

PLANNING REPORT

Development Permit for Reconfiguring a Lot:

- **37 MARY ST, CHARTERS TOWERS CITY QLD 4820 (Lot 309 on CT18215)**
- **39-41 MARY ST, CHARTERS TOWERS CITY QLD 4820 (Lot 1 on RP736784)**

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Authors

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1. Application Summary

1.1 Site Summary

Real Property Description	Lot 309 on CT18215	Lot 1 on RP736784
Address	37 Mary Street, Charters Towers City QLD 4820	39-41 Mary Street, Charters Towers City QLD 4820
Area	1012m ²	1012m ²
Owner(s)	Sue Allyn Philipson	William Clarence Macaulay
Existing Use	Dwelling	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)	Residential character overlay
Applicable Planning Scheme Development Codes	General residential zone code (6.2.1.1) Residential character overlay code (7.2.6) 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 (Boundary Realignment – 2 into 2 lots)
Level of Assessment	Assessable Development (Code Assessment)
Applicant	Sue Philipson C/- Atkinson Surveys
Contact Person	Dale Atkinson
Relevant Plans/Documents	Proposal Plan P26_020 by Atkinson Surveys

2. Introduction

2.1 Overview

Atkinson Surveys has been engaged by Sue Philipson ('applicant') to prepare and lodge a development application for a Development Permit for reconfiguring a lot (Boundary Realignment – 2 into 2 lots) pursuant to Part 2 of the *Planning Act 2016* ('the Act'). The subject site ('site') is at 37 Mary Street, Charters Towers City QLD 4820 (Lot 309 on CT18215) and 39-41 Mary Street, Charters Towers City QLD 4820 (Lot 1 on RP736784). 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 residential character overlay, there is no change to the assessment level 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**
 - Residential character 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, a development application for reconfiguring a lot must be accompanied by the written consent of the owner of a premises where the applicant is not the owner. The written consent of the Sue Philipson, as the applicant, is not required as they are the registered owner of Lot 309 on CT18215. However, the written consent of William Macaulay is required and accompanies the application as they are the registered owner of Lot 1 on RP736784.

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

Across the two lots, the overall site has a rectangular shape with a combined area of 2024m².

Lot 309 on CT18215 (37 Mary Street) is the western of the two lots with an area of 1012m² and containing a single-storey dwelling in the front/southern part of the site with several outbuildings and structures to the rear. Vehicle access to Mary Street is on the eastern side of the frontage. Otherwise, the site has a typical nature and appearance for the area.

Lot 1 on RP736784 (39-41 Mary Street) is the eastern of the two lots also with an area of 1012m² and containing a single-storey dwelling in the front/southeastern part of the site with a single outbuilding to the rear. Vehicle access to Mary Street is in the central part of the frontage. There are two large trees in the front yard and other scattered vegetation throughout the site. Otherwise, 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 infill development. The site is just to the north of the Charters Towers township, with generally more commercial activities to the south.

3.3 Ownership & Tenure

As above, the applicant is the registered owner of Lot 309 on CT18215.

William Macaulay is the registered owner of Lot 1 on RP736784.

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

Both lots front Mary Street to the south. Legal and physical access is available with a formed road 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 308m above sea level and generally flat with a gentle downwards fall towards the northwest.

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 (Boundary Realignment – 2 into 2 lots).

The purpose of the application is to obtain approval to realign the boundaries so that a 257m² area of land in the western part of Lot 1 on RP736784 transfers to Lot 309 on CT18215. The 257m² area of land has dimensions of 5.117m by 50.292m. Effectively, this increases the size of Lot 309 on CT18215 from 1012m² to 1269m² and reduces the size of Lot 1 on RP736784 from 1012m² to 754m². Both lots retain a rectangular shape with Lot 309 on CT18215 having a reduced 15m frontage and Lot 1 on RP736784 having an increased 25.234m frontage.

The proposed realignment will allow for existing buildings and structures on Lot 309 on CT18215 to be better utilised while continuing to meet the purpose of the general residential zone, as set out by the Planning Scheme. The development remains consistent with the low-density character of the existing neighbourhood, will preserve a pleasant living environment, and will maintain a high level of residential amenity.

Refer to the proposed boundary realignment as illustrated on the Proposal Plan P26_020 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 309 has a size of 1269m² with a frontage of 25.234m.
- Proposed Lot 1 has a size of 754m² with frontage of 15m.

4.2 Lot Layout

The proposed layout simply aims to reconfigure the lots to allow existing buildings and structures on Lot 309 on CT18215 to be better utilised. Minimum lot size and frontage requirements are met, and the nature of the existing residential activities is not expected to change.

It is submitted that realigning the boundaries in accordance with the Proposal Plan P26_020 complies with the overall purpose and intent of the general residential zone. 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 outcome:

- **The region's urban, township and rural areas**

5.2 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

5.3 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. No physical works are proposed, and the existing buildings are of a scale, height and size that complement the low-rise residential neighbourhood character. The reconfigured lots will continue to provide a pleasant living environments and maintain a high level of residential amenity.

Part 7: Overlays

5.4 Heritage Overlay Code

The purpose of the residential character overlay code is to ensure that dwelling house and Dual occupancy development achieve an appearance and visual amenity that is consistent with the streetscape character of traditional residential neighbourhoods and important gateways in the urban area of Charters Towers.

Justification:

The purpose of the residential character overlay code is satisfied. No physical works are proposed, and the buildings remain consistent with the vernacular of Charters Towers.

Part 9: Development Codes

5.5 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 continue to be adequately serviced by infrastructure including roads, water, wastewater, stormwater, power, telecommunications, and waste management. The integrity and efficiency of utility and access infrastructure is maintained while stormwater quality and flow are unchanged meaning that environmental values are protected. The safety and efficiency of the transport network is unaffected with the existing access arrangements being maintained.

5.6 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. No physical works are proposed, and the existing buildings are of a scale, height and size that complement the low-rise residential neighbourhood character. The reconfigured lots will continue to provide a pleasant living environments and maintain a high level of residential amenity.
- 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:
 - No physical works are proposed, and the buildings remain consistent with the vernacular of Charters Towers.
 - The reconfigured lots will continue to be adequately serviced by infrastructure including roads, water, wastewater, stormwater, power, telecommunications, and waste management. The integrity and efficiency of utility and access infrastructure is maintained while stormwater quality and flow are unchanged meaning that environmental values are protected. The safety and efficiency of the transport network is unaffected with the existing access arrangements being maintained.
 - 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 realignment has been appropriately designed without compromising the purpose or direction of the Planning Scheme or the Act.

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

8. Appendices

Appendix 1: DA Form 1

Appendix 2: Registered Survey Plan

Appendix 3: Current Title Search

Appendix 4: Proposal Plan

Appendix 5: Planning Scheme Codes

Appendix 6: Written Consent

I, William Clarence Macaulay

as owner of the premises identified as follows:

39-41 Mary Street, Charters Towers City QLD 4820

Lot 1 on RP736784

consent to the making of a development application under the *Planning Act 2016* by:

Sue Allyn Philipson

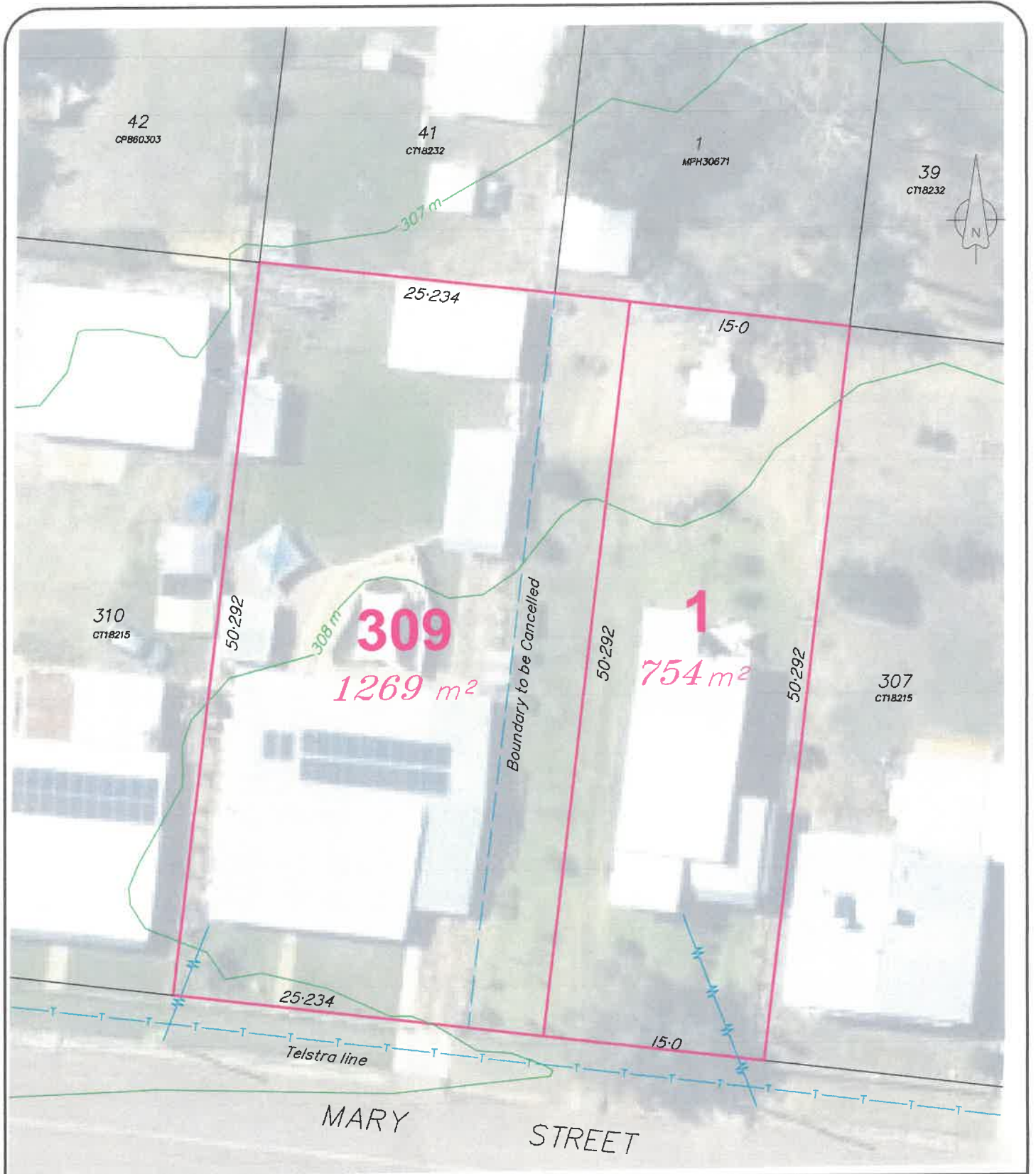
on the premises described above for:

Development Permit for Reconfiguring a Lot (Boundary Realignment - 2 into 2 lots)

Signed and dated:



20/2/26..



This plan was prepared for the purpose and exclusive use of Sue Phillipson

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 309 and 1

affecting lots 309 on CT18215 and Lot 1 on RP736784

CLIENT

S. Phillipson

LOCAL GOVERNMENT

CHARTERS TOWERS REGIONAL

DATE

15/02/2026

TITLE REF:

21074028/21166199

SCALE

1:250 @ A3

SURVEYOR REF.

26_020

DRAWN:

DIA

ADDRESS: 37-41 Mary Street
LOCALITY: Charters Towers City

Atkinson
SURVEYS

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

CADASTRAL SURVEYS

P26_020.dwg

Sheet 1 of 1

Form 1.4

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)	SUE ALYN PHILIPSON
Contact name (only applicable for companies)	
Postal address (P.O. Box or street address)	PO Box 1791
Suburb	CHARTERS TOWERS
State	QLD
Postcode	4820
Country	
Contact number	0418 877113
Email address (non-mandatory)	sueap062@gmail.com
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

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)



Queensland
Government

<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):

BOUNDARY REALIGNMENT

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

- 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)*.

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.



Tidal work or development within a coastal management district

23.12) Does this development application involve tidal work or development in a coastal management district?

- Yes – the following is included with this development application:
- Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 - A certificate of title

No

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

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the Queensland heritage register or on a place entered in a local government's Local Heritage Register?

Yes – details of the heritage place are provided in the table below

No

Note: See guidance materials at www.desi.qld.gov.au for information requirements regarding development of Queensland heritage places.

For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at www.planning.statedevelopment.qld.gov.au for information regarding assessment of Queensland heritage places.

Name of the heritage place:

Place ID:

Decision under section 62 of the Transport Infrastructure Act 1994

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

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

No

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

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

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

No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

Yes

Note: See the *Planning Regulation 2017* for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application

Yes

Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

Yes

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](#).

Relevant plans of the development are attached to this development application

Yes

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

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

