



BNC Ref. DA084-26
CODE:RAL

>> **11 September 2026**

ASSESSMENT MANAGER
CHARTERS TOWERS REGIONAL COUNCIL
PO BOX 189
CHARTERS TOWERS QLD 4820
Via: Email

Dear Assessment Manager,

RE: LODGEMENT OF A DEVELOPMENT APPLICATION UNDER CHAPTER 3, PART 2 OF THE PLANNING ACT 2016 SEEKING A DEVELOPMENT PERMIT FOR A CODE ASSESSABLE RECONFIGURING A LOT AT 31 DALRYMPLE ROAD, RICHMOND HILL QLD 4820 (RPD: LOT 1 ON MPH34727)

BNC Planning acting on behalf of the applicant submits the attached development application to the Charters Towers Regional Council in accordance with Chapter 3, Part 2 of the Planning Act 2016. The development application is seeking a development permit for reconfiguring a lot to facilitate a One (1) into Five (5) Lot Subdivision at the above referenced premises.

This development application is being made to the Charters Towers Regional Council as the relevant assessment manager under the Planning Regulation 2017 and has been made in the approved form as required under s51 of the Planning Act 2016. The common material making up the development application includes:

- Relevant development application forms and written consent of the landowner(s).
- A detailed planning report and compliance assessment.
- Development plans and other relevant supporting information.

Please contact me to confirm receipt of this development application and to confirm the assessment manager application fee amount and payment options. I trust this information is sufficient for acceptance of the development application as properly made subject to payment of the application fee. Please contact me should there be any issues or if you require any further information.

Kind regards,

A handwritten signature in black ink, appearing to read 'Bnk'.

Benjamin Collings
Director

SEP 2026



**BNC
PLANNING**

DEVELOPMENT APPLICATION

PLANNING ACT 2016

DEVELOPMENT PERMIT

RECONFIGURING A LOT

at

31 Dalrymple Road, Richmond Hill QLD 4820

RPD: Lot 1 on MPH34727

for

One (1) into Five (5) Lot Subdivision



APPLICATION SUMMARY	
Applicant:	Colleen Hudson
Application Type:	Development Application for a Development Permit
Development Type:	Reconfiguring a Lot
Category of Development (Level of Assessment):	Code Assessable
Development Description:	One (1) into Five (5) Lot Subdivision
Assessment Manager:	Charters Towers Regional Council
Referral Agencies:	State Assessment and Referral Agency (SARA) – Development in a state-controlled road environment
CATEGORISING INSTRUMENTS	
Planning Scheme:	Charters Towers Regional Town Plan (Version Two)
Planning Scheme Defined Use/Description:	Reconfiguring a Lot
Zoning:	General Residential Zone
Precincts/Sub-Precincts:	NA
Overlays:	Flood hazard, Natural environment
SITE DESCRIPTION	
Property Address:	31 Dalrymple Road, Richmond Hill QLD 4820
Real (Legal) Property Description:	Lot 1 on MPH34727
Site Area:	12,270m ² (1.227ha)
Landowner:	Colleen Elizabeth Hudson
Tenure:	Freehold
Relevant Encumbrances:	Nil registered easements. Standard reservations to the Crown under the Deed of Grant.
Local Government Area:	Charters Towers Regional Council

DOCUMENT CONTROL

Version	Date	Author
1.1	September 2026	BNC:BNC

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1.0 EXECUTIVE SUMMARY

This development application is made in accordance with the provisions of Chapter 3, Part 2 of the Planning Act 2016 (the Act) and seeks a development permit for the reconfiguration of a lot to facilitate a One (1) into Five (5) lots subdivision. The subject premises is addressed as 31 Dalrymple Road, Richmond Hill QLD 4820, and more particularly described as Lot 1 on MPH34727. The premises is within the General Residential Zone under the Charters Towers Regional Town Plan (Version Two) (the planning scheme) and currently accommodates a single detached Dwelling house and associated outbuildings, which are retained on proposed Lot 1, with the balance of the site to be reconfigured into four additional residential lots.

For the purpose of this development application, BNC Planning acts on behalf of the applicant, Colleen Hudson. The site has frontage to three public roads — Dalrymple Road, Hewett Street and Allen Street — with Dalrymple Road being a state-controlled road. The site's frontage to, and proximity to its intersection with, Dalrymple Road triggers referral of the application to the State Assessment and Referral Agency (SARA) for assessment against State Code 1 of the State Development Assessment Provisions.

Following a detailed assessment of the proposal against the applicable local level assessment benchmarks, the development proposal is considered consistent with all applicable codes. The key matters considered in the assessment are the site's minimum lot size and subdivision design against the Reconfiguring a Lot Code, management of the Flood hazard overlay given mapped extreme and high flood hazard throughout the site, and the site's interface with, and referral trigger arising from, Dalrymple Road as a state-controlled road. Detailed assessment against each applicable code, provided in the Compliance Assessment at Appendix 4, demonstrates the proposal is consistent with the purpose of the General Residential Zone and Reconfiguring a Lot Code, and compliance with the other applicable codes. On this basis, the development application is considered to warrant approval in accordance with the rules of code assessment established under the Act, subject to the imposition of reasonable and relevant conditions and the outcome of the SARA referral. A summary of the development application is provided below:

Table 1.0: Development application summary

APPLICATION SUMMARY	
Applicant:	Colleen Hudson
Application Type:	Development Application for a Development Permit
Development Type:	Reconfiguring a Lot
Category of Development (Level of Assessment):	Code Assessable
Development Description:	One (1) into Five (5) Lot Subdivision
Assessment Manager:	Charters Towers Regional Council
Referral Agencies:	State Assessment and Referral Agency (SARA) – Development in a state-controlled road environment
CATEGORISING INSTRUMENTS	
Planning Scheme:	Charters Towers Regional Town Plan (Version Two)
Planning Scheme Defined Uses/Works:	Reconfiguring a Lot
Zoning:	General Residential Zone
Precincts/Sub-Precincts:	NA
Overlays:	Flood hazard, Natural environment

SITE DESCRIPTION	
Property Address:	31 Dalrymple Road, Richmond Hill QLD 4820
Real (Legal) Property Description:	Lot 1 on MPH34727
Site Area:	12,270m ² (1.227ha)
Landowner:	Colleen Elizabeth Hudson
Tenure:	Freehold
Relevant Encumbrances:	Nil registered easements. Standard reservations to the Crown under the Deed of Grant.
Local Government Area:	Charters Towers Regional Council

2.0 DEVELOPMENT STRATEGY

The Strategic Framework of the Charters Towers Regional Town Plan identifies existing urban areas within Charters Towers as the focus for the majority of future housing growth, principally through infill development within the General Residential Zone. The Strategic Framework further recognises that communities within the region should provide housing choice and affordability across all lifecycle situations, and specifically identifies that the establishment of new urban residential areas outside the Emerging Community Zone is not intended to occur, encouraging infill subdivision of existing General Residential zoned land, such as the subject site, as the intended mechanism for accommodating residential growth within Charters Towers.

The design response is directly informed by the site specific physical constraints. The existing 12,270m² lot is divided into five lots, retaining the existing dwelling and its associated services within Lot 1, and creating four new residential lots (Lots 2 to 5), each exceeding the minimum lot size and frontage requirements of the General Residential Zone. Lots 2 and 3, which are partly affected by the mapped flood hazard overlay, are provided with dedicated flood-free building envelopes (each 672m²) located in the least flood-affected portions of those lots, directing the future footprint of each dwelling away from the extreme and high hazard areas mapped along the Dalrymple Road/Hewett Street frontage. No new or altered vehicular access to Dalrymple Road is proposed. Lot 1 retains its existing established access. Lots 2 to 5 will each obtain access via a new driveway crossover to be constructed at the time each lot is developed, so as to retain flexibility to select the optimal, least-impact access point for each lot having regard to the design of the future dwelling.

3.0 SITE AND LOCALITY

The subject site is located at 31 Dalrymple Road, Richmond Hill, formally described as Lot 1 on MPH34727, and has an area of 12,270m². The site is zoned General Residential under the Charters Towers Regional Town Plan and currently accommodates a single detached Dwelling house and associated outbuildings. The site has a generally rectangular shape, with frontage to three public roads: Dalrymple Road to the west (a state-controlled road), Hewett Street to the south, and Allen Street to the east. The site is well vegetated across its northern portion, with cleared/lightly vegetated open land across the remainder. The northern approximately 60m of the site (from the Dalrymple Road/Hewett Street frontage) is affected by the Natural environment overlay (mapped Regulated vegetation – Category R), and this development application does not propose any clearing within that area. The locality is an established, low-density residential area comprising detached dwellings on similarly-sized lots (typically 1,000m² to 2,000m²), and is within convenient distance of the Charters Towers town centre and its associated community, retail and commercial facilities.

Any pertinent existing approvals which may affect the assessment of the proposal are identified in the table below:

APPLICATION REF.	DECISION AND DATE	ASSESSMENT MANAGER
NA	NA	NA

The following table describes the key characteristics of the site:

Table 2.0: Site characteristics

SITE AND LOCALITY DESCRIPTION	
Property Address:	31 Dalrymple Road, Richmond Hill QLD 4820
Real (Legal) Property Description:	Lot 1 on MPH34727
Site Area:	12,270m ² (1.227ha)
Landowner:	Colleen Elizabeth Hudson
Tenure:	Freehold (Estate in Fee Simple)
Relevant Encumbrances:	Nil registered easements. Standard reservations to the Crown under the Deed of Grant.
Local Government Area:	Charters Towers Regional Council
Zoning:	General Residential Zone
Precincts/Sub-Precincts:	NA
Existing Use of Land:	Dwelling house and associated outbuildings
Road Frontage:	Dalrymple Road (state-controlled road), Hewett Street and Allen Street
Significant Site Features:	Established vegetation across the northern portion of the site (affected by the Natural environment overlay); existing dwelling and outbuildings
Topography:	Generally flat to gently undulating
Surrounding Land Uses:	Established detached residential development (Dwelling houses) on similarly-sized lots, consistent with the General Residential Zone

4.0 PROPOSAL SUMMARY

The applicant seeks a development permit for Reconfiguring a Lot. It will result in subdividing the existing 12,270m² lot into five lots, retaining the existing dwelling and associated outbuildings within Lot 1 (6,370m²), and creating four new residential lots — Lot 2 (2,870m²), Lot 3 (1,006m²), Lot 4 (1,012m²) and Lot 5 (1,012m²). Flood-free building envelopes (each 32m x 21m, 672m²) are nominated on Lots 2 and 3, located within the least flood-affected portions of those lots. No new roads, public open space or earthworks are proposed. New driveway crossovers for Lots 2 to 5 will each be constructed at the time the relevant lot is developed for a dwelling, with no new or altered access proposed to Dalrymple Road.

All five lots exceed the General Residential Zone's minimum lot size of 700m² and minimum frontage of 15m prescribed under the Reconfiguring a Lot Code (Table 8.3.3.3(b)). The proposed arrangement does not increase the number of vehicle crossovers to Dalrymple Road relative to the existing single crossover, as no new or altered access to that state-controlled road is proposed. Final lot sizes and dimensions will be confirmed by a survey-compliant plan of subdivision prior to plan sealing.

The following table describes the key characteristics of the proposed development:

Table 3.0: Proposal summary

RECONFIGURING A LOT	EXISTING	PROPOSED
Number of Lots:	One (1)	Five (5)
Lot Size:	12,270m ² (1.227ha)	New Lot 1: 6,370m ² New Lot 2: 2,870m ² New Lot 3: 1,006m ² New Lot 4: 1,012m ² New Lot 5: 1,012m ²
Lot Dimensions (approx.):	Refer Plan of Reconfiguration, Appendix 3	Refer Plan of Reconfiguration, Appendix 3 for lot dimensions of New Lots 1 to 5
Building Envelopes:	Nil	New Lot 2 flood-free building envelope: 32m x 21m (672m ²) New Lot 3 flood-free building envelope: 32m x 21m (672m ²)

5.0 KEY TECHNICAL CONSIDERATIONS

5.1 BUILDING ENVELOPES AND ACCESS ARRANGEMENTS

The lot layout nominates flood-free building envelopes for Lots 2 and 3 (each 32m x 21m, 672m²), located within the least flood-affected portions of those lots. This directs the future footprint of each dwelling away from the extreme and high hazard areas mapped along the northern portion of the site, without reliance on structural flood mitigation works. This matter is addressed in detail against the Reconfiguring a Lot Code and the Flood Hazard Overlay Code at Appendix 4.

No new or altered vehicular access to Dalrymple Road (a state-controlled road) is proposed. Lot 1 retains its existing, established access from Dalrymple Road. Access for Lots 2 to 5 will each be provided via a new driveway crossover, to be located and constructed at the time each lot is developed for a dwelling, subject to Council's standard roadworks permit process. This approach retains flexibility to select the optimal, least-impact crossover location for each lot having regard to the design of the future dwelling, and is considered a functional and appropriate access solution for the reconfiguration proposed.



Figure 1: Proposed Lot Layout and Building Envelopes (Source: Appendix 3)

5.2 FLOOD IMMUNITY AND STORMWATER MANAGEMENT

The site is affected by the Flood hazard overlay, with the Charters Towers Regional Town Plan Flood Hazard Overlay Map (OM3.4) identifying extreme and high hazard flood-prone land at the northern portion of the site, with the balance of the site substantially clear of mapped hazard. The proposed lot layout and building envelopes directly respond to this constraint, as set out in Section 5.1 above. The code's application to this site, including future dwelling floor levels to be set a minimum of 0.3m above the defined flood event, is addressed in full at Appendix 4.

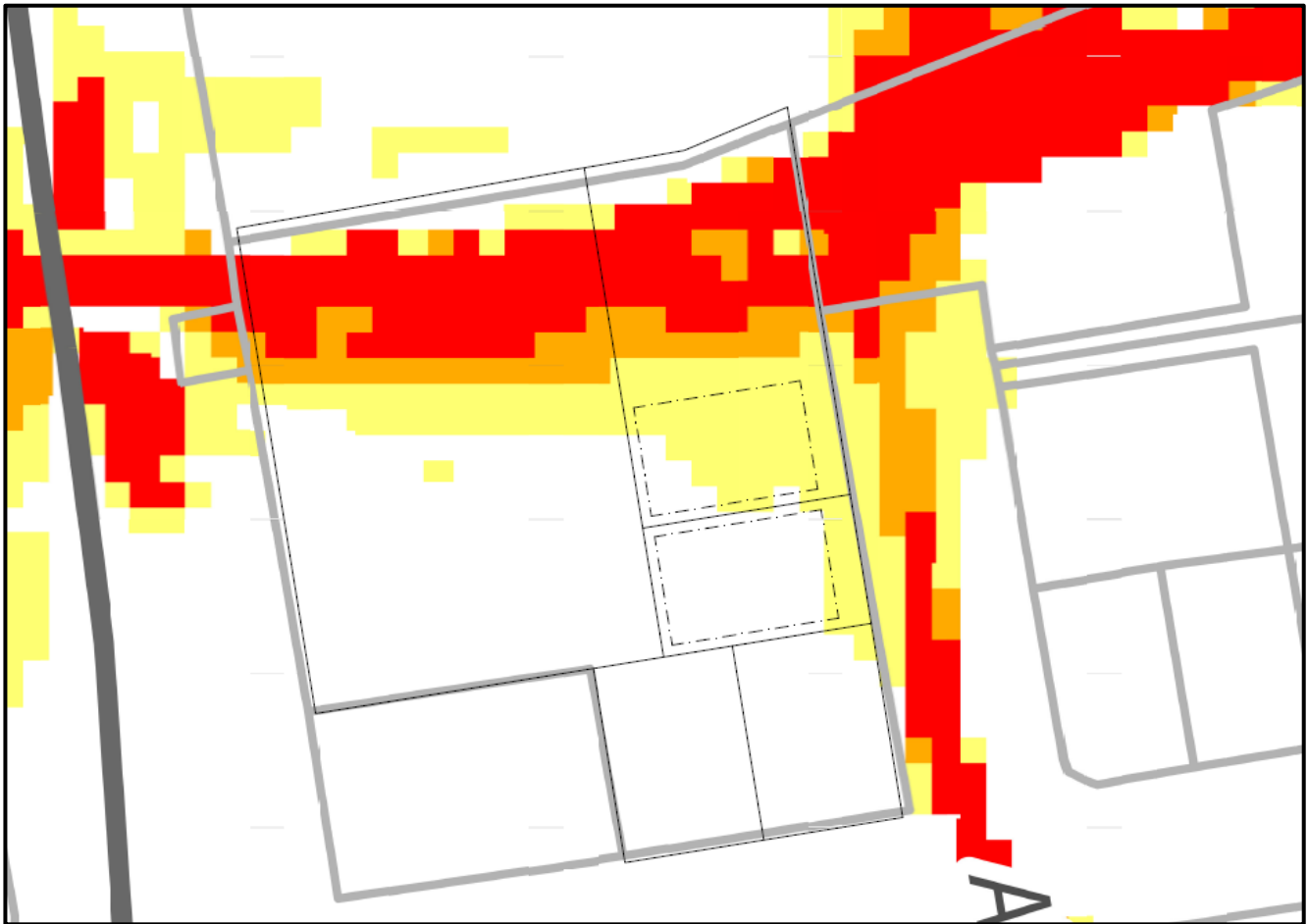


Figure 2: Flood Hazard Overlay Mapping (Source: BNC Planning)

5.3 SERVICING

The site is within the established Charters Towers urban area, with Council reticulated water and, where available, sewerage infrastructure available to the site's road frontages. Each new lot is capable of connecting to that infrastructure, or, where reticulated sewerage is not available, of providing on-site wastewater treatment consistent with the existing arrangement for the dwelling on Lot 1. Connection to electricity and telecommunications infrastructure will be conditioned and confirmed at the operational works/plan sealing stage. No augmentation of external headworks or infrastructure is required. This matter is addressed further in Section 7.0 (Associated Works).

6.0 STATUTORY ASSESSMENT

The proposed subdivision is identified as code assessable in the tables of assessment for the General Residential Zone under the Charters Towers Regional Town Plan. No other component of the planning scheme or the Planning Regulation 2017 changes the level of assessment. The application is therefore subject to a bound code assessment against the specific assessment benchmarks identified in the tables of assessment, discussed by instrument level below.

6.1 ASSESSMENT BENCHMARKS PERTAINING TO COMMONWEALTH PLANNING INSTRUMENTS

The proposal does not involve characteristics that trigger consideration under the Environmental Protection and Biodiversity Conservation Act 1999. No matter of national environmental significance is affected.

6.2 ASSESSMENT BENCHMARKS PERTAINING TO STATE PLANNING INSTRUMENTS

Planning Act 2016/Planning Regulation 2017

The Planning Act 2016 and the subordinate Planning Regulation 2017 provide the statutory basis and framework for preparing, lodging and deciding this development application.

State Planning Policy

The Charters Towers Regional Town Plan has been prepared having regard to the State Planning Policy. No stand-alone State Planning Policy component is relevant to this application beyond those integrated into the planning scheme and the State Development Assessment Provisions addressed below.

Regional Plan

No stand-alone component of the North Queensland Regional Plan is relevant to this application.

State Development Assessment Provisions

Under Schedule 10 of the Planning Regulation 2017, the development application triggers referral agency involvement and direct assessment against the State Development Assessment Provisions (SDAP), as the site has frontage to, and is located in proximity to an intersection with, Dalrymple Road, a state-controlled road.

Planning Regulation 2017 Trigger	Referral agency	Matters of Assessment
Schedule 10, Part 9, Division 4, Subdivision 2, Table 1, Item 1 – reconfiguring a lot with frontage, and in proximity to an intersection with, a state-controlled road	State Assessment and Referral Agency (SARA)	State Development Assessment Provisions – State Code 1: Development in a state-controlled road environment

6.2.1 State Codes

The development application triggers referral to the State Assessment and Referral Agency (SARA) and direct assessment against State Code 1: Development in a state-controlled road environment. Having regard to the matters addressed in the Compliance Assessment (Appendix 4), the proposal — which does not involve any new or altered access to Dalrymple Road and is capable of achieving the residential noise attenuation outcome sought by the code by way of a condition of approval — is considered capable of satisfying State Code 1, subject to the referral agency's response.

6.3 ASSESSMENT BENCHMARKS PERTAINING TO LOCAL PLANNING INSTRUMENTS

The Charters Towers Regional Town Plan (the planning scheme) includes tables of assessment which nominate the categories of development and assessment (levels of assessment) and nominate the assessment benchmarks for assessable development and the requirements for accepted development. The applicable tables of assessment for this development application are:

- Categories of development and assessment — Reconfiguring a lot; and
- Categories of development and assessment — Overlays.

Assessment Benchmarks Summary

A summary of the relevant local level assessment benchmarks is provided in the table below:

Local Planning Instruments	
Planning scheme:	General Residential Zone Code; Reconfiguring a Lot Code; Development Works Code; Landscaping Code; Flood Hazard Overlay Code; Natural Environment Overlay Code

The application has been assessed against each applicable local level assessment benchmark and found to be consistent with the purpose of the General Residential Zone and the Reconfiguring a Lot Code, compliant with all other applicable codes, and reflective of the land use and development intent for the locality.

A detailed assessment of the relevant assessment benchmarks is provided in the Compliance Assessment included in Appendix 4. This is to be read in conjunction with Sections 2.0 and 3.0 of this Planning Report and any other supporting information provided. A summary of the conclusions of this assessment is provided below. For clarity, any codes or outcomes not specifically addressed below or in the Compliance Assessment are considered to be objectively satisfied or not applicable.

6.3.1 General Residential Zone Code

The proposal is consistent with the Purpose of the General Residential Zone. The reconfiguration creates lots suitable for detached residential (Dwelling house) development at a size, shape and dimension well in excess of the zone's minimum standards. No building work is proposed as part of this application; the zone code's specific built form benchmarks (relating to matters such as building height, setbacks and site cover) will be separately assessed against each future dwelling at building approval stage and are not applicable to this reconfiguring a lot application.

6.3.2 Reconfiguring a Lot Code

The proposal is consistent with the purpose and assessment benchmarks of the Reconfiguring a Lot Code. All five lots comply with the 700m² minimum lot size and 15m minimum frontage for the General Residential Zone. Each lot is capable of being provided with appropriate infrastructure, services and safe road access, and the lot layout and nominated building envelopes appropriately respond to the site's flood hazard constraint, as addressed in Section 5.1 above. No new roads, earthworks or vegetation clearing are proposed. A detailed benchmark-by-benchmark assessment is provided in the Compliance Assessment (Appendix 4).

6.3.3 Development Codes

The Development Works Code and Landscaping Code are, in the great majority of their assessment benchmarks, not engaged by this reconfiguration, as no earthworks, car parking areas, landscape works or new road are proposed. Where these codes' benchmarks are engaged, principally the provision of servicing and access, the proposal is demonstrated to be consistent. The detailed benchmark-by-benchmark assessment is provided in the Compliance Assessment at Appendix 4.

6.3.4 Overlay Codes

Both relevant overlay codes are addressed. Against the Flood Hazard Overlay Code, the lot layout and nominated flood-free building envelopes direct future development away from the mapped extreme and high hazard areas at the northern portions of the site, with future dwelling floor levels to achieve a minimum of 0.3m above the defined flood event. Against the Natural Environment Overlay Code, no clearing of the regulated vegetation mapped over the northern portion of the site is proposed or required by this reconfiguration.

7.0 ASSOCIATED WORKS

No public infrastructure works are required to be constructed by the applicant as part of this development application. The site is located within the established, serviced Charters Towers urban area, with reticulated water and other utility infrastructure available to the site's road frontages; connection of each new lot to that infrastructure will occur at plan sealing/building stage and is expected to be secured by standard conditions of approval rather than requiring augmentation of Council's existing network.

Operational Works assessment is not triggered by this application. The proposal involves no cut, fill or other earthworks, and no new road, drainage infrastructure or public works are proposed. Should operational works ultimately be required to service an individual future lot (for example, a driveway crossover), that work will be the subject of a separate approval (a Council roadworks permit) at the time the relevant lot is developed, and is not a component of this reconfiguring a lot application.

Delivery of the servicing and access matters raised in Section 5.0 is addressed as follows:

Matter	Delivery mechanism
Driveway crossovers to Dalrymple Road, Hewett Street and Allen Street (Lots 2–5)	Standard condition referencing Council's crossover standards; a separate Roadworks Permit application to Council is required prior to construction of each crossover, at the time the relevant lot is developed
Building envelopes (Lots 2 and 3)	Standard condition referencing the flood-free building envelopes shown on the approved plan of reconfiguration
Water supply and wastewater disposal	Standard condition requiring connection to reticulated infrastructure, or on-site water supply/effluent disposal where connection is not available, confirmed at building approval stage for each lot
Electricity and telecommunications	Existing reticulated connections retained to Lot 1; new connections for Lots 2–5 addressed by standard conditions at building/operational works stage
Stormwater	No earthworks or drainage works proposed as part of this reconfiguration; addressed by standard conditions only, consistent with Section 5.2 above

8.0 PUBLIC NOTIFICATION

The application is code assessable and will not be subject to public notification.

9.0 CONCLUSION

This report supports a code assessable development application for the reconfiguration of a lot to facilitate a One (1) into Five (5) lots subdivision. The subject premises is addressed as 31 Dalrymple Road, Richmond Hill QLD 4820, and more particularly described as Lot 1 on MPH34727. The site is zoned General Residential Zone under the Charters Towers Regional Town Plan, is affected by the Flood hazard and Natural environment overlays, and is subject to referral to the State Assessment and Referral Agency (SARA) given the site's frontage to, and proximity to an intersection with, Dalrymple Road, a state-controlled road.

Assessment against each applicable local, State and Commonwealth assessment benchmark, detailed in the Compliance Assessment at Appendix 4 and summarised in Section 6.0 above, demonstrates the proposal is consistent with the purpose of the General Residential Zone and the Reconfiguring a Lot Code, and compliant with all other applicable codes. On this basis, the development application is considered to warrant approval pursuant to the rules of code assessment established under the Act, subject to the imposition of reasonable and relevant conditions and the outcome of the SARA referral.

Statement of Reasons

Sufficient justification has been provided, and satisfactory grounds have been established, to conclude that the proposed development is consistent with the assessment benchmarks. More specifically, the development is consistent with the Strategic Framework intent and overall outcomes of the planning scheme. In substantive terms, this conclusion is based on the following reasons:

- The proposal is consistent with the Strategic Framework and the Purpose and Overall Outcomes of the General Residential Zone and applicable development codes of the Charters Towers Regional Town Plan.
- The proposed subdivision outcome directly aligns with the Purpose of the General Residential Zone Code and the Reconfiguring a Lot Code.
- The proposal reflects the established lot pattern and development intent of the locality, consistent with community expectations set by the planning scheme.
- The site is capable of being adequately serviced, with no reduction in the standard of existing infrastructure services to the site or surrounding area.
- The proposal does not give rise to an unacceptable or unmanageable natural hazard or infrastructure constraint, and does not increase susceptibility to hazards or health risks. The lot layout and nominated building envelopes appropriately direct future development away from the site's mapped flood hazard extent.
- The proposal does not undermine the achievement of the planning scheme's intent and does not establish an adverse planning precedent, and appropriately manages the site's interface with Dalrymple Road as a state-controlled road, subject to the outcome of the SARA referral.

APPENDIX 1

DEVELOPMENT APPLICATION FORMS

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)	Colleen Hudson
Contact name (only applicable for companies)	C/- BNC Planning (Contact: Benjamin Collings)
Postal address (P.O. Box or street address)	PO Box 5493
Suburb	Townsville
State	QLD
Postcode	4810
Country	Australia
Contact number	(07) 4724 1763
Email address (non-mandatory)	da.corro@planning.com.au & bnc@bncplanning.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	DA084-26
1.1) Home-based business	
☐ Personal details to remain private in accordance with section 264(6) of <i>Planning Act 2016</i>	
2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
☒ 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
		31	Dalrymple Road	Richmond Hill
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4820	1	MPH34727	Charters Towers Regional Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

- ☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		☐ WGS84 ☐ GDA94 ☐ Other:	

- ☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		☐ 54 ☐ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ 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):

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

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? <i>(tick only one box)</i>
☐ Material change of use ☒ Reconfiguring a lot ☐ Operational work ☐ Building work
b) What is the approval type? <i>(tick only one box)</i>
☒ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval
c) What is the level of assessment?
☒ Code assessment ☐ Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
1 into 5 lots subdivision
e) Relevant plans
<i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.</i>
☒ 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? <i>(tick only one box)</i>
☐ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work
b) What is the approval type? <i>(tick only one box)</i>
☐ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval
c) What is the level of assessment?
☐ Code assessment ☐ Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
e) Relevant plans
<i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>
☐ 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 <i>DA Form 2 – Building work details</i>

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use

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

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?

One (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	5			

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?**

- | | | |
|--|-------------------------------------|--|
| ☐ Road work | ☐ Stormwater | ☐ Water infrastructure |
| ☐ Drainage work | ☐ Earthworks | ☐ Sewage infrastructure |
| ☐ Landscaping | ☐ Signage | ☐ Clearing vegetation |
| ☐ 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



Queensland
Government

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

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

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

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

- ☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

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

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

- ☐ Ports – Brisbane core port land

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

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

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

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

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

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

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

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

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

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

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

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

Referral requirement	Referral agency	Date of referral response

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

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

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

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

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

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

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

PART 7 – FURTHER DETAILS

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

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

☒ No

List of approval/development application references	Reference number	Date	Assessment manager
☐ Approval			
☐ Development application			
☐ Approval			
☐ Development application			

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

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

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

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

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

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

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

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

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

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

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

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

Hazardous chemical facilities

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

- ☐ Yes – *Form 536: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application
- ☒ No

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

Clearing native vegetation

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

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

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

Environmental offsets

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

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

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

Koala habitat in SEQ Region

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

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

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

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the *Water Act 2000***?

☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

☒ No

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

DA templates are available from planning.statedevelopment.qld.gov.au. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works**?

☐ Yes – the relevant template is completed and attached to this development application

☒ No

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

Marine activities

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

☐ Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

☒ No

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

Quarry materials from a watercourse or lake

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

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

☒ No

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

Quarry materials from land under tidal waters

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

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

☒ No

Note: Contact the Department of Environment, Science and Innovation at www.desi.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the *Water Supply Act*)?

☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application

☒ No

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

Tidal work or development within a coastal management district

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

- ☐ Yes – the following is included with this development application:
- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 - ☐ A certificate of title
- ☒ No

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

Queensland and local heritage places

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

- ☐ Yes – details of the heritage place are provided in the table below
- ☒ No

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

Name of the heritage place:		Place ID:	
-----------------------------	--	-----------	--

Decision under section 62 of the Transport Infrastructure Act 1994

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

- ☐ Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)
- ☒ No

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

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

- ☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered
- ☒ No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17	☒ Yes
Note: See the Planning Regulation 2017 for referral requirements	
If building work is associated with the proposed development, Parts 4 to 6 of DA Form 2 – Building work details have been completed and attached to this development application	☐ Yes ☒ Not applicable
Supporting information addressing any applicable assessment benchmarks is with the development application	☒ 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

25) Applicant declaration

- ☒ By making this development application, I declare that all information in this development application is true and correct
- ☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment

Note: For completion by assessment manager if applicable

Description of the work	
QLeave project number	
Amount paid (\$)	Date paid (dd/mm/yy)
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

Landowners Consent Form

Planning Act 2016

Step 1.

Please Read: Applicant type

- Select "**Individual**" if the land is owned as an individual(s) and you are providing consent as the landowner(s).
- Select "**Company/Trust**" if the land is owned by a business or entity and you are an authorised representative providing consent on behalf of the company.

Landowners Consent for

☒ Individual ☐ Company/Trust

Step 2.

Please Read: Name(s) of Landowner(s) or Authorised Representatives

- If you are an **individual landowner(s)**, enter your full legal name (or all names if multiple owners).
- If the land is owned by a **company**, enter the full legal name(s) and position(s) of all authorised representatives signing on behalf of the company (e.g., John Smith, Co-Director; ABC Property).

I/We

Colleen Elizabeth Hudson

Being the owner(s) of the premises identified as follows:

Street Address: 31 Dalrymple Road RICHMOND HILL QLD 4820

Real Property Description: Lot 1 on MPH34727

consent to the making of a development application under the Planning Act 2016 care of BNC Planning Pty Ltd.

on the premises described above for:
Material change of use and/or Reconfiguring a lot.

Step 3.

Please Read: Signing.
Where only one signature is required, please use the electronic signature box below.
Where multiple signatures are required, please print this form and email signed copies to enquire@bncplanning.com.au

Colleen	Hudson
---------	--------

Signature

C E Hudson

Digitally signed by Colleen Hudson
Date and time: 09/07/2026, 1:04:26 pm AEST
IP address: 117.20.70.66

APPENDIX 2

SITE DETAILS

Aerial

31 Dalrymple Road, Richmond Hill QLD 4820

20°3'28"S 146°15'24"E

20°3'28"S 146°15'33"E



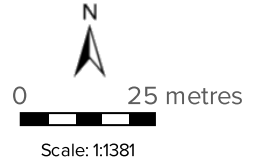
20°3'36"S 146°15'24"E

20°3'36"S 146°15'33"E



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**Queensland
Government**

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

Aerial

31 Dalrymple Road, Richmond Hill QLD 4820

 Legend

 Attribution

Water parcel



Easement parcel



Strata parcel



Volumetric parcel



Land parcel label

Land parcel label - gt 1 ha

Land parcel label - gt 10 ha

Land parcel label - gt 1000 ha

Land parcel



Land parcel - gt 1 ha



Land parcel - gt 10 ha



Land parcel - gt 1000 ha



Places: Land parcel



1MPH34727

Roads and tracks



Motorway



Highway



Secondary



Connector



Local



Restricted Access Road



Mall



Busway



Bikeway



Restricted Access Bikeway



Walkway



Restricted Access Walkway



Non-vehicular Track



Track



Restricted Access Track



Ferry



Proposed Thoroughfare

Green bridges



Bridges



Tunnels



Railway stations



Railways



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Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	50845332	Search Date:	26/08/2026 15:52
Date Title Created:	09/05/2011	Request No:	57396573
Previous Title:	40062037		

ESTATE AND LAND

Estate in Fee Simple

LOT 1 CROWN PLAN MPH34727

Local Government: CHARTERS TOWERS

REGISTERED OWNER

Dealing No: 724345789 15/09/2025

COLLEEN ELIZABETH HUDSON

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 40062037 (Lot 1 on CP MPH34727)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

WARNING—Folding or mutilating will lead to rejection—plan may be rolled

Reference Marks

Stn	To	Bearing	Dist.	Rem's
1	O.I.P.	163°59'30"	0.604	
2	Pin	164°0'	0.606	
3	"	"	0.609	
4	"	"	0.61	
5	O.I.P.	"	0.604	
6	O.I.P. distbd	255°53'50"	"	
6	O.Star Pkt	189°14'40"	0.281	
6 ^a	O.I.P.	254°0'	0.604	
8	Pin	344°0'	1.0	
10	O.I.P.	74°0'	0.604	
11	"	342°09'20"	"	
12	Pin	351°11'30"	1.139	
13	"	344°0'	3.456	
15	O.I.P.	253°26'30"	0.604	

Perm. Marks

P.M.	Bearing	Dist.	Nº
1 ^a -O.P.M.	68°36'40"	1.105	91493
6 ^a -"	311°40'40"	1.13	56718

Branded peg pld at stns 1, 2, 4, 5, 7-9, 11-14 & 16.

Tenure

Lot	M.P.H.L.
1	12470
2	12471
3	12472

P.L. 9730
M.P. 21541

P.L. 9926
M.P. 01543

GORDON
123°40'20"
102.918

1.056 ha

1.24 ha

1.227 ha

ALLEN

2

3

ST

ST

ST

HEWETT

M.H. 2902
M.P. 21026

P.L. 10214
M.P. 20601

P.L. 12440
M.P. 33951

P.L. 12439
M.P. 33951

V.C.L.

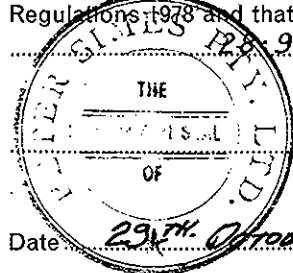
Plan must be drawn within blue lines

Plan must be drawn within blue lines

No. FIELD NOTES LODGED					LINES NOT SURVEYED		STNS		CORNERS NOT MARKED		STNS	
INSTR No.	RECEIVED	DRAWN	CHARTED	DUP/WARD	PLAN OF Lots 1-3 cancelling M.H.P.L. 11232 on M.P. 01768							
	26.3.86	K.R.	Plans 8/6/88	2.6.86								
EXAMINED	CHECKED	LOCALITY		MINING FIELD		PARISH CHARTERS TOWERS						
J.H.C.	O.R.A.	Hewett St		Charters Towers		COUNTY Davenport						
9.5.86	12.5.86					MINING DISTRICT Charters Towers						
MAP REFERENCE		PROC SURVEY AREA		SURVEYED BY		MERIDIAN		SCALE		Cat.No.		
City Charters Towers Sh.1				Peter Simes Pty Ltd		M.P. 01768		1:1250		34727		
				28.9.1984								

CERTIFICATE

Peter Simes Pty Ltd
 hereby certify that the company has surveyed the land
 comprised in this plan by Michael Robert Homewood, Licensed
Surveyor, for whose work the company accepts responsibility
 that the plan is accurate, that the said survey was performed in
 accordance with the 'Surveyors Act 1977-1978' and the 'Surveyors
 Regulations 1978' and that the said survey was completed on



9. 1984
[Signature]
 LICENSED SURVEYOR
 DIRECTOR

G. W. Simes
 DIRECTOR

Date 29th October 1984

RECEIVED
 SURVEY BRANCH
 26 MAR 1986
 DEPT. OF MINES QUEENSLAND

Council of the CITY of CHARTERS TOWERS

certifies that all the requirements of this Council, the Local
 Government Acts of 1936 to 1986 and all By-Laws have been
 complied with and approves this Plan of Subdivision

Dated this 19TH day of MARCH 1986

[Signature]
 ALDERMAN Mayor or Chairman

[Signature]
 Town or Shire Clerk

For Additional Plan &
 Document Notings
 Refer to CISP

We George Forbes Sutherland and
Dorothy Ivy Jean Sutherland

as lessee(s) of Miners Homestead 11232

agree to this plan of subdivision

Signature (s) of lessee(s) [Signature]

34727

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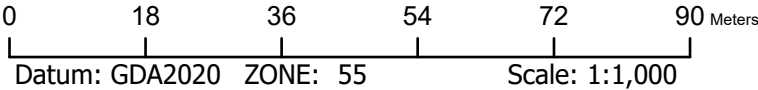
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STANDARD MAP NUMBER

8157-14433



SmartMap

Based upon an extraction from the Queensland Spatial Cadastral Framework

SUBJECT PARCEL DESCRIPTION

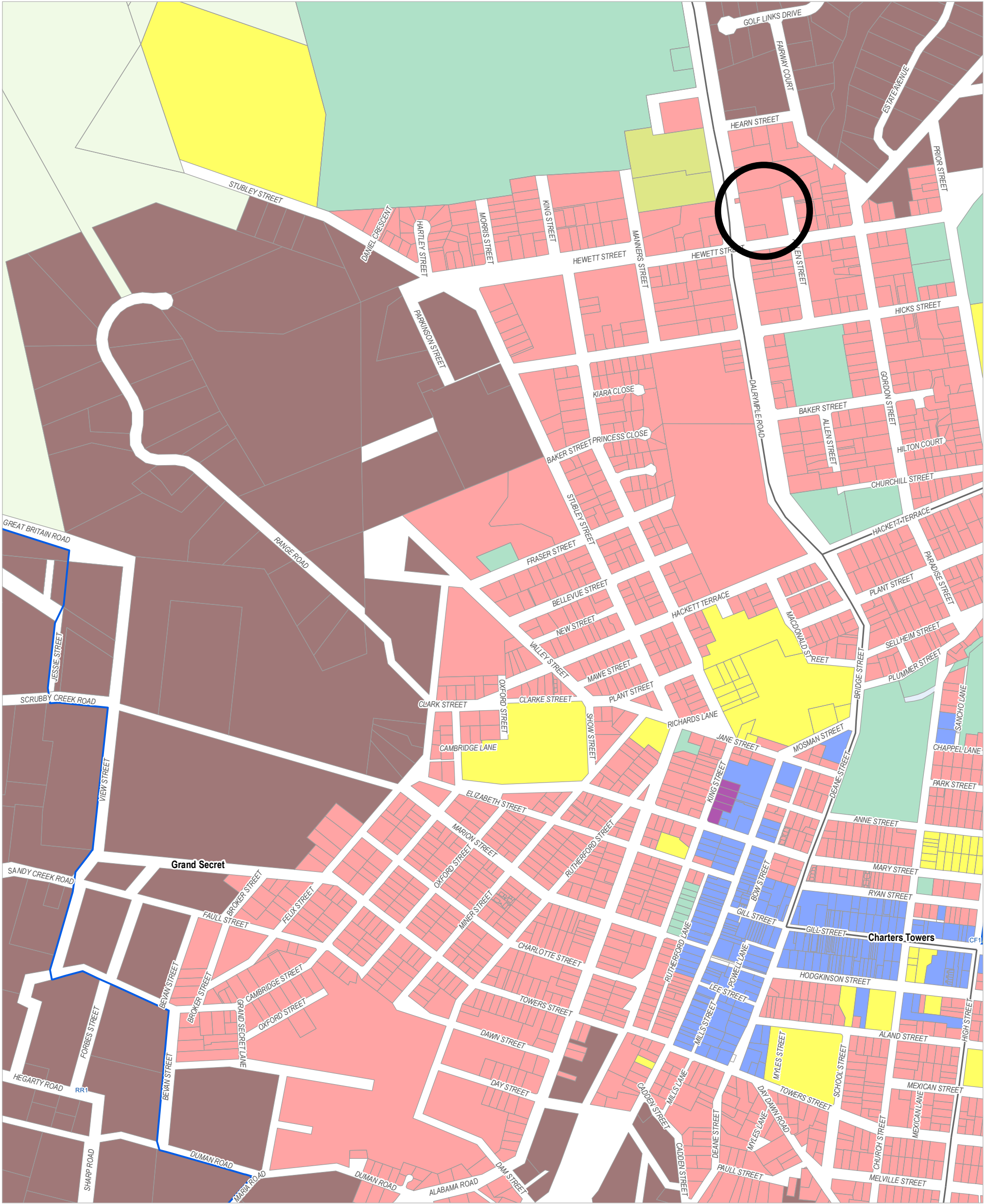
CLIENT SERVICE STANDARDS

QSCF		PRINTED 30/07/2026	
Lot/Plan	1MPH34727	QSCF: 30/07/2026 (Lots with an area less than 10.000 ha are not shown)	
Area/Volume	12270.0	Users of the information recorded in this document (the Information) accept all responsibility and risk associated with the use of the Information and should seek independent professional advice in relation to dealings with property. Despite Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development best efforts, NRMRRD makes no representations or warranties in relation to the Information, and, to the extent permitted by law, exclude or limit all warranties relating to correctness, accuracy, reliability, completeness or currency and all liability for any direct, indirect and consequential costs, losses, damages and expenses incurred in any way (including but not limited to that arising from negligence) in connection with any use of or reliance on the Information.	
Tenure	Freehold		
Local Government	Charters Towers Regional		
Locality	Richmond Hill		
Unique ID	46789032		



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**Charters Towers
Regional Town Plan
Zone Map**

- Zone**
- Centre
 - General Residential
 - Industry
 - Industry Investigation
 - Community Facilities
 - Minor Tourism
 - Recreation and Open Space
 - Environmental Management and Conservation
 - Rural Residential
 - Emerging Community
 - Rural
 - Special Purpose
 - Township

- Precinct**
- CF1 - Hospital and Health Care Services Precinct
 - RR1 - Environs Precinct
 - RR2 - Hervey Range Precinct
 - SP1 - Airport Precinct
 - SP2 - Defence Precinct
 - SP3 - Sales Yard Precinct
 - Precinct Boundary
- Other Map Layers**
- Cadastral Boundary
 - Local Government Boundary
 - Waterway
 - Railway Network
 - Major Roads

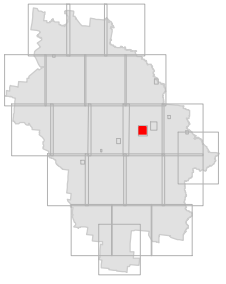
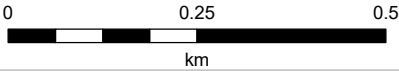
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Cadastral boundaries as at December 2019 sourced from QSpatial.

Geocentric Datum of Australia (GDA94)

29/12/2019

Approx Scale @ A3 1:10,000



**Zone - ZM1.4
Charters Towers Inset 1**





**Charters Towers
Regional Town Plan
Natural Environment
Overlay Map**

Matters of State Environmental Significance (MSES)

- Protected areas (estates)
- Protected areas (nature refuge)
- High ecological value waters (watercourse)
- High ecological significance wetlands
- High ecological value waters (wetland)
- Wildlife habitat
- Regulated vegetation (intersecting a watercourse)
- Regulated vegetation (essential habitat)
- Regulated vegetation (wetland)

- Regulated vegetation (category B)
- Regulated vegetation (category C)
- Regulated vegetation (category R)
- High ecological value water areas

Other Map Layers

- Cadastral Boundary
- Local Government Boundary
- Waterway
- Railway Network
- Major Roads

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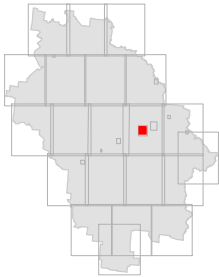
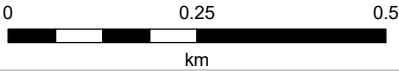
Cadastral boundaries as at December 2019 sourced from QSpatial. Matters of Environmental Significance (MSES) as at 30/06/2017-28/11/2018, sourced from QSpatial.

Refer to State Government mapping for the latest version of the overlay if applicable. May contain overlap between layers.

Geocentric Datum of Australia (GDA94)

29/12/2019

Approx Scale @ A3 1:10,000



**Natural Environmental Overlay - OM5.4
Charters Towers Inset 1**

State Assessment and Referral Agency - Matters of Interest Report

Matters of Interest for all selected Lot Plans

Queensland waterways for waterway barrier works

Water resource planning area boundaries

State-controlled road

Area within 25m of a State-controlled road

Matters of Interest by Lot Plan

Lot Plan: 1MPH34727 (Area: 12270 m²)

Queensland waterways for waterway barrier works

Water resource planning area boundaries

State-controlled road

Area within 25m of a State-controlled road



Queensland waterways for waterway barrier works

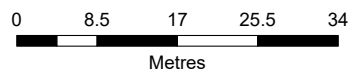
Risk of impact

Low

Date: 30/07/2026



Scale: 1:800

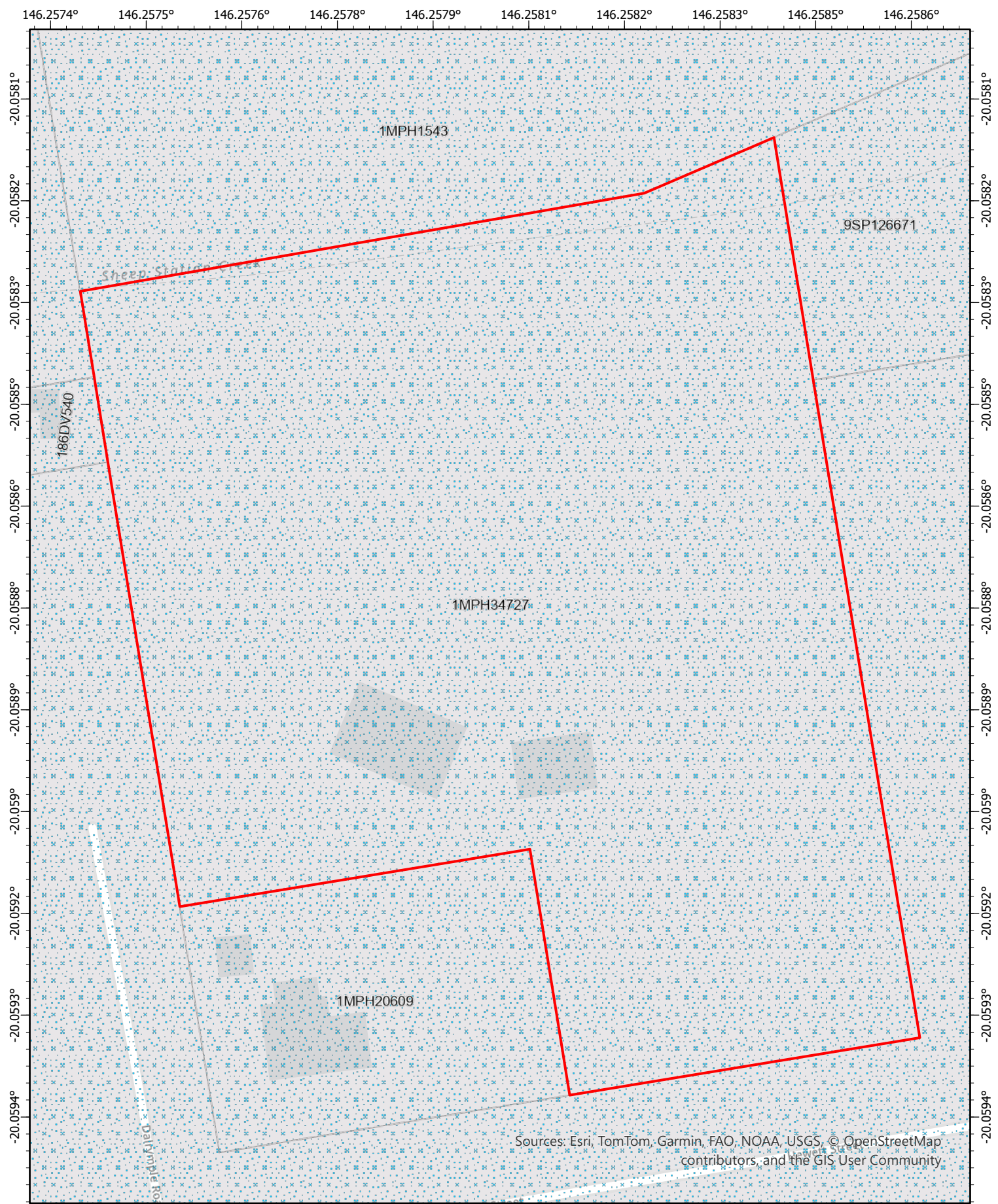


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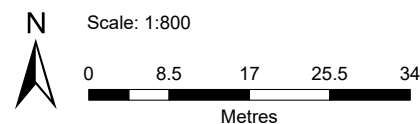
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 Water resource planning area boundaries

Date: 30/07/2026

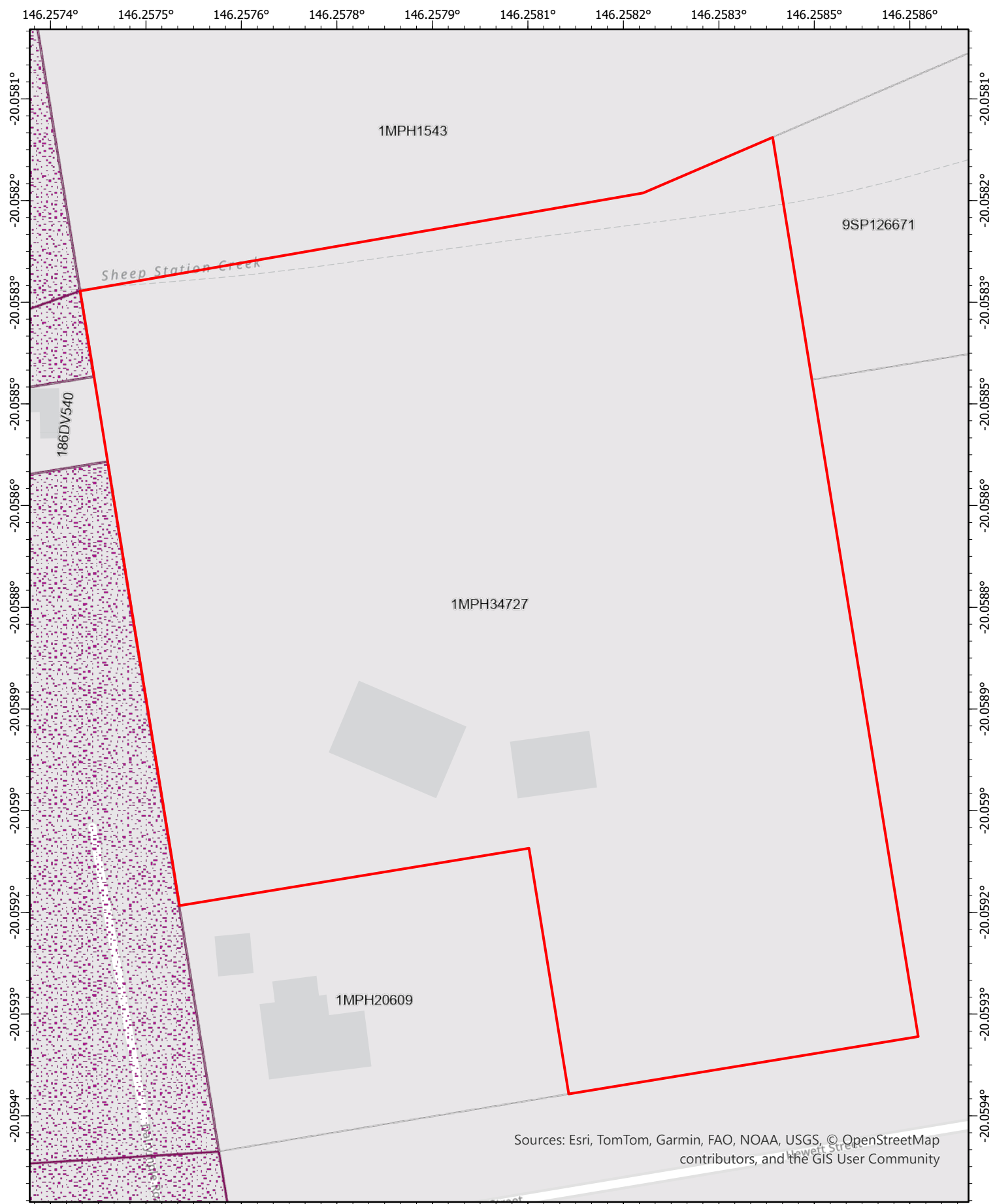


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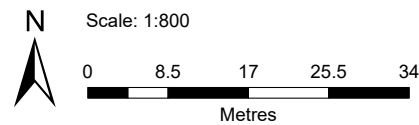
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 State-controlled road

Date: 30/07/2026

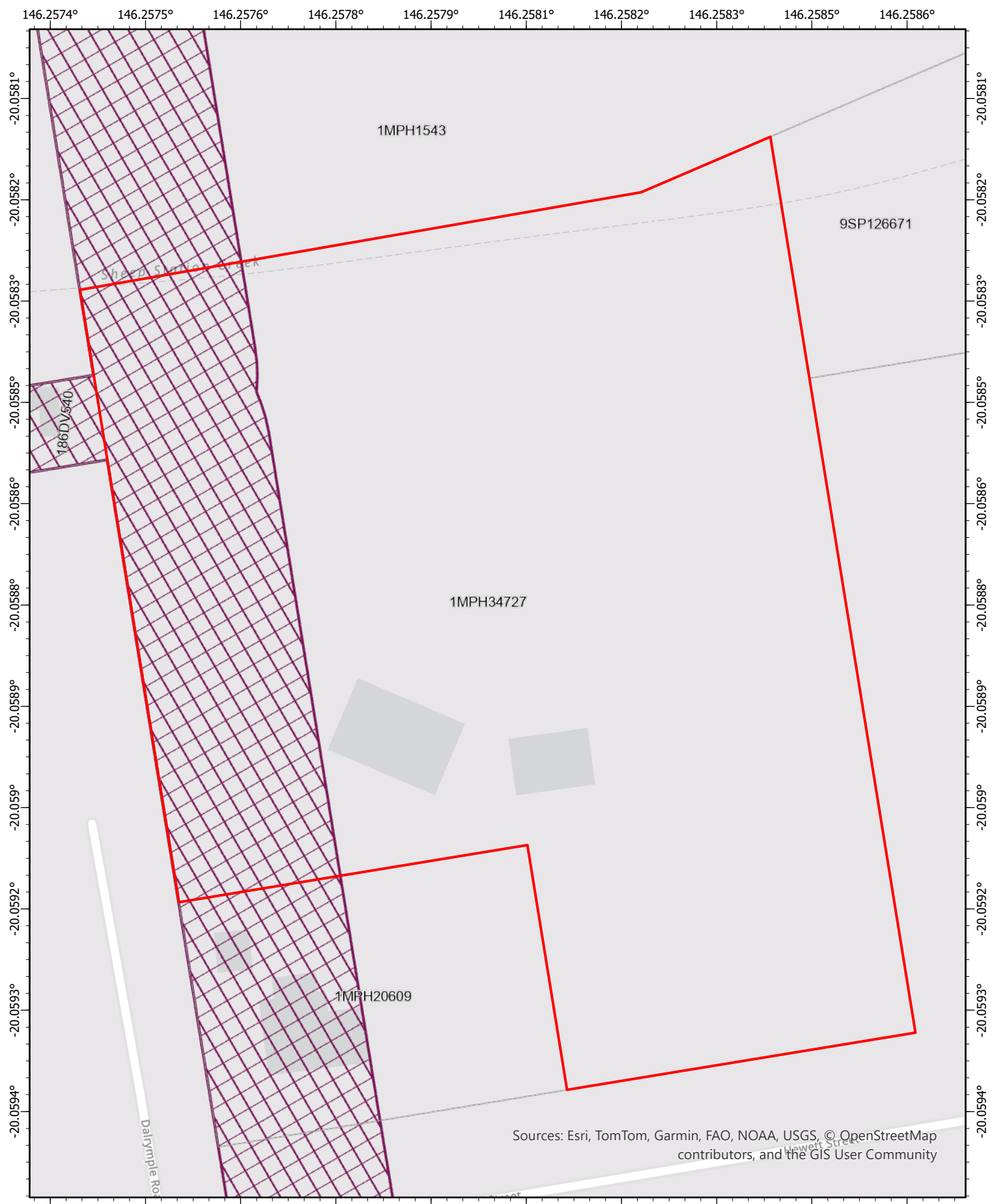


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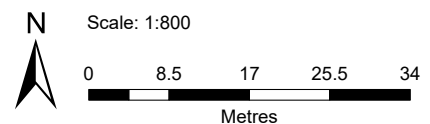
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Date: 30/07/2026

 Area within 25m of a State-controlled road



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APPENDIX 3

PLANS OF DEVELOPMENT

PLANS OF DEVELOPMENT

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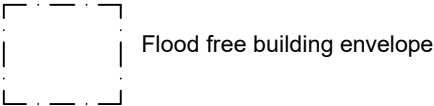
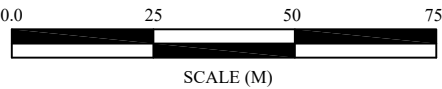
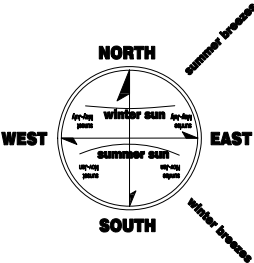
PLANS OF DEVELOPMENT

PLANS OF DEVELOPMENT

PLANS OF DEVELOPMENT

PLANS OF DEVELOPMENT

PLANS OF DEVELOPMENT



Property Details	
Site Address:	31 Dalrymple Road RICHMOND HILL QLD 4820
Real Property Description:	Lot 1 on MPH34727
Tenure:	Freehold
Site Area:	1.227 ha
Road Frontage:	Dalrymple Rd, Hewett St & Allen St
Planning Scheme Zoning:	General Residential Zone
Precincts:	NA
DFE (Q100) Flooding:	Site subject to partial 1%AEP inundation

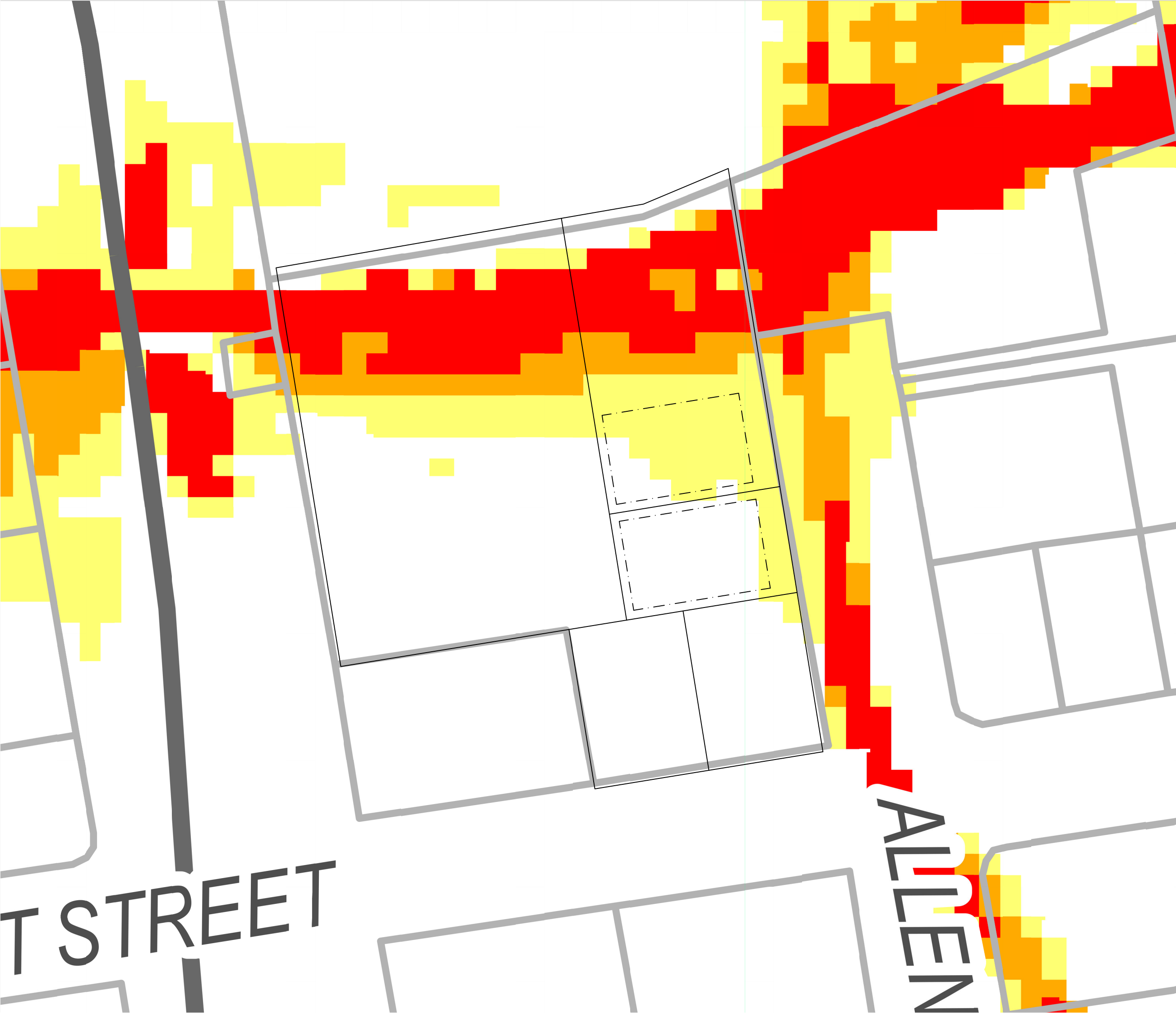
- Notes**
- Plan and detail is not for construction purposes
 - All site dimensions to be confirmed by detailed survey
 - New boundaries to be set by size not dimension
 - No new road reserves
 - No existing or proposed public open space
 - No new retaining walls or retaining structures
 - No land to be dedicated for community purposes
 - New building envelopes as shown
 - Existing and new easements as shown
 - The site is subject to 1%AEP DFE flooding

- Data Source**
- DCDB as taken from unconfirmed survey source
 - Queensland Globe
 - Local Government mapping systems

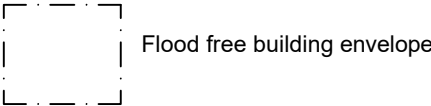
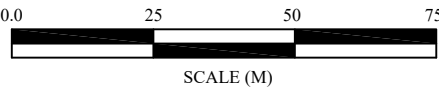
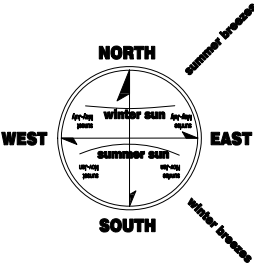
PLAN OF RECONFIGURATION

One (1) into Five (5) Lots Subdivision

AMT	DESCRIPTION	BY	DATE	Drawn	Check	Reviewed
A	DA ISSUE	BNC	September 2026	September 2026		BNC
				Scale (A3):		BNC
				As shown		
				Job No:		Approved:
				DA084-26		BNC
DRAWING STATUS:				BNC Ref No:	Drawing No:	Rev:
DA Issue				084-26	S01-01	A



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TOWNSVILLE CITY QLD 4810
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(07) 4724 1763 or 0438 789 612 - enquire@bncplanning.com.au



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Precincts:	NA
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 - Existing and new easements as shown
 - The site is subject to 1%AEP DFE flooding

- Data Source**
- DCDB as taken from unconfirmed survey source
 - Queensland Globe
 - Local Government mapping systems

PLAN OF RECONFIGURATION

One (1) into Five (5) Lots Subdivision - Flood Overlay

AMT	DESCRIPTION	BY	DATE	Date:	Drawn:
A	DA ISSUE	BNC	September 2026	September 2026	BNC
				Scale (A3):	Reviewed:
				As shown	BNC
				Job No.:	Approved:
				DA084-26	BNC
DRAWING STATUS:				BNC Ref No.:	Drawing No.:
DA Issue				084-26	S01-02
					Rev.:
					A

APPENDIX 4

COMPLIANCE ASSESSMENT



COMPLIANCE ASSESSMENT

DEVELOPMENT APPLICATION FOR A DEVELOPMENT PERMIT

PLANNING ACT 2016

CODE ASSESSABLE RECONFIGURING OF A LOT

31 DALRYMPLE ROAD, RICHMOND HILL QLD 4820

being

LOT 1 ON MPH34727

for

ONE (1) INTO FIVE (5) LOT SUBDIVISION

DOCUMENT CONTROL

Version	Date	Author
1.0	September 2026	SMS:BNC

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1.0 INTRODUCTION

This Compliance Assessment has been prepared as Appendix 4 to the Planning Report submitted in support of this development application. Its purpose is to provide the detailed assessment of the proposed development against the assessment benchmarks (codes) identified as applicable in the Planning Report. This Compliance Assessment should be read in conjunction with the Planning Report.

This Compliance Assessment does not necessarily provide a response to every Performance Outcome, Acceptable Outcome or note within each applicable code. Only those outcomes considered relevant to the proposed development have been addressed in detail. Outcomes that are self-evidently not engaged are recorded as 'Not applicable'.

Justification is provided on the following basis:

- where an Acceptable Outcome can be satisfied, the Justification responds to that Acceptable Outcome;
- where no Acceptable Outcome is prescribed or it cannot be satisfied, the Justification responds to the corresponding Performance Outcome;
- where the Performance Outcome cannot be satisfied, the Justification responds to the Purpose of the code;
- where an outcome does not apply, the response is recorded as 'Not applicable'.

2.0 SCOPE OF ASSESSMENT

The table below identifies each code within the applicable tables of assessment:

ASSESSMENT BENCHMARKS	
General Residential zone code	Purpose only — no building work is proposed, so the zone's built form benchmarks do not apply
Reconfiguring a lot code	Addressed in full — primary development code applicable to this reconfiguration
Development works code	Addressed — largely not applicable, save for servicing and access provisions
Landscaping code	Addressed — purpose only, no landscape works proposed
Flood hazard overlay code	Addressed in full — site affected by extreme/high flood hazard mapping
Natural environment overlay code	Addressed in full — site affected by mapped regulated vegetation
State code 1 – Development in a State-controlled road environment	Addressed as key matters — SARA referral triggered by frontage/proximity to Dalrymple Road

3.0 General Residential Zone Code

3.1 Purpose

- (1) *The purpose of the General residential zone is to provide for:*
 - (a) *residential uses; and*
 - (b) *community uses, small-scale services, facilities and infrastructure to support local residents.*
- (2) *The purpose of the zone will be achieved through the following overall outcomes:*
 - (a) *development is low rise and consistent with the low-density character of the existing neighbourhoods within the Charters Towers urban area;*
 - (b) *development provides a range of residential dwelling choices including Dwelling houses, Dual occupancy and attached housing forms such as Multiple dwellings, retirement facilities, residential care facilities and Rooming accommodation;*
 - (c) *detached housing forms such as Dwelling houses and Dual occupancy forms are located on standard residential lot sizes;*
 - (d) *Attached housing forms such as Multiple dwellings, residential care facilities and retirement facilities are accommodated on larger sites to ensure:*
 - (i) *building bulk, density and the development footprint complements the surrounding area;*
 - (ii) *setbacks ensure privacy and limit overshadowing on adjoining sites; and*
 - (iii) *sufficient open space and car parking areas are provided.*
 - (e) *buildings are of a scale, height and size that complement the low rise residential neighbourhood character through design elements that reduce building bulk and create an attractive streetscape;*
 - (f) *development creates pleasant living environments that ensure privacy, access to sunlight, open space, ventilation and natural climate control;*
 - (g) *development supports safe and walkable neighbourhoods that are well connected to community facilities, employment nodes, centres, open space and recreational areas, community services and educational opportunities in other zones;*
 - (h) *small scale non-residential uses may be supported (particularly in existing non-residential buildings) where such uses directly support the day to day needs of the immediate residential community, ensure reasonable neighbourhood amenity and do not undermine the viability of nearby centres;*
 - (i) *development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and active transport use;*
 - (j) *development is supported by transport infrastructure that is designed to provide and promote safe and efficient movement including walking and cycling;*

- (k) development is supported by necessary open space, recreational areas and appropriate infrastructure to support the needs of the local community;*
- (l) development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, lighting, overshadowing, privacy and other locally specific impacts;*
- (m) development responds to land constraints, including but not limited to, former mining activities and land contamination;*
- (n) development mitigates any adverse impacts on adjoining areas of environmental significance through location, design, operation and management requirements; and*
- (o) residential development is protected from the impacts of any nearby industrial activities, transport corridors, infrastructure, installations and other major facilities.*

Justification

The proposal is for the reconfiguration of one lot into five lots for detached residential (Dwelling house) purposes, wholly within the General Residential Zone. The resulting lots (ranging from 1,006m² to 6,370m²) are consistent with, and well in excess of, standard residential lot sizes for the zone, and are capable of accommodating single Dwelling houses of a low-rise, low-density character consistent with the surrounding established residential neighbourhood. No building work is proposed as part of this application. Lots 2 and 3 are provided with flood-free building envelopes located in the least flood-affected portions of those lots, appropriately managing the proximity of the site to the flood hazard overlay and to Dalrymple Road (a state-controlled road). The proposal is considered consistent with the Purpose and overall outcomes of the General Residential Zone Code.

4.0 Reconfiguring a Lot Code

4.1 Purpose

- (1) 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.*
 - (d) ensure that stock routes are maintained and protected from inappropriate development.*
- (2) The purpose of the code will be achieved through the following overall outcomes:*
 - (a) new lots are of a size and shape appropriate for their intended use and the character of the applicable zone;*
 - (b) new lot reconfiguration is responsive to topography, natural drainage systems, vegetation and habitat corridors and protects the landscape character of the locality;*
 - (c) each new lot is provided with a suitable level of infrastructure, services and access;*

- (d) *greenfield development is characterised by walkability, housing choice and conveniently located centres providing enhanced opportunities for social interaction;*
- (e) *neighbourhoods are designed to allow development to incorporate climate responsive, energy efficient design principles;*
- (f) *streets are legible, safe, highly interconnected and designed to achieve enhanced streetscapes;*
- (g) *rural areas are not fragmented to the detriment of productive grazing, agricultural, horticultural or other rural uses;*
- (h) *open space meets the active and passive recreational needs of the community and protects the biodiversity of natural areas and systems.*
- (i) *development does not conflict with the ongoing efficient and safe use of the stock route network by travelling stock.*

Justification: The proposed 1 into 5 lot subdivision creates lots of a size, shape and dimension appropriate to the General Residential Zone and its low-density residential character, and each new lot is capable of being provided with reticulated services, road access and stormwater management appropriate to a standard residential allotment within the established Charters Towers urban area. The layout responds to the site's flood constraint by nominating flood-free building envelopes on Lots 2 and 3 in the least flood-affected portions of those lots, and to the Natural Environment Overlay by avoiding any works or clearing within the regulated vegetation along the northern portion of the site. No stock route is identified over or adjoining the site. The proposal is considered consistent with the Purpose and overall outcomes of the Reconfiguring a Lot Code.

4.2 Assessment Benchmarks

Performance Outcomes	Acceptable Outcomes	Justification
PO1 <i>Reconfiguration creates lots that are of a sufficient size, shape and dimension:</i> (a) <i>that are consistent with the character of the zone;</i> (b) <i>to accommodate development commensurate with the required building footprint, setbacks, private open space, vehicle access and parking and servicing areas for the zone;</i> (c) <i>that does not future development compromise potential of the in the</i>	AO1 <i>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.</i>	The minimum lot size and frontage for the General Residential Zone under Table 8.3.3.3(b) is 700m² and 15m respectively. AO1 Satisfied.

<i>Emerging community zone and Industry investigation zone for urban purposes; and</i> <i>(d) are sufficient to protect areas with significant ecological values.</i>		
PO2	AO2	Not applicable.
PO3-PO4		Not applicable.
PO5 <i>The layout of lots, streets and infrastructure avoids or minimises impacts on environmental features by:</i> <i>(a) following the natural topography and minimising earthworks;</i> <i>(b) avoiding crossing or otherwise fragmenting waterways, wetlands, habitat areas, ecological corridors or steep land; and</i> <i>(c) maintaining natural drainage features and hydrological regimes.</i>		The reconfiguration does not propose any new roads, earthworks or drainage works. No waterway, wetland or ecological corridor is identified over the site. The regulated vegetation along the northern portion of the site is retained undisturbed, consistent with maintaining natural drainage features and hydrological regimes. PO5 Satisfied.
PO6 <i>Lot design does not increase risks to people and property through:</i> <i>(a) natural hazards; and</i> <i>(b) unreasonable impacts from noise, dust, odour or other nuisance from existing lawful uses.</i>		The lot layout responds directly to the site's flood hazard by nominating flood-free building envelopes on Lots 2 and 3 within the least flood-affected areas of the site. No existing lawful uses in the locality are identified as a source of unreasonable noise, dust or odour impact. PO6 Satisfied.

PO7 Reconfiguration is designed to ensure integration with the surrounding locality, having regard to: (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.		The site benefits from frontage to three established roads (Dalrymple Road, Hewett Street and Allen Street), providing direct connection to the surrounding residential street network. The reconfiguration does not disturb the vegetated corridor along the northern portion of the site. The site is within the established Charters Towers urban area with practical access to the town centre, and adjoins established residential lots on all sides. PO7 Satisfied.
PO8 Reconfigurations are designed to ensure: (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.		The reconfiguration is a modest infill subdivision within an established residential neighbourhood and does not alter the existing street pattern; each new lot has practical pedestrian and vehicle connection to the existing local road network. PO8 Satisfied.
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.		The proposal creates a variety of lot sizes (1,006m² to 6,370m²), providing housing choice consistent with the General Residential Zone within convenient distance of the Charters Towers town centre.

		PO9 Satisfied.
PO10 <i>Neighbourhood design provides for safer communities by maximising opportunities for casual surveillance and minimising opportunities for crime and vandalism.</i>		Each lot fronts an established public road, allowing future dwellings to be designed with casual surveillance of the street frontage in accordance with standard design practice, to be confirmed at building approval stage. PO10 Satisfied.
PO11 <i>Movement and open space networks are:</i> (a) <i>safe, clearly legible and have a high degree of connectivity; and</i> (b) <i>interconnected through a grid or modified grid pattern.</i>		No new roads are proposed; the site relies on the existing, legible local road network. Not Applicable
PO12-PO13		Not applicable.
PO14 <i>Neighbourhood layouts are designed to respond to local climate conditions and enable energy efficient dwellings.</i>		The proposed lots are of a size and orientation capable of accommodating energy efficient dwelling design; this will be confirmed at building approval stage for each lot. PO14 Satisfied.
PO15-PO16		Not applicable.
PO17-PO18		Not applicable.
PO19 <i>Each reconfigured lot is provided with infrastructure and services appropriate to its</i>		The site is within the established Charters Towers urban area with Council reticulated water and, where available, sewerage

<i>intended use and location in a manner that:</i> <i>(a) is efficient;</i> <i>(b) is adaptable to allow for future infrastructure upgrades;</i> <i>(c) minimises risk of adverse environmental or amenity-related impacts; and</i> <i>(d) promotes the efficient use of water resources; and</i> <i>(e) minimises whole of life cycle costs.</i>		infrastructure fronting Dalrymple Road, Hewett Street and Allen Street. Each new lot is capable of connecting to that infrastructure, or, where reticulated sewerage is not available, of providing on-site wastewater treatment (as currently occurs for the existing dwelling on Lot 1). Connection to electricity/telecommunications and stormwater infrastructure will be conditioned and confirmed at the operational works/plan sealing stage. Subject to standard conditions, the outcome is considered capable of being satisfied. PO19 Satisfied.
PO20 <i>Where reconfiguration proposes individual on-site wastewater disposal, it must be demonstrated that:</i> <i>(a) the soil type and permeability, slope, and hydrology of the land is capable of accommodating the proposed loads within the lot;</i> <i>(b) there is sufficient area within the lot for an alternative disposal area should it be required; and</i> <i>(c) individually and collectively, the impacts of the existing and proposed systems do not adversely impact on the groundwater quality of the locality.</i>		The existing on-site wastewater system serving the dwelling on Lot 1 is retained wholly within that lot and is unaffected. Each of Lots 2 to 5 exceeds the minimum lot size for the zone and is of sufficient area to accommodate an on-site or reticulated wastewater disposal system (as applicable) with an alternative disposal area if required. Suitability of soil and disposal design for each vacant lot will be confirmed at future dwelling approval stage. PO20 Satisfied.

PO21 Lots have safe access for vehicles and pedestrians through: (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.	AO21 Lots are designed to achieve safe vehicle and pedestrian access in accordance with the Development Works Town plan policy.	The site has established frontage to three constructed public roads – Dalrymple Road, Hewett Street and Allen Street. Lot 1 retains its existing established access from Dalrymple Road. Lots 2 to 5 will each be provided with legal and practical access to a road frontage. AO21 Satisfied.
PO22-PO24		Not applicable.
PO25 Reconfiguring a lot development manages stormwater quality, quantity and velocity flow characteristics from the lot to maintain or improve pre-development levels.		The proposal does not involve any built form, roadworks or earthworks that would alter existing stormwater flow characteristics at this stage. On this basis, the outcome is considered capable of being satisfied. PO25 Satisfied.
PO26-PO29		The proposal is a small-scale infill subdivision (1 into 5 lots) within an established residential area. These new residential lots will be appropriately serviced by existing parkland and public open space areas. PO26-PO29 Satisfied.
PO30		Not applicable.

PO31 Any access easement must: (a) be of adequate width; (b) be constructed to a standard appropriate to the situation; and (c) not result in unreasonable detriment or nuisance to neighbours.	AO31 The access easement is designed in accordance with the Development Works Code.	Not applicable.
PO32 The stock route network is protected from encroachment by sensitive and incompatible land uses.	AO32 No new allotments are created adjacent to the stock route network.	No stock route is identified adjacent to the site. AO32 Satisfied.

5.0 DEVELOPMENT CODES

5.1 Development Works Code

5.1.1 Purpose

(1) *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 proposed reconfiguration is capable of being provided with appropriate infrastructure, access and services as addressed below, without adverse impact on the environment or amenity of the locality, subject to conditions of a development permit.

5.1.2 Assessment Benchmarks

Performance Outcomes	Acceptable Outcomes	Justification
PO1 Development is serviced by an adequate, safe and reliable supply of potable and general use water, connected	AO1 Development is: (a) <i>connected to Council's reticulated water supply network, including the</i>	The site is within the Charters Towers urban area with Council reticulated water supply available to the site's road

<i>to reticulated water supply where possible.</i>	<i>installation of easily accessed water meters, in accordance with the Development works Town plan policy; or</i> <i>(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</i>	frontages. Each lot will be connected in accordance with Council's Development Works standards, conditioned accordingly. The applicant accepts the development approval to be conditioned to comply with AO1 through standard conditions.
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.	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.	The existing dwelling on Lot 1 is unaffected. Each vacant lot is of sufficient area for on-site or reticulated wastewater disposal as applicable, to be confirmed at future dwelling stage. The applicant accepts the development approval to be conditioned to comply with AO2 through standard conditions.
PO3 Electricity supply network and telecommunication service connections are provided to the site and are connected.	AO3.1 AO3.2	The applicant accepts the development approval to be conditioned to comply with AO3.1 or AO3.2 through standard conditions.

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: (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.	AO4.1 AO4.2 AO4.3	No earthworks, roadworks or built form are proposed as part of this reconfiguration. The existing stormwater drainage regime will be maintained. PO4 Satisfied.
PO5-PO7		Not Applicable
PO8-PO9		Not Applicable
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. 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.	Access driveways for Lots 2 to 5 will be designed and constructed in accordance with Council's standards at the time each lot is developed, subject to a Council roadworks permit. Not Applicable
PO11-PO13		Not Applicable

PO14-PO15		Not Applicable
PO16 <i>Development adjacent to State controlled roads or Council controlled arterial road minimise nuisance caused by noise, vibration and dust emissions.</i>	AO16 <i>Development complies with the requirements of the Department Main Roads - Road Traffic Noise Management Code of Practice and the Environmental Protection (Noise) Policy 2008.</i>	The single new lot adjacent to a State controlled road will contain the existing dwelling and ancillary structures on site. All other new lots, which are vacant, will have road frontage and access to local roads (not arterial roads). The existing amenity to the state controlled road will be maintained with no changes to the State controlled road regarding access and road works. AO16 Satisfied.
PO17-PO21		Not Applicable
PO22-PO27		Not Applicable
PO28-PO32		Not Applicable
PO33-PO34		Not Applicable
PO35		Not Applicable

5.2 Landscaping Code

5.2.1 Purpose

(1) *The purpose of the Landscaping code is to ensure landscaping in both the private and public domain:*

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

Justification: The proposal does not involve any building work, car parking areas or public domain works that would trigger detailed landscape design at this stage. The site's existing vegetated character, including the regulated vegetation along its northern boundary, is retained undisturbed by this reconfiguration.

Landscaping associated with each future dwelling will be assessed against the Landscaping Code at building approval stage. On this basis, the Purpose of the Landscaping Code is considered capable of being satisfied.

6.0 OVERLAY CODES

6.1 Flood Hazard Overlay Code

6.1.1 Purpose

- (1) *The purpose of the Flood hazard overlay code is to ensure that development on land subject to a defined flood event (DFE) avoids or mitigates the risk of flood hazard to protect people, property, the environment and economic activity, and to ensure development does not adversely affect other properties or the hydraulic efficiency of a waterway or floodplain.*

Justification: The site is affected by Flood Hazard Overlay Map OM3.4, with extreme and high hazard mapping extending across the northern frontage of the site. The proposed lot layout and building envelopes directly respond to this constraint by locating the nominated flood-free building envelopes for Lots 2 and 3 within the least flood-affected portions of those lots. No earthworks are proposed as part of this reconfiguration, and the proposal does not alter the flood storage or conveyance function of the floodplain. On this basis, the Purpose of the Flood Hazard Overlay Code is considered capable of being satisfied, subject to the matters addressed in the assessment benchmarks below.

6.1.2 Assessment Benchmarks

Performance Outcomes	Acceptable Outcomes	Justification
PO1 Development: (a) <i>does not provide unacceptable risks to people and property from flood hazard impacts, or the risks are mitigated to an acceptable or tolerable level; and</i> (b) <i>does not intensify or locate a use in an extreme or high hazard area, in order to avoid risks to people, property and the environment.</i>		The submitted plans nominate flood-free building envelopes for Lots 2 and 3 (each 32m x 21m, 672m²) located within the least flood-affected portion of those lots, avoiding siting of the future dwelling footprint within the mapped extreme/high hazard area along the northern frontage. Lots 4 and 5 are substantially clear of the mapped extreme/high hazard extent. This is considered to mitigate flood risk to people and property to an acceptable and tolerable level. PO1 Satisfied.

PO2 Development is sited to enable safe evacuation in the event of a flood.		Each lot retains direct frontage and pedestrian/vehicle access to Dalrymple Road, Hewett Street or Allen Street, each of which provides a route away from the site to higher, flood-free ground within the surrounding urban area. PO2 Satisfied.
PO3 Signage is provided within flood hazard areas to alert residents and visitors to the flood hazard.	AO3 Signage is provided on site (regardless of whether the land is in public or private ownership) indicating: (a) the position and path of all safe evacuation routes off the site; and (b) if the site contains or is within 100m of a floodable waterway, hazard warning signage and depth indicators are also provided at key hazard points such as floodway crossings or entrances to low-lying reserves.	The applicant accepts the development approval to be conditioned to comply with AO3 through standard conditions.
PO4 The siting, layout and design of lot reconfiguration avoids or mitigates the adverse impacts associated with flooding to protect the safety of people and property.		The provide flood-free building envelopes for Lots 2 and 3 avoid the adverse impacts associated with flooding to protect the safety of people and property by positioning the built form out of areas of high or extreme hazard areas. All other new vacant lots are positioned outside of high or extreme hazard areas. PO4 Satisfied.
PO5 Road and pathway layout ensures residents are not physically isolated from		No new roads or pathways are proposed. Existing road access via Dalrymple Road, Hewett

<i>adjacent flood-free urban areas and provides a safe and clear evacuation route.</i>		Street and Allen Street connects the site to the surrounding, predominantly flood-free established urban area.
PO6 <i>The floor levels of sensitive land uses have an acceptable level of flood immunity to maintain the safety of people from flood hazard impacts.</i>	AO6.1 AO6.2 AO6.3	Capable of being satisfied. It is proposed that any future dwelling on Lots 2 and 3 be sited within the nominated flood-free building envelope with a minimum habitable floor level of at least 0.3m above the DFE, consistent with AO6.1. AO6.1 and AO6.2 Satisfied.
PO7		Not applicable.
PO8		Not applicable.
PO9-PO12		Not applicable.
PO13 <i>Development in flood hazard areas supports and does not hinder disaster management capacity and capabilities.</i>		The proposal does not involve any use or infrastructure that would hinder disaster management response or recovery capacity in the locality. PO13 Satisfied.

6.2 Natural Environment Overlay Code

6.2.1 Purpose

(1) *The purpose of the Natural environment overlay code is to:*

- (a) protect important environmental areas including those Matters of State Environmental Significance (MSES) and their associated ecological processes and biodiversity values;*
- (b) maintain or enhance the health and resilience of biodiversity to support ecological integrity;*
- (c) maintain or enhance ecological connectivity to preserve fauna movement, habitat values, remnant vegetation and ecological processes;*

- (d) *protect or enhance water quality, ecosystem health and the natural hydrological functioning of waterways, wetlands and their riparian areas and buffers; and*
- (e) *protect, rehabilitate and manage biodiversity and ecosystem services values*

Justification: The northern portion of the site is affected by the Natural Environment Overlay (mapped Regulated vegetation – Category R). This reconfiguring a lot application does not propose, and does not require, any clearing of vegetation, earthworks or built form within that area. No Matter of State Environmental Significance is proposed to be cleared, disturbed or fragmented as a result of this development application.

6.2.2 Assessment Benchmarks

Performance Outcomes	Acceptable Outcomes	Justification
PO1 Development: (a) <i>locating in areas that avoid adverse impacts on MSES; or</i> (b) <i>where adverse environmental impacts cannot be avoided, impacts are minimised and an environmental offset is provided for any residual adverse impacts; and</i> (c) <i>the underlying ecological processes and biodiversity values of MSES are maintained or enhanced.</i>	AO1 Development locates outside of an area supporting MSES as shown on map OM5.	Where areas of MSES is present on vacant lots, the plan of reconfiguration includes building envelopes which significantly separates future development from such areas. This minimises adverse environmental impacts and protects underlying ecological processes and biodiversity values. PO1 Satisfied
PO2-PO4		Not applicable at this stage.
PO5-PO17		Not applicable at this stage.

7.0 State Codes

The site has frontage to Dalrymple Road, a state-controlled road, and is located in proximity to its intersection with Hewett Street. The development application therefore triggers referral to the State Assessment and Referral Agency (SARA) under Schedule 10, Part 9, Division 4, Subdivision 2, Table 1, Item 1 of the Planning Regulation 2017, and direct assessment against State Code 1: Development in a state-controlled road environment of the State Development Assessment Provisions (SDAP).

7.1 State Code 1: Development in a State-Controlled Road Environment

7.1.1 Purpose

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

Specifically, this code seeks to ensure development:

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

Purpose Justification:

The purpose of State Code 1 is to ensure development does not compromise the safety and efficiency of the state-controlled road network, having regard to matters including physical and visual obstructions, access, lighting, stormwater and flooding impacts on the road corridor. This is achieved through the development by proposing no new road access crossovers to the state controlled road, with all new vacant lots having frontage to only local roads.

7.1.2 Summary of Assessment

The key matters addressed are summarised below:

Access to the state-controlled road

The existing site contains a single and only road access crossover to Dalrymple Road, being a local service road, which runs adjacent to the State-controlled road. The subdivision will maintain this road access point to the local service road, with all other new vacant lots having road frontage to only local roads. In this way, the site has no existing or new road access crossovers to the state controlled road.

Network impacts

Inherently, the subdivision results in the creation of additional lots and thus the site would generate more traffic than the current site. However, the development creates no new road access crossovers to the State controlled road, and all new vacant lots gain road access via the local road network. The increase of the traffic load generated is not considered significant, and the existing State controlled intersection and larger road network is appropriate to facilitate the development without any adverse impact to the safety of users, or the operational performance of the State controlled road.

Noise intrusion

The development involves the creation of 5 or fewer residential lots adjacent to a State-controlled road or type 1 multi-modal corridor. The existing site does not provide a solid gap-free fence along the full extent of the boundary of the State-controlled road, and as the reconfiguration creates no new lots to the State-controlled road. If required, the development may provide a solid gap-free fence along the full extent of the boundary of the State-controlled road to comply with **AO37.3**. This will include a gate at the road access crossover to facilitate vehicular access to and from the site.

Stormwater and flooding impacts on the road corridor

The proposal maintains a single road access crossover to the local service road which will facilitate stormwater drainage through the existing drainage regime. Other road access crossovers to local roads will be formed with the use of the vacant lots. No works are proposed which would alter the existing drainage regime. As a result, the stormwater run-off or overland flow from the development site will not create or exacerbate a safety hazard for users of the State-controlled road, adversely impact the structural integrity or physical condition, nor result in a material worsening of the operating performance of the State-controlled road or road transport infrastructure.

Landscaping and lighting

No new landscaping or external lighting is proposed within the State-controlled road reserve, and sightlines to the existing vehicle crossover are not obstructed by the proposed frontage landscaping. This ensures the landscaping or external lighting does not create a safety hazard for users of the State-controlled road.

Building design

The development involves the removal of the existing covering structure on site to facilitate the subdivision. No new buildings are proposed in this application.

APPENDIX 5

OTHER SUPPORTING INFORMATION

NA