

CLONCURRY JUSTICE ASSOCIATION INC.



# DEVELOPMENT APPLICATION

PLANNING ACT 2016

**DEVELOPMENT PERMIT  
MATERIAL CHANGE OF USE  
at  
59 SEYMOUR STREET  
CLONCURRY QLD 4824**

Lot 27 on RP703328

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## 1.0 Summary

### 1.1 Development application details

<b>Proposed development:</b>	11.5m x 17m (5 bays of 3.4m) Shed to be used by the Justice Group as a Men's Healing Shed
<b>Type of approval sought:</b>	Material Change of Use
<b>Site address:</b>	59 Seymour Street, CLONCURRY QLD 4824
<b>Real property description:</b>	Lot 27 on RP703328
<b>Site area:</b>	809m <sup>2</sup>
<b>Owner details:</b>	Allan William Arthur
<b>Applicant details:</b>	Cloncurry Justice Association Inc.

### 1.2 Planning instrument details

<b>State planning policy:</b>	There are no components of the State planning policy which warrant direct assessment. An assessment of the proposal against State code 2 is attached.
<b>Regional plan:</b>	There are no components of the North West Regional Plan which warrant direct assessment.
<b>Designation:</b>	
<b>Planning scheme:</b>	Cloncurry Shire Planning Scheme 2016
<b>Applicable preliminary approval:</b>	N/A
<b>Zone:</b>	General Residential zone code
<b>Level of assessment:</b>	Impact assessable
<b>Applicable overlays:</b>	N/A
<b>Applicable codes:</b>	<ul style="list-style-type: none"><li>• General Residential zone code</li><li>• Car parking and access code Earthworks code</li><li>• Integrated water cycle management code Landscaping code</li><li>• Operational works and services code</li><li>• Landscaping code</li></ul>

### 1.3 Referral agencies

Referral requirement	Referral agency and role
There are no applicable referrals relevant to your development application.	

## 2.0 Site details

### 2.1 Table 1: Site description

Site characteristic	Description
Existing land use	Vacant
Existing structures	N/A – Vacant land
Frontage and access	20 meter frontage to Seymour Street.
Topography and views	The site is generally flat with no notable topography features
Existing vegetation	There is no existing vegetation on site.
Existing waterways	There are no existing waterways on or surrounding the premises.



Figure 1: Example of aerial view and site identification

Source: DA Mapping System



Figure 2: Example of satellite view and site identification  
 Source: DA Mapping System

## 2.2 Surrounding land uses

Table 2: Surrounding land uses

Surrounding land uses		Photos
North	Vacant	<i>Shown above in Satellite view and site identification</i>
South	Residential Dwelling	<i>Shown above in Satellite view and site identification</i>
East	Residential Dwelling	<i>Shown above in Satellite view and site identification</i>
West	Residential Dwelling	<i>Shown above in Satellite view and site identification</i>

## 3.0 Proposed development details

This building is for Community Use for a Men’s Healing Shed operated by the Cloncurry Justice Association Inc. The Board Members operate as a not-for-profit organisation and are a drug & alcohol-free organisation that provides a strong community focus.

The Men’s Healing Shed is a facility for the whole of the community to participate and engage in community activities that will engender social support for all men. The purpose of the Men’s Healing Shed is to address anti-social behaviour from Court Innovations and Community Specific Activities that will benefit the community and reduce the incarceration of individuals within our community. It will reduce the number of men presenting at court who have been engaged in the criminal justice system.

This is an opportunity to change the lifestyle of men away from Domestic and Family Violence to empowerment and change their lifestyles through the following activities that will be provided by the Cloncurry Justice Association Inc.:

- Self-awareness training
- Toolbox before entering Shed
- ATODS training & Counselling
- Men’s Change Behaviour program
- Anger Management
- Personal & Family Counselling
- Parenting Skills
- Monitoring Skills
- Financial budgeting
- Peacekeeping Skills

The working hours for the Men’s Healing Shed to make furniture and fix small motors will be minimal hours, between 7 am to 4 pm and will include one and a half hours from 7 am to 8.30 am Training for self- awareness and Toolbox training before entering the Shed to use tools and other small machinery.

**Table 3: Summary of development aspects**

<b>Material change of use</b> <b>(If your development application does not include a material change of use, please delete this section)</b>	
<b>Building height</b>	3.1m (low side), 5.13m (high side)
<b>Gross floor area (GFA)</b>	140.25m
<b>Site coverage</b>	Approx. 18%
<b>Car parking</b>	3 off street car parking bays will be provided
<b>Site access</b>	Site access will be from Seymour Street
<b>Proposed lots</b>	1 lot only is involved with the proposed development.

# Planning assessment

## 4.0 Pre-lodgement

A Pre-lodgement meeting was undertaken with Council’s Senior Town Planner, Larinda Turrell on 24 January 2023 to discuss planning requirements and key issues applicable to this development application.

## 5.0 Summary of supporting information

Table 4: Supporting documentation

Drawing/ Report title	Prepared by	Date	Reference no.	Version
Aspect of development: Material change of use				
Planning Report	Cloncurry Justice Association Inc	24 January 2023		Version 1
Floor Plan	Auzscot	10 November 2022	K.Robb	
Building Layout	Widespan Sheds	10 November 2022	lucas2211036-3	
Elevation Plans	Widespan Sheds	10 November 2022	Lucas221036-3	

## 6.0 Conclusion

The development application seeks a Development Permit for a Material change of use on land addressed as 59 Seymour Street, Cloncurry also known as Lot 27 on RP703328.

An assessment of the proposal was undertaken which is considered to comply with the provisions of the planning scheme and relevant state matters. It is therefore recommended that Council approve the application by delegated authority, subject to reasonable and relevant conditions and any referral agency responses.

### STATEMENT OF REASONS

Subject to the imposition of the development conditions, the development is able to comply with the applicable Assessment Benchmarks against which the application is required to be assessed.

## **7.0 Appendices**

**Appendix 1 - Development Application Forms**

**Appendix 2 - Bench Marks for Assessment**

**Appendix 3 – Site Details**

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**Appendix 5 – Vegetation Management Report**



# **APPENDIX 1**

## **DEVELOPMENT APPLICATION FORMS**

# DA Form 1 – Development application details

Approved form (version 1.3 effective 28 September 2020) 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>	Allan William Arthur
Contact name <i>(only applicable for companies)</i>	Cloncurry Justice Association Inc.
Postal address <i>(P.O. Box or street address)</i>	PO Box 436
Suburb	Cloncurry
State	Qld
Postcode	4824
Country	Australia
Contact number	07 4742 0846
Email address <i>(non-mandatory)</i>	<a href="mailto:manager@cloncurryjusticeassociation.org">manager@cloncurryjusticeassociation.org</a>
Mobile number <i>(non-mandatory)</i>	0488039383
Fax number <i>(non-mandatory)</i>	N/A
Applicant's reference number(s) <i>(if applicable)</i>	

### 2) Owner's consent

2.1) Is written consent of the owner required for this development application?

X  Yes – the written consent of the owner(s) is attached to this development application

No – proceed to 3)



Queensland  
Government

## 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
		59	Seymour Street	Cloncurry
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4824	L27	RP 703328	Cloncurry Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

- Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
140.51250364945764	-20.709789003110444	<input type="checkbox"/> WGS84 <input checked="" type="checkbox"/> GDA94 <input type="checkbox"/> Other:	Cloncurry Shire Council

- Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
448906	7710224	<input checked="" type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input checked="" type="checkbox"/> GDA94 <input type="checkbox"/> Other:	Cloncurry Shire Council

#### 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: N/A

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

Lot on plan description of strategic port land: N/A

Name of port authority for the lot:

- In a tidal area

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

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

- On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*

Name of airport: N/A

<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification: <input type="text" value="N/A"/>
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification: <input type="text" value="N/A"/>

**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
- X  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)

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

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

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

c) What is the level of assessment?

- Code assessment    X  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):

Build a Men's Healing Shed at 59 Seymour Street that contains Office, Kitchen, Toilet, Shower, and Training room

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](#).

- X  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)

- X  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    X  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](#).

- X  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

## 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 type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

### Division 1 – Material change of use

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

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition <i>(include each definition in a new row)</i>	Number of dwelling units <i>(if applicable)</i>	Gross floor area (m <sup>2</sup> ) <i>(if applicable)</i>
This land parcel is zoned as residential, therefore, request a material change of use to Community use	Impact Assessment - Public Notification of the development application to allow residents to make submissions	One dwelling Shed	297.50m <sup>2</sup>

8.2) Does the proposed use involve the use of existing buildings on the premises?

X  Yes

No

### 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?	
Lot 27 – 59 Seymour Street Cloncurry Q. 4824	

9.2) What is the nature of the lot reconfiguration? <i>(tick all applicable boxes)</i>	
<input type="checkbox"/> Subdivision <i>(complete 10)</i>	<input type="checkbox"/> Dividing land into parts by agreement <i>(complete 11)</i>
<input type="checkbox"/> Boundary realignment <i>(complete 12)</i>	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road <i>(complete 13)</i>

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Men's Healing Shed				Community Use
Number of lots created				

10.2) Will the subdivision be staged?

Yes – provide additional details below

X  No

How many stages will the works include?	One stage on 59 Seymour St Cloncurry Q 4824
What stage(s) will this development application apply to?	One stage on 59 Seymour St Cloncurry Q 4824

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				N/A

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m <sup>2</sup> )	Lot on plan description	Area (m <sup>2</sup> )
Lot -27 59 Seymour St	809 m <sup>2</sup>		
12.2) What is the reason for the boundary realignment?			
N/A			

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement
N/A				

### Division 3 – Operational work

**Note:** This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?		
<input type="checkbox"/> Road work	<input checked="" type="checkbox"/> Stormwater	<input checked="" type="checkbox"/> Water infrastructure
<input checked="" type="checkbox"/> Drainage work	<input checked="" type="checkbox"/> Earthworks	<input checked="" type="checkbox"/> Sewage infrastructure
<input checked="" type="checkbox"/> Landscaping	<input checked="" type="checkbox"/> Signage	<input type="checkbox"/> Clearing vegetation
<input type="checkbox"/> Other – please specify:		
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)		
<input checked="" type="checkbox"/> Yes – specify the number of new lots:		
<input type="checkbox"/> No		
14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)		
\$633,350.55		

## PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application
Cloncurry Shire Council
16) Has the local government agreed to apply a superseded planning scheme for this development application?
<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application
<input type="checkbox"/> The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
<input checked="" type="checkbox"/> 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
- 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*)

<input type="checkbox"/> Heritage places – Local heritage places
Matters requiring referral to the <b>Chief Executive of the distribution entity or transmission entity:</b> <input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to: <ul style="list-style-type: none"> <li>• The <b>Chief Executive of the holder of the license</b>, if not an individual</li> <li>• The <b>holder of the license</b>, if the holder of the licence is an individual</li> </ul> <input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the <b>Brisbane City Council:</b> <input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the <b>Minister responsible for administering the <i>Transport Infrastructure Act 1994</i>:</b> <input type="checkbox"/> Ports – Brisbane core port land ( <i>where inconsistent with the Brisbane port LUP for transport reasons</i> ) <input type="checkbox"/> Ports – Strategic port land
Matters requiring referral to the <b>relevant port operator</b> , if applicant is not port operator: <input type="checkbox"/> Ports – Land within Port of Brisbane's port limits ( <i>below high-water mark</i> )
Matters requiring referral to the <b>Chief Executive of the relevant port authority:</b> <input type="checkbox"/> Ports – Land within limits of another port ( <i>below high-water mark</i> )
Matters requiring referral to the <b>Gold Coast Waterways Authority:</b> <input type="checkbox"/> Tidal works or work in a coastal management district ( <i>in Gold Coast waters</i> )
Matters requiring referral to the <b>Queensland Fire and Emergency Service:</b> <input type="checkbox"/> Tidal works or work in a coastal management district ( <i>involving a marina (more than six vessel berths)</i> )

<b>18) Has any referral agency provided a referral response for this development application?</b>		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application		
<input type="checkbox"/> 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 ( <i>if applicable</i> ).		

## PART 6 – INFORMATION REQUEST

<b>19) Information request under Part 3 of the DA Rules</b>
X <input type="checkbox"/> I agree to receive an information request if determined necessary for this development application
<input type="checkbox"/> I do not agree to accept an information request for this development application
<b>Note:</b> <i>By not agreeing to accept an information request I, the applicant, acknowledge:</i>
<ul style="list-style-type: none"> <li>• <i>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</i></li> <li>• <i>Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.</i></li> </ul>
<i>Further advice about information requests is contained in the <a href="#">DA Forms Guide</a>.</i>



## 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](http://www.qld.gov.au). An ERA requires an environmental authority to operate. See [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information.

Proposed ERA number:	Proposed ERA threshold:
Proposed ERA name:	N/A

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

### Hazardous chemical facilities

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

- Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application  
 No

**Note:** See [www.business.qld.gov.au](http://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)

X  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

X  No

**Note:** The environmental offset section of the Queensland Government's website can be accessed at [www.qld.gov.au](http://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

X  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.des.qld.gov.au](http://www.des.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

X  No

**Note:** Contact the Department of Natural Resources, Mines and Energy at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) for further information.

DA templates are available from <https://planning.dsdmip.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

X  No

DA templates are available from <https://planning.dsdmip.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*

X  No

**Note:** See guidance materials at [www.daf.qld.gov.au](http://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  
X  No

**Note:** Contact the Department of Natural Resources, Mines and Energy at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) and [www.business.qld.gov.au](http://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  
X  No

**Note:** Contact the Department of Environment and Science at [www.des.qld.gov.au](http://www.des.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  
X  No

**Note:** See guidance materials at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) for further information.

### Tidal work or development within a coastal management district

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

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

**Note:** See guidance materials at [www.des.qld.gov.au](http://www.des.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  
X  No

**Note:** See guidance materials at [www.des.qld.gov.au](http://www.des.qld.gov.au) for information requirements regarding development of Queensland heritage places.

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

### Brothels

23.14) Does this development application involve a **material change of use for a brothel**?

- Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*  
X  No

### Decision under section 62 of the *Transport Infrastructure Act 1994*

23.15) 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)  
X  No

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

23.16) 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.dsdmip.qld.gov.au](http://www.planning.dsdmip.qld.gov.au) for further information.

## PART 8 – CHECKLIST AND APPLICANT DECLARATION

### 24) Development application checklist

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

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

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application  Yes  
 Not applicable

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

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

Relevant plans of the development are attached to this development application  Yes

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

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)  Yes  
 Not applicable

### 25) Applicant declaration

By making this development application, I declare that all information in this development application is true and correct

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

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

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

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

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

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

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

---

Date received:  Reference number(s):

Notification of engagement of alternative assessment manager	
Prescribed assessment manager	<input type="text"/>
Name of chosen assessment manager	<input type="text"/>
Date chosen assessment manager engaged	<input type="text"/>
Contact number of chosen assessment manager	<input type="text"/>
Relevant licence number(s) of chosen assessment manager	<input type="text"/>

QLeave notification and payment			
<i>Note: For completion by assessment manager if applicable</i>			
Description of the work		<input type="text"/>	
QLeave project number		<input type="text"/>	
Amount paid (\$)	<input type="text"/>	Date paid (dd/mm/yy)	<input type="text"/>
Date receipted form sighted by assessment manager		<input type="text"/>	
Name of officer who sighted the form		<input type="text"/>	

# DA Form 2 – Building work details

Approved form (version 1.1 effective 22 JUNE 2018) made under Section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving building work**.

For a development application involving **building work only**, use this form (DA Form 2) only. The DA Forms Guide provides advice about how to complete this form.

For a development application involving **building work associated and any other type of assessable development**, use DA Form 1 – Development application details and parts 4 to 6 of this form (DA Form 2).

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

**Note:** All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

## PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Allan William Arthur
Contact name (only applicable for companies)	Cloncurry Justice Association Inc.
Postal address (PO Box or street address)	PO Box 346
Suburb	Cloncurry
State	Qld
Postcode	4824
Country	Australia
Contact number	07 47 42 0846
Email address (non-mandatory)	<a href="mailto:manager@cloncurryjusticeassociation.org">manager@cloncurryjusticeassociation.org</a>
Mobile number (non-mandatory)	0488 039 383
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

## PART 2 – LOCATION DETAILS

2) Location of the premises (complete 2.1 and/or 2.2 if applicable) <b>Note:</b> Provide details below and attach a site plan for any or all premises part of the development application. For further information, see DA Form Guide: Relevant plans.	
2.1) Street address and lot on plan	
<input checked="" type="checkbox"/> Street address AND lot on plan (all lots must be listed), or	
<input type="checkbox"/> 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).	

Unit No.	Street No.	Street Name and Type	Suburb
	59	Seymour Street	Cloncurry Q.
Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
4824	27 RP703328		Cloncurry Shire Council

**2.2) 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

**3) 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 the [DA Forms Guide](#)

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

**PART 3 – FURTHER DETAILS**

**4) Is the application only for building work assessable against the building assessment provisions?**

- Yes – proceed to 8)
- No

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

--

**6) 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
- X  No

**7) Information request under Part 3 of the DA Rules**

- X  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 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.

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

**8) Are there any associated development applications or current approvals?**

- Yes – provide details below or include details in a schedule to this development application
- X  No

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

**9) Has the portable long service leave levy been paid?**

- Yes – the yellow local government/private certifier’s copy of the receipted QLeave form is attached to this development application
- No – I, the applicant will provide evidence that the portable long service leaves 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

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

**10) 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

**11) Identify any of the following further legislative requirements that apply to any aspect of this development application**

- The proposed development is on a place entered in the **Queensland Heritage Register** or in a local government’s **Local Heritage Register**. See the guidance provided at [www.des.qld.gov.au](http://www.des.qld.gov.au) about the requirements in relation to the development of a Queensland heritage place

Name of the heritage place:	Place ID:

## PART 4 – REFERRAL DETAILS

**12) Does this development application include any building work aspects that have any referral requirements?**

- Yes – the *Referral checklist for building work* is attached to this development application
- No – proceed to Part 5

**13) 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 referral response

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

## PART 5 – BUILDING WORK DETAILS

**14) Owner’s details**

- Tick if the applicant is also the owner and proceed to 15). Otherwise, provide the following information.

Name(s) ( <i>individual or company full name</i> )	Allan Arthur and Cloncurry Justice Association Inc.
Contact name ( <i>applicable for companies</i> )	Allan Arthur



Postal address (P.O. Box or street address)	PO Box 436
Suburb	Cloncurry
State	Qld
Postcode	4824
Contact number	07 4742 0846
Email address (non-mandatory)	<a href="mailto:manager@cloncurryjusticeassociation.org">manager@cloncurryjusticeassociation.org</a>
Mobile number (non-mandatory)	0488 038 393
Fax number (non-mandatory)	

#### 15) Builder's details

Tick if a builder has not yet been engaged to undertake the work and proceed to 16). Otherwise provide the following information.

Name(s) (individual or company full name)	Auzscott Construction Company
Contact name (applicable for companies)	Katie Robb
QBCC license or owner-builder number	<ul style="list-style-type: none"> <li>• QBCC Builders Licence - Building Medium Rise (up to 3 stories)</li> <li>• QBCC Contracting Licences - Concreting and Carpentry</li> <li>• ERA 57 license to transport regulated waste</li> <li>• Asbestos Removal Licence</li> <li>• Demolition license</li> <li>• Third-party accreditation in QA, Safety, and Environmental Standards</li> </ul>
Postal address (P.O. Box or street address)	92 Gregory Street
Suburb	Cloncurry
State	Qld
Postcode	4824
Contact number	074742 0312
Email address (non-mandatory)	admin@auzscotconsturctions.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	

#### 16) Provide details about the proposed building work

a) What type of approval is being sought?

X  Development permit

Preliminary approval

b) What is the level of assessment?

Code assessment

X  Impact assessment (requires public notification)

c) Nature of the proposed building work (tick all applicable boxes)

X  New building or structure

Change of building classification (involving building work)

Demolition

Repairs, alterations or additions

Swimming pool and/or pool fence

Relocation or removal

d) Provide a description of the work below or in an attached schedule.

This build is a community use being built in a residential zone, Men's Healing Shed, has a skillion roof, a three-car parking facility, a steel framework, office space, a disability toilet/shower, a kitchen, solar panels

e) Proposed construction materials			
External walls	<input type="checkbox"/> Double brick <input type="checkbox"/> Brick veneer <input type="checkbox"/> Stone/concrete	<input checked="" type="checkbox"/> Steel <input type="checkbox"/> Timber <input type="checkbox"/> Fibre cement	<input type="checkbox"/> Curtain glass <input type="checkbox"/> Aluminium <input type="checkbox"/> Other
Frame	<input type="checkbox"/> Timber <input type="checkbox"/> Other	<input checked="" type="checkbox"/> Steel	<input type="checkbox"/> Aluminium
Floor	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Timber	<input type="checkbox"/> Other
Roof covering	<input type="checkbox"/> Slate/concrete <input type="checkbox"/> Aluminium	<input type="checkbox"/> Tiles <input checked="" type="checkbox"/> Steel	<input type="checkbox"/> Fibre cement <input type="checkbox"/> Other
f) Existing building use/classification? (if applicable)			
g) New building use/classification? (if applicable)			
h) Relevant plans			
<b>Note:</b> Relevant plans are required to be submitted for all aspects of this development application. For further information, see <a href="#">DA Forms Guide: Relevant plans</a> .			
<input checked="" type="checkbox"/> Relevant plans of the proposed works are attached to the development application			

17) What is the monetary value of the proposed building work?	<b>\$633,350.55</b>
---	---------------------

18) Has Queensland Home Warranty Scheme Insurance been paid?		
<input type="checkbox"/> Yes – provide details below		
<input checked="" type="checkbox"/> No		
Amount paid	Date paid (dd/mm/yy)	Reference number
\$		

## PART 6 – CHECKLIST AND APPLICANT DECLARATION

19) Development application checklist	
The relevant parts of <i>Form 2 – Building work details</i> have been completed	<input checked="" type="checkbox"/> Yes
This development application includes a material change of use, reconfiguring a lot or operational work and is accompanied by a completed <i>Form 1 – Development application details</i>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Not applicable
Relevant plans of the development are attached to this development application <b>Note:</b> Relevant plans are required to be submitted for all aspects of this development application. For further information, see <a href="#">DA Forms Guide: Relevant plans</a> .	<input checked="" type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Not applicable

20) Applicant declaration
<input checked="" type="checkbox"/> By making this development application, I declare that all information in this development application is true and correct
<input checked="" type="checkbox"/> 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 <i>Electronic Transactions Act 2001</i>
<b>Note:</b> 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 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 7 –FOR COMPLETION BY THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received:  Reference numbers:

### For completion by the building certifier

Classification(s) of approved building work

Name	QBCC Certification Licence number	QBCC Insurance receipt number

### Notification of engagement of alternate chosen 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	

### Additional information required by the local government

Confirm proposed construction materials:

External walls	<input type="checkbox"/> Double brick	<input type="checkbox"/> Steel	<input type="checkbox"/> Curtain glass
	<input type="checkbox"/> Brick veneer	<input type="checkbox"/> Timber	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Stone/concrete	<input type="checkbox"/> Fibre cement	<input type="checkbox"/> Other
Frame	<input type="checkbox"/> Timber	<input type="checkbox"/> Steel	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Other		
Floor	<input type="checkbox"/> Concrete	<input type="checkbox"/> Timber	<input type="checkbox"/> Other
Roof covering	<input type="checkbox"/> Slate/concrete	<input type="checkbox"/> Tiles	<input type="checkbox"/> Fibre cement
	<input type="checkbox"/> Aluminium	<input type="checkbox"/> Steel	<input type="checkbox"/> Other

**Additional building details required for the Australian Bureau of Statistics**

Existing building use/classification? <i>(if applicable)</i>			
New building use/classification?			
Site area (m <sup>2</sup> )		Floor area (m <sup>2</sup> )	

**Individual owner's consent for making a development application under the *Planning Act 2016***

I, Allan William Arthur

*[Insert full name.]*

as owner of the premises identified as follows:

59 Seymour Street, CLONCURRY QLD 4824

Lot 27 on RP703328

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

Cloncurry Justice Association Inc.

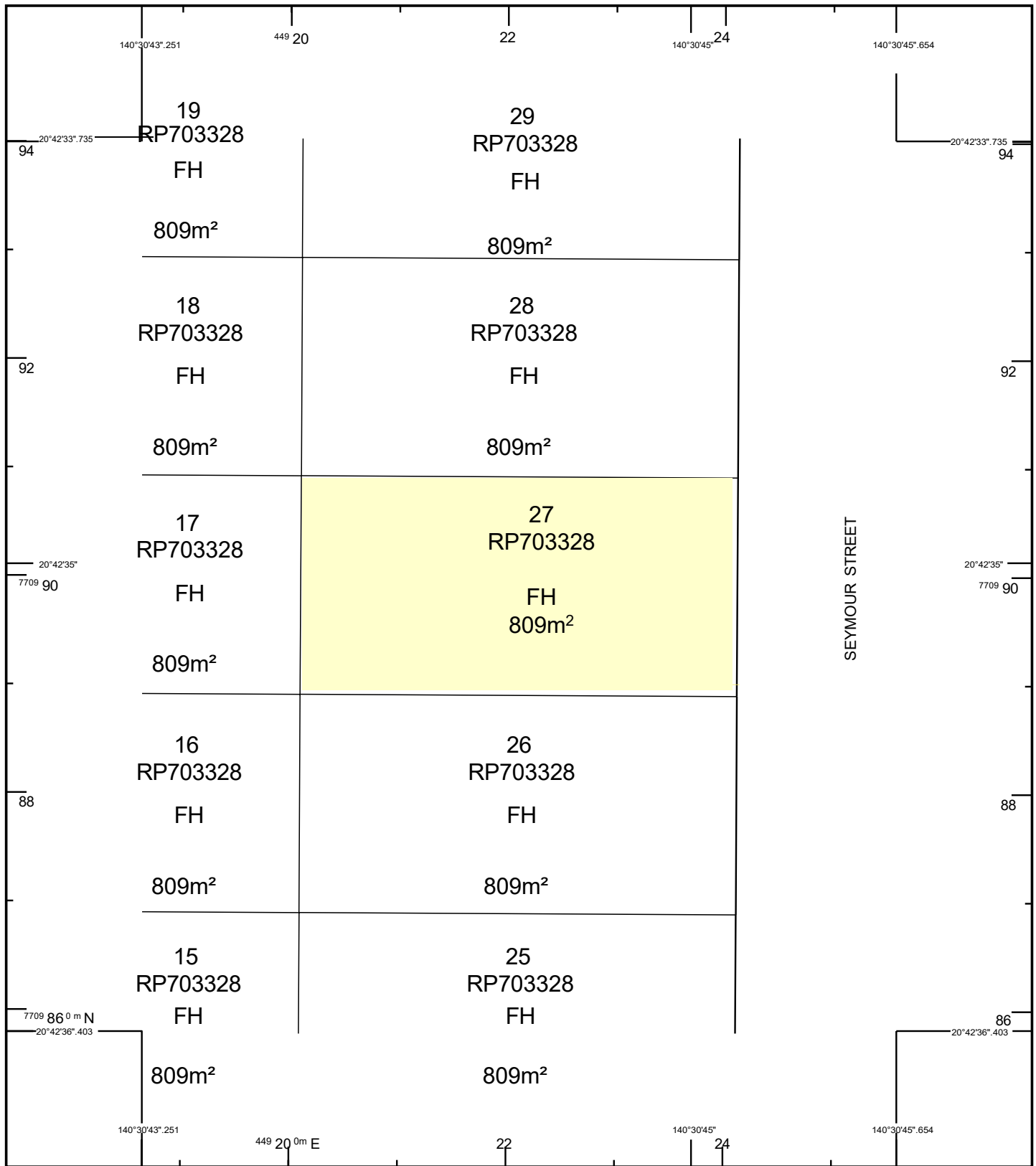
on the premises described above for:

Material Change of Use – Community Purposes (Men's Shed)

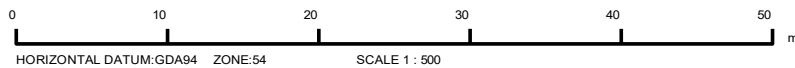
*[signature of owner and  
date signed]*

**APPENDIX 2**

**SITE DETAILS**



STANDARD MAP NUMBER  
7056-43343



**SmartMap**

An External Product of  
SmartMap Information Services

Based upon an extraction from the  
Digital Cadastral Data Base

MAP WINDOW POSITION &  
NEAREST LOCATION



**SUBJECT PARCEL DESCRIPTION**

DCDB	27/RP703328
Lot/Plan	809m <sup>2</sup>
Area/Volume	FREEHOLD
Tenure	CLONCURRY SHIRE
Local Government	CLONCURRY
Locality	612/27
Segment/Parcel	

**CLIENT SERVICE STANDARDS**

PRINTED	24/01/2023
DCDB	23/01/2023
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For further information on SmartMap products visit <a href="https://www.qld.gov.au/housing/buying-owning-home/property-land-valuations/smartmaps">https://www.qld.gov.au/housing/buying-owning-home/property-land-valuations/smartmaps</a>	



**Queensland  
Government**

(c) The State of Queensland,  
(Department of Resources) 2023.



Douglas Street

Uhr Street

Seymour Street

20  
96 RP703328

30  
53 RP703328

19  
98 RP703328

29  
55 RP703328

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100 RP703328

28  
57 RP703328

17  
102 RP703328

27  
59 RP703328

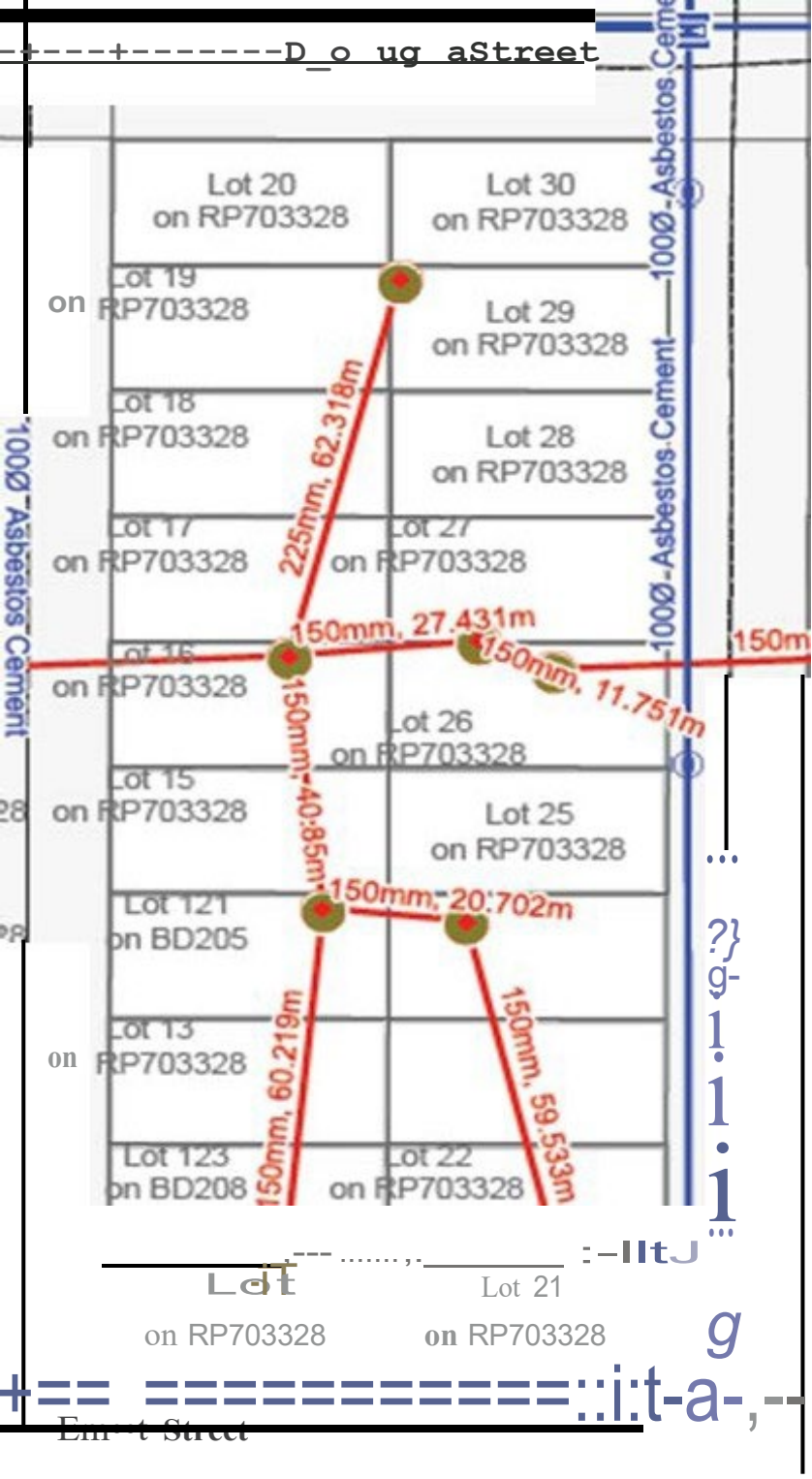
16  
104 RP703328

26  
61 RP703328

15  
106 RP703328

25  
63A RP703328





## **APPENDIX 3**

# **BENCHMARKS FOR ASSESSMENT**

Application Number: \_\_\_\_\_

Full Name: Allan William Arthur

Name of Business (if required): Cloncurry Justice Association Inc. (Men's Healing Shed)

Unit/Shop no: \_\_\_\_\_ Street no: 10 Street: Ramsay Street

Suburb: Cloncurry Q Postcode: 4824

Real Property Descriptions:

Lot No:	Plan type and Plan no:	Lot No:	Plan type and Plan no:
L27			
RP 703328			

### 6.2.3 GENERAL RESIDENTIAL ZONE CODE

Table 5.5-3 - Benchmarks for assessable development and Requirements for Accepted development

Performance Outcomes	Acceptable Outcomes	Applicants Response
<b>For assessable development and Accepted development subject to requirements</b>		
<b>Height of Buildings</b>		
<b>PO1</b> (1) The height of buildings and structures maintain a low-rise built form by: (a) being compatible with the existing streetscape. (b) adopting the predominant height of surrounding buildings.  (2) Where a user proposes a building height greater than an adjoining building; then the site layout and building design minimise any potential impacts of overshadowing and loss of privacy.	<b>AO1.1</b> Building height does not exceed 8.5m and 2 stories, except where development is a single detached Class 1 building or Class 10 building, or structure located on the same allotment as a single detached Class 1 building.	<ul style="list-style-type: none"><li>• 3.1 meters (Low Side), 5.13 meters (High Side)</li><li>• Detached Class 1-Men's Healing Shed</li><li>• This structure is compatible with the existing streetscape</li><li>• Is consistent with the predominant height of surrounding buildings</li><li>• There is no overshadowing and loss of privacy to other residents in this location</li></ul>

Performance Outcomes	Acceptable Outcomes	Applicants Response
<b>Character</b>		
<p><b>PO2</b> Development density must be compatible with the character of the locality.</p>	<p><b>AO2.1</b> For a dwelling house, the site has a minimum area of 600m<sup>2</sup>.</p> <p><b>AO2.2</b> For dual occupancy, the site has a minimum area of 800m<sup>2</sup> and a frontage of 20m.</p> <p><b>AO2.3</b> For a multiple dwelling, the residential density is no greater than an equivalent dwelling unit rate of site area based on.</p> <p>1 equivalent dwelling unit (1 bedroom) per 200m<sup>2</sup>.</p> <p>1 equivalent dwelling unit (2 and 3 bedrooms) per 250m<sup>2</sup></p> <p>1 equivalent dwelling unit (4 bedrooms and above) per 300m<sup>2</sup>.</p>	<ul style="list-style-type: none"> <li>• This build is for Community Use, not Residential therefore Material change of use is required.</li> <li>• AO2.1, AO2.2, and AO2.3, are therefore not applicable</li> </ul>
<b>Built form and building envelope</b>		
<p><b>PO3</b> Development must be appropriate in scale and form, ensuring the visual privacy of residents.</p>	<p><b>AO3.1</b> Site cover does not exceed 50%, except where development is a single detached Class 1 building or Class 10 building, or structure located on the same allotment as a single detached Class 1 building.</p>	<ul style="list-style-type: none"> <li>• Men's Healing Shed is in appropriate scale and forms ensuring the visual privacy of residents.</li> <li>• This building is a structure located on the same allotment as a single detached Class 1 building.</li> </ul>
<b>Infrastructure and servicing</b>		
<p><b>PO4</b> Adequate area for the storage of waste disposal must be provided.</p>	<p><b>AO4.1</b> Waste disposal areas:</p> <p>(a) are screened from any street frontage and adjoining properties with a fence with a minimum height of 1.8m.</p> <p>(b) have an impervious area.</p>	<ul style="list-style-type: none"> <li>• Will be located within a hose cock for cleaning purposes</li> <li>• And will be screened from the street frontage and adjoining properties.</li> </ul>

Performance Outcomes	Acceptable Outcomes	Applicants Response
	(c) are located within the vicinity of a hose cock for cleaning purposes.	
<b>For Assessable Development Only</b>		
<b>Uses</b>		
<p><b>PO5</b> Development ensures:</p> <p>(a) provision of a range of residential housing types and styles typically at a scale and density that meets local housing needs and reflects a predominantly low-rise character and built form.</p> <p>(b) achievement of a quality residential amenity and lifestyle opportunity.</p>	<p><b>A05.1</b> Uses which are identified as being inconsistent with the purpose of the zone and identified in Table 6.2.3.3-2 is not established or preferred in the General residential zone.</p> <p><i>Note: Indicates a policy position that the nature and operational characteristics of the use and its potential impacts are inappropriate and will not satisfy the overall outcomes for the zone.</i></p>	<ul style="list-style-type: none"> <li>• Under Cloncurry Justice Association Inc. the Board Members operate as a not-for-profit organisation we are a drug &amp; alcohol-free organisation that provides a strong community focus.</li> <li>• The Men’s Healing Shed is a facility for the whole of the community to participate and engage in community activities that will engender social support for all men.</li> <li>• The purpose of the Men’s Healing Shed is to address anti-social behaviour from Court Innovations and Community Specific Activities that will benefit the community and reduce the incarceration of individuals within our community.</li> <li>• Reduce the number of men presenting at court who have been engaged in the criminal justice system.</li> <li>• This is an opportunity to change the lifestyle of men away from Domestic and Family Violence to empowerment and change their lifestyles through the following activities that will be provided by the Cloncurry Justice Association Inc.: <ul style="list-style-type: none"> <li>○ Self-awareness training</li> <li>○ Toolbox before entering Shed</li> </ul> </li> </ul>

Performance Outcomes	Acceptable Outcomes	Applicants Response
		<ul style="list-style-type: none"> <li>○ ATODS training &amp; Counselling</li> <li>○ Men’s Change Behaviour program</li> <li>○ Anger Management</li> <li>○ Personal &amp; Family Counselling</li> <li>○ Parenting Skills</li> <li>○ Monitoring Skills</li> <li>○ Financial budgeting</li> <li>○ Peacekeeping Skills</li> <li>● By changing the zoning for this much-needed community facility that will invest in our community men.</li> <li>● These will be ‘game changers that can redirect their lives toward community contribution, employment, and responsible people who are accountable and functioning individuals in society.</li> <li>● There is the consideration of noise during work hours for these men to become industrial in their daily practices</li> <li>● The working hours for the Men’s Healing Shed to make furniture and fix small motors will be minimal hours, between 7 am to 4 pm.</li> <li>● There will be one and a half hours from 7 am to 8.30 am Training for self-awareness and Toolbox training before entering the Shed to use tools and other small machinery.</li> </ul>

Performance Outcomes	Acceptable Outcomes	Applicants Response
		<ul style="list-style-type: none"> <li>• In this geographical area of 59 Seymour Street Cloncurry there is a railway line that runs through this area which can create a far greater noise level during the day and night.</li> <li>• Currently, the Railway line runs between Station St and Railway Ave. Where the railway tracks are in close proximity to other streets such as Uhr St, Cooper St, Steele St, Ernest St, and Douglas and other streets in this vicinity which is how it has been for many years.</li> <li>• Therefore, the noise from the Men’s Healing Shed will be during working hours and therefore will have little or no impact on the privacy, peace, and quiet enjoyment of the local residents near to 59 Seymour Street which is the proposed site to build.</li> <li>• The overall, outcome to build this location will serve the Cloncurry Community with longevity of service that will provide great service to the community.</li> </ul>
<p><b>PO6</b> Non–residential uses such as community-based activities (childcare centre, educational establishments, and place of worship) can be contemplated at a scale and intensity compatible with the character and amenity of the residential area and in a location, that:</p>	<p><b>AO6.1</b> No acceptable outcome prescribed</p>	<ul style="list-style-type: none"> <li>• The Men’s Healing Shed is a facility that promotes education, in an informal setting where men will teach each other from their own life experiences.</li> <li>• They will teach each other from their own work experiences.</li> </ul>

Performance Outcomes	Acceptable Outcomes	Applicants Response
<p>(a) has frontage to a higher-order road network.</p> <p>(b) is co-located with other similar non-residential uses.</p> <p>(c) provides for and conveniently serves the needs of the local community.</p> <p>(d) results in a positive economic and social benefit for the local community.</p>		<ul style="list-style-type: none"> <li>• Share their support and confidence</li> <li>• Have a personal conversation with each other to formulate friendships, and comradery and become a support system in hard times</li> <li>• The men will be given the opportunity to address many personal and regretful mistakes in life to turn a life around into positive opportunities.</li> </ul>
<b>Character</b>		
<p><b>PO7</b> Building design incorporates elements that:</p> <p>(a) exhibit a high degree of visual appeal using colour, angles, building materials, and features such as verandahs, entry porches, eaves, window hoods, or similar.</p> <p>(b) promotes an attractive streetscape and encourages safety and surveillance through orientating building entrances to the street; and</p> <p>(c) integrates with the landscape setting.</p>	<p><b>AO7.1</b> No acceptable outcome prescribed.</p>	<ul style="list-style-type: none"> <li>• This build exhibits a high visual appeal using colour, angles, and building materials (Its presentation is of clean lines and rural ambiances)</li> <li>• It will have a training room with street access, including disability access to toilets, showers, a kitchen for smokos, and office facilities for two staff members.</li> <li>• This shed is a sizable shed for several men to work together.</li> <li>• This shed has style and improves the streetscape which will be supported by lighting, and surveillance cameras for a safer community.</li> <li>• The visual appearance will be pleasant and calming to its residents and passers-by, at first- and other-time relationships</li> </ul>



Performance Outcomes	Acceptable Outcomes	Applicants Response
		will develop between the residents and Cloncurry Justice Association Inc.
<b>Built form and building envelope</b>		
<p><b>PO8</b> All buildings and structures shall be setback from the road alignment a sufficient distance and be commensurate with setbacks predominant in the locality. The development provides for adequate:</p> <p>(a) access to natural light and ventilation.  (b) privacy.  (c) noise attenuation.  (d) landscaping.  (e) outlook; and  (f) off-street parking.</p>	<p><b>AO8.1</b> No acceptable outcome prescribed.</p>	<ul style="list-style-type: none"> <li>• This building has all these elements set back from streetscapes to allow ventilation and natural light</li> <li>• Privacy for residents</li> <li>• The noise attenuation will be to a minimum of no more than a lawn mower or whipper-sniper</li> <li>• The landscaping will be completed by men’s Healing Shed participants with a veggie garden to share with the community.</li> <li>• The outlook will be pleasant and off-street parking should not be of concern due to the three car parks provided on-site.</li> </ul>
<p><b>PO9</b> Development is sited having regard to the safety of people using the site and the adjoining site, the amenity enjoyed by those people, and the maintenance of buildings and work.</p>	<p><b>AO9.1</b> No acceptable outcome prescribed.</p>	<ul style="list-style-type: none"> <li>• Safety of people throughout the build and users of this facility will be paramount and will operate with prestart to the build and before the men enter the shed.</li> <li>• This amenity will be enjoyed by all men from different walks of life no one will be discriminated against because of their past or profiled as a criminal, or thief everyone will be given a second chance</li> </ul>

Performance Outcomes	Acceptable Outcomes	Applicants Response
		<p>in life to make good with the rest of their lives.</p> <ul style="list-style-type: none"> <li>• Discrimination will not be allowed to exist in our community philosopher to rebuild men’s lives.</li> <li>• The Maintenance of building works will be maintained by the Men’s participation in our programs.</li> </ul>
<b>Amenity</b>		
<p><b>PO10</b> Noise levels must not exceed those reasonably expected within a residential area.</p>	<p><b>AO10.1</b> Operation of non-residential activities only occurs between the hours of 8.00 am and 6.00 pm.</p>	<ul style="list-style-type: none"> <li>• This issue of noise has been addressed in our previous application response PO5 zone and identified in Table 6.2.3.3-2.</li> <li>• But it is important to Cloncurry Justice Association Inc. to maintain a great community relationship with our local neighbours and to maintain our longevity in our community.</li> </ul>
<p><b>PO11</b> The storage of equipment and/or machinery on residential allotments must not cause a visual blight.</p>	<p><b>AO11.1</b> Equipment and machinery are stored inappropriately covered storage areas. Covered storage areas are any fixed structure that is either wholly or partly enclosed by walls and which is roofed.</p>	<ul style="list-style-type: none"> <li>• The streetscape of the Men’s Healing Shed has three roller doors which provide an interesting visual for the residents and will provide great storage for Cloncurry Justice Association Inc., Centrelink, and Men’s Group.</li> <li>• The equipment and machinery will be stored in the shed area of the building which provides the adage of out-of-sight, out-of-mind.</li> </ul>

Performance Outcomes	Acceptable Outcomes	Applicants Response
<p><b>PO12</b> Privacy of adjoining dwellings must be maintained. Overlooking is minimised using design elements such as:</p> <p>(a) privacy screens or hoods.  (b) limiting side boundary windows.  (c) landscaping treatments.</p>	<p><b>AO12.1</b> For screening of a proposed dwelling house that is within 2m at ground floor level or 9m above the ground floor level of an existing dwelling, windows, or habitable rooms with an outlook to the windows of habitable rooms in an adjacent dwelling provide suitable screening such as:</p> <p>(a) fixed obscure glazing in any part of the window below 1.5m above floor level; or  (b) fixed external screens; or  (c) sill heights of 1.5m above floor level; or  (d) in the case of screening for a ground floor level, fencing to a height of 1.5m above the ground floor level.</p> <p><i>Editor's note-Refer to Figure 6.2.10.3-1 for illustrated examples of screening.</i></p>	<ul style="list-style-type: none"> <li>• The Men's Healing Shed is air-conditioned to suit the intense climate conditions of Cloncurry it is also well-ventilated with windows and doorways that will produce a draft to draw breezes into the building.</li> <li>• High-set windows to maintain and protect our client's/participants' privacy.</li> <li>• High set fence to protect the property and our equipment and machinery</li> </ul>
<p><b>PO13</b> The size and location of advertising devices associated with non-residential uses must not adversely affect the visual amenity of a locality.</p>	<p><b>AO13.1</b> Advertising devices are located and constructed to comply with Section 8.3.1 - Advertising devices code.</p>	<ul style="list-style-type: none"> <li>• The building will be signed with our organisational logo and the wording Men's Healing Shed and a nominated local male member's name to be associated with the shed.</li> <li>• Under the grant funding application, a public sign stating that State Development Infrastructure funded this project will be erected for a 5-year period.</li> </ul>
<b>Open space</b>		
<p><b>PO14</b> Private open space and recreation areas must be of suitable size and configuration and easily accessible from the main habitable rooms of the dwelling.</p>	<p><b>AO14.1</b> A minimum of 30% of the site is provided as private open space and recreation areas.</p>	<ul style="list-style-type: none"> <li>• At this stage given that this is a double block of land mass, the shed will only use the minimum space of the site.</li> </ul>

Performance Outcomes	Acceptable Outcomes	Applicants Response
	<b>AO14.2</b> Private open space and recreation areas include an area having a minimum dimension of 5m x 5m.	<ul style="list-style-type: none"> <li>The private open space and recreation area include an area that will provide the opportunity for clients to participate in a Bar-B-que area.</li> </ul>
<b>Landscaping</b>		
<b>PO15</b> Landscaping must enhance the amenity of an area.	<b>PO15.1</b> Landscaping complies with Section 8.3.5 – Landscaping Code.	<ul style="list-style-type: none"> <li>The landscaping will consist of grass and a couple of trees to add to asthenic</li> </ul>
<b>Infrastructure and servicing</b>		
<b>PO16</b> Development must be suitably serviced with adequate water supply, sewerage treatment, drainage, power supply, and telecommunication facilities.	<b>AO16.1</b> Provision and design of water supply, sewerage, and roads are constructed to standards in Section 8.3.6 – Operational works and services code.	<ul style="list-style-type: none"> <li>All these developments of suitable services will be essential to the functionality of the operation of the Men’s Healing Shed.</li> <li>Under Section 8.3.6-operational works and services code</li> </ul>
<b>Environment</b>		
<p>PO17 The development responds sensitively to on-site and surrounding topography, drainage systems, utility service, and vegetation, through:</p> <p>(a) any earthworks and retaining structures are minimised.</p> <p>(b) the retention of natural drainage lines being maximised.</p> <p>(c) the retention of existing vegetation being maximised where practical.</p> <p>(d) avoiding damage or disruption to urban utility services.</p> <p>(e) buffering that protects the ecological functions of wetlands and waterways.</p>	AO17.1 No acceptable outcome was prescribed.	<ul style="list-style-type: none"> <li>The earthworks and retaining structure will be crucial to the disability access for our clients</li> <li>The retention of natural drainage lines will be developed in the topography of the land to ensure that the building does not imping on other residents</li> <li>The retention of existing trees will be taken into consideration throughout the construction of the building to maximise shade over the building to reduce heat</li> <li>The construction will take the necessary action to read and access local planning to avoid disrupting utility services</li> </ul>

Performance Outcomes	Acceptable Outcomes	Applicants Response
		<ul style="list-style-type: none"> <li>• There is no wetland or waterways that need to be considered at this location</li> <li>• The strength of consideration will be in the drainage that will not cause a disruption to ongoing stress to other residents.</li> </ul>

Application Number: \_\_\_\_\_

Full Name: Allan William Arthur

Name of Business (if required): Cloncurry Justice Association Inc. (Men's Healing Shed)

Unit/Shop no: \_\_\_\_\_ Street no: 10 Street: Ramsay Street

Suburb: Cloncurry Q Postcode: 4824

Real Property Descriptions:

Lot no:	Plan type and Plan no:	Lot no:	Plan type and Plan no:
L27	RP703328		

### 8.3.2 CAR PARKING AND ACCESS CODE

Table 8.3.1.3-1-1- Assessable development benchmarks and Requirements for Accepted development

Performance Outcomes	Acceptable Outcomes	Applicant Response
<b>For assessable development and Accepted development subject to requirements</b>		
<b>Car parking</b>		
<b>PO1</b> On-site car parking must be provided at levels commensurate with the demand expected for the use of the site.	<b>AO1.1</b> Car parking is provided in accordance with 8.3.2.3-2– car parking requirements.	<ul style="list-style-type: none"><li>• Refer to Scope of work and floor plans of the Build to understand that the length is 3.1m (Leandto) X 2.89m X three car parks</li><li>• On-site car parking will be used for Work vehicles and other vehicles</li><li>• The client group of Cloncurry Justice Association Inc. does not have ownership of vehicles due to the low socio-economic status due to the lack of employment opportunity</li></ul>

Performance Outcomes	Acceptable Outcomes	Applicant Response
<p><b>PO2</b> Car parking areas must be suitable for the purpose.</p>	<p><b>AO2.1</b> Car parks are marked with line work.</p> <p><b>AO2.2</b> Car parks are signed in accordance with 8.3.2.3-2– car parking requirements.</p> <p><b>AO2.3</b> Car parks are sealed with a hard stand surface.</p> <p><b>AO2.4</b> Car parks are designed in accordance with AS 2890-2009 Parking Facilities Set.</p> <p><i>Note: AO2.4 above does not apply to building work.</i></p>	<ul style="list-style-type: none"> <li>• The car parks will be lined to mark out their use and bunts will be in place with a safe distance from the wall to avoid damage to the building and allow pedestrian to have access to the training room before entering the shed</li> <li>• Signage will be established in accordance with 8.3.2.3-2– car parking requirements.</li> <li>• The car parks will be sealed with a hard stand surface such as cement</li> <li>• The design of the car park will provide easy access to the training room based on standards AS 2890-2009 Parking Facilities Set.</li> <li>• Under cover to address extreme climate conditions during the summer months</li> </ul>
<p><b>PO3</b> Car parking areas do not detract from the amenity of the surrounding locality.</p>	<p><b>AO3.1</b> Car parking areas are landscaped with a vegetated strip having a minimum width of 2m to a side or rear boundary and 3m to a road frontage.</p>	<ul style="list-style-type: none"> <li>• The Car park will have a sealed entrance into premises</li> </ul>
<b>Access</b>		
<p><b>PO4</b> Access and on-site manoeuvring must be provided for the use.</p>	<p><b>AO4.1</b> Access and internal manoeuvring is provided in accordance with AS1428-2003 Design for Access and Mobility Set.</p>	<ul style="list-style-type: none"> <li>• Access and on-site manoeuvring are provided for disability access to premises under building standards 2012</li> <li>• This building complies with the Access Code 8 of Disability (Access to Premises – buildings) standards 2012</li> </ul>

Performance Outcomes	Acceptable Outcomes	Applicant Response
<b>PO5</b> Access must be provided for persons with disabilities or mobility difficulties.	<b>AO5.1</b> Access and internal manoeuvring is provided for in accordance with AS1428-2003 Design for access and mobility set and AS/NZS 2890.6-2009 Off-street Parking for People with Disabilities.	<ul style="list-style-type: none"> <li>This building complies with the Access Code 8 of Disability (Access to Premises – buildings) standards 2012</li> </ul>
<b>PO6</b> Appropriate access for service vehicles must be provided.	<p><b>AO6.1</b> Access for service vehicles is provided in accordance with Table 8.3.2.3-2 and AS 2890.2-2009 Off-street Commercial Vehicle Facilities</p> <p><b>AO6.2</b> Access provision allows for all service vehicles to enter and leave the site in a forward motion.</p>	<ul style="list-style-type: none"> <li>The entrance on the premises for service vehicles will be light rigid with manoeuvrability to leave the premises in a forward motion.</li> </ul>
<b>For assessable development only</b>		
<b>Landscaping</b>		
<b>PO7</b> Landscaped car parking areas must be sympathetic to the local environment and utilise species native to the local area.	<b>AO7.1</b> No acceptable outcome prescribed.	<ul style="list-style-type: none"> <li>At 59 Seymour Street there will be minimum landscaping with grass and a few trees</li> </ul>
<b>Infrastructure</b>		
<b>PO8</b> Stormwater drainage is designed to avoid impacts on the State-controlled road network.	<b>AO8.1</b> No acceptable outcome prescribed.	<ul style="list-style-type: none"> <li>Stormwater drainage will be directed to the appropriate and legal outlets to avoid damage to roadworks</li> </ul>



**Table 8.3.2.3-2-Car parking requirements**

Use	Parking requirements
Air services	1 car space per 5m <sup>2</sup> of lounge area; PLUS 1 bus space per 50m <sup>2</sup> of lounge area; PLUS 1 car space per 2 equivalent full-time employees
Animal keeping	1 car space for manager; PLUS 1 car space per 2 equivalent full-time employees; PLUS 1 car space per 10 enclosures for a cattery or kennel
Child care centre	1 car space per 2 equivalent full-time employees; PLUS 1 car space per 5 children able to be accommodated
Club	1 car space per 15m <sup>2</sup> GFA
Dual occupancy	1 car space per dwelling; PLUS 1 car space for visitor parking
Educational establishment	Where a pre-school, primary school or secondary school: (a) 1 car space per full-time equivalent employee  Where a tertiary or further education facility: (b) 1 car space per full-time equivalent employee; PLUS (c) 1 car space per 10 students able to be accommodated at any time  For all facilities: (a) Provision for loading and unloading of passengers
Food and drink outlet	1 car space per 10m <sup>2</sup> of the total floor area assigned to patrons of the facilities; PLUS 1 car space per 50m <sup>2</sup> of GFA for food preparation; PLUS 1 car space per 100m <sup>2</sup> of GFA used for storage.
Garden centre	6 car spaces; PLUS 1 car space per 500m <sup>2</sup> of total use area
Health care services	1 car space per 20m <sup>2</sup> GFA; OR 4 car spaces per medical practitioner; AND 1 car space per 2 equivalent full-time employees, whichever is the greater; AND 1 car space for ambulance vehicles pick-up and set down
High impact industry	1 car space per 50m <sup>2</sup> of GFA up to 500m <sup>2</sup> ; PLUS 1 car space per 100m <sup>2</sup> of GFA thereafter
Hospital	1 car space per 3 beds; PLUS 1 car space per 2 equivalent full-time employees; PLUS 1 car space for each resident doctor; PLUS

Use	Parking requirements
	1 car space per 3 consultative staff
Intensive animal industry	1 car space for manager; PLUS 1 car space per 2 equivalent full-time employees
Low impact industry	Where for motor vehicle repairs: (a) 2 car spaces per equivalent full-time employees; PLUS (b) 5 car spaces per workshop/service bay  For other low impact industry: (a) 1 car space per 50m <sup>2</sup> of GFA up to 500m <sup>2</sup> ; PLUS (b) 1 car space per 100m <sup>2</sup> of GFA thereafter
Medium impact industry	1 car space per 50m <sup>2</sup> of GFA up to 500m <sup>2</sup> ; PLUS 1 car space per 100m <sup>2</sup> of GFA thereafter
Multiple dwelling	1 car space per dwelling plus one car space per 3 dwellings for visitor car parking.
Non-resident workforce accommodation	1 car space per 4 dwelling units; PLUS 1 truck parking space per 10 dwelling units.
Office	1 car space per 30m <sup>2</sup> of GFA, or part thereof.
Outdoor sales	1 car space per 2 equivalent full-time employees; PLUS 1 car space per 50m <sup>2</sup> of display area
Place of worship	1 car space per 10 seats; OR 1 car space per 15m <sup>2</sup> of GFA, whichever is greater
Relocatable home park	1 space per caravan site, camp site or relocatable home site; PLUS 1 space per 10 caravan sites or relocatable home sites for visitor parking; PLUS 1 space for resident manager; PLUS 1 space per 2 equivalent full-time employees.
Retirement village	1 car space per 4 hostel type units; PLUS 1 car space per 6 nursing home beds; PLUS 1.25 spaces per self-contained dwelling; PLUS 1 car space per 2 full-time equivalent employees
Tourist attraction	1 car space per 50m <sup>2</sup> of GFA
Tourist park	1 car space per dwelling or serviced room; PLUS 1 car space for manager's residence; PLUS 1 car space per 2 equivalent full-time employees; PLUS 1 car space per 15m <sup>2</sup> of GFA assigned to patrons of these facilities if a restaurant is present
Transport depot	1 car space per 2 employees; PLUS 1 car space per vehicles used in business: PLUS

### 8.3.2 CAR PARKING AND ACCES CODE

Use	Parking requirements
	4 car spaces for cars or similar such vehicles delivering or receiving goods
Veterinary services	1 car space per 30m <sup>2</sup> GFA; PLUS 1 car space per professional staff; PLUS 1 car space per 2 equivalent full-time employees
Warehouse	2 car spaces; PLUS 1 car space per 100m <sup>2</sup> GFA.
Wholesale plant nursery	2 car spaces; PLUS 1 car space per 500m <sup>2</sup> of total use area
All other uses	Sufficient car spaces to accommodate the amount of vehicular traffic likely to be generated by the particular use
<p><i>Note: Where the calculated number of spaces is not a whole number, the number of spaces to be provided is to be rounded to the nearest whole number. If the decimal is 0.5 the requirement is the next whole number. If the calculated number is less than 1, the requirement is 1. Where development involves two or more uses the parking requirement for each use is to be complied with.</i></p>	

**Table 8.3.2.3-3 -Servicing requirements**

Use	Parking requirements
Commercial use	On-site manoeuvring for a small rigid van
Industrial use	On-site manoeuvring for a semi-rigid

Application Number: \_\_\_\_\_

Full Name: Allan Arthur

Name of Business (if required): Cloncurry Justice Association Inc. (Men's Healing Shed)

Unit/Shop no: \_\_\_\_\_ Street no: 10 Street: Ramsay Street

Suburb: Cloncurry Q

Postcode: 4824

Real Property Descriptions:

Lot no:	Plan type and Plan no:	Lot no:	Plan type and Plan no:
27 RP703328			

### 8.3.3 EARTHWORKS CODE

Table 8.3.1.3-1-Assessable development benchmarks and Requirements for Accepted development

Performance Outcomes	Acceptable Outcomes	Applicants Response
<b>For assessable development and Accepted development subject to requirements</b>		
<b>General requirements</b>		
<b>PO1</b> Earthworks (filling and excavation) result in stable landforms and structures.	<b>AO1.1</b> Earthworks are undertaken in accordance with PSP3 Operational Works and Services.	<ul style="list-style-type: none"><li>• Auzscott Construction Company has 35 years' experience in Earthworks PSP3 Operational Works and services</li><li>• Filling and excavation resulting in stable landforms and structures.</li></ul>
<b>PO2</b> Earthworks do not result in contamination of land or water and avoids risk to people and property.	<b>AO2.1</b> Earthworks are undertaken in accordance with PSP3 Operational Works and Services.	<ul style="list-style-type: none"><li>• Based on experience this parcel of land will result in no contamination of land or water</li><li>• The risk to people and other property will be minimum</li></ul>

Performance Outcomes	Acceptable Outcomes	Applicants Response
<p><b>PO3</b> Earthworks must not result in an adverse impact on water quality within the surrounding environment.</p>	<p><b>AO3.1</b> Erosion and sediment control measures are employed during works to prevent run-off in accordance with the Soil Erosion and Sediment Control Guidelines for Queensland and the Queensland Urban Drainage Manual (QUDM).</p>	<ul style="list-style-type: none"> <li>• Not all activities under Planning Act 2016 will cause erosion and sediment damage this is a small block of land</li> <li>• The building works under the <i>Building Act 1975</i> or plumbing and drainage works approved under the <i>Plumbing and Drainage Act 2002</i> will be implemented throughout the build</li> </ul>
<p><b>PO4</b> Earthworks must not result in ponding or changes to the flooding or drainage on site or on adjoining properties.</p>	<p><b>AO4.1</b> Earthworks are undertaken in accordance with PSP3 Operational Works and Services.</p>	<ul style="list-style-type: none"> <li>• Earthworks will refer to topography of the land to avoid any run-off excess water and or flooding to other properties around 59 Seymour Street under PSP3 Operational Works and Services</li> <li>• All considerations of other residents will be taken into consideration during this process.</li> </ul>
<p><b>PO5</b> Earthworks must not result in adverse impacts on the amenity of the surrounding environment or prevent or create difficult access to the site.</p>	<p><b>AO5.1</b> Earthworks are undertaken in accordance with PSP3 Operational Works and Services.</p>	<ul style="list-style-type: none"> <li>• All considerations of other residents will be taken into consideration during this process.</li> </ul>
<p><b>PO6</b> The transportation of material minimises adverse impacts on the road system.</p>	<p><b>AO6.1</b> Material is transported in accordance with PSP3 Operational Works and Services.</p>	<ul style="list-style-type: none"> <li>• All considerations of safety to other and damage to road surface will be taken into consideration</li> </ul>

Application Number: \_\_\_\_\_

Full Name: Allan Arthur

Name of Business (if required): Cloncurry Justice Association Inc. (Men's Healing Shed)

Unit/Shop no: \_\_\_\_\_ Street no: 10 Street: Ramsay Street

Suburb: Cloncurry Q

Postcode: 4824

Real Property Descriptions:

Lot no:	Plan type and Plan no:	Lot no:	Plan type and Plan no:
27 RP703328			

### 8.3.4 INTEGRATED WATER CYCLE MANAGEMENT CODE

Table 8.3.4.3- 1 - Assessable development benchmarks and Requirements for Accepted development

Performance Outcomes	Acceptable Outcomes	Applicant Response
<b>For assessable development and Accepted development subject to requirements</b>		
<b>Stormwater Management</b>		
<b>PO1</b> Development does not adversely impact on the quality of receiving waters by avoiding or minimising pollutants entering and being transported with stormwater.	<b>AO1.1</b> Stormwater quality treatment measures are implemented in accordance with PSP3 Operational Works and Services.  <b>AO1.2</b> Pollutant load reductions are achieved in accordance with PSP3 Operational Works and Services.  <i>Note - Environmental values and water quality objectives are established pursuant to Environment Protection Policy (Water)2009. Reference should also be made to the Urban stormwater quality management guidelines 2010.</i>	<ul style="list-style-type: none"><li>• Stormwater runoff and runoff volume is maintained at an equal flow and will be implemented under PSP3 Operational Works and Service</li><li>• Reduction of Pollutant will be achieved under PSP3 Operational Works and Services</li><li>• Urban stormwater quality will ensure that sediment washing off building and construction sites and flow into natural waterway under Urban (water) 2009</li></ul>

Performance Outcomes	Acceptable Outcomes	Applicant Response
<p><b>PO2</b> Adverse impacts of construction activities on stormwater quality are avoided where feasible. If not feasibly avoided, impacts are minimised using best practice environmental management for erosion and sediment control.</p>	<p><b>AO2.1</b> Sediment and erosion control measures are implemented in accordance with PSP3 Operational Works and Services.</p>	<ul style="list-style-type: none"> <li>• Adverse impacts of construction activities will be avoided where possible</li> <li>• Given the location of the building all necessary environmental management for the erosion and sediment controls will be in place to reduce any damage to the environment.</li> </ul>
<p><b>PO3</b> Stormwater management incorporates water sensitive urban design techniques and avoids adverse impacts from water quantity, flow rates and duration and frequency in receiving waters, having regard to:</p> <p>(a) channel, bed, and bank stability.  (b) aquatic and riparian ecosystems; and  (c) hydrological functions</p>	<p><b>AO3.1</b> Stormwater flow control measures are implemented in accordance with PSP3 Operational Works and Services.</p>	<ul style="list-style-type: none"> <li>• Based on the topography channels bed and land bank stability can implemented to reduce any damage to the environment</li> </ul>
<p><b>Waste Water Management</b></p>		
<p><b>PO4</b> Development does not discharge wastewater to a waterway or external to the site unless demonstrated to be best practice environmental management for that site and has appropriate regard for:</p> <p>(a) cumulative effects.  (b) the applicable water quality objectives for the receiving waters.  (c) adverse impact on ecosystem health of receiving waters; and  (d) in waters mapped as being of high ecological value, the adverse impacts of such releases and their offset.</p>	<p><b>AO4.1</b> Waste water management measures are implemented in accordance with PSP3 Operational Works and Services.</p>	<ul style="list-style-type: none"> <li>• The location of the build does not indicate any discharge wastewater to any waterways or external as best practice environmental management will be implemented to achieve <ul style="list-style-type: none"> <li>• cumulative effects.</li> <li>• the applicable water quality objectives for the receiving waters.</li> <li>• adverse impact on ecosystem health of receiving waters; and</li> <li>• in waters mapped as being of high ecological value, the adverse impacts of such releases and their offset.</li> </ul> </li> </ul>

Performance Outcomes	Acceptable Outcomes	Applicant Response
<b>Artificial Waterways and Water Bodies</b>		
<p><b>PO5</b> The waterway or water body is designed to integrate multiple functions, including:</p> <ul style="list-style-type: none"> <li>(a) aesthetics, landscaping, and recreation.</li> <li>(b) flood management.</li> <li>(c) stormwater management.</li> <li>(d) water conservation and reuse.</li> <li>(e) community health; and</li> <li>(f) pest management.</li> </ul>	<p><b>AO5.1</b> Artificial waterways or water bodies are designed in accordance with PSP3 Operational Works and Services.</p>	<ul style="list-style-type: none"> <li>• Consideration will be given to the following that applies to 59 Seymour St <ul style="list-style-type: none"> <li>○ aesthetics, landscaping, and recreation.</li> <li>○ flood management.</li> <li>○ stormwater management.</li> <li>○ water conservation and reuse.</li> <li>○ community health; and</li> <li>○ pest management.</li> </ul> </li> </ul>
<p><b>PO6</b> The waterway is located and designed to be responsive to natural drainage features.</p>	<p><b>AO6.1</b> Artificial waterways or water bodies are designed in accordance with PSP3 Operational Works and Services.</p>	<ul style="list-style-type: none"> <li>• The design will be taken into consideration based on the topography of land where a natural drainage feature can be implemented</li> </ul>
<p><b>PO7</b> The waterway or body is designed to minimise whole of life cycle costs.</p>	<p><b>AO7.1</b> Artificial waterways or water bodies are designed in accordance with PSP3 Operational Works and Services.</p>	<ul style="list-style-type: none"> <li>• Water bodies are designed in accordance with PSP3 Operational Works and Services.</li> </ul>
<b>Flooding and Drainage</b>		
<p><b>PO8</b> Flooding and drainage characteristics upstream or downstream of the site are not worsened.</p>	<p><b>AO8.1</b> Development is undertaken in accordance with PSP3 Operational Works and Services.</p>	<ul style="list-style-type: none"> <li>• The construction company will address this component during the final stages of completion of the build</li> </ul>
<p><b>PO9</b> The drainage network has sufficient capacity to safely convey stormwater run-off from the site.</p>	<p><b>AO9.1</b> Development is undertaken in accordance with PSP3 Operational Works and Services.</p>	<ul style="list-style-type: none"> <li>• Council drainage network has sufficient capacity to safely convey stormwater runoff from site</li> </ul>
<p><b>PO10</b> Stormwater resulting from roofed areas is collected and discharged in a manner that does not adversely affect the stability of buildings or the use of adjacent land.</p>	<p><b>AO10.1</b> Roof water is collected and discharged in accordance with PSP3 Operational Works and Services.</p>	<ul style="list-style-type: none"> <li>• Stormwater from the roofed area is collected and stored in a water tank</li> </ul>
<b>Water Cycle Management</b>		



Performance Outcomes	Acceptable Outcomes	Applicant Response
<p><b>PO11</b> The design and management of the development integrates water cycle elements so that:</p> <ul style="list-style-type: none"> <li>(a) water is used efficiently, and potable water demand is reduced.</li> <li>(b) wastewater production is minimised.</li> <li>(c) stormwater peak discharges and runoff volumes are not worsened.</li> <li>(d) natural drainage lines and hydrological regimes are maintained as far as possible.</li> <li>(e) large, uninterrupted impervious surfaces are minimised.</li> <li>(f) reuse of stormwater and grey water is encouraged where public health and safety will not be compromised; and</li> <li>(g) water is used efficiently.</li> </ul>	<p><b>AO11.1</b> Integrated water management practices and infrastructure are implemented in accordance with PSP3 Operational Works and Services.</p>	<ul style="list-style-type: none"> <li>• All elements such as will be taken into consideration <ul style="list-style-type: none"> <li>○ water is used efficiently, and potable water demand is reduced.</li> <li>○ wastewater production is minimised.</li> <li>○ stormwater peak discharges and runoff volumes are not worsened.</li> <li>○ natural drainage lines and hydrological regimes are maintained as far as possible.</li> <li>○ large, uninterrupted impervious surfaces are minimised.</li> <li>○ reuse of stormwater and grey water is encouraged where public health and safety will not be compromised; and</li> <li>○ water is used efficiently.</li> </ul> </li> </ul>

Application Number: \_\_\_\_\_

Full Name: Allan William Arthur

Name of Business (if required): Cloncurry Justice Association Inc. (Men's healing Shed)

Unit/Shop no: \_\_\_\_\_ Street no: 10 Street: Ramsay Street

Suburb: Cloncurry Q Postcode: 4824

Real Property Descriptions:

Lot no:	Plan type and Plan no:	Lot no:	Plan type and Plan no:
Lot 27 RP703328			

### 8.3.5 LANDSCAPING CODE

Table 8.3.5.3- 1 – Assessable development benchmarks and Requirements for Accepted development

Performance Outcomes	Acceptable Outcomes	Applicants Response
<b>For assessable development and Accepted development subject to requirements</b>		
<b>Landscape design</b>		
<b>PO1</b> Landscaping contributes to the amenity and appearance of the development and the character of the region.	<b>AO1.1</b> Landscape buffer strips are provided in accordance with the applicable code and the design incorporates: (a) endemic or other native species as provided in PSP3 Operational Works and Services; (b) planting with a size maturity that: a. in the case of street trees, grows to a minimum height of 7m, except under power lines; and b. in the case of trees on other land, grows to a minimum height of at least 75% of the height of the largest structure on the allotment; (c) all ground surfaces not covered by paving are covered by a groundcover; and	<ul style="list-style-type: none"><li>• Minimum landscaping will be done on this premises due to maintaining a clean access for vehicles</li><li>• Grass and a few trees will be maintained for low maintenance to the property</li><li>• To avoid interference with overhead power line</li><li>• There will be ground coverage by paving and planting grass seeds</li><li>• Water reticulation will be handheld watering due to water restriction as stated by the local council</li></ul>

Performance Outcomes	Acceptable Outcomes	Applicants Response
	<p>(d) water reticulation for landscape maintenance.</p> <p><b>AO1.2</b> Planting for landscape buffers is at the following minimum densities:</p> <p>(a) large trees, at 8m centres.</p> <p>(b) small trees, at 3m centres.</p> <p>(c) shrubs, at 1.5m centres; or</p> <p>(d) groundcover, at 0.5-1m centres.</p>	<ul style="list-style-type: none"> <li>• These regulations will of density will be complied with when the landscaping is developed</li> </ul>
<b>For assessable development only</b>		
<b>Planting standards</b>		
<p><b>PO2</b> Landscape planting is installed at an appropriate standard and adequately established and maintained.</p>	<p><b>AO2.1</b> Minimum plant stock sizes are:</p> <p>(a) street and feature trees, 45 litre bags.</p> <p>(b) other trees, 25 litre bags.</p> <p>(c) shrubs, 200mm pot; or</p> <p>(d) groundcover, 140mm pot.</p> <p><b>AO2.2</b> The required spacing for trees, shrubs and groundcovers are:</p> <ul style="list-style-type: none"> <li>• trees higher than 10m at maturity, 8-10m spacing.</li> <li>• trees between 5m and 10m high at maturity, 5-8m spacing.</li> <li>• shrubs higher than 1.5m at maturity, 1-2m spacing; or</li> <li>• groundcover other than grass, 0.5-1m spacing.</li> </ul> <p><b>AO2.3</b> Landscaping is installed and established in accordance with PSP3 Operational Works and Services.</p>	<ul style="list-style-type: none"> <li>• The regulations will be followed based on these requirements based on the street and feature, size of tress sizes trees higher than 10m at maturity, 8-10m spacing. <ul style="list-style-type: none"> <li>○ trees between 5m and 10m high at maturity, 5-8m spacing.</li> <li>○ shrubs higher than 1.5m at maturity, 1-2m spacing; or</li> <li>○ groundcover other than grass, 0.5-1m spacing.</li> </ul> </li> <li>• Landscaping is installed and established in accordance with PSP3 Operational Works and Services.</li> </ul>
<b>Landscaping Principles</b>		
<p><b>PO3</b> Development is to have an area of the site appropriately landscaped to enhance its appearance and provide an adequate level of amenity for occupants and adjoining land uses.</p>	<p><b>AO3.1</b> For residential development other than a dwelling house, landscaping is to include:</p> <p>(a) a minimum of 1 tree for every 15m of site perimeter.</p>	<ul style="list-style-type: none"> <li>• Consideration will be given to residents and the line of traffic will be considered</li> </ul>

Performance Outcomes	Acceptable Outcomes	Applicants Response
	<p>(b) shrubs of sufficient height and size at maturity are placed so as to completely screen blank walls, sheds, plant and machinery, refuse storage areas and similar elements of the development;</p> <p>(c) low shrubs and groundcover provide complete coverage of unsealed surfaces; and</p> <p>(d) at least 10% of the area of the site is landscaped in such a way that the full effect of the landscaping is visible from the street.</p> <p><b>AO3.2</b> For non-residential development, landscaping includes:</p> <p>(a) large trees that achieve a canopy spread at maturity over a minimum of 40% of the perimeter of the site;</p> <p>(b) at least 25% of trees that achieve a height at maturity above the level of the building parapet or eaves;</p> <p>(c) spreading trees and shrubs to maximise the screening effect of vegetation.</p> <p>(d) one (1) spreading canopy tree with mulched surrounds and groundcover for every 6 car parking spaces; and</p> <p>(e) at least 10% of the area of the site is landscaped in such a way that the full effect of the landscaping is visible from the street.</p>	
<b>Restoration of disturbed areas</b>		
<p><b>PO4</b> Ground surfaces which are disturbed by construction activities are restored to at least their original condition.</p>	<p><b>AO4.1</b> Where the surface of the ground is disturbed by construction activities and is not subsequently covered by a building, paving or other landscaping, the surface is to be restored to its original condition by:</p> <p>(a) stockpiling and respreading the original topsoil.</p>	<ul style="list-style-type: none"> <li>• Where there is disturbance to the lay of the land it will be recovered to a stable and smooth surface to avoid people falls and safe to our clients</li> <li>• Spreading of the original topsoil will be cost effective process to achieve this outcome</li> </ul>

Performance Outcomes	Acceptable Outcomes	Applicants Response
	(b) planting the affected area with species to match the original plant cover. (c) maintaining the plants until they are established; and (d) if the original vegetation required maintenance, on-going maintenance to the new plants to promote health and vigorous growth.	<ul style="list-style-type: none"> <li>All plant selection will be in native to our local area.</li> <li>On-going maintenance to new plants to new to promote health and vigorous growth</li> </ul>
<b>Access and safety</b>		
<b>PO5</b> Landscaping enhances access and personal safety.	<b>AO5.1</b> Paved surfaces are slip-resistant, stable, and trafficable in all weather conditions.  <b>AO5.2</b> Landscape design complies with AS1428-2003 Design for Access and Mobility Set.  <b>AO5.3</b> Landscaping does not obstruct visibility within parks, playgrounds, pathways, and vehicle parking areas.  <b>AO5.4</b> Trees with a clear trunk height at maturity of at least 1.8m and groundcover with a maximum height of 0.3m are used in landscaping along street footpaths, pathways, vehicle parking areas, street corners and street lighting.	<ul style="list-style-type: none"> <li>The access to premises will be cement and paves will be of slip-resistant in all weather conditions</li> <li>The landscaping will be conducted to provide a safe and obstruct free providing visibility to car parks, pathways, and vehicle access</li> <li>All vegetation planted will be based on the personal safety of clients and residents</li> </ul>
<b>Landscape buffers</b>		
<b>PO6</b> Appropriately designed landscape buffers are provided between incompatible uses for visual screening and noise attention.	<b>AO6.1</b> Where landscaped buffer strips are required by an applicable code, a combination of the following elements is incorporated or provided: (a) earth mounding; or (b) screen fencing of durable materials and constructions; or (c) planting with dense foliage which extends to the ground; or	<ul style="list-style-type: none"> <li>All vegetation will provide a shade to the building and for the comfort to client's use of this facility</li> <li>The fence material will be of a chain fence in height of 6 ft.</li> <li>All requirements that are stated here will be taken into consideration.</li> </ul>

Performance Outcomes	Acceptable Outcomes	Applicants Response
	<p>(d) low dense plants and high-branching taller trees to screen larger buildings or objects.</p> <p><b>AO6.2</b> Planting for landscape buffers is at the following minimum densities:</p> <ul style="list-style-type: none"> <li>(a) large trees, 8m centres.</li> <li>(b) small trees, 3m centres.</li> <li>(c) shrubs, 1.5m centres; and</li> <li>(d) groundcover, 0.5-1m centres.</li> </ul>	

Application Number: \_\_\_\_\_

Full Name: Allan Arthur (Men's Healing Shed)

Name of Business (if required): Cloncurry Justice Association Inc.

Unit/Shop no: \_\_\_\_\_ Street no: 10 Street: Ramsay

Suburb: Cloncurry Q Postcode: 4824

Real Property Descriptions:

Lot no:	Plan type and Plan no:	Lot no:	Plan type and Plan no:
27 RP 703328			

### 8.3.6 OPERATIONAL WORKS AND SERVICES CODE

Table 8.3.6.3- 1 - Assessable development benchmarks and Requirements for Accepted development

Performance Outcomes	Acceptable Outcomes	Applicants Response
<b>For assessable development and Accepted development subject to requirements</b>		
<b>Infrastructure Services</b>		
<b>For development in the General residential, Township, Centre, Low impact industry, medium impact industry or High impact industry zone</b>		
<b>PO1</b> Each allotment is to be provided with a connection to the following services: (a) reticulated sewerage. (b) reticulated water supply. (c) stormwater drainage. (d) a new/existing road. (e) reticulated electricity supply; and (f) telecommunication services. that will satisfy the current and future demands of the intended use and be capable of being approved and installed in accordance with the requirements of the relevant regulatory authority.	<b>AO1.1</b> Infrastructure is provided in accordance with PSP3 Operational Works and Services.  <b>AO1.2</b> Premises are connected to an electricity supply approved by the relevant regulatory authority.  <b>AO1.3</b> The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.	<ul style="list-style-type: none"><li>• Auzscott Construction Company will comply in accordance with PSP3 Operational Works and Services</li><li>• A 3 phases power board will be installed with solar panels for environmental purposes</li><li>• Connected to telecommunications for Wi-Fi, phone systems, and computer systems in relation to the relevant regulatory authority</li></ul>

Performance Outcomes	Acceptable Outcomes	Applicants Response
<p><b>PO2</b> A system of stormwater drainage is to be provided which services all land affected by runoff from the site of development.</p>	<p><b>AO2.1</b> Stormwater drainage infrastructure is provided in accordance with PSP3 Operational Works and Services.</p>	<ul style="list-style-type: none"> <li>Stormwater drainage infrastructure will be complied with PSP3 Operational Works and Services</li> </ul>
<p><b>PO3</b> Street lighting and signage is to be provided to ensure the safety of vehicles, cycles, and pedestrians with respect to access and movement.</p>	<p><b>AO3.1</b> On Major Transport Routes, the lighting is referred to as route lighting and is classified in <i>AS/NZS 1158.1.1 Lighting for Roads and Public Spaces</i> as Category V lighting. <b>Or</b></p> <p><b>AO3.2</b> On all other Minor Streets (where not Major Transport Routes , the lighting is classified in <i>AS/NZS 1158.3.1 Lighting for Roads and Public Spaces</i> as Category P lighting. The minimum lighting category for new developments is to be P4.</p> <p><i>Editor's note:- A principal consultant is to be appointed to liaise with the city and be the only contact for the design and construction of street lighting.</i></p> <p><b>AO3.3</b> Any cycleways and pathways shall be lit to the lighting category determined from <i>AS/NZS1158.3 "Pedestrian area (Category P) lighting"</i>. Minimum requirements shall be Category P4 with the desirable level being Category P2.</p> <p><b>AO3.4</b> On-street parking (signs and pavement markings) shall be in accordance with Department of Transport and Main Roads (DTMR) Manual of Uniform Traffic Control Devices 2010 (MUTCD).</p>	<ul style="list-style-type: none"> <li>The lighting will be complied with under <i>AS/NZS 1158.1.1 Lighting for Roads and Public Spaces</i> as Category V lighting.</li> <li>Street lighting already exists as this is a minor street, and not a major transport route. <i>AS/NZS 1158.3.1 Lighting for Roads and Public Spaces</i> as Category P lighting. The minimum lighting category for new developments is to be P4.</li> <li>There is no cycleways and pathways to be lit under <i>AS/NZS1158.3 "Pedestrian area (Category P) lighting"</i>. Minimum requirements shall be Category P4 with the desirable level being Category P2.</li> <li>There are three cars' spaces on the Men's Healing Shed plans to address the off-street parking and no signage to indicate any restrictions in accordance with Department of Transport and Main Roads.</li> </ul>
<p><b>For development in the Rural residential zone</b></p>		
<p><b>PO4</b> Each allotment is to be provided with connection to the following services:</p>	<p><b>AO4.1</b> Infrastructure is provided in accordance with PSP3 Operational Works and Services.</p>	<ul style="list-style-type: none"> <li>Infrastructure is provided in accordance with PSP3 Operational Works and</li> </ul>



Performance Outcomes	Acceptable Outcomes	Applicants Response
(a) on-site effluent disposal system <sup>2</sup> . (b) potable water supply <sup>3</sup> . (c) a new/existing road. (d) stormwater drainage. (e) reticulated electricity supply; and (f) telecommunication services. <sup>2</sup> <i>Plumbing and Drainage Act 2002</i> (on-site sewerage code) (g) <sup>3</sup> <i>Note – where bore water is supplied, each bore is pump tested in accordance with AS2368-1990 for quantity and quality purposes.</i>		Services which will be implemented to meet the relevant regulations that meet disposal system <sup>2</sup> , water supply, existing road, drainage, and reticulated electricity supplies and telecommunication facilities based on <i>Plumbing and Drainage Act 2002</i> (on-site sewerage code) <i>where bore water is supplied, each bore is pump tested in accordance with AS2368-1990 for quantity and quality purposes.</i>
<b>For development in the Rural zone</b>		
<b>PO5</b> Each allotment is to be provided with connection to the following services: (a) potable water supply <sup>4</sup> ; and (b) a new/existing road. <sup>4</sup> <i>Note – where bore water is supplied, each bore is pump tested in accordance with AS2368-1990 for quantity and quality purposes.</i>	<b>AO5.1</b> Infrastructure is provided in accordance with PSP3 Operational Works and Services.	<ul style="list-style-type: none"> <li>• All relevant service connections will be supplied as follows:               <ul style="list-style-type: none"> <li>○ Potable water supply</li> </ul> </li> </ul> <p><b>Note:</b> there is no new or existing road and as noted before where bore water is supplied each will pump will be tested in accordance with AS2368-1990 for quantity and quality purposes.</p>
<b>PO6</b> Infrastructure services are designed and constructed so that there is adequate: (a) sewerage or on-site wastewater disposal. (b) water supply. (c) provision for solid waste collection. (d) electricity supply. (e) telecommunications services; and (f) street lighting and signs.	<b>AO6.1</b> Infrastructure is provided in accordance with PSP3 Operational Works and Services.	<ul style="list-style-type: none"> <li>• Infrastructure is provided in accordance with PSP3 Operational Works and Services and is noted within our Scope of Work for our Men’s Healing Shed.</li> <li>• sewerage or on-site wastewater disposal.</li> <li>• water supply.</li> <li>• provision for solid waste collection.</li> <li>• electricity supply.</li> <li>• telecommunications services; and</li> <li>• street lighting is not applicable, and signage will be erected.</li> </ul>

Performance Outcomes	Acceptable Outcomes	Applicants Response
		<ul style="list-style-type: none"> <li>• In accordance with PSP3 Operational Works and Services.</li> </ul>
<p><b>PO7</b> The location and construction of infrastructure should have regard to the following:</p> <p>(a) the nature and location of the development.</p> <p>(b) suitable materials should be used for construction that are durable, easy to maintain, and cost effective considering whole of life cycle costs; and</p> <p>(c) best practice environmental management and energy saving.</p>	<p><b>AO7.1</b> Infrastructure is provided in accordance with PSP3 Operational Works and Services.</p>	<ul style="list-style-type: none"> <li>• The location is residential Cloncurry Justice Association requires for this build to be changed to Community Use.</li> <li>• The nature and location of the development is suitable for the community activities under Cloncurry Justice Association Inc. ethos of Drug &amp; Alcohol-free workplace and community specific programs delivered.</li> <li>• Suitable materials will be used for the longevity of the build, with installation material to address our extreme climate conditions during our long summer months</li> <li>• Work Scope indicates that we will install solar panels, water tanks to limit our footprint on our exhausted environment.</li> <li>• The cost saving strategies are to reduce financial hardship on our Not-For-Profit community focused organisation.</li> <li>• In accordance with PSP3 Operational Works and Services.</li> </ul>
<b>Road design and construction</b>		
<p><b>PO8</b> Roads are designed and constructed to support their specified function and their alignment provides for safe and efficient movement of traffic.</p>	<p><b>AO8.1</b> Roads are designed and constructed in accordance with PSP3 Operational Works and Services.</p>	<ul style="list-style-type: none"> <li>• This is not applicable to our Men’s Healing Shed build.</li> <li>• We will seal the entry road into our three vehicle off-streetcar park.</li> </ul>

Performance Outcomes	Acceptable Outcomes	Applicants Response
		<ul style="list-style-type: none"> <li>• In accordance with PSP3 Operational Works and Services.</li> </ul>
<p><b>PO9</b> Road pavement surfaces:</p> <p>(a) are durable enough to carry estimated wheel loads of travelling and parked vehicles; and</p> <p>(b) provide for the safe passage of vehicles, pedestrians and cyclists, and discharge of stormwater run-off from contributing catchments and the preservation of all-weather access.</p>	<p><b>AO9.1</b> Roads and associated earthworks are undertaken in accordance with PSP3 Operational Works and Services.</p>	<ul style="list-style-type: none"> <li>• This build at 59 Seymour Street is a double parcel of land owned by Allan Arthur, therefore all heavy vehicles and machinery will utilise 57 Seymour Street to elevate any stress to pedestrians, cyclist, and safe passage of other vehicle.</li> <li>• Therefore, the discharge of stormwater run-off will be able to move smoothly from contributing catchments.</li> <li>• There are no creeks, rivers, or canals in this area at 57-59 Seymour Street.</li> <li>• In accordance with PSP3 Operational Works and Services.</li> </ul>
<p><b>PO10</b> Kerb and channel is provided to ensure vehicle movements are controlled by delineating the carriageway for all users and pavement runoff is conveyed to stormwater drainage infrastructure.</p>	<p><b>AO10.1</b> Roads are designed and constructed in accordance with PSP3 Operational Works and Services.</p>	<ul style="list-style-type: none"> <li>• There is existing kerb and channel access to 57-59 Seymour Street that ensure vehicle movements are controlled by delineating the carriageway for all users and pavement runoff is conveyed to stormwater drainage infrastructure.</li> <li>• In accordance with PSP3 Operational Works and Services.</li> </ul>
<p><b>PO11</b> Verges and footpaths provide:</p> <p>(a) safe access for pedestrians clear of obstructions;</p> <p>(b) an access area for vehicles onto properties.</p> <p>(c) a corridor allocated for public utilities; and</p> <p>(d) additional amenity for minor roads.</p>	<p><b>AO11.1</b> Roads are designed and constructed in accordance with PSP3 Operational Works and Services</p>	<ul style="list-style-type: none"> <li>• There will be safe access for measurable traffic that frequents Seymour Street between Ernest Street and Douglas Street.</li> </ul>

Performance Outcomes	Acceptable Outcomes	Applicants Response
		<ul style="list-style-type: none"> <li>In accordance with PSP3 Operational Works and Services.</li> </ul>
<b>Stormwater drainage</b>		
<p><b>PO12</b> Stormwater drainage systems or networks have the capacity to control the quantity and quality of stormwater flows so that:</p> <p>(a) overland runoff is directed to areas where there is not damage to property or hazards for motorists.</p> <p>(b) runoff is directed to a lawful point of discharge through controlled outlet structures; and</p> <p>(c) development retains the existing hydrological regime (surface and groundwater cycle and flow) to protect vegetation and habitats in and adjoining watercourses.</p>	<p><b>AO12.1</b> Stormwater drainage is to be designed and constructed in accordance with PSP3 Operational Works and Services</p>	<ul style="list-style-type: none"> <li>All works will conducted by experience Construction Company who are fully aware of their statutory and regulation requirement to complete the build of the Men’s Healing Shed for Cloncurry Justice Association Inc.</li> <li>In accordance with PSP3 Operational Works and Services.</li> </ul>
<b>Works over or near infrastructure services</b>		
<p><b>PO13</b> Building or operational works near or over the Council’s sewerage, water and stormwater drainage infrastructure must:</p> <p>(a) protect the infrastructure from physical damage; and</p> <p>(b) allow ongoing necessary access for maintenance purposes.</p>	<p><b>AO13.1</b> Building and operational work near or over the Council’s sewerage, water and stormwater drainage infrastructure is to comply with PSP3 Operational Works and Services</p>	<ul style="list-style-type: none"> <li>Operational works near or over the Council’s sewerage, water and stormwater drainage infrastructure will be of paramount concerns and all necessary previous planning works will be reviewed to avoid such a disaster and further expense to repair a damage.</li> <li>In accordance with PSP3 Operational Works and Services.</li> </ul>
<b>Protection against natural hazards</b>		
<p><b>PO14</b> Essential services maintain their function during the occurrence of natural hazards, including flooding, bushfire, and landslides.</p>	<p><b>AO14.1</b> Components of the systems which deliver electricity supply, gas supply, water supply, sewerage, and telecommunication services and which will be adversely affected by</p>	<ul style="list-style-type: none"> <li>The Men’s Healing Shed will be insured against natural hazards and disasters</li> <li>Located able the 100-year flood levels</li> </ul>

Performance Outcomes	Acceptable Outcomes	Applicants Response
	<p>the inundation by infiltration of floodwater are to be:</p> <p>(a) located above the level of the 100-year ARI flood; or</p> <p>(b) designed and constructed to resist the hydrostatic and hydrodynamic forces which result from such inundation.</p>	<ul style="list-style-type: none"> <li>Hydrostatic and Hydrodynamic forces have been considered in the structure of the build to maintain the building codes.</li> </ul>
<b>Location of underground services</b>		
<b>PO15</b> Underground services are in such a way as to provide maximum flexibility for future development.	<b>AO15.1</b> Any easement required for underground services is to be located parallel to and within 2m of any allotment boundary.	<ul style="list-style-type: none"> <li>Underground services will be complied with the 2m allotment boundary based on the Cloncurry Shire Council standard.</li> </ul>
<b>For assessable development only</b>		
<b>General infrastructure</b>		
<b>PO16</b> Infrastructure is integrated with and efficiently extends existing networks.	<b>AO16.1</b> No acceptable outcome prescribed.	
<b>Stormwater and wastewater discharge</b>		
<b>PO17</b> Discharge of stormwater to a watercourse or wetland only occurs where the water has been treated prior to discharge to remove or reduce contaminants such as sediments, litter, and excess nutrients (particularly nitrogen and phosphorus).	<b>AO17.1</b> No acceptable outcome prescribed.	
<b>PO18</b> Stormwater and on-site wastewater does not contaminate ground water flows.	<b>AO18.1</b> No acceptable outcome prescribed.	

Application Number: \_\_\_\_\_

Full Name: Allan William Arthur

Name of Business (if required): Cloncurry Justice Association Inc. (Men's healing Shed)

Unit/Shop no: \_\_\_\_\_ Street no: 10 Street: Ramsay Street

Suburb: Cloncurry Q Postcode: 4824

Real Property Descriptions:

Lot no:	Plan type and Plan no:	Lot no:	Plan type and Plan no:
Lot 27 RP703328			

### 8.3.7 PUBLIC UTILITY CODE

Table 8.3.7.3- 1 - Assessable development benchmarks and Requirements for Accepted development

Performance Criteria	Acceptable solutions	Applicants Response
<b>For assessable development and Accepted development subject to requirements</b>		
<b>Location and sitting</b>		
<b>PO1 Underground</b> public utilities are appropriately cited.	<b>AO1.1</b> Underground services are installed to the standard alignments nominated in the PSP3 Operational Works and Services.	<ul style="list-style-type: none"><li>• The principal Dial Before You Dig, and local council information will be sourced to avoid any inconvenience to residents during the build.</li><li>• Using the colour code to inform other works on site will be implemented and to direct the relevant trade areas where their access is to complete their works</li><li>• White: Communications, Green: Stormwater or raw water, Orange: Electricity, Red: Fires Services, Yellow: Gas, Purple: Recycle water, Pink: unidentified services, Blue: water.</li></ul>

Performance Criteria	Acceptable solutions	Applicants Response
		<ul style="list-style-type: none"> <li>The local council can provide the relevant information to access public utilities</li> <li>For this build Electricity, Communication, Stormwater or raw water and water will be used during this stage of the build</li> </ul>
<b>For assessable development only</b>		
<p><b>PO2</b> The location and siting of the public utility maximises accessibility for maintenance purposes without disrupting other access or movement.</p>	<p><b>AO2.1</b> Public utilities are:            (a) sited in locations where they can be readily accessed for maintenance purposes;            (b) easements for access are granted to the Council or the beneficiary of the easement to ensure access can be legally gained.</p> <p><b>AO2.2</b> Public utilities are located and installed so that they do not interfere with public access by pedestrians or vehicles on public roads.</p> <p><b>AO2.3</b> Where access for regular maintenance or servicing is required at a greater frequency than two trip visits per week, vehicular access to the utility is gained from roads other than local residential streets to maintain residential amenity.</p>	<ul style="list-style-type: none"> <li>Access Public utility code for the build will be with Auzscott Construction Company</li> <li>This information can be acquired from the Cloncurry Shire Council and from the property deed at the local council, which will be sourced</li> <li>The easement for access will be established for public utilities access to the property</li> </ul>
<p><b>PO3</b> Infrastructure services are designed and constructed to ensure efficiency of cost and land-take, and for minimal environmental impact.</p>	<p><b>AO3.1</b> Compatible infrastructure is co-located in common trenching on standard set alignments in order to minimise the land required and the costs for underground services.</p> <p><b>AO3.2</b> Public utilities are located and aligned so as to;            (a) avoid disturbance to areas of particular vegetation conservation value.            (b) avoid crossing of watercourses.</p>	<ul style="list-style-type: none"> <li>Qualified trade service will address the public utilities avoiding disturbance based on PSP3 Operational Works and Services.</li> </ul>
<b>Residential amenity</b>		

Performance Criteria	Acceptable solutions	Applicants Response
<p><b>PO4</b> The public utility has no adverse impacts on residential amenity were located on a site:            (a) within or adjacent to the General residential zone or the Rural residential zone; or            (b) containing or adjacent to a residential use.</p>	<p><b>AO4.1</b> No acceptable outcomes prescribed.</p>	<ul style="list-style-type: none"> <li>The public utility installation will not impact on other residential adversely due to Auzscott Construction Company experience and skills set for local construction</li> </ul>
<b>Visual amenity</b>		
<p><b>PO5</b> The public utility is appropriately sited and where practicable screened from view.</p>	<p><b>AO5.1</b> Public utilities are:            (a) located underground; or below the level of the predominant tree canopy of surrounding sites; or</p>	<ul style="list-style-type: none"> <li>All necessary and where practicable public works will be screened from sight</li> </ul>
	<p>(b) integrated with an existing building or structure by:            (i) not involving any free-standing elements.            (ii) concealment as an integral part of a building or structure.            (iii) not increasing the bulk and height of the building or structure of which it forms a part; or            (iv) co-located with other utility facilities.</p> <p><b>AO5.2</b> Pipes and other conduits for utility purposes (except for electricity transmission lines) are placed underground in the General residential and Centre zones.</p>	<ul style="list-style-type: none"> <li>All public utilities will be constructed by qualified trade worker that follow PSP3 Operational Works and Services.</li> </ul>
<b>Safety &amp; Security</b>		
<p><b>PO6</b> Public utilities are secure, the risk of vandalism is minimised, and public safety is assured</p>	<p><b>AO6.1</b> Where not required to be publicly accessible, the public utility is fenced with security fencing.</p>	<ul style="list-style-type: none"> <li>This property will be secured with a 6 ft fence, surveillance camera, lighting to provide a safer community.</li> <li>While still providing accessibility to public utilities</li> </ul>

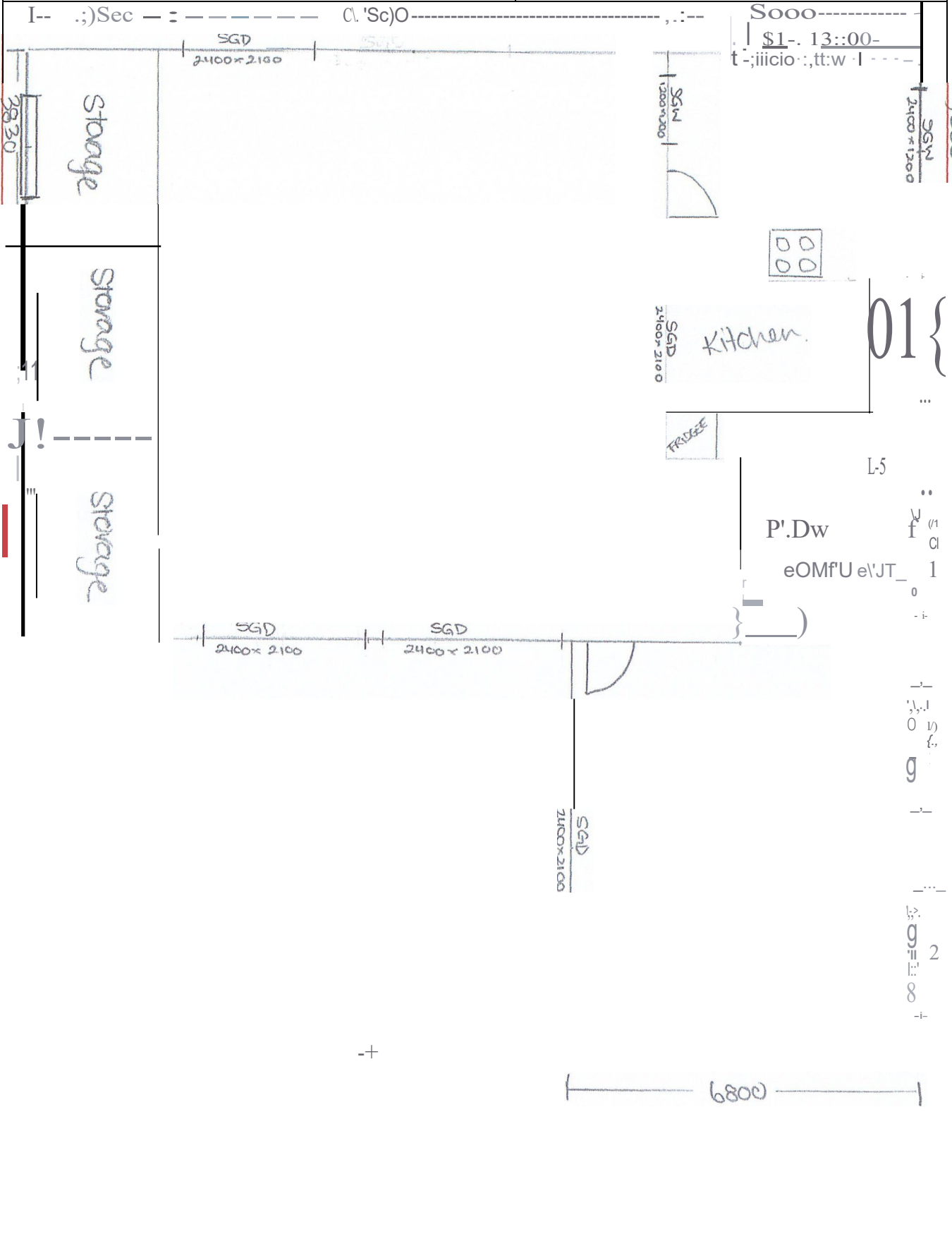




**APPENDIX 4**

**PLANS OF DEVELOPMENT**

TITLE: Me¥\S H-ecd 1/1 &1N2o( PROJECT No.:  
 PROJECT:



	DESIGNED: \Z, ¥2.otob	DATE: \0/ // /'2-0/ 7-	SHEET: 1 of- 1
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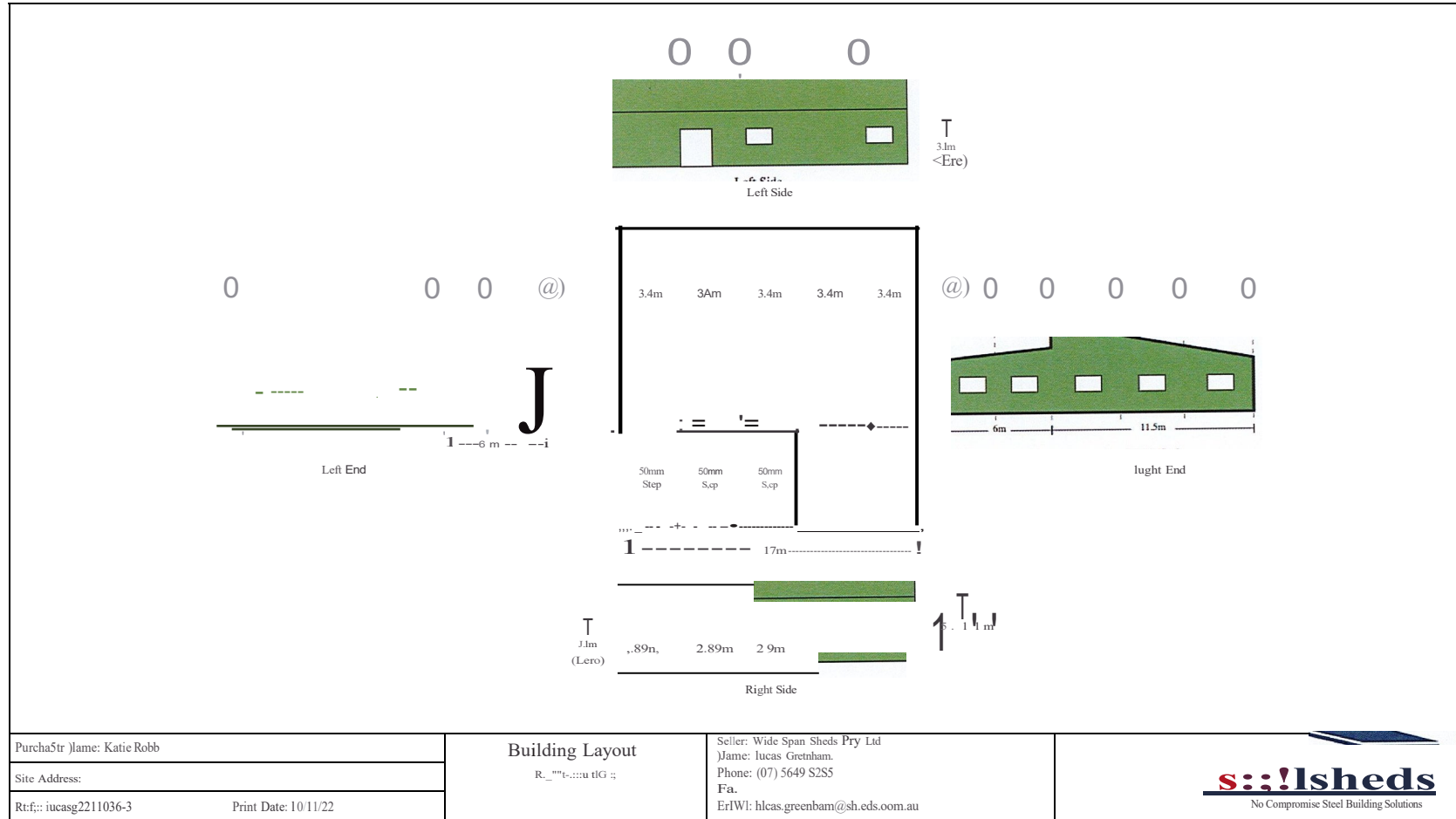
SHED SAFE



NO COMPROMISE STEEL BUILDING SOLUTIONS

www.sheds.com.au

Building Layout

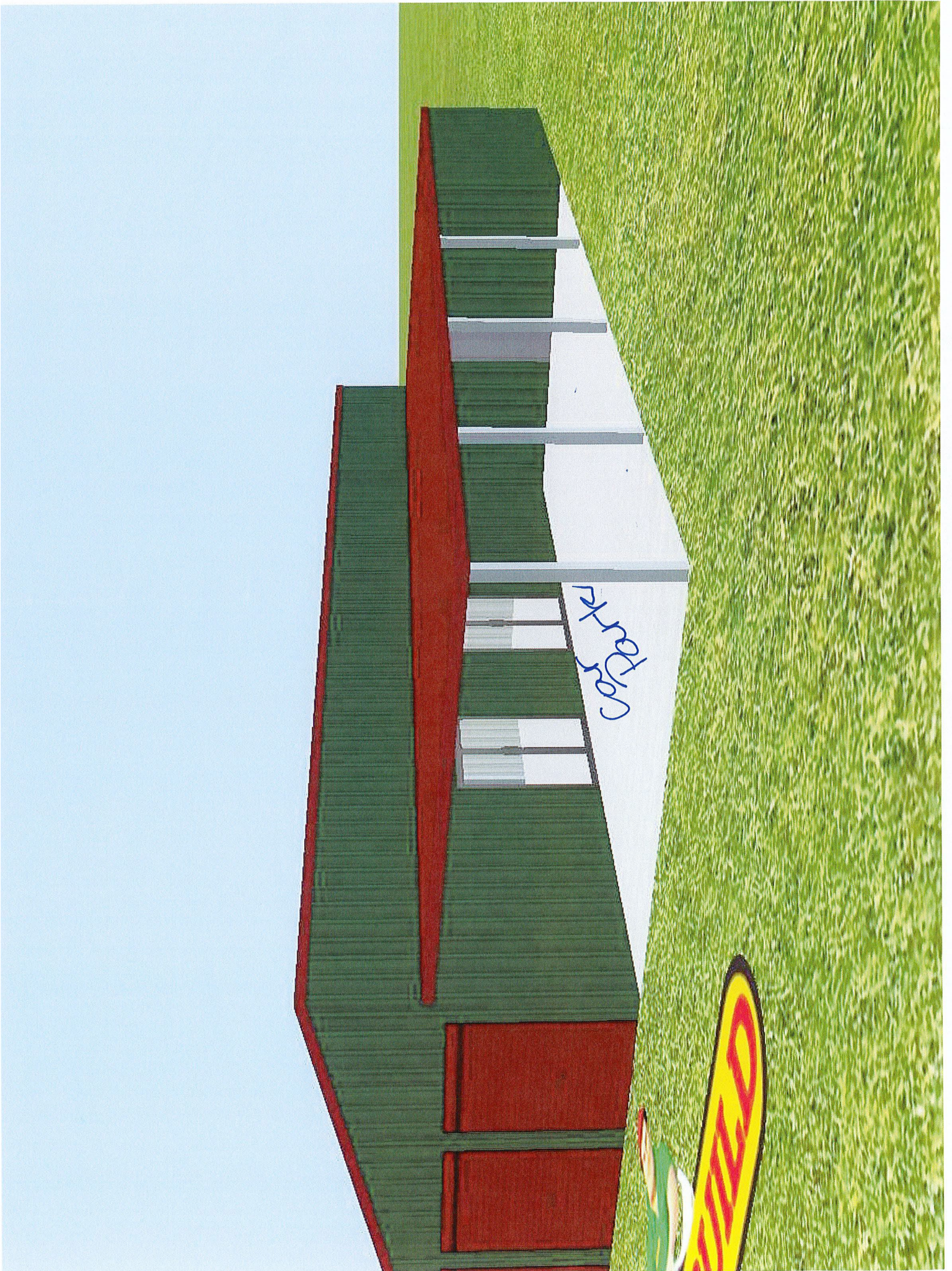


Purchase Name: Katie Robb	
Site Address:	
Ref: iucag2211036-3	Print Date: 10/11/22

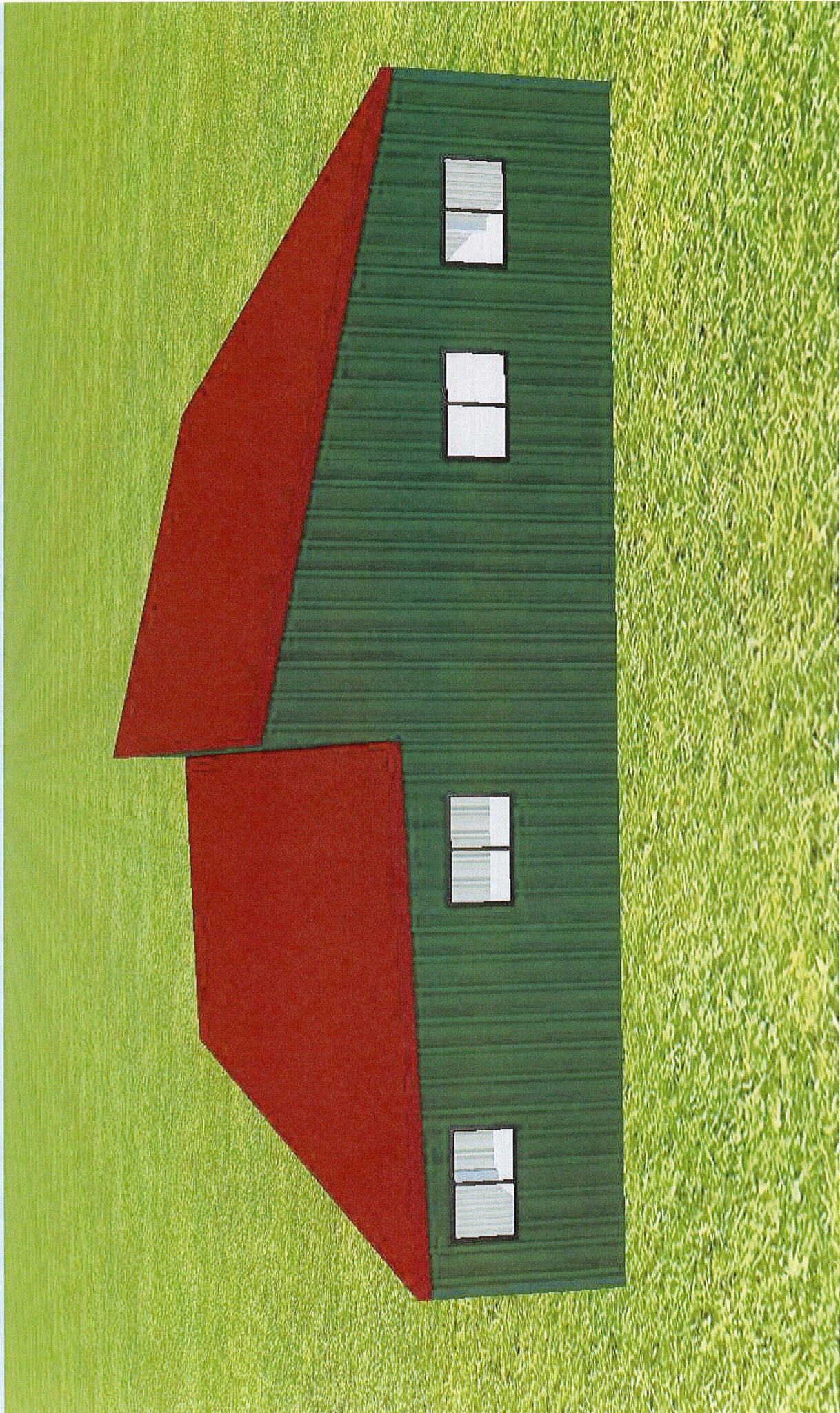
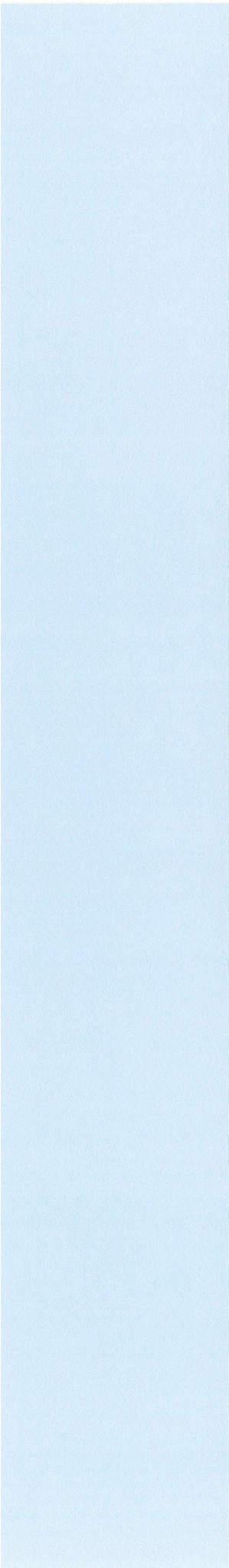
**Building Layout**  
 R... ..G ..

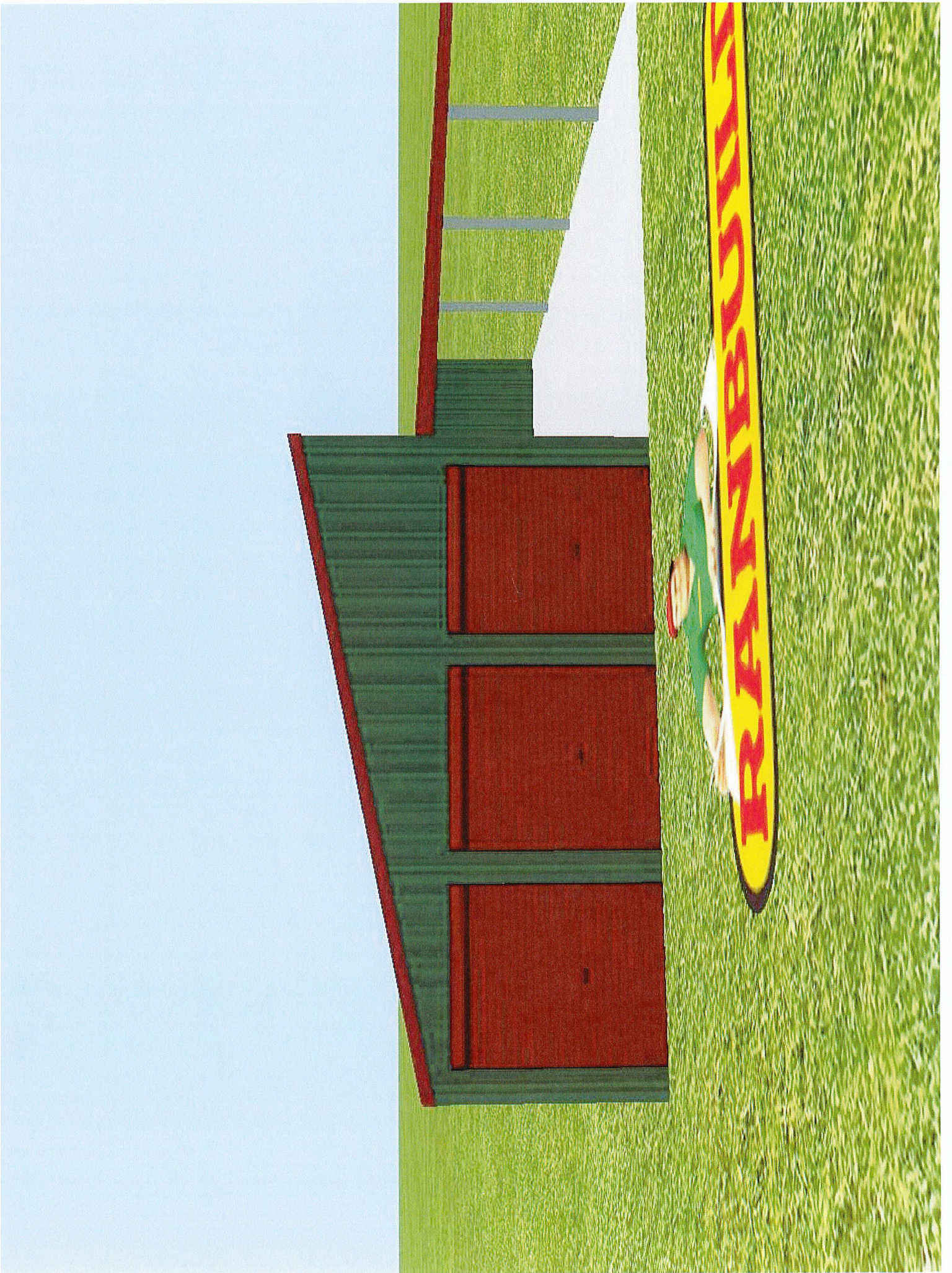
Seller: Wide Span Sheds Pty Ltd  
 Name: Lucas Greenham  
 Phone: (07) 5649 5255  
 Fax:  
 Email: hleas.greenbam@sheds.com.au





Carpenter









## **APPENDIX 5**

# **VEGETATION MANAGEMENT REPORT**



## **Vegetation management report**

For Lot: 27 Plan: RP703328

24/01/2023

This publication has been compiled by Operations Support, Department of Resources.

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# Recent changes

## Updated mapping

Updated vegetation mapping was released on 8 September 2022 and includes the most recent Queensland Herbarium scientific updates to the Regulated Vegetation Management Map, regional ecosystems, wetland, high-value regrowth and essential habitat mapping.

The Department of Environment and Science have also updated their protected plant and koala protection mapping to align with the Queensland Herbarium scientific updates.

## Overview

Based on the lot on plan details you have supplied, this report provides the following detailed information:

**Property details** - information about the specified Lot on Plan, lot size, local government area, bioregion(s), subregion(s) and catchment(s);

**Vegetation management framework** - an explanation of the application of the framework and contact details for the Department of Resources who administer the framework;

**Vegetation management framework details for the specified Lot on Plan** including:

- the vegetation management categories on the property;
- the vegetation management regional ecosystems on the property;
- vegetation management watercourses or drainage features on the property;
- vegetation management wetlands on the property;
- vegetation management essential habitat on the property;
- whether any area management plans are associated with the property;
- whether the property is coastal or non-coastal; and
- whether the property is mapped as Agricultural Land Class A or B;

**Protected plant framework** - an explanation of the application of the framework and contact details for the Department of Environment and Science who administer the framework, including:

- high risk areas on the protected plant flora survey trigger map for the property;

**Koala protection framework** - an explanation of the application of the framework and contact details for the Department of Environment and Science who administer the framework; and

**Koala protection framework details for the specified Lot on Plan** including:

- the koala district the property is located in;
- koala priority areas on the property;
- core and locally refined koala habitat areas on the property;
- whether the lot is located in an identified koala broad-hectare area; and
- koala habitat regional ecosystems on the property for core koala habitat areas.

This information will assist you to determine your options for managing vegetation under:

- the vegetation management framework, which may include:

- exempt clearing work;
- accepted development vegetation clearing code;
- an area management plan;
- a development approval;

- the protected plant framework, which may include:

- the need to undertake a flora survey;
- exempt clearing;
- a protected plant clearing permit;

- the koala protection framework, which may include:

- exempted development;
- a development approval;
- the need to undertake clearing sequentially and in the presence of a koala spotter.

## Other laws

The clearing of native vegetation is regulated by both Queensland and Australian legislation, and some local governments also regulate native vegetation clearing. You may need to obtain an approval or permit under another Act, such as the Commonwealth Government's *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). Section 8 of this guide provides contact details of other agencies you should confirm requirements with, before commencing vegetation clearing.

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# 1. Property details

## 1.1 Tenure and title area

All of the lot, plan, tenure and title area information associated with property Lot: 27 Plan: RP703328, are listed in Table 1.

**Table 1: Lot, plan, tenure and title area information for the property**

Lot	Plan	Tenure	Property title area (sq metres)
27	RP703328	Freehold	809

The tenure of the land may affect whether clearing is considered exempt clearing work or may be carried out under an accepted development vegetation clearing code.

**Does this property have a freehold tenure and is in the Wet Tropics of Queensland World Heritage Area?**

No, this property is not located in the Wet Tropics of Queensland World Heritage Area.

## 1.2 Property location

Table 2 provides a summary of the locations for property Lot: 27 Plan: RP703328, in relation to natural and administrative boundaries.

**Table 2: Property location details**

Local Government(s)
Cloncurry Shire

Bioregion(s)	Subregion(s)
Northwest Highlands	Mount Isa Inlier

Catchment(s)
Flinders

## 2. Vegetation management framework (administered by the Department of Resources)

The *Vegetation Management Act 1999* (VMA), the Vegetation Management Regulation 2012, the *Planning Act 2016* and the Planning Regulation 2017, in conjunction with associated policies and codes, form the Vegetation Management Framework.

The VMA does not apply to all land tenures or vegetation types. State forests, national parks, forest reserves and some tenures under the *Forestry Act 1959* and *Nature Conservation Act 1992* are not regulated by the VMA. Managing or clearing vegetation on these tenures may require approvals under these laws.

The following native vegetation is not regulated under the VMA but may require permit(s) under other laws:

- grass or non-woody herbage;
- a plant within a grassland regional ecosystem prescribed under Schedule 5 of the Vegetation Management Regulation 2012; and
- a mangrove.

### 2.1 Exempt clearing work

Exempt clearing work is an activity for which you do not need to notify the Department of Resources or obtain an approval under the vegetation management framework. Exempt clearing work was previously known as exemptions.

In areas that are mapped as Category X (white in colour) on the regulated vegetation management map (see section 4.1), and where the land tenure is freehold, indigenous land and leasehold land for agriculture and grazing purposes, the clearing of vegetation is considered exempt clearing work and does not require notification or development approval under the vegetation management framework. For all other land tenures, contact the Department of Resources before commencing clearing to ensure that the proposed activity is exempt clearing work.

A range of routine property management activities are considered exempt clearing work. A list of exempt clearing work is available at

<https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/exemptions>.

Exempt clearing work may be affected if the proposed clearing area is subject to development approval conditions, a covenant, an environmental offset, an exchange area, a restoration notice, or an area mapped as Category A. Exempt clearing work may require approval under other Commonwealth, State or Local Government laws, or local government planning schemes. Contact the Department of Resources prior to clearing in any of these areas.

### 2.2 Accepted development vegetation clearing codes

Some clearing activities can be undertaken under an accepted development vegetation clearing code. The codes can be downloaded at

<https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/codes>

If you intend to clear vegetation under an accepted development vegetation clearing code, you must notify the Department of Resources before commencing. The information in this report will assist you to complete the online notification form.

You can complete the online form at

<https://apps.dnrm.qld.gov.au/vegetation/>



## 2.3 Area management plans

Area Management Plans (AMP) provide an alternative approval system for vegetation clearing under the vegetation management framework. They list the purposes and clearing conditions that have been approved for the areas covered by the plan. It is not necessary to use an AMP, even when an AMP applies to your property.

On 8 March 2020, AMPs ended for fodder harvesting, managing thickened vegetation and managing encroachment. New notifications cannot be made for these AMPs. You will need to consider options for fodder harvesting, managing thickened vegetation or encroachment under a relevant accepted development vegetation clearing code or apply for a development approval.

New notifications can be made for all other AMPs. These will continue to apply until their nominated end date.

If an Area Management Plan applies to your property for which you can make a new notification, it will be listed in Section 3.6 of this report. Before clearing under one of these AMPs, you must first notify the Department of Resources and then follow the conditions and requirements listed in the AMP.

<https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/area-management-plans>

## 2.4 Development approvals

If under the vegetation management framework your proposed clearing is not exempt clearing work, or is not permitted under an accepted development vegetation clearing code, or an AMP, you may be able to apply for a development approval. Information on how to apply for a development approval is available at

<https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/development>

## 2.5. Contact information for the Department of Resources

For further information on the vegetation management framework:

**Phone** 135VEG (135 834)

**Email** [vegetation@resources.qld.gov.au](mailto:vegetation@resources.qld.gov.au)

**Visit** <https://www.resources.qld.gov.au/?contact=vegetation> to submit an online enquiry.

### 3. Vegetation management framework for Lot: 27 Plan: RP703328

#### 3.1 Vegetation categories

The vegetation categories on your property are shown on the regulated vegetation management map in section 4.1 of this report. A summary of vegetation categories on the subject lot are listed in Table 3. Descriptions for these categories are shown in Table 4.

**Table 3: Vegetation categories for subject property. Total area: 0.08ha**

Vegetation category	Area (ha)
Category X	< 0.1

**Table 4: Description of vegetation categories**

Category	Colour on Map	Description	Requirements / options under the vegetation management framework
A	red	Compliance areas, environmental offset areas and voluntary declaration areas	Special conditions apply to Category A areas. Before clearing, contact the Department of Resources to confirm any requirements in a Category A area.
B	dark blue	Remnant vegetation areas	Exempt clearing work, or notification and compliance with accepted development vegetation clearing codes, area management plans or development approval.
C	light blue	High-value regrowth areas	Exempt clearing work, or notification and compliance with managing Category C regrowth vegetation accepted development vegetation clearing code.
R	yellow	Regrowth within 50m of a watercourse or drainage feature in the Great Barrier Reef catchment areas	Exempt clearing work, or notification and compliance with managing Category R regrowth accepted development vegetation clearing code or area management plans.
X	white	Clearing on freehold land, indigenous land and leasehold land for agriculture and grazing purposes is considered exempt clearing work under the vegetation management framework. Contact the Department of Resources to clarify whether a development approval is required for other State land tenures.	No permit or notification required on freehold land, indigenous land and leasehold land for agriculture and grazing. A development approval may be required for some State land tenures.

#### Property Map of Assessable Vegetation (PMAV)

There is no Property Map of Assessable Vegetation (PMAV) present on this property.

## 3.2 Regional ecosystems

The endangered, of concern and least concern regional ecosystems on your property are shown on the vegetation management supporting map in section 4.2 and are listed in Table 5.

A description of regional ecosystems can be accessed online at <https://www.qld.gov.au/environment/plants-animals/plants/ecosystems/descriptions/>

**Table 5: Regional ecosystems present on subject property**

Regional Ecosystem	VMA Status	Category	Area (Ha)	Short Description	Structure Category
non-rem	None	X	0.08	None	None

Please note:

1. All area and area derived figures included in this table have been calculated via reprojecting relevant spatial features to Albers equal-area conic projection (central meridian = 146, datum Geocentric Datum of Australia 1994). As a result, area figures may differ slightly if calculated for the same features using a different co-ordinate system.
2. If Table 5 contains a Category 'plant', please be aware that this refers to 'plantations' such as forestry, and these areas are considered non-remnant under the VMA.

The VMA status of the regional ecosystem (whether it is endangered, of concern or least concern) also determines if any of the following are applicable:

- exempt clearing work;
- accepted development vegetation clearing codes;
- performance outcomes in State Code 16 of the State Development Assessment Provisions (SDAP).

## 3.3 Watercourses

Vegetation management watercourses and drainage features for this property are shown on the vegetation management supporting map in section 4.2.

## 3.4 Wetlands

There are no vegetation management wetlands present on this property.

## 3.5 Essential habitat

Under the VMA, essential habitat for protected wildlife is native wildlife prescribed under the *Nature Conservation Act 1992* (NCA) as critically endangered, endangered, vulnerable or near-threatened wildlife.

Essential habitat for protected wildlife includes suitable habitat on the lot, or where a species has been known to occur up to 1.1 kilometres from a lot on which there is assessable vegetation. These important habitat areas are protected under the VMA.

Any essential habitat on this property will be shown as blue hatching on the vegetation supporting map in section 4.2.

If essential habitat is identified on the lot, information about the protected wildlife species is provided in Table 6 below. The numeric labels on the vegetation management supporting map can be cross referenced with Table 6 to outline the essential habitat factors for that particular species. There may be essential habitat for more than one species on each lot, and areas of Category A, Category B and Category C can be mapped as Essential Habitat.

Essential habitat is compiled from a combination of species habitat models and buffered species records. Regional ecosystem is a mandatory essential habitat factor, unless otherwise stated. Essential habitat, for protected wildlife, means an area of vegetation shown on the Regulated Vegetation Management Map -

- 1) that has at least 3 essential habitat factors for the protected wildlife that must include any essential habitat factors that are stated as mandatory for the protected wildlife in the essential habitat database. Essential habitat factors are comprised of - regional ecosystem (mandatory for most species), vegetation community, altitude, soils, position in landscape; or
- 2) in which the protected wildlife, at any stage of its life cycle, is located.

If there is no essential habitat mapping shown on the vegetation management supporting map for this lot, and there is no table in the sections below, it confirms that there is no essential habitat on the lot.

### **Category A and/or Category B and/or Category C**

#### **Table 6: Essential habitat in Category A and/or Category B and/or Category C**

No records

## **3.6 Area Management Plan(s)**

Area Management Plan for the control of pest plants in the Dry Tropics region

Area Management Plan to control Weed of National Significance (WoNS) weed species in Western Queensland

## **3.7 Coastal or non-coastal**

**For the purposes of the accepted development vegetation clearing codes and State Code 16 of the State Development Assessment Provisions (SDAP), this property is regarded as\***

Non Coastal

\*See also Map 4.3

## **3.8 Agricultural Land Class A or B**

The following can be used to identify Agricultural Land Class A or B areas under the "Managing regulated regrowth vegetation" accepted development vegetation clearing code:

**Does this lot contain land that is mapped as Agricultural Land Class A or B in the State Planning Interactive Mapping System?**

No Class A

No Class B

Note - This confirms Agricultural Land Classes as per the State Planning Interactive Mapping System only. This response does not include Agricultural Land Classes identified under local government planning schemes. For further information, check the Planning Scheme for your local government area.

See Map 4.4 to identify the location and extent of Class A and/or Class B Agricultural land on Lot: 27 Plan: RP703328.

## 4. Vegetation management framework maps

Vegetation management maps included in this report may also be requested individually at:

<https://www.resources.qld.gov.au/qld/environment/land/vegetation/vegetation-map-request-form>

### **Regulated vegetation management map**

The regulated vegetation management map shows vegetation categories needed to determine clearing requirements. These maps are updated monthly to show new [property maps of assessable vegetation \(PMAV\)](#).

### **Vegetation management supporting map**

The vegetation management supporting map provides information on regional ecosystems, wetlands, watercourses and essential habitat.

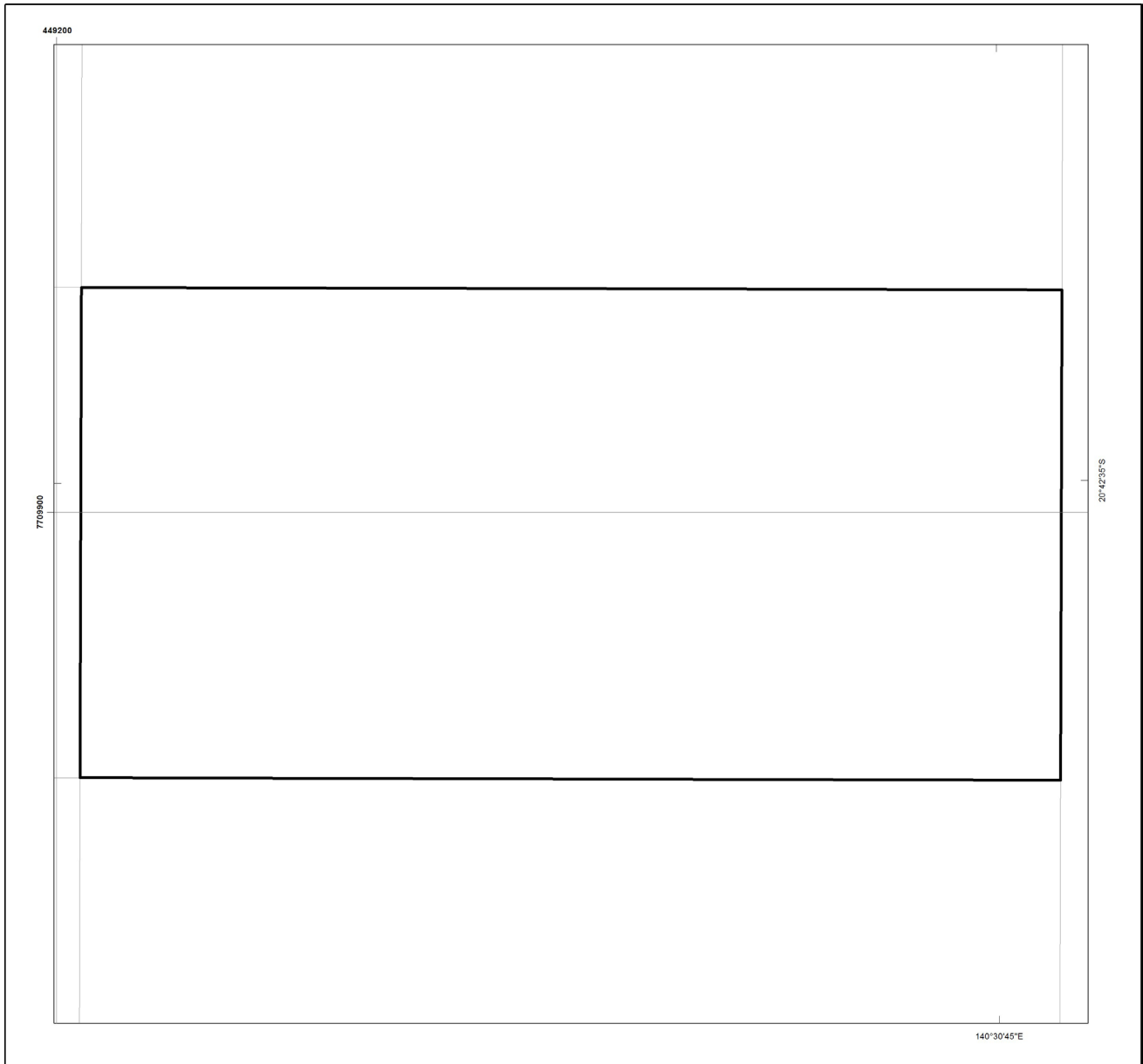
### **Coastal/non-coastal map**

The coastal/non-coastal map confirms whether the lot, or which parts of the lot, are considered coastal or non-coastal for the purposes of the accepted development vegetation clearing codes and State Code 16 of the State Development Assessment Provisions (SDAP).

### **Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture**









The Agricultural Land Class map confirms the location and extent of land mapped as Agricultural Land Classes A or B as identified on the State Planning Interactive Mapping System. Please note that this map does not include areas identified as Agricultural Land Class A or B in local government planning schemes. This map can be used to identify Agricultural Land Class A or B areas under the "Managing regulated regrowth vegetation" accepted development vegetation clearing code.

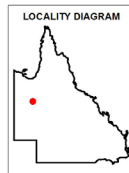
# 4.1 Regulated vegetation management map



## Regulated Vegetation Management Map

### Legend

-  Selected Lot and Plan
-  Category A area (Vegetation offsets/compliance notices/VDecs)
-  Category B area (Remnant vegetation)
-  Category C area (High-value regrowth vegetation)
-  Category R area (Reef regrowth watercourse vegetation)
-  Category X area (Exempt clearing work on Freehold, Indigenous and Leasehold land)
-  Water
-  Other land parcel boundaries



This product is projected into:  
GDA 1994 MGA Zone 54

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Additional information required for the assessment of vegetation values is provided in the accompanying "Vegetation Management Supporting map". For further information go to the web site: [www.resources.qld.gov.au](http://www.resources.qld.gov.au) or contact the Department of Resources.

Digital data for the regulated vegetation management map is available from the Queensland Spatial Portal at <http://www.information.qld.gov.au/>

Land parcel boundaries are provided as locational aid only.

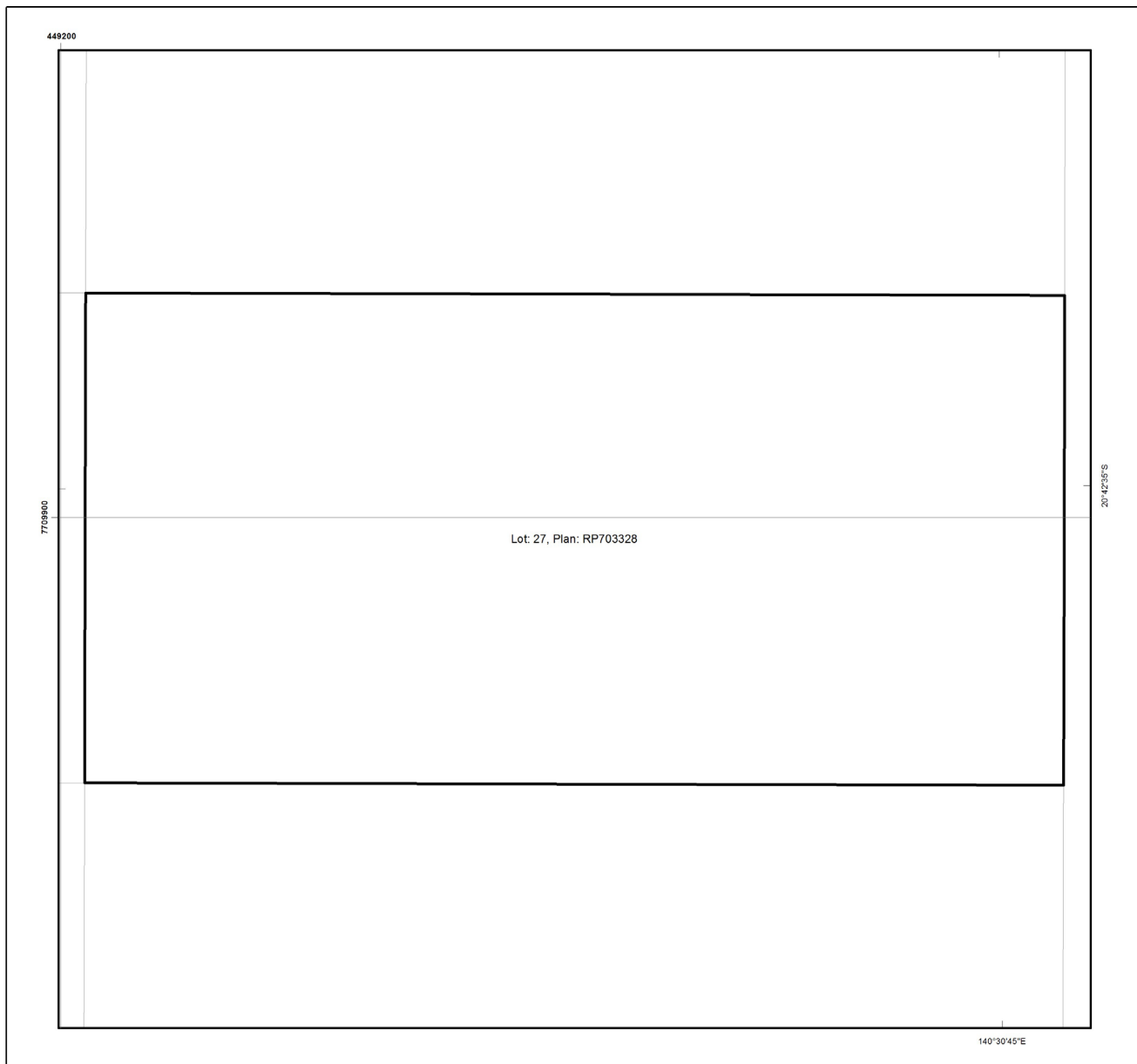
This map is updated on a monthly basis to ensure new PMAVs are included as they are approved.



Queensland  
Government

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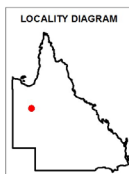
## 4.2 Vegetation management supporting map



### Vegetation Management Supporting Map

#### Legend

- Selected Lot and Plan
- Category A or B area containing endangered regional ecosystems
- Category A or B area containing of concern regional ecosystems
- Category A or B area that is a least concern regional ecosystem
- Category C or R area containing endangered regional ecosystems
- Category C or R area containing of concern regional ecosystems
- Category C or R area that is a least concern regional ecosystem
- Category X area
- Water
- Wetland on the vegetation management wetlands map
- Essential habitat on the essential habitat map
- Essential habitat species record
- Watercourses and drainage features on the vegetation management watercourse and drainage features map (Stream order shown as black number against stream where available)
- Highway
- Connector
- Street/Local Road
- National Parks, State Forest and other reserves
- Other land parcel boundaries



This product is projected into:  
GDA 1994 MGA Zone 54

Labels for Essential Habitat are centred on the area of enquiry.

Regional ecosystem linework has been compiled at a scale of 1:100 000, except in designated areas where a compilation scale of 1:50 000 is available. Linework should be used as a guide only. The positional accuracy of RE data mapped at a scale of 1:100 000 is +/- 100 metres.

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Additional information may be required for the purposes of land clearing or assessment of a regional ecosystem map or PMAV applications. For further information go to the web site: [www.resources.qld.gov.au](http://www.resources.qld.gov.au) or contact the Department of Resources.

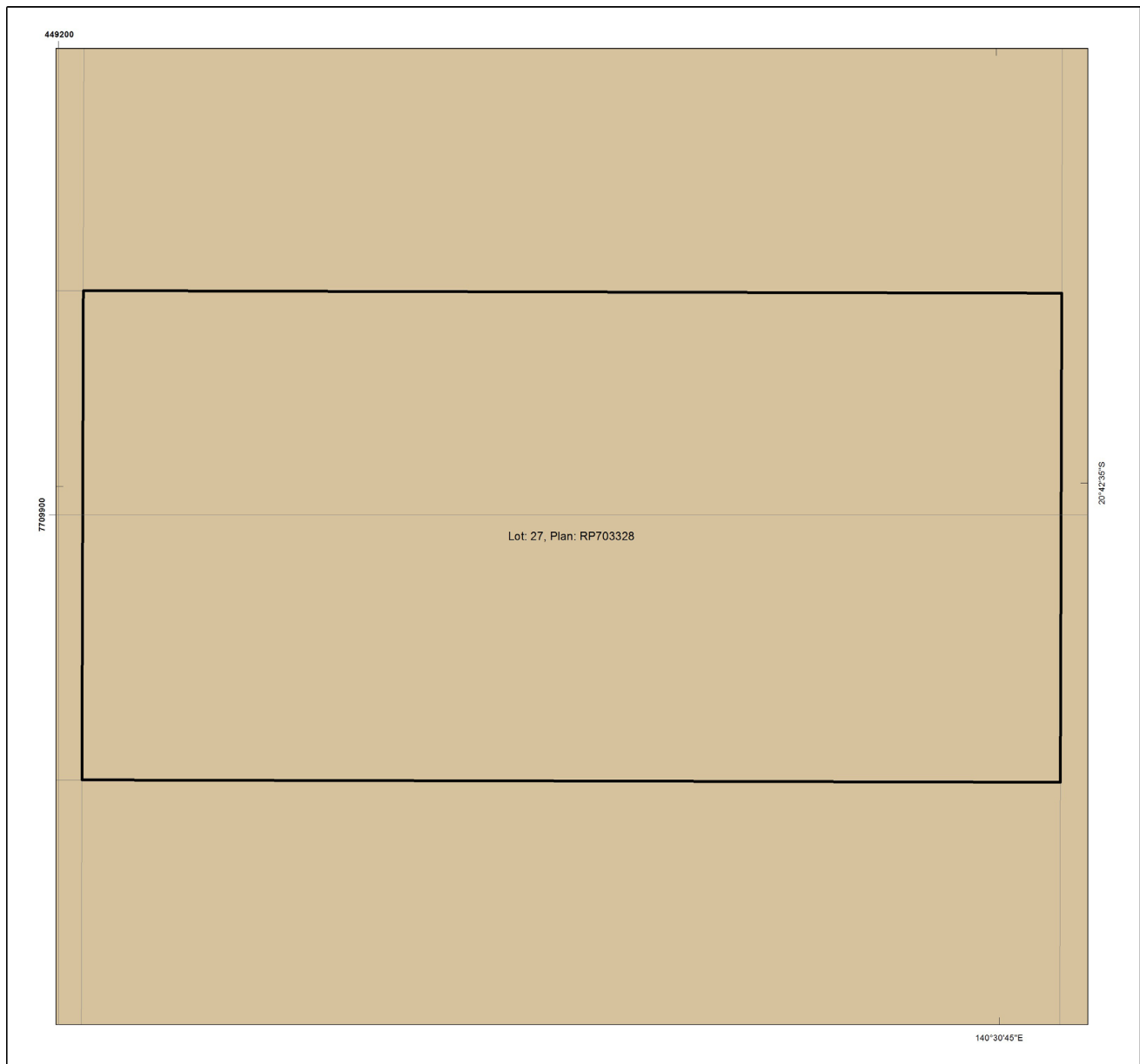
Digital data for the vegetation management watercourse and drainage feature map, vegetation management wetlands map, essential habitat map and the vegetation management remnant and regional ecosystem map are available from the Queensland Spatial Portal at <http://www.information.qld.gov.au/>

Land parcel boundaries are provided as locational aid only.







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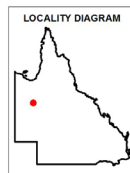
## 4.3 Coastal/non-coastal map



### Coastal/Non Coastal Map

#### Legend

-  Selected Lot and Plan
-  Coastal
-  Non Coastal
-  Other land parcel boundaries



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GDA 1994 MGA Zone 54

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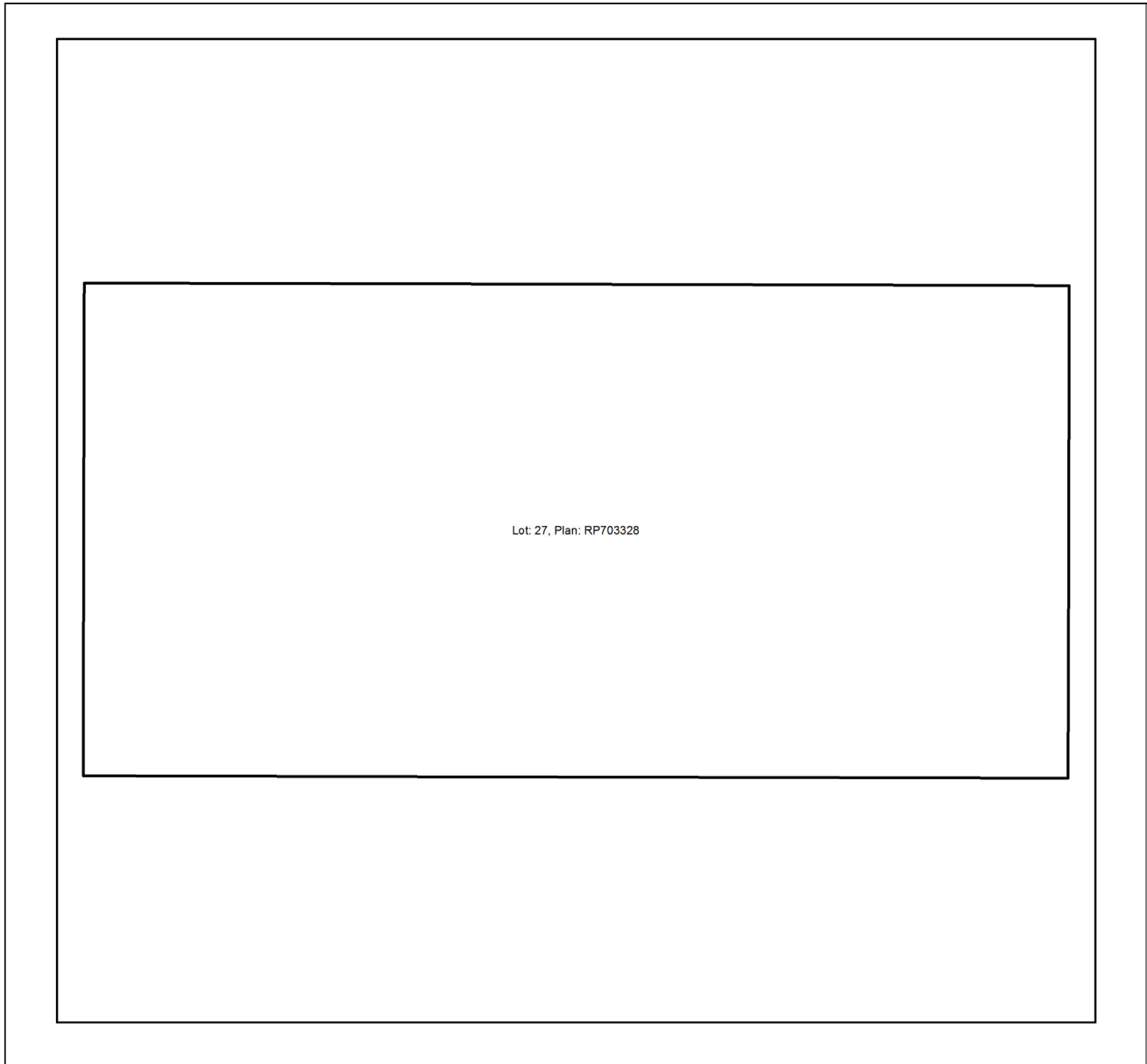
Land parcel boundaries shown are provided as a locational aid only.



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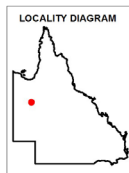
# 4.4 Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture



## Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture

### Legend

- Selected Lot and Plan
- Towns
- Rivers and creeks
- Freeways / motorways; Highways
- Secondary roads; Streets
- Agricultural land class A or B
- A
- B
- Not class A or B



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## 5. Protected plants framework (administered by the Department of Environment and Science (DES))

In Queensland, all plants that are native to Australia are protected plants under the [Nature Conservation Act 1992](#) (NCA). The NCA regulates the clearing of protected plants 'in the wild' (see [Operational policy: When a protected plant in Queensland is considered to be 'in the wild'](#)) that are listed as critically endangered, endangered, vulnerable or near threatened under the Act.

Please note that the protected plant clearing framework applies irrespective of the classification of the vegetation under the *Vegetation Management Act 1999* and any approval or exemptions given under another Act, for example, the *Vegetation Management Act 1999* or *Planning Regulation 2017*.

### 5.1 Clearing in high risk areas on the flora survey trigger map

The flora survey trigger map identifies high-risk areas for threatened and near threatened plants. These are areas where threatened or near threatened plants are known to exist or are likely to exist based on the habitat present. The flora survey trigger map for this property is provided in section 5.5.

If you are proposing to clear an area shown as high risk on the flora survey trigger map, a flora survey of the clearing impact area must be undertaken by a suitably qualified person in accordance with the [Flora survey guidelines](#). The main objective of a flora survey is to locate any threatened or near threatened plants that may be present in the clearing impact area.

If the flora survey identifies that threatened or near threatened plants are not present within the clearing impact area or clearing within 100m of a threatened or near threatened plant can be avoided, the clearing activity is exempt from a permit. An [exempt clearing notification form](#) must be submitted to the Department of Environment and Science, with a copy of the flora survey report, at least one week prior to clearing.

If the flora survey identifies that threatened or near threatened plants are present in, or within 100m of, the area to be cleared, a clearing permit is required before any clearing is undertaken. The flora survey report, as well as an impact management report, must be submitted with the [clearing permit application form](#).

### 5.2 Clearing outside high risk areas on the flora survey trigger map

In an area other than a high risk area, a clearing permit is only required where a person is, or becomes aware that threatened or near threatened plants are present in, or within 100m of, the area to be cleared. You must keep a copy of the flora survey trigger map for the area subject to clearing for five years from the day the clearing starts. If you do not clear within the 12 month period that the flora survey trigger map was printed, you need to print and check a new flora survey trigger map.

### 5.3 Exemptions

Many activities are 'exempt' under the protected plant clearing framework, which means that clearing of native plants that are in the wild can be undertaken for these activities with no need for a flora survey or a protected plant clearing permit. The Information sheet - General exemptions for the take of protected plants provides some of these exemptions.

Some exemptions under the NCA are the same as exempt clearing work (formerly known as exemptions) under the *Vegetation Management Act 1999* (i.e. listed in Schedule 21 of the Planning Regulations 2017) while some are different.

### 5.4 Contact information for DES

For further information on the protected plants framework:

**Phone** 1300 130 372 (and select option four)

**Email** [palm@des.qld.gov.au](mailto:palm@des.qld.gov.au)

**Visit** <https://www.qld.gov.au/environment/plants-animals/plants/protected-plants>

## 5.5 Protected plants flora survey trigger map

This map included may also be requested individually at: <https://apps.des.qld.gov.au/map-request/flora-survey-trigger/>.

### Updates to the data informing the flora survey trigger map

The flora survey trigger map will be reviewed, and updated if necessary, at least every 12 months to ensure the map reflects the most up-to-date and accurate data available.

### Species information

Please note that flora survey trigger maps do not identify species associated with 'high risk areas'. While some species information may be publicly available, for example via the [Queensland Spatial Catalogue](#), the Department of Environment and Science does not provide species information on request. Regardless of whether species information is available for a particular high risk area, clearing plants in a high risk area may require a flora survey and/or clearing permit. Please see the Department of Environment and Science webpage on the [clearing of protected plants](#) for more information.

140°30'45"E

20°42'35"S






20°42'35"S

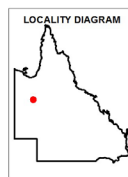
Lot: 27, Plan: RP703328

140°30'45"E

### Protected Plants Flora Survey Trigger Map

#### Legend

-  Selected Lot and Plan
-  High risk area
-  Other land parcel boundaries.
-  Freeways / motorways / highways
-  Secondary roads / streets



This product is projected into:  
GDA 1994 MGA Zone 54

This map shows areas where particular provisions of the Nature Conservation Act 1992 apply to the clearing of protected plants.

Land parcel boundaries are provided as locational aid only.

This map is produced at a scale relevant to the size of the area selected and should be printed as A4 size in portrait orientation.

For further information or assistance with interpretation of this product, please contact the Department of Environment and Science at [palm@des.qld.gov.au](mailto:palm@des.qld.gov.au)

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## 6. Koala protection framework (administered by the Department of Environment and Science (DES))

The koala (*Phascolarctos cinereus*) is listed in Queensland as vulnerable by the Queensland Government under *Nature Conservation Act 1992* and by the Australian Government under the *Environment Protection and Biodiversity Conservation Act 1999*.

The Queensland Government's koala protection framework is comprised of the *Nature Conservation Act 1992*, the Nature Conservation (Animals) Regulation 2020, the Nature Conservation (Koala) Conservation Plan 2017, the *Planning Act 2016* and the Planning Regulation 2017.

### 6.1 Koala mapping

#### 6.1.1 Koala districts

The parts of Queensland where koalas are known to occur has been divided into three koala districts - koala district A, koala district B and koala district C. Each koala district is made up of areas with comparable koala populations (e.g. density, extent and significance of threatening processes affecting the population) which require similar management regimes.

Section 7.1 identifies which koala district your property is located in.

#### 6.1.2 Koala habitat areas

Koala habitat areas are areas of vegetation that have been determined to contain koala habitat that is essential for the conservation of a viable koala population in the wild based on the combination of habitat suitability and biophysical variables with known relationships to koala habitat (e.g. landcover, soil, terrain, climate and ground water). In order to protect this important koala habitat, clearing controls have been introduced into the Planning Regulation 2017 for development in koala habitat areas.

Please note that koala habitat areas only exist in koala district A which is the South East Queensland "Shaping SEQ" Regional Plan area. These areas include the local government areas of Brisbane, Gold Coast, Logan, Lockyer Valley, Ipswich, Moreton Bay, Noosa, Redland, Scenic Rim, Somerset, Sunshine Coast and Toowoomba (urban extent).

There are two different categories of koala habitat area (core koala habitat area and locally refined koala habitat), which have been determined using two different methodologies. These methodologies are described in the document [Spatial modelling in South East Queensland](#).

Section 7.2 shows any koala habitat area that exists on your property.

Under the Nature Conservation (Koala) Conservation Plan 2017, an owner of land (or a person acting on the owner's behalf with written consent) can request to make, amend or revoke a koala habitat area determination if they believe, on reasonable grounds, that the existing determination for all or part of their property is incorrect.

More information on requests to make, amend or revoke a koala habitat area determination can be found in the document [Guideline - Requests to make, amend or revoke a koala habitat area determination](#).

The koala habitat area map will be updated at least annually to include any koala habitat areas that have been made, amended or revoked.

Changes to the koala habitat area map which occur between annual updates because of a request to make, amend or revoke a koala habitat area determination can be viewed on the register of approved requests to make, amend or revoke a koala habitat area available at: <https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/koalamaps>. The register includes the lot on plan for the change, the date the decision was made and the map issued to the landholder that shows areas determined to be koala habitat areas.

#### 6.1.3 Koala priority areas

Koala priority areas are large, connected areas that have been determined to have the highest likelihood of achieving conservation outcomes for koalas based on the combination of habitat suitability, biophysical variables with known relationships to koala habitat (e.g. landcover, soil, terrain, climate and ground water) and a koala conservation cost benefit analysis.

Conservation efforts will be prioritised in these areas to ensure the conservation of viable koala populations in the wild including a focus on management (e.g. habitat protection, habitat restoration and threat mitigation) and monitoring. This includes a prohibition on clearing in koala habitat areas that are in koala priority areas under the Planning Regulation 2017 (subject to some exemptions).

Please note that koala priority areas only exist in koala district A which is the South East Queensland "Shaping SEQ" Regional Plan area. These areas include the local government areas of Brisbane, Gold Coast, Logan, Lockyer Valley,

Ipswich, Moreton Bay, Noosa, Redland, Scenic Rim, Somerset, Sunshine Coast and Toowoomba (urban extent).

Section 7.2 identifies if your property is in a koala priority area.

#### 6.1.4 Identified koala broad-hectare areas

There are seven identified koala broad-hectare areas in SEQ. These are areas of koala habitat that are located in areas committed to meet development targets in the SEQ Regional Plan to accommodate SEQ's growing population including bring-forward Greenfield sites under the Queensland Housing Affordability Strategy and declared master planned areas under the repealed *Sustainable Planning Act 2009* and the repealed *Integrated Planning Act 1997*.

Specific assessment benchmarks apply to development applications for development proposed in identified koala broad-hectare areas to ensure koala conservation measures are incorporated into the proposed development.

Section 7.2 identifies if your property is in an identified koala broad-hectare area.

## 6.2 Koala habitat planning controls

On 7 February 2020, the Queensland Government introduced new planning controls to the Planning Regulation 2017 to strengthen the protection of koala habitat in South East Queensland (i.e. koala district A).

More information on these planning controls can be found here:

<https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/legislation-policy>.

As a high-level summary, the koala habitat planning controls make:

- development that involves interfering with koala habitat (defined below) in an area that is both a koala priority area and a koala habitat area, prohibited development (i.e. development for which a development application cannot be made);
- development that involves interfering with koala habitat (defined below) in an area that is a koala habitat area but is not a koala priority area, assessable development (i.e. development for which development approval is required); and
- development that is for extractive industries where the development involves interfering with koala habitat (defined below) in an area that is both a koala habitat area and a key resource area, assessable development (i.e. development for which development approval is required).

**Interfering with koala habitat** means:

- 1) Removing, cutting down, ringbarking, pushing over, poisoning or destroying in anyway, including by burning, flooding or draining native vegetation in a koala habitat area; but
- 2) Does not include destroying standing vegetation by stock or lopping a tree.

However, these planning controls do not apply if the development is exempted development as defined in Schedule 24 of the [Planning Regulation 2017](#). More information on exempted development can be found here: <https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/legislation-policy>.

There are also assessment benchmarks that apply to development applications for:

- building works, operational works, material change of use or reconfiguration of a lot where:
  - the local government planning scheme makes the development assessable;
  - the premises includes an area that is both a koala priority area and a koala habitat area; and
  - the development does not involve interfering with koala habitat (defined above); and
- development in identified koala broad-hectare areas.

The [Guideline - Assessment Benchmarks in relation to Koala Habitat in South East Queensland assessment benchmarks](#) outlines these assessment benchmarks, the intent of these assessment benchmarks and advice on how proposed development may meet these assessment benchmarks.

## 6.3 Koala Conservation Plan clearing requirements

Section 10 and 11 of the [Nature Conservation \(Koala\) Conservation Plan 2017](#) prescribes requirements that must be met when clearing koala habitat in koala district A and koala district B.

These clearing requirements are independent to the koala habitat planning controls introduced into the Planning Regulation 2017, which means they must be complied with irrespective of any approvals or exemptions offered under other legislation.

Unlike the clearing controls prescribed in the Planning Regulation 2017 that are to protect koala habitat, the clearing requirements prescribed in the Nature Conservation (Koala) Conservation Plan 2017 are in place to prevent the injury or death of koalas when koala habitat is being cleared.

## 6.4 Contact information for DES

For further information on the koala protection framework:

**Phone** 13 QGOV (13 74 68)

**Email** [koala.assessment@des.qld.gov.au](mailto:koala.assessment@des.qld.gov.au)

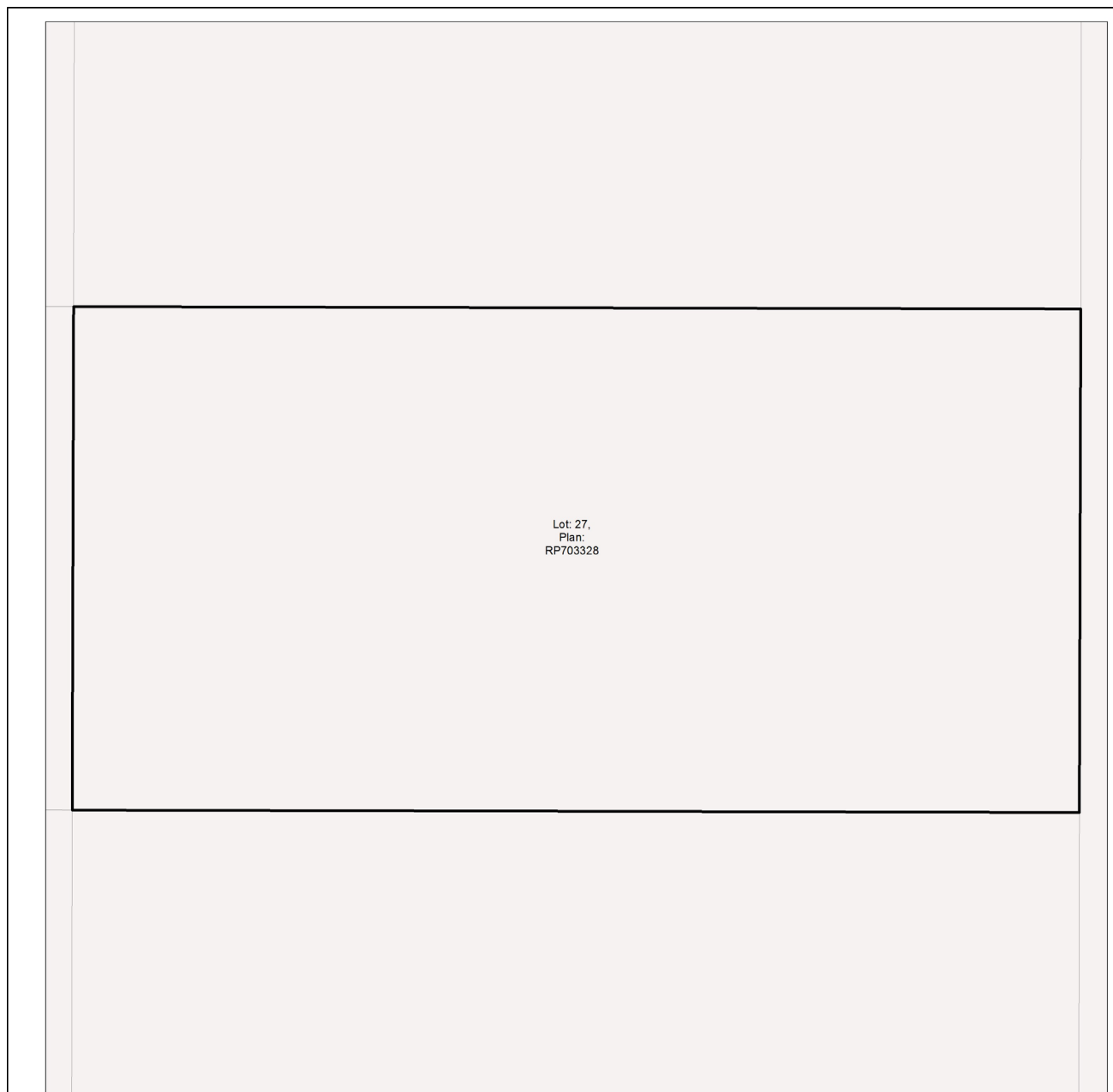
**Visit** <https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping>

## 7. Koala protection framework details for Lot: 27 Plan: RP703328

### 7.1 Koala districts













(no results)

## 7.2 Koala priority area, koala habitat area and identified koala broad-hectare area map

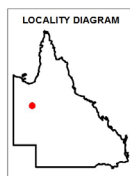


### Koala priority area, koala habitat area and identified koala broad-hectare area map

#### Legend

-  Selected Lot and Plan
-  Koala habitat area (core)
-  Koala habitat area (locally refined)
-  Koala priority area
-  Identified koala broad-hectare area
-  Cadastral Boundaries
-  Towns
-  Highway
-  Connector
-  Street/Local Road
-  Major rivers/creeks
-  Queensland

The koala habitat mapping within South East Queensland uses regional ecosystem linework compiled at a scale varying from 1:25,000 to 1:100,000. Linework should be used as a guide only. The positional accuracy of regional ecosystem data mapped at a scale of 1:100,000 is +/- 100 metres.



#### Disclaimer:

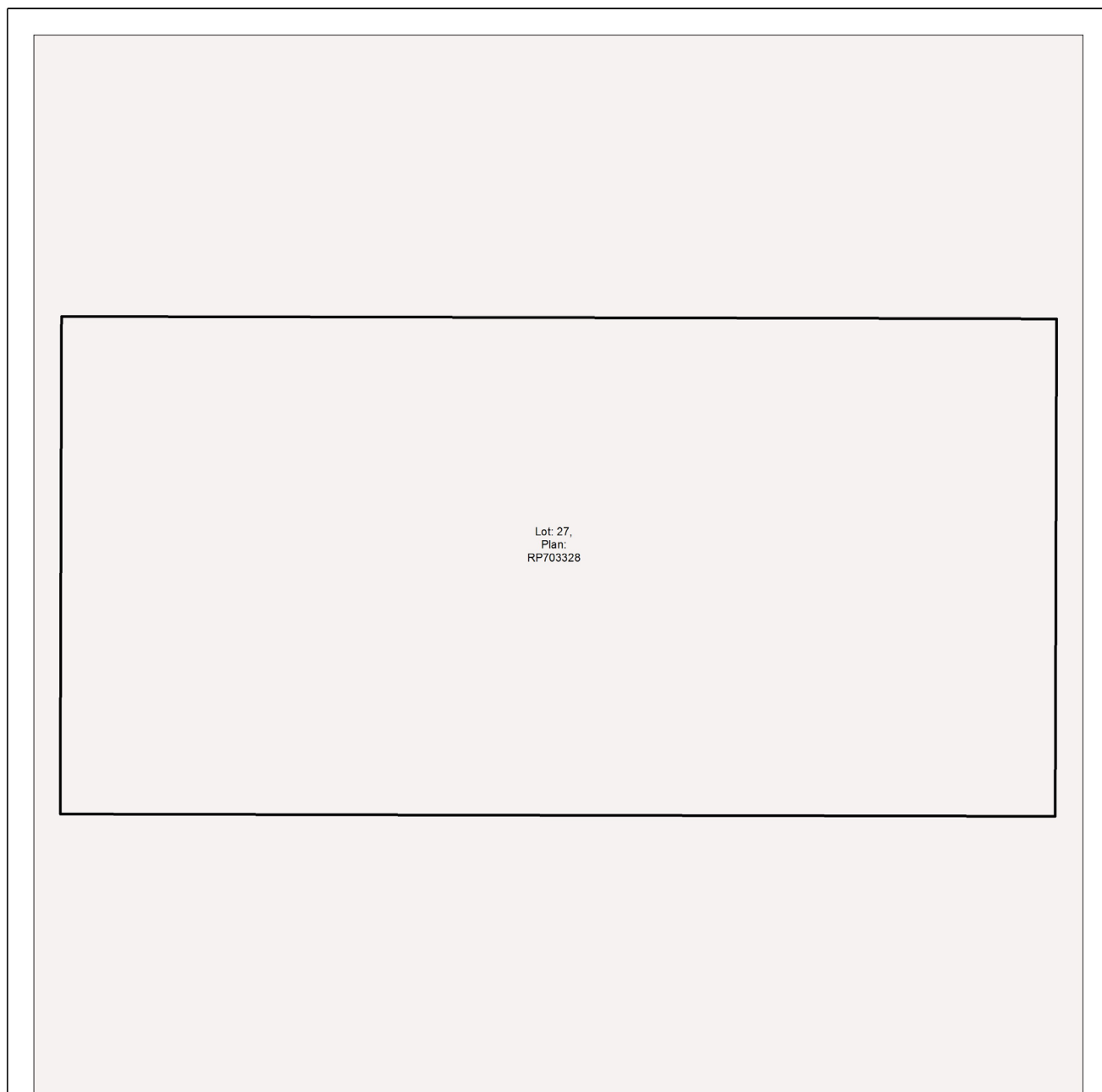
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The koala conservation plan maps will be updated at least annually to include any koala habitat areas that have been made, amended or revoked.

In order to ensure that the most recent map for an area of interest can be accessed, prior to the annual update, a register of changes made to koala habitat areas as a result of the map amendment process will be available at:  
<https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/>.  
 The register will include lot on plan for the change, the date the decision was made and the map issued to the landholder which shows areas determined to be koala habitat areas.











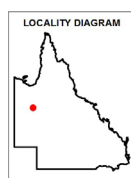
## 7.3 Koala habitat regional ecosystems for core koala habitat areas



### Koala habitat regional ecosystems for core koala habitat areas

**Legend**

-  Selected Lot and Plan
-  Koala habitat area (core)
-  Towns
-  Highway
-  Connector
-  Street/Local Road
-  Major rivers/creeks
-  Queensland



The koala habitat mapping within South East Queensland uses regional ecosystem linework compiled at a scale varying from 1:25,000 to 1:100,000. Linework should be used as a guide only. The positional accuracy of regional ecosystem data mapped at a scale of 1:100,000 is +/- 100 metres.

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This product is projected into GDA 1994 MGA Zone 54

**DISCLAIMER:**

While every care is taken to ensure the accuracy of this product, the Department of Environment and Science acting on behalf of the State of Queensland makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason. Due to varying sources of data, spatial locations may not coincide when overlaid.

## 8. Other relevant legislation contacts list

Activity	Legislation	Agency	Contact details
<ul style="list-style-type: none"> <li>• Interference with overland flow</li> <li>• Earthworks, significant disturbance</li> </ul>	<i>Water Act 2000</i> <i>Soil Conservation Act 1986</i>	Department of Regional Development, Manufacturing and Water (Queensland Government) Department of Resources (Queensland Government)	Ph: 13 QGOV (13 74 68) <a href="http://www.rdmw.qld.gov.au">www.rdmw.qld.gov.au</a> <a href="http://www.resources.qld.gov.au">www.resources.qld.gov.au</a>
<ul style="list-style-type: none"> <li>• Indigenous Cultural Heritage</li> </ul>	<i>Aboriginal Cultural Heritage Act 2003</i> <i>Torres Strait Islander Cultural Heritage Act 2003</i>	Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships	Ph: 13 QGOV (13 74 68) <a href="http://www.datsip.qld.gov.au">www.datsip.qld.gov.au</a>
<ul style="list-style-type: none"> <li>• Mining and environmentally relevant activities</li> <li>• Infrastructure development (coastal)</li> <li>• Heritage issues</li> </ul>	<i>Environmental Protection Act 1994</i> <i>Coastal Protection and Management Act 1995</i> <i>Queensland Heritage Act 1992</i>	Department of Environment and Science (Queensland Government)	Ph: 13 QGOV (13 74 68) <a href="http://www.des.qld.gov.au">www.des.qld.gov.au</a>
<ul style="list-style-type: none"> <li>• Protected plants and protected areas</li> </ul>	<i>Nature Conservation Act 1992</i>	Department of Environment and Science (Queensland Government)	Ph: 1300 130 372 (option 4) <a href="mailto:palm@des.qld.gov.au">palm@des.qld.gov.au</a> <a href="http://www.des.qld.gov.au">www.des.qld.gov.au</a>
<ul style="list-style-type: none"> <li>• Koala mapping and regulations</li> </ul>	<i>Nature Conservation Act 1992</i>	Department of Environment and Science (Queensland Government)	Ph: 13 QGOV (13 74 68) <a href="mailto:Koala.assessment@des.qld.gov.au">Koala.assessment@des.qld.gov.au</a>
<ul style="list-style-type: none"> <li>• Interference with fish passage in a watercourse, mangroves</li> <li>• Forestry activities on State land tenures</li> </ul>	<i>Fisheries Act 1994</i> <i>Forestry Act 1959</i>	Department of Agriculture and Fisheries (Queensland Government)	Ph: 13 QGOV (13 74 68) <a href="http://www.daf.qld.gov.au">www.daf.qld.gov.au</a>
<ul style="list-style-type: none"> <li>• Matters of National Environmental Significance including listed threatened species and ecological communities</li> </ul>	<i>Environment Protection and Biodiversity Conservation Act 1999</i>	Department of Agriculture, Water and the Environment (Australian Government)	Ph: 1800 803 772 <a href="http://www.environment.gov.au">www.environment.gov.au</a>
<ul style="list-style-type: none"> <li>• Development and planning processes</li> </ul>	<i>Planning Act 2016</i> <i>State Development and Public Works Organisation Act 1971</i>	Department of State Development, Infrastructure, Local Government and Planning (Queensland Government)	Ph: 13 QGOV (13 74 68) <a href="http://www.dsdmip.qld.gov.au">www.dsdmip.qld.gov.au</a>
<ul style="list-style-type: none"> <li>• Local government requirements</li> </ul>	<i>Local Government Act 2009</i> <i>Planning Act 2016</i>	Department of State Development, Infrastructure, Local Government and Planning (Queensland Government)	Ph: 13 QGOV (13 74 68) Your relevant local government office
<ul style="list-style-type: none"> <li>• Harvesting timber in the Wet Tropics of Qld World Heritage area</li> </ul>	<i>Wet Tropics World Heritage Protection and Management Act 1993</i>	Wet Tropics Management Authority	Ph: (07) 4241 0500 <a href="http://www.wettropics.gov.au">www.wettropics.gov.au</a>