

PLANNING REPORT

Development Permit for Reconfiguring a Lot:

- **123-129 MOSMAN ST, CHARTERS TOWERS CITY QLD 4820 (Lot 1 on SP328717)**
- **2 POWELL LANE, CHARTERS TOWERS CITY QLD 4820 (Lot 2 on SP328717)**

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1. Application Summary

1.1 Site Summary

Real Property Description	Lot 1 on SP328717	Lot 2 on SP328717
Address	123-129 Mosman Street, Charters Towers City QLD 4820	2 Powell Lane, Charters Towers City QLD 4820
Area	2620m ²	1866m ²
Owner(s)	F & S Beveridge Pty Ltd	F & S Beveridge Pty Ltd
Existing Use	Various commercial activities	Hotel/motel

1.2 Regulatory Summary

Local Government Authority	Charters Towers Regional Council
Regional Plan	North Queensland Regional Plan 2020
Planning Scheme	Charters Towers Regional Town Plan 2020
Planning Scheme Zone	Centre
Planning Scheme Overlay(s)	Heritage overlay (local heritage place)
Applicable Planning Scheme Development Codes	Centre zone code (6.2.2.1) Heritage overlay code (7.2.3) Development works code (8.3.1) Reconfiguring a lot code (8.3.3)
State Planning Policy	Nil State planning policy is integrated in the Charters Towers Regional Town Plan
Referral Agencies	Nil
State Development Assessment Provisions	Nil

Development Type	Development Permit for Reconfiguring a Lot (Boundary Realignment – 2 into 2 lots)
Level of Assessment	Assessable Development (Code Assessment)
Applicant	Sharon Beveridge C/- Atkinson Surveys
Contact Person	Dale Atkinson
Relevant Plans/Documents	Proposal Plan P26_033a by Atkinson Surveys

2. Introduction

2.1 Overview

Atkinson Surveys has been engaged by Sharon Beveridge ('applicant') to prepare and lodge a development application for a Development Permit for reconfiguring a lot (Boundary Realignment – 2 into 2 lots) pursuant to Part 2 of the *Planning Act 2016* ('the Act'). The subject site ('site') is at 123-129 Mosman Street, Charters Towers City QLD 4820 (Lot 1 on SP328717) and 2 Powell Lane, Charters Towers City QLD 4820 (Lot 2 on SP328717). This Planning Report provides a comprehensive and complete assessment of the proposed development against the relevant planning framework and should be read in conjunction with Proposal Plan P26_033a by prepared by Atkinson Surveys.

2.2 Category of Development and Assessment

Reconfiguring a Lot is assessable development under the Charters Towers Regional Town Plan ('Planning Scheme'). Table 5.5.1 of the Planning Scheme sets out that within the centre zone, reconfiguring a lot falls within the **Code Assessment** category. Further, Table 5.8.1 of the Planning Scheme sets out that within the Heritage Overlay, there is no change to the assessment level for any reconfiguring a lot.

2.3 Assessment Benchmark

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

(3) A code assessment is an assessment that must be carried out only—

(a) against the assessment benchmarks in a categorising instrument for the development; and

(b) having regard to any matters prescribed by regulation for this paragraph.

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

- **Zone codes**
 - Centre zone code
- **Overlay codes**
 - Heritage overlay code
- **Development codes**
 - Development works code
 - Reconfiguring a lot code

2.4 Public Notification

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

2.5 Referral Agencies

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

2.6 Written Consent of the Owner

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

2.7 Pre-lodgement Advice

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

3. Site and Surrounds

3.1 Site

Across the two lots, the overall site has a rectangular shape with a combined area of 4486m².

Lot 1 on SP328717 is to the west with an area of 2620m² and containing various commercial activities including homebrew supplies, hairdresser, educational consultant, bakery, and music studio. The buildings face towards Mosman Street to the west and Jackson Street to the north and have typical appearances, with the southern-most building at 129 Mosman Street being identified as a local heritage place. There is a car parking area to the rear of the buildings that is accessed via Lee Street to the south.

Lot 2 on SP328717 is to the east with an area of 1866m² and containing a hotel/motel. Access is from Powell Lane with the building being set back from the road due to the presence of a parking area. There is a small, open-sided structure to the north of the hotel building.

The overall site contained scattered vegetation although none appears to be of significance.



Figure 1: Subject site (source: Queensland Globe)

3.2 Surrounds

The surrounding area contains a variety of commercial and residential activities. The site is on the western edge of the Charters Towers township, with generally more commercial activities to the north and east and more residential activities to the south and west.

3.3 Ownership & Tenure

The applicant is the registered owner of Lots 1 and 2 on SP328717

3.4 Easement and Covenants

The site is not affected by any easements or covenants.

3.5 Access

Both lots front Jackson Street to the north and Lee Street to the south, while Lot 1 on SP328717 fronts Mosman Street to the west and Lot 2 on SP328717 fronts Powell Lane to the east. Physical access is available on all these frontages with formed roads in place.

3.6 Servicing

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

3.7 Topography

The site is approximately 315m to 318m above sea level and generally flat with a gentle downward slope towards the east.

3.8 Vegetation

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

3.9 Stormwater

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

4. Proposal

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

The purpose of the application is to obtain approval to realign the boundaries so that a 330m² area of land in the northern part of Lot 2 transfers to Lot 1. Effectively, this increases the size of Lot 1 from 2620m² to 2950m² and reduces the size of Lot 2 from 1866m² to 1536m². Lot 1 has a new ‘battle-axe’ shape while Lot 2 reverts to a more rectangular shape.

The proposed realignment will allow for existing commercial activities to continue as well as for new or expanded commercial activities to be achieved, as directed and intended by the centre zone of the Planning Scheme.

Refer to the proposed boundary realignment as illustrated on the Proposal Plan P26_033a prepared by Atkinson Surveys in Appendix D and Figure 2 below.

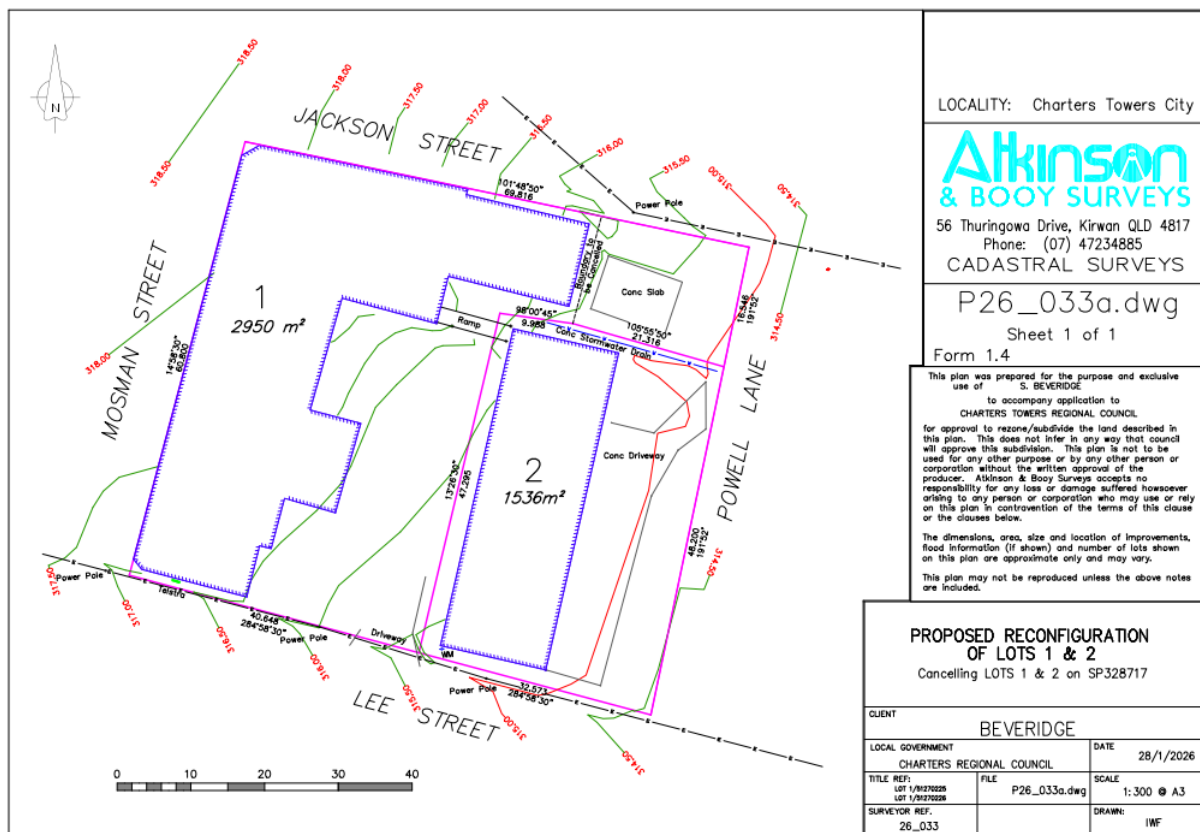


Figure 2: Proposal Plan (source: Atkinson Surveys)

4.1 Lot Sizes and Dimensions

The proposal satisfies the requirements of Table 8.3.3.3(b) ‘Minimum lot sizes and dimensions’ of the Planning Scheme for reconfiguring a lot. In the centre zone, the minimum lot size is 400m² and the minimum frontage is 10m:

- Proposed Lot 1 has a size of 2950m² with frontages of 69.816m, 60.800m, 40.648m, and 16.546m.
- Proposed Lot 2 has a size of 1536m² with frontages of 48.200m and 32.573m.

4.2 Lot Layout

The proposed layout simply aims to reconfigure the lots to reflect how the land is intended to be used in the future. Minimum lot size and frontage requirements are met, and the nature of the existing commercial activities is not expected to change greatly.

It is submitted that by realigning the boundaries in accordance with the Proposal Plan P26_033a complies with the overall purpose and intent of the centre zone. These aspects of the development are discussed further in the following sections of this report.

5. Local Government Assessment Framework

Part 3: Strategic Framework

5.1 A New World for economic development and tourism

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

- **Delivering thriving urban and township centres**

5.2 A New World protecting our heritage and natural resources

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

- **Celebrating and preserving local cultural heritage**

Part 6: Zones

5.3 Centre Zone Code

The purpose of the centre zone is to provide for a variety of uses and activities to service all or part of the local government area, including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail uses or activities.

Justification:

The purpose of the centre zone code is satisfied. The reconfigured lots will continue to promote a mix of commercial activities in an accessible and well-connected location. The proposal does not include any physical works, and the existing buildings will continue to provide ground level activation to street frontages with historic elements maintained. The reconfigured lots will continue to be serviced by appropriate infrastructure and services.

Part 7: Overlays

5.4 Heritage Overlay Code

The purpose of the heritage overlay code is to ensure:

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

Justification:

The purpose of the heritage overlay code is satisfied. The proposal will ensure that the cultural heritage significance of the Charters Towers region's local heritage places is maintained and protected. There is no proposed removal or demolition (or other physical works) of the local heritage place within the site, and it will continue to be used as existing.

Part 9: Development Codes

5.5 Development Works Code

The purpose of the development works code is to:

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

Justification:

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

5.6 Reconfiguring a Lot Code

The purpose of the reconfiguring a lot code is to:

- (a) ensure that new lots are configured in a manner that facilitates the achievement of the sustainable urban and rural outcomes expressed in the relevant zone codes;
- (b) ensure that new lots are provided with infrastructure and access appropriate for their intended use and zone;
- (c) minimise adverse environmental impacts and protect the productive capacity and landscape character of the region's natural resources; and
- (d) ensure that stock routes are maintained and protected from inappropriate development.

Justification:

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

6. State Government Assessment Provisions

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

6.1 Planning Act 2016

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

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

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

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

(c) may impose development conditions on an approval.

6.2 State Planning Policy

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

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

6.3 North Queensland Regional Plan 2020

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

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

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

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

6.4 Development Assessment Rules

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

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

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

6.5 Referral Agencies

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

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

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

6.6 State Development Assessment Provisions

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

7. Conclusion

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

- The proposed reconfiguration is consistent with the direction and intent of the NQRP to guide growth and support future jobs in the region.
- The proposed reconfiguration complies with the strategic framework of the Planning Scheme, including relevant strategic outcomes.
- The proposed reconfiguration is consistent with the purpose of the centre zone code of the Planning Scheme, including relevant performance outcomes and acceptable outcomes. The reconfigured lots will continue to promote a mix of commercial activities in an accessible and well-connected location. The proposal does not include any physical works, and the existing buildings will continue to provide ground level activation to street frontages with historic elements maintained. The reconfigured lots will continue to be serviced by appropriate infrastructure and services.
- The proposed reconfiguration is consistent with the purposes of relevant overlay codes and development codes of the Planning Scheme, including relevant performance outcomes and acceptable outcomes. The proposal will ensure that the cultural heritage significance of the Charters Towers region's local heritage places is maintained and protected. The reconfigured lots will continue to be adequately serviced by utility and access infrastructure including roads, water, wastewater, power, telecommunications, stormwater management and waste management. The integrity and efficiency of utility and access infrastructure systems is maintained while environmental values are maintained and protected. The safety and efficiency of the transport network is unaffected with the existing access and parking arrangements being maintained. The reconfigured lots are of a size and shape appropriate for their intended use and the character of the centre zone.

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

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

8. Appendices

Appendix 1: DA Form 1

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) <i>(individual or company full name)</i>	Sharon Beveridge C/- Atkinson Surveys
Contact name <i>(only applicable for companies)</i>	Dale Atkinson
Postal address <i>(P.O. Box or street address)</i>	33 Castlemaine Street
Suburb	Kirwan
State	QLD
Postcode	4817
Country	Australia
Contact number	07 4723 4885
Email address <i>(non-mandatory)</i>	dale@atkinsonsurveys.com.au
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	26_033
1.1) Home-based business	
<input type="checkbox"/> 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?	
<input type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input checked="" type="checkbox"/> 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
		123-129	Mosman Street	Charters Towers City QLD 4820
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		1	SP328717	Charters Towers
b)	Unit No.	Street No.	Street Name and Type	Suburb
		2	Powell Lane	Charters Towers City QLD 4820
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		2	SP328717	Charters Towers

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

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

- Coordinates of premises by longitude and latitude

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

- Coordinates of premises by easting and northing

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

3.3) Additional premises

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

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

- In a tidal area

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

Name of port authority for tidal area (if applicable):

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

5) Are there any existing easements over the premises?

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

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

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

Reconfiguring a lot (Boundary Realignment – 2 into 2 lots)

e) Relevant plans

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

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

6.2) Provide details about the second development aspect

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

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

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

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

c) What is the level of assessment?

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

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

e) Relevant plans

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

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

6.3) Additional aspects of development

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

6.4) Is the application for State facilitated development?

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

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

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

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use

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

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?

2

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

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

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

\$

PART 4 – ASSESSMENT MANAGER DETAILS

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

Charters Towers Regional Council

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

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

PART 5 – REFERRAL DETAILS

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

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

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

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

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



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Government

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

Matters requiring referral to the local government:

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

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

- Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

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

Matters requiring referral to the Brisbane City Council:

- Ports – Brisbane core port land

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

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

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

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

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

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

Matters requiring referral to the Gold Coast Waterways Authority:

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

Matters requiring referral to the Queensland Fire and Emergency Service:

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

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

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

Referral requirement	Referral agency	Date of referral response

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

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

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

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

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

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

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

PART 7 – FURTHER DETAILS

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

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

No

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

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

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

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

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

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

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

Yes – show cause or enforcement notice is attached

No

23) Further legislative requirements

Environmentally relevant activities

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

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

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

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

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

Hazardous chemical facilities

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

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

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

Clearing native vegetation

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

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

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

Environmental offsets

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

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

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

Koala habitat in SEQ Region

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

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

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

Water resources

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

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

No

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

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

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

Waterway barrier works

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

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

No

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

Marine activities

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

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

No

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

Quarry materials from a watercourse or lake

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

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

No

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

Quarry materials from land under tidal waters

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

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

No

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

Referable dams

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

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

No

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



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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.qldgov.au for information regarding assessment of Queensland heritage places.

Name of the heritage place:

Place ID:

Decision under section 62 of the Transport Infrastructure Act 1994

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

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

No

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

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

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

No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

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

Yes

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

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

Yes

Not applicable

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

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#).

Yes

Relevant plans of the development are attached to this development application

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

Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

Yes

Not applicable



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Government**

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	

Appendix 2: Registered Survey Plan

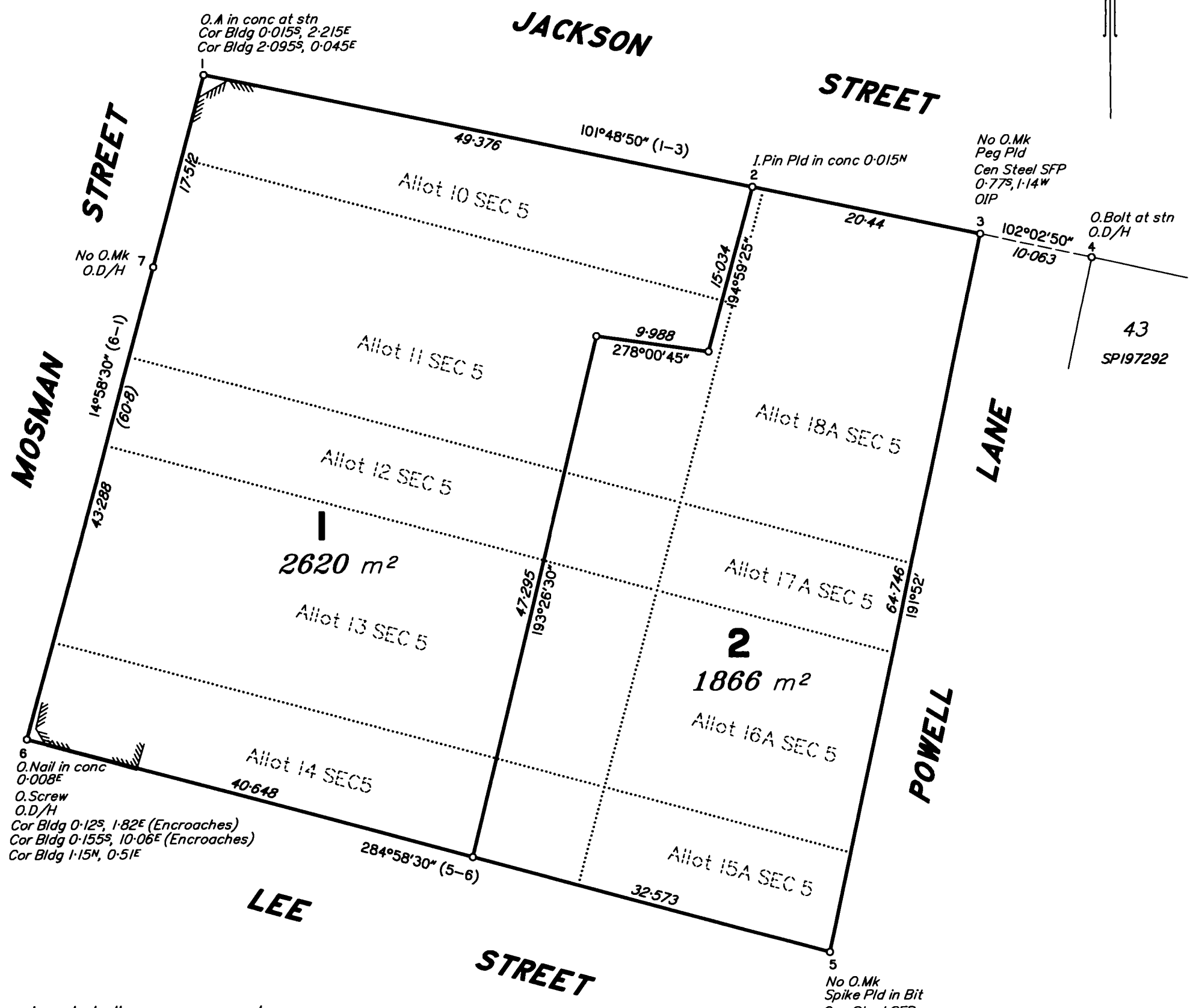
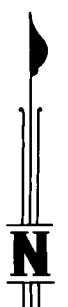
Land Title Act 1994 ; Land Act 1994
Form 21 Version 4

SURVEY PLAN

Sheet **1** of **2**

REFERENCE MARKS

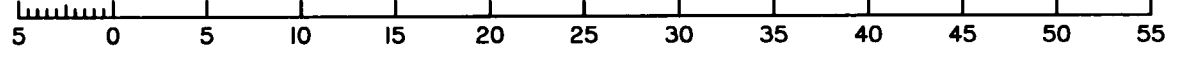
STN	TO	ORIGIN	BEARING	DIST
1	O.A in conc	RP720880	at	stn
1	Bolt in kb		324°18'20"	2-536
2	Bolt fd in conc		101°04'	0-987
2	Bolt in kb		44°47'40"	1-776
3	OIP	CT182115	11°52'	1-0
4	O.Bolt in path	SP197292	at	stn
4	O.D/H in path	SP197292	355°15'	0-17
5	O.D/H in channel	IS156221	171°52'	1-892
6	O.Nail (new ref)	RP734761	117°30'	0-008
6	O.Screw in conc	IS156221	284°55'10"	0-99
6	O.D/H in conc	CT182115	274°12'	0-337
7	O.D/H in conc	CT182115	284°58'30"	0-096



Peg placed at all new corners, unless otherwise stated.

Notification issued to the owner(s) of LEE STREET and Lot 4 RP720880 on 20/10/2021, in accordance with s.18 of the Survey and Mapping Infrastructure Regulation 2014.

Scale 1:400 - Lengths are in metres.



I, Dale Ian Atkinson hereby certify that the land comprised in this plan was surveyed by me personally and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 11/10/2021.

20/10/2021
Dale Atkinson
Date Cadastral Surveyor

Plan of Lots 1 and 2

Cancelling lots 1-2 on RP734761; lots 2-5 on RP720880; and Lot 18 on CT182115

LOCAL GOVERNMENT: **CHARTERS TOWERS REGIONAL**
 LOCALITY: **CHARTERS TOWERS CITY**

Meridian: **IS156221**
 Survey Records: **No**

Scale: **1:400**
 Format: **STANDARD**

SP328717

WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.

721285371

\$602.00
25/11/2021 14:03

TE 400 NT

4. Lodged by **FRANK BEVERIDGE**
104 DRUM ST CHARTERS TOWERS 4820
BEVER@WISNET.COM.AU
0458 254 589

(Include address, phone number, email, reference, and Lodger Code)

I. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
21474126	Lot 18 on CT182115	2	_____	_____
21210111	Lot 2 on RP720880	1 and 2	_____	_____
21210111	Lot 3 on RP720880	1 and 2	_____	_____
21210111	Lot 4 on RP720880	1 and 2	_____	_____
21324220	Lot 5 on RP720880	2	_____	_____
21547148	Lot 1 on RP734761	1 and 2	_____	_____
21131086	Lot 2 on RP734761	1 and 2	_____	_____

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
719416448	1 and 2	_____

SURVEY REPORT:

All reinstated corners are from original marks/reference marks and agree within expected tolerance of previous survey plans.

Allot 10 Sec 5
Allot 11 Sec 5
Allot 12 Sec 5
Allot 13 Sec 5
Allot 14 Sec 5

Allot 10 Sec 5
Allot 11 Sec 5
Allot 12 Sec 5
Allot 13 Sec 5
Allot 14 Sec 5
Allot 15A Sec 5
Allot 16A Sec 5
Allot 17A Sec 5
Allot 18A Sec 5

Lots	Orig
------	------

2. Orig Grant Allocation :

3. References :
Dept File :
Local Govt :
Surveyor : **21_265**

5. Passed & Endorsed :

By: **Dale Ian Atkinson**
Date: **20/10/2021**
Signed: *Dale Atkinson*
Designation: **Cadastral Surveyor**

6. Building Format Plans only.
I certify that :
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;
* Part of the building shown on this plan encroaches onto adjoining * lots and road
.....
Cadastral Surveyor/Director* Date
*delete words not required

7. Lodgement Fees :

Survey Deposit	\$
Lodgement	\$
.....New Titles	\$
Photocopy	\$
Postage	\$
TOTAL	\$

8. Insert Plan Number **SP328717**

Appendix 3: Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 51270225	Search Date: 15/02/2026 10:40
Date Title Created: 01/12/2021	Request No: 55060163
Previous Title: 21131086, 21210111, 21547148	

ESTATE AND LAND

Estate in Fee Simple

LOT 1 SURVEY PLAN 328717

Local Government: CHARTERS TOWERS

REGISTERED OWNER

Dealing No: 721285371 25/11/2021

F & S BEVERIDGE INVESTMENTS PTY LTD A.C.N. 124 281 625 TRUSTEE
UNDER INSTRUMENT 718010488

EASEMENTS, ENCUMBRANCES AND INTERESTS

- Rights and interests reserved to the Crown by
 - Deed of Grant No. 10272018 (ALLOT 11 SEC 5)
 - Deed of Grant No. 10272094 (ALLOT 12)
 - Deed of Grant No. 10272126 (ALLOT 10 SEC 5)
 - Deed of Grant No. 10280021 (ALLOT 13)
 - Deed of Grant No. 10290237 (ALLOT 14)
- MORTGAGE No 719416448 21/05/2019 at 09:42
NATIONAL AUSTRALIA BANK LIMITED A.C.N. 004 044 937

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 51270226	Search Date: 15/02/2026 10:48
Date Title Created: 01/12/2021	Request No: 55060176
Previous Title: 21131086, 21210111, 21324220, 21474126, 21547148	

ESTATE AND LAND

Estate in Fee Simple

LOT 2 SURVEY PLAN 328717

Local Government: CHARTERS TOWERS

REGISTERED OWNER

Dealing No: 721285371 25/11/2021

F & S BEVERIDGE INVESTMENTS PTY LTD A.C.N. 124 281 625 TRUSTEE
UNDER INSTRUMENT 718010488

EASEMENTS, ENCUMBRANCES AND INTERESTS

- Rights and interests reserved to the Crown by
 - Deed of Grant No. 10272018 (ALLOT 11 SEC 5)
 - Deed of Grant No. 10272094 (ALLOT 12)
 - Deed of Grant No. 10272126 (ALLOT 10 SEC 5)
 - Deed of Grant No. 10280021 (ALLOT 13)
 - Deed of Grant No. 10290237 (ALLOT 14)
 - Deed of Grant No. 10433088 (ALLOT 18A SEC 5)
 - Deed of Grant No. 10433092 (ALLOT 16A)
 - Deed of Grant No. 10433099 (ALLOT 15A)
 - Deed of Grant No. 10433106 (ALLOT 17A)
 - Deed of Grant No. 10433107 (ALLOT 17A)
 - Deed of Grant No. 10433117 (ALLOT 16A)
- MORTGAGE No 719416448 21/05/2019 at 09:42
NATIONAL AUSTRALIA BANK LIMITED A.C.N. 004 044 937
- LEASE No 721499445 23/02/2022 at 09:04
AUSTRALIAN LEISURE AND HOSPITALITY GROUP PTY LIMITED A.C.N.
067 391 511
OF THE WHOLE OF THE LAND
TERM: 06/12/2021 TO 05/12/2026 OPTION 5 YEARS

ADMINISTRATIVE ADVICES

NIL

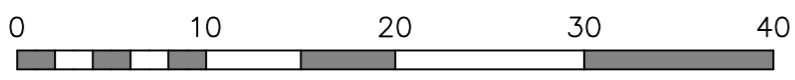
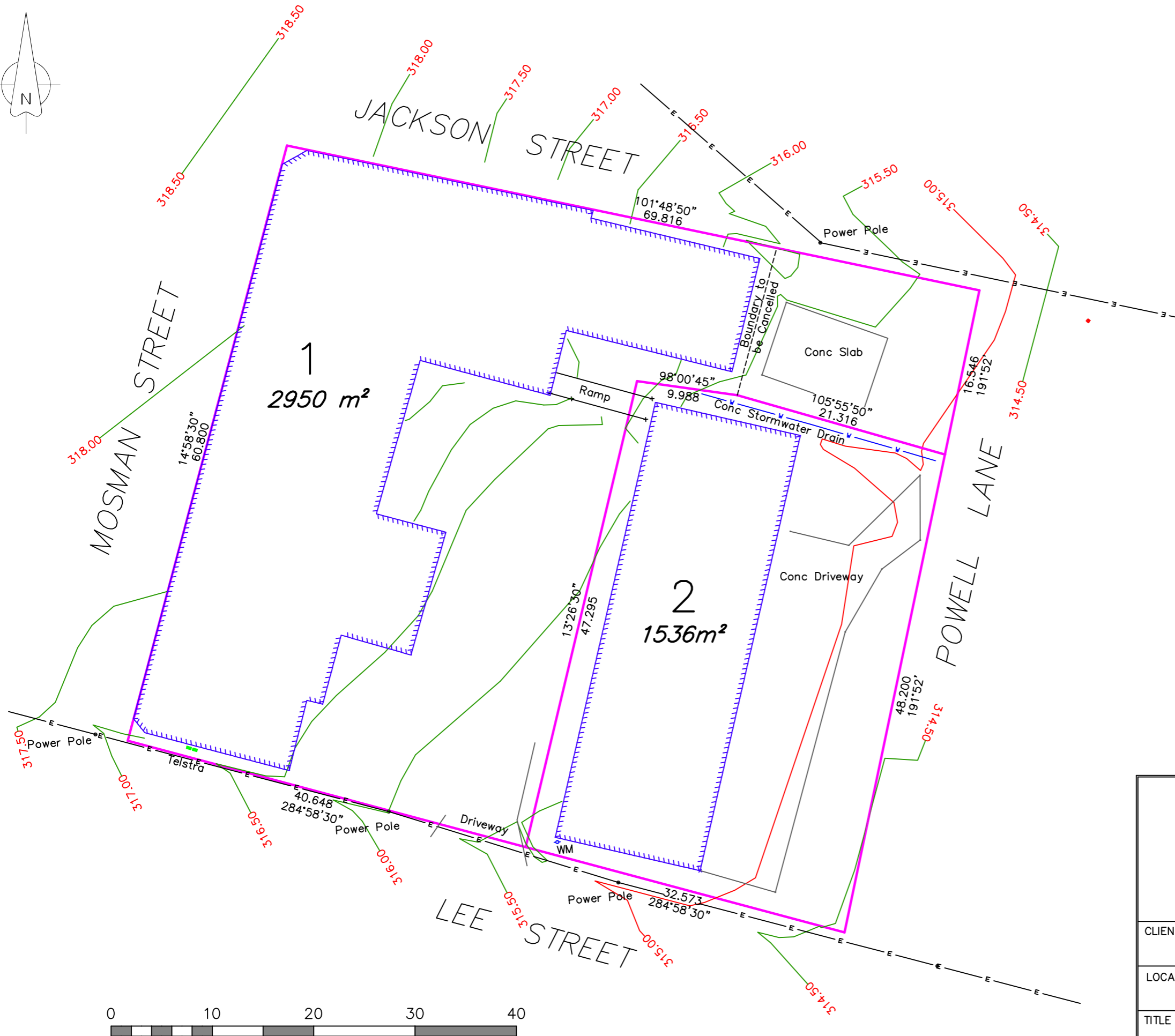
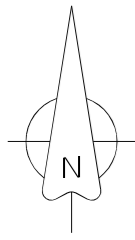
UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Appendix 4: Proposal Plan



LOCALITY: Charters Towers City



56 Thuringowa Drive, Kirwan QLD 4817
 Phone: (07) 47234885
 CADASTRAL SURVEYS

P26_033a.dwg

Sheet 1 of 1

Form 1.4

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

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

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

PROPOSED RECONFIGURATION OF LOTS 1 & 2

Cancelling LOTS 1 & 2 on SP328717

CLIENT		BEVERIDGE	
LOCAL GOVERNMENT	CHARTERS REGIONAL COUNCIL	DATE	28/1/2026
TITLE REF:	LOT 1/51270225 LOT 1/51270226	FILE	P26_033a.dwg
SURVEYOR REF.	26_033	SCALE	1:300 @ A3
		DRAWN:	IWF

Appendix 5: Planning Scheme Codes

Charters Towers Regional Town Plan

6.2.2: Centre Zone Code

6.2.2.1.3 Specific benchmarks for assessment

Performance outcomes	Acceptable outcomes	Response
Built form (if involving building work)		
PO1 Building height: a) is consistent with the intended character of the centre; and b) does not result in a significant loss of visual amenity.	AO1 Building height does not exceed 2 storeys.	The proposal does not involve any building works.
Use - Dwelling unit		
PO2 Development does not compromise ground level business activities being established.	AO2 Development is located either: a) above the ground floor level; or b) to the rear of ground level business activities.	The proposal does not involve a dwelling unit.
PO3 Development must provide sufficient and accessible open space for residents needs.	AO3 Development provides a minimum of 16m ² private open space for a dwelling unit with a minimum dimension of 3m in any direction.	The proposal does not involve a dwelling unit.
Use - Caretaker's accommodation		
PO4 Development: a) is ancillary to the primary non-residential use; b) provides adequate private open space for the caretaker; and	AO4.1 No more than 1 Caretaker's accommodation unit is established on the site.	The proposal does not involve caretaker's accommodation.
	AO4.2 Caretaker's accommodation is a maximum of 50m ² in GFA.	The proposal does not involve caretaker's accommodation.

Performance outcomes	Acceptable outcomes	Response
c) does not compromise ground level business activities being established.	AO4.3 Caretaker's accommodation is a) located above the ground floor level; or b) to the rear of ground level business activities.	The proposal does not involve caretaker's accommodation.
	AO4.4 Caretaker's accommodation is provided with a private open space area which: a) is directly accessible from a habitable room; and b) where a balcony, a veranda or a deck, has a minimum area of 15m ² with minimum horizontal dimensions of 1.25m.	The proposal does not involve caretaker's accommodation.
For all assessable development		
Land use, scale and tenancy mix		
PO5 Development: a) provides for a range of retail, commercial, community, entertainment and recreational activities; and b) is of a size and scale that meets the needs of the local community.	No acceptable outcome is nominated.	As existing, the proposal continues to provide a range of retail and commercial activities and is of a size and scale that meets the needs of the local community.
PO6 Development provides a diverse mix of building types and tenancy sizes to support a range of business and community uses and enterprise opportunities.	No acceptable outcome is nominated.	As existing, the proposal provides a diverse mix of building types and tenancy sizes to support a range of business and community uses and enterprise opportunities.
Centre design		
PO7 Development: a) is proportionate to the size and street frontage of the site; b) maintains and enhances the existing streetscape; c) protects adjacent amenity; d) maintains appropriate levels of light and solar penetration, air circulation, privacy for adjoining properties;	No acceptable outcome is nominated.	As existing, the proposal is proportionate to the size and street frontage of the site, enhances the streetscape, and protects adjacent amenity.

Performance outcomes	Acceptable outcomes	Response
e) provides for public space and landscape areas; and f) reduces building bulk.		
PO8 Buildings are designed to: a) overlook the external street network by having buildings built up to the street alignments and providing active building frontages to public streets and spaces; b) respect and complement the existing historic building character of the area; c) maintain an appropriate human scale; d) minimise the use of highly reflective materials; and e) respond to climatic conditions.	No acceptable outcome is nominated.	As existing, the buildings provide active building frontages to public streets, respect and complement the existing historic building character of the area, and maintain an appropriate human scale.
PO9 Design elements contribute to an interesting and attractive streetscape and building through: a) variations in materials that are reflective of the historic building character of the main streets of Gill and Mosman Street; b) changes in building form to enable articulation of facades and differentiation between buildings; c) modulation in the façade, horizontally or vertically; d) articulation of building entrances and openings; e) corner treatments to address all street frontages; and f) elements which assist in wayfinding and legibility.	No acceptable outcome is nominated.	As existing, design elements contribute to an interesting and attractive streetscape and building.
PO10 Building caps and rooftops contribute to the architectural distinction of the building, and effectively screen service structures, lift over-runs, plant and equipment.	No acceptable outcome is nominated.	As existing, building caps and rooftops contribute to the architectural distinction of the building.

Performance outcomes	Acceptable outcomes	Response
<p>PO11 Development is designed to facilitate the safety and security of people and property having regard to:</p> <ul style="list-style-type: none"> a) maximising casual surveillance and sight lines; b) exterior building design that promotes safety; c) adequate lighting; d) appropriate signage and wayfinding; e) minimisation of personal concealment and entrapment locations; and f) building entrances, parking, loading and storage areas that are well lit and have clearly defined access points. 	No acceptable outcome is nominated.	The proposal will continue to facilitate the safety and security of people and property.
Street interface		
<p>PO12 Parapet walls ensure the appearance of buildings from the street is consistent in scale and height of historical commercial buildings in Charters Towers.</p>	<p>AO12 Buildings include a parapet wall facing the street frontage with a building height a minimum of 1 storey or 6.5m and a maximum of 2 storeys or 9.5m.</p>	As existing, parapet walls ensure the appearance of buildings from the street is consistent in scale and height of historical commercial buildings in Charters Towers.
<p>PO13 Buildings and pedestrian entries:</p> <ul style="list-style-type: none"> a) are visible and accessible from the main street and car parking areas; b) incorporate well designed and functional sun and rain shelter, such as overhangs or awnings; and c) are defined by design elements (such as recessing of doors and landscaping). 	No acceptable outcome is nominated.	There are no changes to existing buildings and pedestrian entries, which are adequate.
<p>PO14 Buildings must provide continuous pedestrian shelter along the main commercial streets of Charters Towers.</p>	<p>AO14 Buildings must provide a post supported awning with a minimum width of 3.5m along the full street frontage of the site where fronting either Gill Street or Mosman Street.</p>	There are no changes to pedestrian shelter arrangements.
<p>PO15 Buildings include windows and openings to:</p> <ul style="list-style-type: none"> a) promote street life and business activities; 	No acceptable outcome is nominated.	There are no changes to windows and openings, which are acceptable.

Performance outcomes	Acceptable outcomes	Response
<ul style="list-style-type: none"> b) encourage strong indoor/outdoor relationships at ground level; and c) to facilitate casual surveillance. 		
<p>PO16 Development contributes towards high quality streetscape outcomes that integrate effectively with the street and along key pedestrian and cycle routes.</p>	No acceptable outcome is nominated.	The reconfigured lots will continue to contribute towards high quality streetscape outcomes, with no physical changes to buildings.
<p>PO17 Development must ensure safe, convenient and legible connections and pathways are provided:</p> <ul style="list-style-type: none"> a) for pedestrians and cyclists to, from and within the site; and b) to open space, parkland and community-related activities. 	No acceptable outcome is nominated.	Safe, convenient and legible connections and pathways will continue to be provided.
Landscape design		
<p>PO18 Landscape treatments includes hard and soft elements that:</p> <ul style="list-style-type: none"> a) is of a character and durability that reflects the centre; b) enhance the appearance of the centre; c) extends from the street edge into building entrances and foyers (where not on Gill and Mosman Street); d) emphasises a clear pedestrian entry point; e) screen unsightly components; f) do not obstruct views of key character and heritage features of buildings including frontages and awnings; g) provides shading; and h) reflects and reinforces a tropical image through integrating landscape, outdoor and indoor spaces. 	No acceptable outcome is nominated.	There are no proposed changes to the existing landscape design, which is acceptable in the context.
Amenity		
PO19	AO19.1	The proposal is acceptable in this regard.

Performance outcomes	Acceptable outcomes	Response
<p>Development is located, designed and operated so that adverse impacts on privacy and amenity on nearby land in the General residential zone is minimised.</p>	<p>Buildings are set back 3m from any boundary shared with land in the General residential zone.</p>	
	<p>AO19.2 A 1.8m high solid screen fence is provided along all boundaries shared with land in the General residential zone.</p>	<p>The proposal is acceptable in this regard.</p>
	<p>AO19.3 A landscaped buffer with a minimum width of 2m and consisting of dense screen planting is provided along all boundaries shared with land in the General residential zone.</p>	<p>The proposal is acceptable in this regard.</p>
	<p>AO19.4 Windows that have a direct view into an adjoining residential use are provided with fixed screening that is a maximum of 50% transparent to obscure views and maintain privacy for residents.</p>	<p>The proposal is acceptable in this regard.</p>
<p>PO20 Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the centre, having regard to:</p> <ul style="list-style-type: none"> a) noise; b) hours of operation; c) traffic; d) visual impact; e) signage; f) odour and emissions; g) lighting; h) access to sunlight; i) privacy; and j) outlook. 	<p>No acceptable outcome is nominated.</p>	<p>The proposal is acceptable in this regard. There are no proposed changes to the nature of the existing commercial activities.</p>
<p>PO21 All uses are located, designed, orientated and constructed to:</p> <ul style="list-style-type: none"> a) minimise noise dust, odour or other nuisance from existing lawful uses; and 	<p>No acceptable outcome is nominated.</p>	<p>The proposal is acceptable in this regard.</p>

Performance outcomes	Acceptable outcomes	Response
<p>b) minimise nuisance caused by noise, vibration and dust emissions generated from any state-controlled road, infrastructure corridor and rail network in the vicinity; and</p> <p>c) avoid areas that may place unreasonable risk to people and property from former mining activities and contaminated land.</p>		
Car parking and access		
<p>PO22 Parking and loading areas must not visually dominate the streetscape.</p>	No acceptable outcome is nominated.	The proposal is acceptable in this regard with no changes to parking and access arrangements.
Storage areas		
<p>PO23 The location of ancillary storage of goods or materials and waste management areas must not detract from the visual amenity of the local area.</p>	<p>AO23 Equipment, materials, goods and/or, machinery used on site are either:</p> <p>a) stored behind the front building setback and screened from view; or</p> <p>b) stored within a building.</p>	The proposal is acceptable in this regard.
Effects of development		
<p>PO24 Development responds sensitively to on site and surrounding topography, waterways, drainage patterns, utility services, access, vegetation and adjoining land use, such that:</p> <p>a) any hazards to people or property are avoided;</p> <p>b) any earthworks are minimised;</p> <p>c) the retention of natural drainage line is maximised;</p> <p>d) the retention of existing vegetation is maximised where possible;</p> <p>e) damage or disruption to sewer, stormwater and water infrastructure is avoided; and</p> <p>f) there is adequate buffering, screening or separation to adjoining development.</p>	No acceptable outcome is nominated.	The proposal is acceptable in this regard with the existing commercial activities being suitable within the existing environment.
Use - Multiple dwelling		

Performance outcomes	Acceptable outcomes	Response
PO25 Development does not compromise ground level business activities being established.	AO25 Development is located either: a) above the ground floor level; or b) to the rear of ground level business activities.	The proposal does not involve multiple dwellings.
PO26 Development must provide sufficient and accessible open space for residents needs.	AO26.1 Development provides a minimum of 12m ² private open space for each dwelling with a minimum dimension of 3m in any direction.	The proposal does not involve multiple dwellings.
	AO26.2 Private open space is accessible from the main living area.	The proposal does not involve multiple dwellings.
	AO26.3 Development greater than 18 dwellings provides a minimum communal open space area of 50m ² with a minimum dimension of 5m.	The proposal does not involve multiple dwellings.
PO27 Habitable spaces must not directly overlook dwellings on adjacent land.	AO27 Habitable room windows of a dwelling are separated a minimum of 9m from a habitable room window or private open space of another dwelling unless: a) windows have translucent glazing or sill heights of at least 1.5m; or b) there is a 1.8m high dividing fence at ground level; c) outlook from windows, balconies, and terraces of a dwelling unit is screened with: i. a solid translucent screen or perforated panels or trellises which have a maximum of 50% openings; and ii. permanent and fixed, and designed to complement the development.	The proposal does not involve multiple dwellings.
Use - Childcare centre		
PO28 Development does not adversely impact on the amenity of area.	AO28 Hours of operation is limited to 6:00 to 19:00 daily.	The proposal does not involve a childcare centre.
PO29	No acceptable outcome is nominated.	The proposal does not involve a childcare centre.

Performance outcomes	Acceptable outcomes	Response
<p>The development minimises:</p> <ul style="list-style-type: none"> a) the hazards of heavy traffic; b) adverse impacts on the prevailing road hierarchy; and c) on site conflict between children’s activities, pedestrian movement, vehicle movement and car parking. 		

Charters Towers Regional Town Plan

7.2.3: Heritage Overlay Code

7.2.3.3 Specific benchmarks for assessment

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

Performance outcomes	Acceptable outcomes	Response
<p>PO4 Development does not adversely affect the heritage significance of the heritage place and is compatible with its heritage values including:</p> <ul style="list-style-type: none"> a) maintaining views to and from the heritage place where significant; b) consistency with the character, setbacks, setting or appearance of the heritage place; c) minimising for overshadowing on to the heritage place; d) avoiding altering, removing or concealing significant heritage features; e) avoiding the removal of significant established trees and vegetation; and f) consistency with open space and landscaping features. 	No acceptable outcome is nominated.	The proposal does not adversely affect the heritage significance of the heritage place and is compatible with its heritage values.
<p>PO5 Any reconfiguring a lot:</p> <ul style="list-style-type: none"> a) does not diminish the cultural significance of the local heritage place including maintaining its historical context, landscape settings and consistency with the prevailing built environment; b) reflects the pattern and layout of the original subdivision in the area; and c) does not reduce public access to the local heritage place. 	No acceptable outcome is nominated.	The proposed reconfiguration does not diminish the cultural significance of the local heritage place, with the prevailing built environment maintained. Further, the proposed reconfiguration generally reflects the pattern and layout of the original subdivision in the area and does not reduce public access to the local heritage place.
Carrying out building work (where not demolition), operational work or other works within a Local heritage place		
<p>PO6 Building work incorporates design elements which are compatible with the values of the heritage place in terms of:</p> <ul style="list-style-type: none"> a) architectural features; b) external materials; and c) finishes and colours. 	No acceptable outcome is nominated.	The proposal does not involve building work.

Performance outcomes	Acceptable outcomes	Response
<p>PO7 Excavation or other earthworks do not create an adverse impact on archaeological and heritage values of the local heritage place.</p>	No acceptable outcome is nominated.	The proposal does not involve excavation or other earthworks.
<p>PO8 Any new fencing, landscaping, access or car parking arrangements are designed and sited in a manner that:</p> <ul style="list-style-type: none"> a) does not have a detrimental impact on the significant values or views of the place; b) enhances the overall appearance of the local heritage place; and c) is sensitive to materials, colours, scale, placement and layout of the place. 	No acceptable outcome is nominated.	The proposal does not involve new fencing, landscaping, or changes to access and car parking arrangements.
Archaeology		
<p>PO9 Development does not adversely impact on known or potential archaeological deposits.</p>	No acceptable outcome is nominated.	The proposal does not adversely impact on known or potential archaeological deposits.
General		
<p>PO10 Any changes as a result of development and associated works to a Local heritage place, are appropriately managed and documented.</p>	<p>AO10 Development is compatible with a Conservation management plan prepared in accordance with the Australia ICOMOS Charter for Places of Cultural Heritage Significance.</p>	The proposal is acceptable in this regard.

Charters Towers Regional Town Plan

8.3.1: Development Works Code

8.3.1.3 Specific benchmarks for assessment

Performance outcomes	Acceptable outcomes	Response
Utility infrastructure and services		
<p>PO1 Development is serviced by an adequate, safe and reliable supply of potable and general use water, connected to reticulated water supply where possible.</p>	<p>AO1 Development is:</p> <ul style="list-style-type: none"> a) connected to Council’s reticulated water supply network, including the installation of easily accessed water meters, in accordance with the Development works Town plan policy; or b) if connection to Council’s reticulated water supply network is not possible, a potable on site water supply is provided in accordance with the Development works Town plan policy. 	<p>The reconfigured lots continue to be serviced by an adequate, safe and reliable supply of potable and general use water, being connected to reticulated water supply.</p>
<p>PO2 Development is serviced by appropriate wastewater disposal infrastructure which ensures:</p> <ul style="list-style-type: none"> a) no adverse ecological impacts on the receiving environment; b) cumulative impacts of onsite waste water treatment are considered in assessing the likely environmental impacts; c) public health is maintained; d) the location, site area, soil type and topography is suitable for on site waste water treatment; and e) the reuse of waste water does not contaminate any surface water or ground water. 	<p>AO2 Development is:</p> <ul style="list-style-type: none"> a) connected to Council’s reticulated sewerage treatment system, in accordance with the Development works Town plan policy; or b) if connection to Council’s reticulated sewerage treatment system is not possible, waste water is treated in accordance with Development works Town Plan Policy. 	<p>The reconfigured lots are serviced by appropriate wastewater disposal infrastructure.</p>

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

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

Performance outcomes	Acceptable outcomes	Response
	c) 5m of, and parallel to, an electric line shadow.	
Parking and access		
PO8 Development includes the provision of adequate and convenient car parking on site to satisfy the anticipated requirements of the land use or activity.	AO8 Car parking is provided in accordance with Table 8.3.1.3(b)–Car parking requirements.	No changes to car parking are proposed and existing arrangements remain suitable.
PO9 Development provides end of trip facilities for people engaging in active transport (bicycle and pedestrian): <ul style="list-style-type: none"> a) to meet the needs of users and promote active modes of travel; b) at convenient, easily identifiable, safe locations; and c) in locations that do not obstruct vehicular, bicycle or pedestrian movement paths. 	AO9 Development provides cycling and pedestrian end of trip facilities, in accordance with the requirements of the Development works Town plan policy.	The proposal is suitable in this regard.
PO10 Access driveways are designed and constructed to: <ul style="list-style-type: none"> 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.	No changes to access driveways are proposed and existing arrangements remain suitable.
	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.	No changes to access driveways are proposed and existing arrangements remain suitable.
PO11 Vehicle movement areas (including internal driveways, access aisles, manoeuvring areas, car parks and service bays) are designed to ensure: <ul style="list-style-type: none"> a) a gradient appropriate for the type of vehicles; b) effective stormwater drainage; c) clearly marked and signed spaces; d) convenience and safety for drivers and pedestrians; and 	AO11 Manoeuvring, queuing, loading and unloading areas, and parking areas are: <ul style="list-style-type: none"> a) designed and constructed in accordance with the Development works Town plan policy; and b) certified by a Registered Professional Engineer of Queensland. 	No changes to vehicle movement areas are proposed and existing arrangements remain suitable.

Performance outcomes	Acceptable outcomes	Response
e) adequate dimensions to meet user requirements, including access and egress for emergency vehicles.		
PO12 Footpaths in the road reserve are provided along all road frontages and are paved in durable and stable materials matching any adjacent development footpaths.	AO12 Footpaths are: a) provided for the full width and length of all road frontages; b) designed and constructed in accordance with the requirements of the Development works Town plan policy; and c) certified by a Registered Professional Engineer of Queensland.	Existing footpaths remain suitable.
PO13 Pedestrian access to buildings: a) do not obstruct pedestrian movement (or form physical clutter) on public footpaths; b) are not visually overbearing (or form visual clutter) in the streetscape; and c) provide safe, efficient and convenient access including wheelchair access.	AO13 Steps, escalators, ramps and lifts are: a) located wholly within the site; and b) setback a minimum of 1.5m from the front boundary.	Existing pedestrian access remains suitable.
Acoustic and air quality		
PO14 Development minimises potential conflicts with, or impacts on, other uses having regard to vibration, odour, dust or other emissions.	AO14 Development achieves the air quality design objectives set out in the Environmental Protection (Air) Policy 2008, as amended.	The proposal is acceptable in this regard.
PO15 Development prevents or minimises the generation of any noise so that: a) nuisance is not caused to adjoining premises or other nearby sensitive land uses; and b) desired ambient noise levels in residential areas are not exceeded.	AO15 Development achieves the noise generation levels set out in the Environmental Protection (Noise) Policy 2008, as amended.	The proposal is acceptable in this regard.
PO16	AO16 Development complies with the requirements of the Department Main Roads - Road Traffic Noise	The proposal is acceptable in this regard.

Performance outcomes	Acceptable outcomes	Response
Development adjacent to State controlled roads or Council controlled arterial road minimise nuisance caused by noise, vibration and dust emissions.	Management Code of Practice and the Environmental Protection (Noise) Policy 2008.	
Lighting		
PO17 External lighting is provided in urban areas to ensure a safe environment.	AO17 Technical parameters, design, installation, operation and maintenance of outdoor lighting complies with the requirements of AS4282 – Control of the Obtrusive Effects of Outdoor Lighting.	The proposal is acceptable in this regard.
Waste management		
PO18 Development: a) minimises waste generation (including construction, demolition and operational waste); and b) provides adequate facilities on site for the storage of waste and recyclables.	AO18 Waste storage and management arrangements are sited, screened and designed in accordance with the Development works Town plan policy.	The proposal is acceptable in this regard.
PO19 Development is designed to allow for safe and efficient servicing of waste and recycling containers through: a) a development layout that facilitates direct and unobstructed servicing of waste and recycling containers; and b) minimising the potential for nuisances to be caused by way of noise and odour.	AO19 Waste and recycling collection services are provided in accordance with the Development works Town plan policy.	The proposal is acceptable in this regard.
For all assessable development		
General		
PO20 Where buildings and structures are located on multiple lots, these are amalgamated to form one lot.	No acceptable outcome specified.	The proposal is acceptable in this regard.
Wastewater management		
PO20 Wastewater is managed to:	No acceptable outcome specified.	The proposal is acceptable in this regard.

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

Performance outcomes	Acceptable outcomes	Response
protection of watercourses, wetlands from point sources and non-point source stormwater discharges.		
PO23 Development allows for sufficient site area to accommodate an effective stormwater management system.	No acceptable outcome specified.	The proposal is acceptable in this regard.
PO24 Development provides for the orderly development of stormwater infrastructure within a catchment, having regard to: <ul style="list-style-type: none"> a) existing capacity of stormwater infrastructure and ultimate catchment conditions; b) discharge for existing and future upstream development; and c) protecting the integrity of adjacent and downstream development. 	No acceptable outcome specified.	The proposal is acceptable in this regard.
PO25 Major stormwater drainage network elements are designed and constructed with the capacity to control stormwater flows under normal and minor system blockage conditions for the applicable defined flood event ensuring there is no damage to property or hazards for motorists.	AO25 Stormwater infrastructure is designed in accordance with the requirements of the Development works Town plan policy.	The proposal is acceptable in this regard.
PO26 Reconfiguration of lots includes stormwater management measures in the design of any road reserve, streetscape or drainage networks to: <ul style="list-style-type: none"> a) minimise impacts on the water cycle; b) protect waterway health by improving stormwater quality and reducing site run-off; and c) avoid large impervious surfaces. 	No acceptable outcome specified.	The proposal is acceptable in this regard.
PO27	AO27	No construction activities are proposed as part of the reconfiguration.

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

Performance outcomes	Acceptable outcomes	Response
c) do not obstruct access to the site.		
<p>PO29 Development in the Rural zone and Rural residential zone manages soil erosion and sedimentation by:</p> <ul style="list-style-type: none"> a) avoiding land clearing or earthworks in the riparian corridor to a designated stream; b) minimising the extent of disturbance on, or the stabilisation of slopes steeper than 10%; and c) managing and controlling surface drainage by using natural flow paths. 	No acceptable outcome specified.	No earthworks are proposed and the proposal site is not within the rural zone or rural residential zone.
<p>PO30 Any disturbed areas within the site are to be progressively rehabilitated through appropriate earthworks and involve the:</p> <ul style="list-style-type: none"> a) grading and reshaping of the disturbed areas to provide controlled and stable drainage flow paths; b) construction of drainage paths which divert high velocity flows away from disturbed areas; c) re-spreading of stored topsoil stripped from the site prior to commencement of construction works; and d) planting of the disturbed area with native species of grasses, ground covers and trees and placing mulch in between on the surface. 	No acceptable outcome specified.	No earthworks are proposed.
Land use and transport integration		
<p>PO31 Development:</p> <ul style="list-style-type: none"> a) supports a road hierarchy which facilitates efficient movement of all transport modes; and b) appropriately integrates and connects with surrounding movement networks. 	No acceptable outcome specified.	The proposal is acceptable in this regard.
<p>PO32 Development provides direct and safe access to public passenger transport facilities.</p>	<p>AO32 Any through-site pathway connections to public passenger transport facilities are provided in</p>	The proposal is acceptable in this regard.

Performance outcomes	Acceptable outcomes	Response
	accordance with Austroads guide to road design— Part 6A: Pedestrian and cyclist paths.	
Road design		
PO33 Roads providing access to the site are provided, constructed and maintained to a standard which is adequate for the traffic type and volume likely to be generated by the activities on site.	A033 Roadworks are provided in accordance with the requirements of the Development works Town plan policy.	The proposal is acceptable in this regard.
PO34 Street lighting and signs are provided to ensure the safety of both vehicles and pedestrians, and to facilitate access and movement.	PO34 Street lighting and signage comply with the requirements of the Development works Town plan policy.	The proposal is acceptable in this regard.
Acoustic and air quality		
PO35 Utility services and service structures attached to buildings, do not adversely impact on the acoustic or visual amenity of the surrounding area and are: <ul style="list-style-type: none"> a) located as far from sensitive land uses, road frontage boundaries and public open spaces as practical; b) acoustically shielded and visually screened so as not to be audible or visible from adjoining and nearby sites, public open spaces and roads. 	No acceptable outcome specified.	The proposal is acceptable in this regard.

Charters Towers Regional Town Plan

8.3.3: Reconfiguring a Lot Code

8.8.3.3 Specific benchmarks for assessment

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

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

Performance outcomes	Acceptable outcomes	Response
<ul style="list-style-type: none"> a) natural hazards; and b) unreasonable impacts from noise dust, odour or other nuisance from existing lawful uses. 		
<p>PO7 Reconfiguration is designed to ensure integration with the surrounding locality, having regard to:</p> <ul style="list-style-type: none"> a) connections to surrounding streets, pedestrian and cycle networks and other infrastructure networks; b) open space networks, habitat areas or corridors; c) connections to centres, employment areas and recreation areas; d) surrounding landscaping and streetscape treatments; and e) the interface between adjoining land uses. 	No acceptable outcome is nominated.	The proposed reconfiguration is designed to ensure integration with the surrounding locality.
Neighbourhood design in the General residential zone		
<p>PO8 Reconfigurations are designed to ensure:</p> <ul style="list-style-type: none"> a) the creation of seamless interlinked neighbourhoods with residential character and identity; b) pedestrian movement is encouraged; and c) neighbourhoods are concentrated around community focus points such as centres and parks. 	No acceptable outcome is nominated.	The proposal site is not in the general residential zone.
<p>PO9 A variety of lot sizes are provided in close proximity to centres and parks to promote a wider housing choice and mix that are consistent with zone outcomes.</p>	No acceptable outcome is nominated.	The proposal site is not in the general residential zone.
<p>PO10 Neighbourhood design provides for safer communities by maximising opportunities for casual surveillance and minimising opportunities for crime and vandalism.</p>	No acceptable outcome is nominated.	The proposal site is not in the general residential zone.

Performance outcomes	Acceptable outcomes	Response
<p>PO11 Movement and open space networks are:</p> <ul style="list-style-type: none"> a) safe, clearly legible and have a high degree of connectivity; and b) interconnected through a grid or modified grid pattern. 	No acceptable outcome is nominated.	The proposal site is not in the general residential zone.
<p>PO12 Movement networks prioritise walking and cycling within neighbourhoods.</p>	No acceptable outcome is nominated.	The proposal site is not in the general residential zone.
<p>PO13 The permeability and connectivity of streets is not compromised by the use of cul-de-sacs unless no alternative arrangement is possible.</p>	No acceptable outcome is nominated.	The proposal site is not in the general residential zone.
Climate responsive design		
<p>PO14 Neighbourhood layouts are designed to respond to local climate conditions and enable energy efficient dwellings.</p>	No acceptable outcome is nominated.	The proposal is acceptable in this regard.
Lot reconfiguration in the Industry zone		
<p>PO15 Reconfiguration facilitates all types of industrial activities through:</p> <ul style="list-style-type: none"> a) the creation of functional activity areas and building footprints; b) a range of lot sizes; c) accommodating appropriate waste water management capabilities; and d) maximising access to significant roads, highways and railways. 	No acceptable outcome is nominated.	The proposal site is not in the industry zone.
<p>PO16 Where reconfiguration adjoins land in another zone, lots are of a sufficient size to mitigate any noise, air quality and visual impacts on that adjoining land.</p>	No acceptable outcome is nominated.	The proposal site is not in the industry zone.
Lot reconfiguration in the Rural zone		
PO17	AO17	The proposal site is not in the rural zone.

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

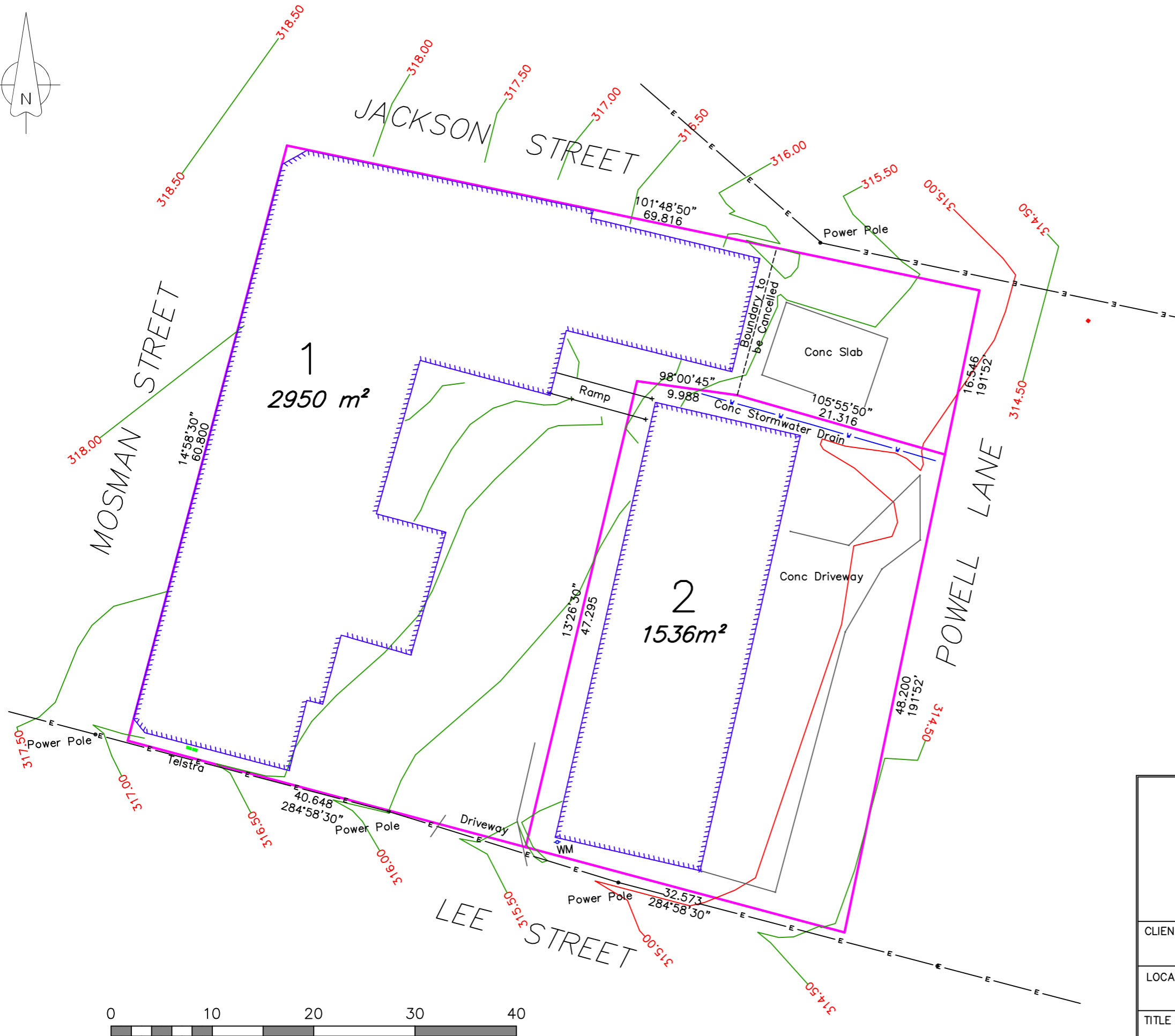
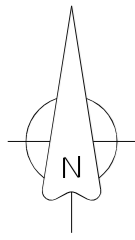
Performance outcomes	Acceptable outcomes	Response
	design requirements of the Development works Town plan policy.	
	AO19.4 Lots are connected to electricity and telecommunications infrastructure in accordance with the standards of the relevant regulatory authority prior to the commencement of any use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

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

Performance outcomes	Acceptable outcomes	Response
<ul style="list-style-type: none"> a) provides a high level of connectivity and permeability that links residential areas with schools; centres, community activity uses; parks and employment areas; b) provides for safe street crossings and for safety between pedestrians and cyclists; c) is designed taking into account topography and convenience for users; and d) meets disability access standards. 		
Stormwater management		
<p>PO25 Reconfiguring a lot development:</p> <ul style="list-style-type: none"> a) manages the stormwater quality, quantity and velocity flow characteristics from the lot to maintain or improve the pre-development levels; and b) where practicable incorporates stormwater reuse 	No acceptable outcome is nominated.	Stormwater arrangements are suitable.
Parks and open space		
<p>PO26 Reconfiguring a lot provides parkland or open space which:</p> <ul style="list-style-type: none"> a) meets the needs of the community for a range of active and passive uses; and b) is of a sufficient size and shape to accommodate recreation activities with associated equipment and facilities. 	<p>AO26 Parkland is provided in accordance with the Local Government Infrastructure Plan.</p>	Parkland and open space arrangements are suitable.
<p>PO27 The design of parkland or open space:</p> <ul style="list-style-type: none"> a) contributes to the character of the neighbourhood or area; b) is safe and functions as a focal point for the neighbourhood or community; 	No acceptable outcome is nominated.	Parkland and open space arrangements are suitable.

Performance outcomes	Acceptable outcomes	Response
<ul style="list-style-type: none"> c) minimise the interface between residential lots and open space through appropriate treatments including alignment, fencing and landscaping; d) maximises road frontage to facilitate casual surveillance; e) incorporates natural areas including important local vegetation, waterways, ridgelines and wetlands; f) preserves landscape features important to the scenic amenity of a locality; g) is linked to existing parkland or open space networks wherever possible; h) offers a broad range of informal and formal experiences to the community; i) is cost effective to maintain; and j) provided in the early stages of staged developments. 		
<p>PO28 The location of parkland or open space is conveniently located to residential neighbourhoods.</p>	No acceptable outcome is nominated.	Parkland and open space arrangements are suitable.
<p>PO29 Open space for conservation purposes protects riparian corridors, significant vegetation and wildlife habitat and movement corridors.</p>	No acceptable outcome is nominated.	Open space arrangements are suitable.
Volumetric reconfiguration		
<p>PO30 Volumetric reconfiguration (subdivision of space above or below the surface of land):</p> <ul style="list-style-type: none"> a) facilitates efficient development that is consistent with the intent for the zone; or b) is consistent with a development approval. 	No acceptable outcome is nominated.	Not a relevant consideration.
Access easement		
<p>PO31 The access easement must:</p> <ul style="list-style-type: none"> a) be of adequate width; 	AO31	Not a relevant consideration.

Performance outcomes	Acceptable outcomes	Response
b) be constructed to a standard appropriate to the situation; and c) not result in unreasonable detriment or nuisance to neighbours.	The access easement is designed in accordance with the design requirements of the Development works Town plan policy.	
Stock routes		
PO32 The stock route network identified in the State planning policy mapping – agriculture, development and construction, mining and extractive resources is protected from encroachment by sensitive and incompatible land uses and access works are robust, fit-for-purpose and provide for the safe passage of stock traversing the stock route.	A032 No new allotments are created adjacent to the stock route network.	Not a relevant consideration.



LOCALITY: Charters Towers City



56 Thuringowa Drive, Kirwan QLD 4817
 Phone: (07) 47234885
 CADASTRAL SURVEYS

P26_033a.dwg

Sheet 1 of 1

Form 1.4

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

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

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

PROPOSED RECONFIGURATION OF LOTS 1 & 2

Cancelling LOTS 1 & 2 on SP328717

CLIENT		BEVERIDGE	
LOCAL GOVERNMENT	CHARTERS REGIONAL COUNCIL	DATE	28/1/2026
TITLE REF:	LOT 1/51270225 LOT 1/51270226	FILE	P26_033a.dwg
SURVEYOR REF.	26_033	SCALE	1:300 @ A3
		DRAWN:	IWF