenance and whole of lifecycle costs. 	No acceptable outcome specified.	The proposal does not include the creation of new roads.
<p>PO24 Reconfiguration includes appropriate pedestrian and cycle infrastructure that:</p> <ul style="list-style-type: none"> a) provides a high level of connectivity and permeability that links residential areas with 	No acceptable outcome is nominated.	The proposal is acceptable in this regard with adequate provision bearing in mind its scale, nature and location.

Performance outcomes	Acceptable outcomes	Response
<p>schools; centres, community activity uses; parks and employment areas;</p> <p>b) provides for safe street crossings and for safety between pedestrians and cyclists;</p> <p>c) is designed taking into account topography and convenience for users; and</p> <p>d) meets disability access standards.</p>		
Stormwater management		
<p>PO25 Reconfiguring a lot development:</p> <p>a) manages the stormwater quality, quantity and velocity flow characteristics from the lot to maintain or improve the pre-development levels; and</p> <p>b) where practicable incorporates stormwater reuse</p>	No acceptable outcome is nominated.	Stormwater arrangements will be acceptable.
Parks and open space		
<p>PO26 Reconfiguring a lot provides parkland or open space which:</p> <p>a) meets the needs of the community for a range of active and passive uses; and</p> <p>b) is of a sufficient size and shape to accommodate recreation activities with associated equipment and facilities.</p>	<p>AO26 Parkland is provided in accordance with the Local Government Infrastructure Plan.</p>	The proposal is acceptable. Suitable open space is provided to the existing dwelling, while the size and dimensions of the lots means that adequate provision is made for a future dwelling on the northern lot.
<p>PO27 The design of parkland or open space:</p> <p>a) contributes to the character of the neighbourhood or area;</p> <p>b) is safe and functions as a focal point for the neighbourhood or community;</p> <p>c) minimise the interface between residential lots and open space through appropriate treatments including alignment, fencing and landscaping;</p>	No acceptable outcome is nominated.	The proposal is acceptable. Suitable open space is provided to the existing dwelling, while the size and dimensions of the lots means that adequate provision is made for a future dwelling on the northern lot. Open space will contribute to the character of the neighbourhood and will incorporate both existing and new vegetation.

Performance outcomes	Acceptable outcomes	Response
<ul style="list-style-type: none"> d) maximises road frontage to facilitate casual surveillance; e) incorporates natural areas including important local vegetation, waterways, ridgelines and wetlands; f) preserves landscape features important to the scenic amenity of a locality; g) is linked to existing parkland or open space networks wherever possible; h) offers a broad range of informal and formal experiences to the community; i) is cost effective to maintain; and j) provided in the early stages of staged developments. 		
<p>PO28 The location of parkland or open space is conveniently located to residential neighbourhoods.</p>	No acceptable outcome is nominated.	The proposal is acceptable.
<p>PO29 Open space for conservation purposes protects riparian corridors, significant vegetation and wildlife habitat and movement corridors.</p>	No acceptable outcome is nominated.	The proposal is acceptable.
Volumetric reconfiguration		
<p>PO30 Volumetric reconfiguration (subdivision of space above or below the surface of land):</p> <ul style="list-style-type: none"> a) facilitates efficient development that is consistent with the intent for the zone; or b) is consistent with a development approval. 	No acceptable outcome is nominated.	The proposal is not for volumetric reconfiguration.
Access easement		
<p>PO31 The access easement must:</p> <ul style="list-style-type: none"> a) be of adequate width; b) be constructed to a standard appropriate to the situation; and 	<p>AO31 The access easement is designed in accordance with the design requirements of the Development works Town plan policy.</p>	The proposal does not involve an access easement.

Performance outcomes	Acceptable outcomes	Response
c) not result in unreasonable detriment or nuisance to neighbours.		
Stock routes		
<p>PO32 The stock route network identified in the State planning policy mapping – agriculture, development and construction, mining and extractive resources is protected from encroachment by sensitive and incompatible land uses and access works are robust, fit-for-purpose and provide for the safe passage of stock traversing the stock route.</p>	<p>A032 No new allotments are created adjacent to the stock route network.</p>	<p>The proposal is acceptable in this regard.</p>



This plan was prepared for the purpose and exclusive use of David Mossman

to accompany application to
CHARTERS TOWERS REGIONAL COUNCIL

for approval to rezone/subdivide the land described in this plan. This does not infer in any way that council will approve this subdivision. This plan is not to be used for any other purpose or by any other person or corporation without the written approval of the producer. Atkinson Surveys accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this plan in contravention of the terms of this clause or the clauses below.

The dimensions, area, size and location of improvements, flood information (if shown) and number of lots shown on this plan are approximate only and may vary.

This plan may not be reproduced unless the above notes are included.

PROPOSED RECONFIGURATION Lots 1 and 2

Affecting Lot 11 on MPH20370

CLIENT

D. Mossman

LOCAL GOVERNMENT

CHARTERS TOWERS REGIONAL

DATE

15/02/2026

TITLE REF:

18799159

SCALE

1:250 @ A3

SURVEYOR REF.

26_056

DRAWN:

DIA

ADDRESS: 98 Hackett Terrace

LOCALITY: Richmond Hill

Atkinson
SURVEYS

33 Castlemaine St, Kirwan QLD 4817
Phone: (07) 47234885

CADASTRAL SURVEYS

P26_056.dwg

Sheet 1 of 1

Form 1.4