



Insite SJC
Town Planning | Surveying | Projects

Development Application for Material change of use for Multiple dwelling (3 x residential units)

94 Meson St, Gayndah
(described as Lot 10 on G1345)

InsiteSJC ref: GC23-004-T01



Prepared for -

Indigenous Wellbeing Centre
c/-InsiteSJC
PO Box 1688
Bundaberg QLD 4670

15 August 2023

GC23-004-T01



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LIMITATIONS STATEMENT

The sole purpose of this report and the associated services performed by InsiteSJC is to prepare and lodge a development application in accordance with the scope of services set out in the contract between InsiteSJC and Indigenous Wellbeing Centre ('the Client'). That scope of services was defined by the requests of the Client, by the time and budgetary constraints imposed by the Client.

InsiteSJC derived the data in this report primarily from visual inspections, examinations of records in the public domain, review of previous reports, and interviews with individuals with information relevant to the services provided by InsiteSJC. The passage of time, manifestation of latent conditions or impacts of future events may require further investigations and subsequent data analysis, and re-evaluation of the findings, observations and conclusions expressed in this report.

In preparing this report, InsiteSJC has relied upon and presumed accurate certain information (or absence thereof) provided by government officials and authorities, the Client and others identified herein. Except as otherwise stated in the report, InsiteSJC has not attempted to verify the accuracy or completeness of any such information.

No warranty or guarantee, whether express or implied, is made with respect to the data reported or to the findings, observations and conclusions expressed in this report. Further, such data, findings, observations and conclusions are based solely upon information, drawings supplied by the Client etc. in existence at the time of the investigation.

This report has been prepared on behalf of and for the exclusive use of the Client, and is subject to and issued in connection with the provisions of the agreement between InsiteSJC and the Client. InsiteSJC accepts no liability or responsibility whatsoever for or in respect of any use of or reliance upon this report by any third party.

Revision	Date	Chapter/section/page revised	Authorisations		
			Originator	Checked	Approved
A	15/08/2023	Final issue lodged with Council	SB	DN	SB

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SUMMARY

This report provides a town planning assessment of the relevant provisions relating to a Material Change of Use—three (3) residential units, at 94 Meson St, Gayndah (described as Lot 10 on G1345).

The proposed use is defined as ‘Multiple dwelling’ and is located in the ‘General residential’ zone of the *North Burnett Regional Planning Scheme 2014* (the “planning scheme”); as such, the proposed development requires a Code assessable application.

The proposed development is an appropriate use of land that is designated by the planning scheme for urban development. The proposal is a logical extension of the established residential development in the area. The proposed infill development is explicitly anticipated by the planning scheme being a natural consequence of the zoning of the land. The units would be compatible with the surrounding development and would also be similar in scale to other developments within the zone.

The proposal complies with the majority of relevant assessment criteria of the planning scheme and is not offensive to any State Legislation. It is our view that cogent grounds exist to support and approve all the application having regard to the assessment benchmarks of the planning scheme and other relevant matters. Accordingly, this report recommends approval subject to reasonable and relevant conditions.

1 INTRODUCTION

Indigenous Wellbeing Centre Ltd have commissioned Insite SJC to prepare this report to accompany an application for a Material Change of Use for Multiple dwelling.

This report—

1. describes the proposed development;
2. identifies the relevant assessment criteria;
3. evaluates likely impacts; and
4. demonstrates compliance with the *North Burnett Regional Planning Scheme 2014*.

In accordance with Section 51 of the *Planning Act 2016* (the Act) it is considered that the required mandatory information as specified by the relevant Development Assessment (DA) forms has been provided to enable Council to issue a Development Permit for Material change of use. The rationale for support of the proposal is demonstrated through an assessment of the relevant provisions of the planning scheme.

2 THE SITE

2.1 LOCALITY DESCRIPTION

The subject site is situated within the General residential zone and is also located within a short distance from the CBD to the east and the Burnett River to the north. As reflected by the zoning, land contiguous to the site is characterized by a mix of single dwellings, some multi-unit development and commercial development. The site benefits from being a short distance from the retail and dining options available within the nearby centre. There are also several community services in the locality including the nearby St Joseph's Catholic School and the Gayndah State School; refer to Figure 1 below.

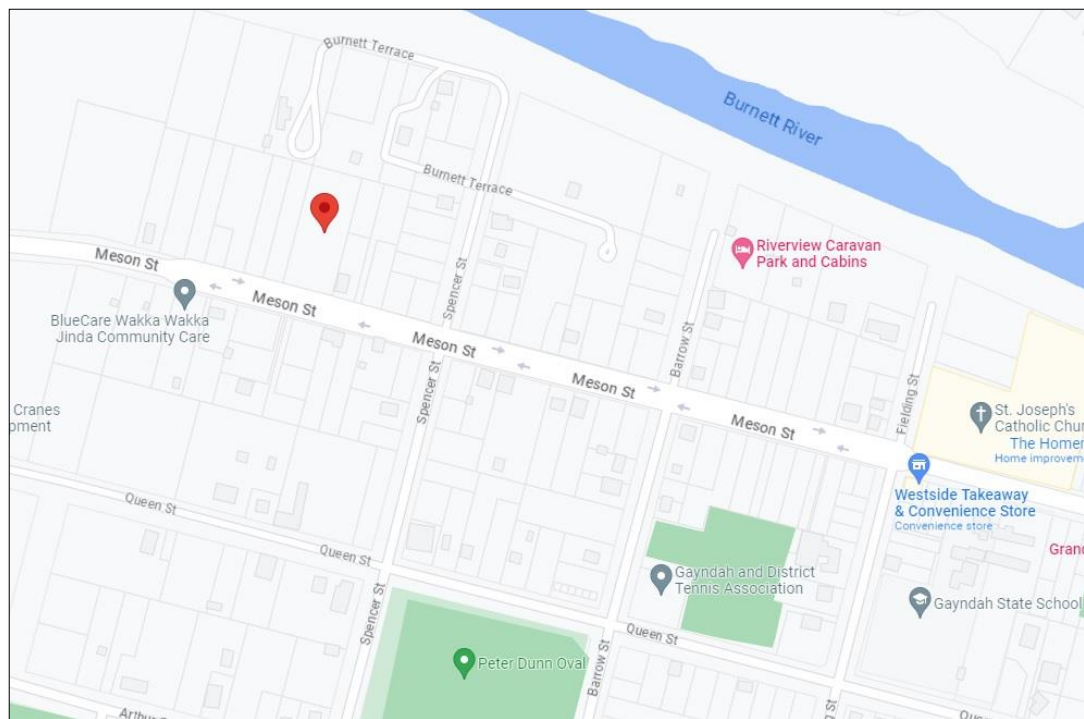


Figure 1—Locality plan (Source: Google maps)

2.2 SITE CHARACTERISTICS

The site is regular in shape and has an area of 6,070m² and a frontage of approximately 50 metres to Meson St which is designated as a Significant Local Road; refer to Figure 2 below and the attached Smartmap. The subject site is currently not improved. The subject site currently has two (2) concrete layback crossovers and upright kerb and channel for the full length of the frontage; refer to Figure 3 below. The subject site has access to overhead electricity and all of Council's reticulated services, refer to Figures 4 & 5 below and the attached *Infrastructure Services plans*.

Topographically the site falls away from the frontage. The attached *Detail and Level Survey of Visible Features Over Lot 10 on G1345—GC23-008 D1* dated 05/07/2023 prepared by InsiteSJC indicates that the site is approximately 107m AHD at the frontage of the site falling to 106m AHD at the rear of the site. Existing stormwater currently leaves the site as uncontrolled sheet flows; refer to the attached *Stormwater Management Plan—CC-23338* dated July 2023 (the stormwater report) prepared by Engineers Plus for a more detailed description of topography and stormwater characteristics including a strategy to manage flows leaving the site. A search of NBRC records indicates that the site is not subject to flooding.

Table 1—Site details

Address of subject site	94 Meson St, Gayndah
Real property description	Lot 10 on G1345
Area of site	7,070m ²
Name of owner	Indigenous Wellbeing Centre Ltd



Figure 2—Subject site (Source: QLD Globe)



Figure 3—Existing site conditions (Source: NBRC interactive mapping)



Figure 4—Existing sewer infrastructure (Source: NBRC interactive mapping)

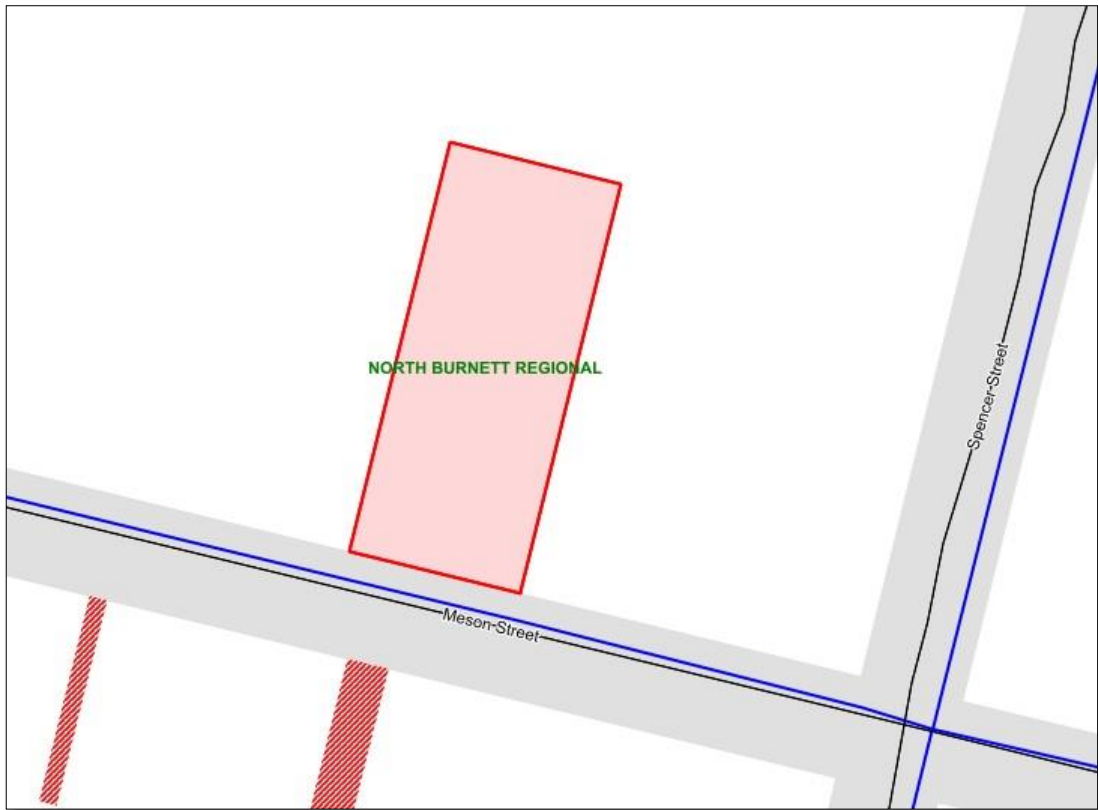


Figure 5—Existing water infrastructure (Source: NBRC interactive mapping)

3 PROPOSED DEVELOPMENT

3.1 THE PROPOSAL

The applicant seeks a development permit for a Material Change of Use for Multiple dwelling—three (3) residential units. Development is proposed to occur generally in accordance with proposal plans—*IWC PHC Clinicians Housing Gayndah—22042 dated 10/07/2023* prepared by Tomas O'Malley Architect. The proposal is for multi-units that would be for residential purposes¹. The proposed development has the following features—

- 1 x 4-bedroom unit & 2 x 3-bedroom unit;
- Single storey;
- Building footprint—30%;
- Compliant density;
- Mixture of treatments including brick veneer, lightweight cladding and timber, breaks in walls, architectural mouldings and a fenestrated facade;
- 1.8m fully screened fence along the side and rear boundary;
- Landscape strip along the frontage, side and rear boundaries to screen parking areas, waste bin areas and clothes drying area.
- Covered alfresco areas and private and community open space;
- Dedicated waste bin areas;
- Clotheslines located at rear of buildings;
- 4 x covered resident parking spaces and 5 x visitor parking spaces and PWD space;
- Sealed commercial crossover in accordance with *Design and construction standards for development works policy*;
- Reticulated sewerage would be provided in accordance with the *Design and construction standards for development works policy*; and
- Reticulated water supply would be provided in accordance with the *Design and construction standards for development works policy*, including a metered water service, and internal infrastructure to satisfy the firefighting and water supply demands of the development.

Note: The balance area could be developed for future stages of development that do not form part of this application. However, access has

¹ Subject to Schedule 6 of the *Planning Regulation 2017*, any future use of the site for the purposes of Rooming accommodation is Development local categorising instrument is prohibited from stating is assessable development.

been provided so that the further development of the balance area is not prejudiced.

3.1.1 Justification

The proposed development is a natural consequence of the zoning of the land and is logical and appropriate infill development. The proposed development appropriately increases the number of persons living in the area with access to schools and services. The site provides a density that is more consistent with the Medium density residential zone.

The proposal would contribute positively to the character of the locality by providing a modern built form that is sensitive to site constraints and that is commensurate with nearby development. The modern building exhibits a mixture of finishes, breaks in walls, and a building design that provides visual interest whilst being highly functional and totally consistent with the expected and prevailing character of the area.

3.2 BUILDING AND OPERATIONAL WORK

No building work or operational work applications are included as part of this development

4 ASSESSMENT—LOCAL CATEGORISING INSTRUMENT

The assessment manager is to assess the application in accordance with the *Planning Act 2016*, in particular Section 45 (3) and the Development Assessment Rules. This section presents an assessment against the relevant local categorising instrument.

4.1 DEVELOPMENT ASSESSMENT

The proposed development application for Material Change of Use for Multiple dwelling is subject to the following provisions—

- (1) The site is subject to assessment against the *North Burnett Regional Planning Scheme 2014* (the 'planning scheme');
- (2) The subject parcel is situated in the 'General residential' zone (refer to Figure 6 below);
- (3) The proposed use is defined as 'Multiple dwelling';
- (4) Table of assessment 5.5.3 contained in the planning scheme identifies that the category of assessment for a Material Change of Use for Multiple dwelling in the General residential zone as requiring Code assessment against the assessment benchmarks of the following codes—
 - a) Higher density residential code; and
 - b) Infrastructure and operational work code.
- (5) Refer 4.3 'Codes' for assessment of the Codes.



Figure 6—Extract of zoning map (Source: NBRC interactive mapping)

4.2 OVERLAYS

There are no overlays impacting the site. As such the development does not trigger assessment against any overlay codes contained in the planning scheme.

4.3 CODES

The application will be assessed against the aforementioned planning scheme codes—

4.3.1 Higher density residential code

The proposal is consistent with the purpose of the code that seeks to provide for higher density multiple dwellings. The proposal achieves the purpose of the code by providing an appropriate multi-unit development that would contribute positively to the streetscape and the established character of the locality. The scale and level of intensity of the development supports the intended role and function of the zone. The development is entirely consistent with the purpose of the zone and constitutes appropriate and suitable infill development that is anticipated by the provisions of the planning scheme. The proposal would result in a permanent resident base proximate to community and allied health care, and a short distance from the CBD that provides retail and dining opportunities. The proposed infill development is an efficient land use that provides an appropriate density whilst maximising the yield of the site. The development

encourages urban consolidation by increasing the number of people living close to services and facilities. The modern low-rise built form provides an attractive living option consistent with surrounding uses and positively contributes to the amenity of the locality. Ultimately the proposal provides for a higher density residential development located on a significant local road that provides easy access to commercial and community services. The development finds compliance with the relevant acceptable and performance outcomes—

PO1—N/A

PO2—The land is located on a significant local road that provides easy access to the CBD and recreational and open space areas located a short distance away along Queen St;

PO3—Complies;

PO4—Compliance could be achieved through the imposition of reasonable and relevant conditions of approval;

PO5—Complies;

PO6—The low-rise built form would be compatible with surrounding development and provides visual interest through a mixture of finishes and varying shape, articulation and a mixture of roof pitches. The impacts of the development are softened by being integrated within landscaping and the open frontage fence still allows for casual surveillance of the street;

PO7—Complies; and

PO8—N/A.

4.3.2 Infrastructure and operational works code

The proposed development supports the purpose of the code by providing infrastructure that would be designed in accordance with Council's standards. In particular, the *Design and construction standards for development works policy* and to a level appropriate to service the needs of the demand generated by the development.

The proposal would achieve the purpose of the code by providing and connecting to all urban services including reticulated water supply, sewerage, stormwater infrastructure, bitumen sealed roads, electricity and telecommunications. The proposal would provide the required development infrastructure in accordance with the community's expectations by delivering the desired standard of service suitable for the context of the locality and the requirements of the planning scheme. This infrastructure would be integrated with the surrounding networks.

The proposed development is consistent with the overall purpose of the code as transport infrastructure would efficiently service the demand generated by the

site. The development achieves the purpose of the code by providing appropriate on-site parking and access that would meet the reasonable requirements of the development as well as being fully compliant with the provisions of the code. The circulation and service areas are safe and convenient, as demonstrated on the attached *IWC PHC Clinicians Housing Gayndah—22042* dated 10/07/2023 prepared by Tomas O'Malley Architect. The proposal plans demonstrate that design vehicles would be able to safely enter and exit the site in a forward gear. The layout and parking arrangements ensure that the safety and efficiency of the external road network would be maintained. Meson Street exhibits an acceptable vertical and horizontal alignment and generally has an acceptable asphalt seal, and sight distances from the access are also uninhibited. In conjunction, the combined road conditions are sufficient to service the site.

It is expected that there would be a focus on providing landscaping consisting of a local provenance of species with landscaping generally being designed to be functional, durable and practical to maintain. Permanent garden beds would be provided with a controlled underground or drip watering system. The system would be fitted with an approved testable backflow prevention device. The proposal would be able to obtain compliance with the assessment benchmarks through the imposition of reasonable and relevant conditions. The applicant would then be required to complete the landscaping shown on the endorsed plans prior to the commencement of the use and maintain all landscape works in accordance with the subsequent approved plans whilst the use remains. There are no aspects of the proposal that are offensive to the purpose and overall outcomes of the code considering the nature of the development, the context of the site and the reticulated services available in the locality. The development finds compliance with the relevant acceptable and performance outcomes—

PO1— It is expected that there would be a focus on providing landscaping consisting of a local provenance of species with landscaping generally being designed to be functional, durable and practical to maintain;

PO2—The development is located within an identified residential area and as such there would be no reverse amenity situation created;

PO3—Complies;

PO4—The site has available connections to all reticulated services (refer to the attached *Infrastructure Services plans*);

PO5—It is expected that there would be capacity within the network to service the development noting the scale and context of the proposal;

PO6—As per the attached proposal plans there would be clearly delineated access to the site and there is a separate entrance for pedestrians to remove conflict between vehicles and pedestrians;

- PO7—The site has access to reticulated water;
- PO8—Compliance could be achieved through the imposition of reasonable and relevant conditions of approval;
- PO9—The site has access to reticulated sewer;
- PO10— Compliance could be achieved through the imposition of reasonable and relevant conditions of approval;
- PO11— Compliance could be achieved through the imposition of reasonable and relevant conditions of approval;
- PO12— Compliance could be achieved through the imposition of reasonable and relevant conditions of approval;
- PO13—N/A;
- PO14— Compliance could be achieved through the imposition of reasonable and relevant conditions of approval;
- PO15—Complies (refer to the attached *stormwater report*)
- PO16—The site has access to reticulated electricity;
- PO17— Compliance could be achieved through the imposition of reasonable and relevant conditions of approval;
- PO18— Compliance could be achieved through the imposition of reasonable and relevant conditions of approval;
- PO19— Compliance could be achieved through the imposition of reasonable and relevant conditions of approval;
- PO20— Compliance could be achieved through the imposition of reasonable and relevant conditions of approval;
- PO21—The site has access to reticulated telecommunications;
- PO21— Compliance could be achieved through the imposition of reasonable and relevant conditions of approval;
- PO22— Compliance could be achieved through the imposition of reasonable and relevant conditions of approval;
- PO23—Complies;
- PO24—Complies;
- PO25—N/A;
- PO26— Compliance could be achieved through the imposition of reasonable and relevant conditions of approval;

PO27—Complies;

PO28—Compliers;

PO29—N/A;

PO30—Complies

PO31—N/A;

PO32— Compliance could be achieved through the imposition of reasonable and relevant conditions of approval;

PO33— Compliance could be achieved through the imposition of reasonable and relevant conditions of approval;

PO34— Compliance could be achieved through the imposition of reasonable and relevant conditions of approval;

PO35—Complies; and

PO36— Compliance could be achieved through the imposition of reasonable and relevant conditions of approval.

5 STATE ASSESSMENT

5.1 STATE REFERRALS

The development does not trigger referral to SARA.

5.2 STATE PLANNING POLICY

The new *State Planning Policy* (SPP) came into effect on 3 July 2017 and replaced the SPP April 2016. The SPP contains interim development assessment requirements for certain state interests, with assessment only being required for those state interests that are not appropriately reflected in the planning scheme. The proposed development is to be assessed under the *North Burnett Regional Planning Scheme 2014*, and as such the proposal will be assessed against the assessment benchmarks in the SPP to the extent of any inconsistency (as set out by Section 8 of the Act). Essentially the SPP sits above the local planning instrument in the hierarchy of instruments under the Act. The SPP may apply either as an assessment benchmark or a matter to have regard to.

The SPP Interactive Mapping System (IMS) indicates that the subject site is located within the following overlays—

- (a) Safety and resilience to hazards—Flood hazard area – Local Government flood mapping areas. Refer to Figure 7 below.



Figure 7—Extract of State interest—Safety & resilience (Source: SPP IMS)

5.2.1 Natural hazards, risk and resilience

The SPP IMS states that *if identified as being contained within a Local Government flood mapping area, the SPP requirements for flood are triggered by the flood mapping contained in that Local Government's planning scheme.* A search of NBRC's interactive mapping indicates that the site is not subject to the Flood hazard overlay.

6 OTHER MATTERS

6.1 STATEMENT OF REASONS

The Act sets the obligation and scope of the requirement to provide reasons for a decision. It is considered that this proposal can assist the Assessment manager in meeting the obligations of Section 63 (5) of the Act by providing a description of the development as provided earlier in this report, and a description of the assessment benchmarks as enunciated through the purpose of the relevant codes and also the other relevant matters to have regard to. In summary the proposal should be approved as—

1. The site is located within the General residential zone and the proposed Multiple dwelling development for three (3) units is consistent with the outcomes of the Higher density residential code;
2. The proposal achieves the purpose of the code by providing development that is a logical consequence of the zoning of the land and explicitly anticipated by the planning scheme;
3. The site is designated for urban development and as such the proposal constitutes appropriate infill development that is consistent in scale and density to the established development in the locality;
4. The development's density supports the intended role and function of the zone;
5. The proposal would contribute positively to the character of the locality by providing a modern low-rise built form that is sensitive to site constraints, contributes positively to the streetscape and that is commensurate with nearby development;
6. The modern building exhibits a mixture of finishes, breaks in walls and a building design that provides visual interest whilst being highly functional and totally consistent with the expected and prevailing character of the area;
7. The site is also located to take advantage of other nearby services such as the retail and dining options that are available at the nearby centre, the community and allied health care choices available within the area, and open space and recreational opportunities a short distance from then site;
8. The subject site has available connections to all of Council's reticulated services and can be provided with an appropriate level of infrastructure including water, sewerage, electricity, stormwater, on-site parking and kerb side collection;

9. The attached *Stormwater Management Plan* indicates that post-development stormwater characteristics would not be discernibly altered beyond the boundaries of the site, and stormwater flows would be conveyed to the lawful point of discharge being Meson St.
10. There are no overlays constraining the site; and
11. The proposed infill development is an efficient land use.

7 CONCLUSION—REASONS FOR APPROVAL

The applicant seeks a development permit for Material Change of Use—three (3) residential units, at 94 Meson St, Gayndah (described as Lot 10 on G1345).

The following conclusions are made from this report—

- The development application has been made in accordance with the requirements of the *Planning Act 2016* and the *State Planning Policy 2017*;
- The proposal has provided sufficient detail and provided the relevant material to be a properly made application pursuant to *the Development Assessment Rules*;
- This report makes a statement about the relevant assessment benchmarks of the *North Burnett Regional Planning Scheme 2014* including the relevant codes and performance outcomes of the codes where appropriate;
- The proposal's category of assessment as 'code' indicates that the assessment manager must approve the application to the extent the development complies with all assessment benchmarks;
- The assessment manager may approve the application even if the development does not comply with some benchmarks; and
- Sufficient material has been provided to allow the development application to be approved or approved subject to conditions.

This assessment report supports the proposed development and recommends it to Council, as Assessment manager, for approval pursuant to Section 60 of the Act and subject to relevant conditions or reasonably required conditions in accordance with Section 65 of the Act.

APPENDIX ONE—PROPOSAL PLANS PREPARED BY TOMAS O'MALLEY ARCHITECT

PROPOSED ACCOMMODATION

LOT 10, G1345

94 Meson Street, Gayndah Q 4625

FOR IWC LTD

GENERAL NOTES

1. These drawings are intended for use for Concept assessment.
2. Do not scale drawings. All dimensions are in millimetres unless specifically noted otherwise. All wall setouts are dimensioned to the integral wall structure; i.e. brick, block, concrete or studwork; excluding linings and applied finishes.
3. Hatches and patterns are graphic representations only, and do not pertain to the dimensional properties of the materials indicated.
4. The included outline specification provides the general extent of the scope of works and materials to be used. It remains the responsibility of the Builder to provide a building which is complete and complies with all relevant building codes and standards.
5. Selections of finishes and fixtures not specifically noted in these documents are to be determined by the owner.

SHEET LIST

NUMBER	REVISION	NAME
A0000	3	COVER
A1000	4	SITE PLAN
A1200	3	AREA PLANS
A2100	4	FLOOR PLANS
A2110	2	FLOOR PLAN - UNITS 1&2
A2111	2	FLOOR PLAN - UNIT 3
A3100	2	ELEVATIONS - UNITS 1&2
A3101	2	ELEVATIONS - UNITS 1&2
A3110	2	ELEVATIONS - UNIT 3
A3111	3	ELEVATIONS - UNIT 3



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Revisions		
No	Date	Description
3	10.07.2023	General Revision
2	08.06.2023	For Approval
1	17.08.2022	For Information

Drawn Aprv
DB
DB
RT

Client
IWC Ltd

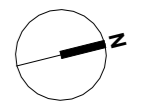
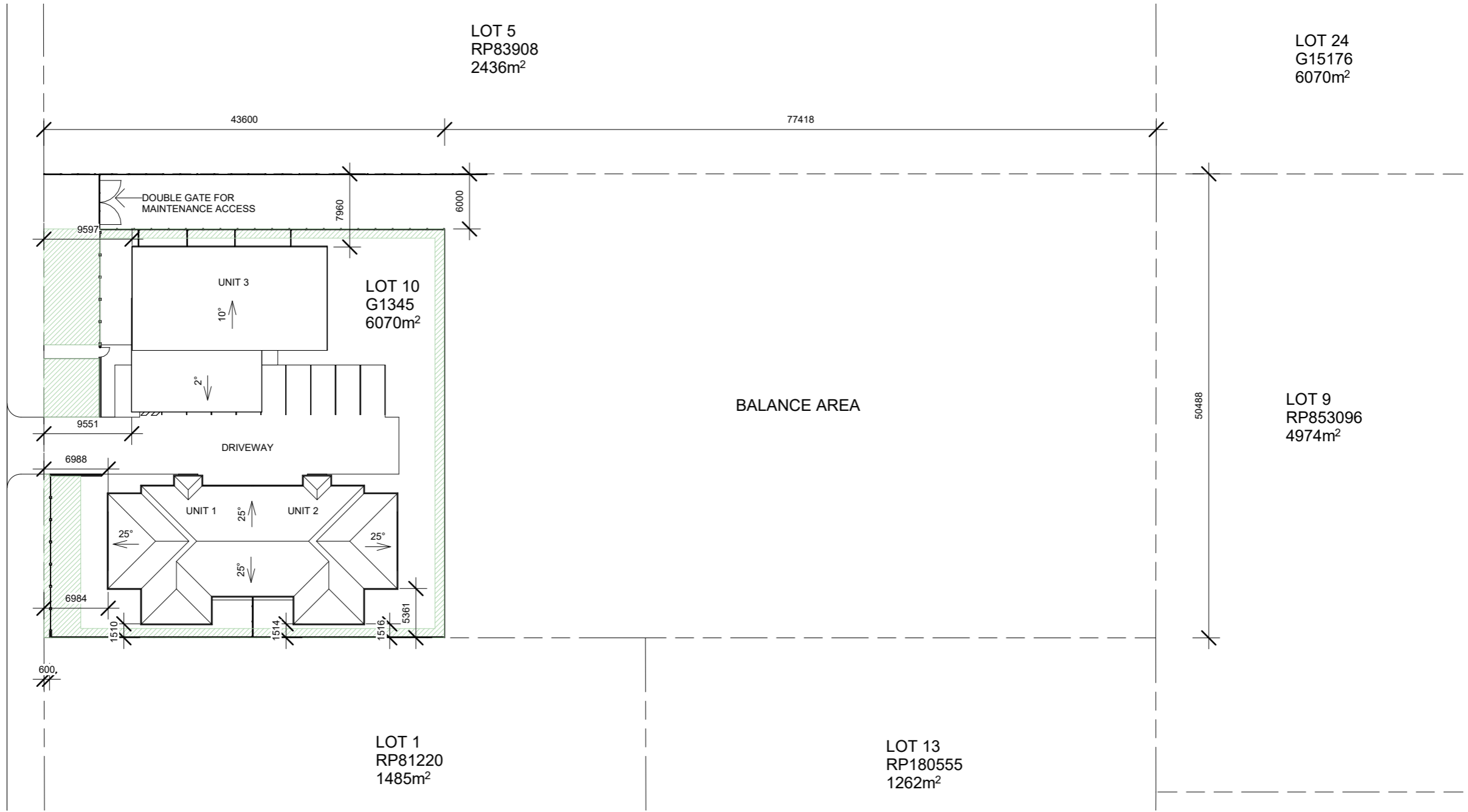
Builder
WKProjects
Project Address
94 Meson Street
Gayndah, Q 4625

Project
IWC PHC Clinicians
Housing Gayndah
Proj. No.
22042

Drawing Title
COVER
Drawing Status
FOR APPROVAL

Scale Drawing No. Issue
A0000 3

M E S O N S T R E E T



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Revisions		Drawn	Aprv
No	Date	Description	
4	10.07.2023	General Revision	DB
3	27.06.2023	Update For Approval 2023	CDC
2	08.06.2023	For Approval	DB
1	17.08.2022	For Information	RT

Client
IWC Ltd

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WKProjects
 Project Address
**94 Meson Street
 Gayndah, Q 4625**

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**IWC PHC Clinicians
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 Proj. No.
22042

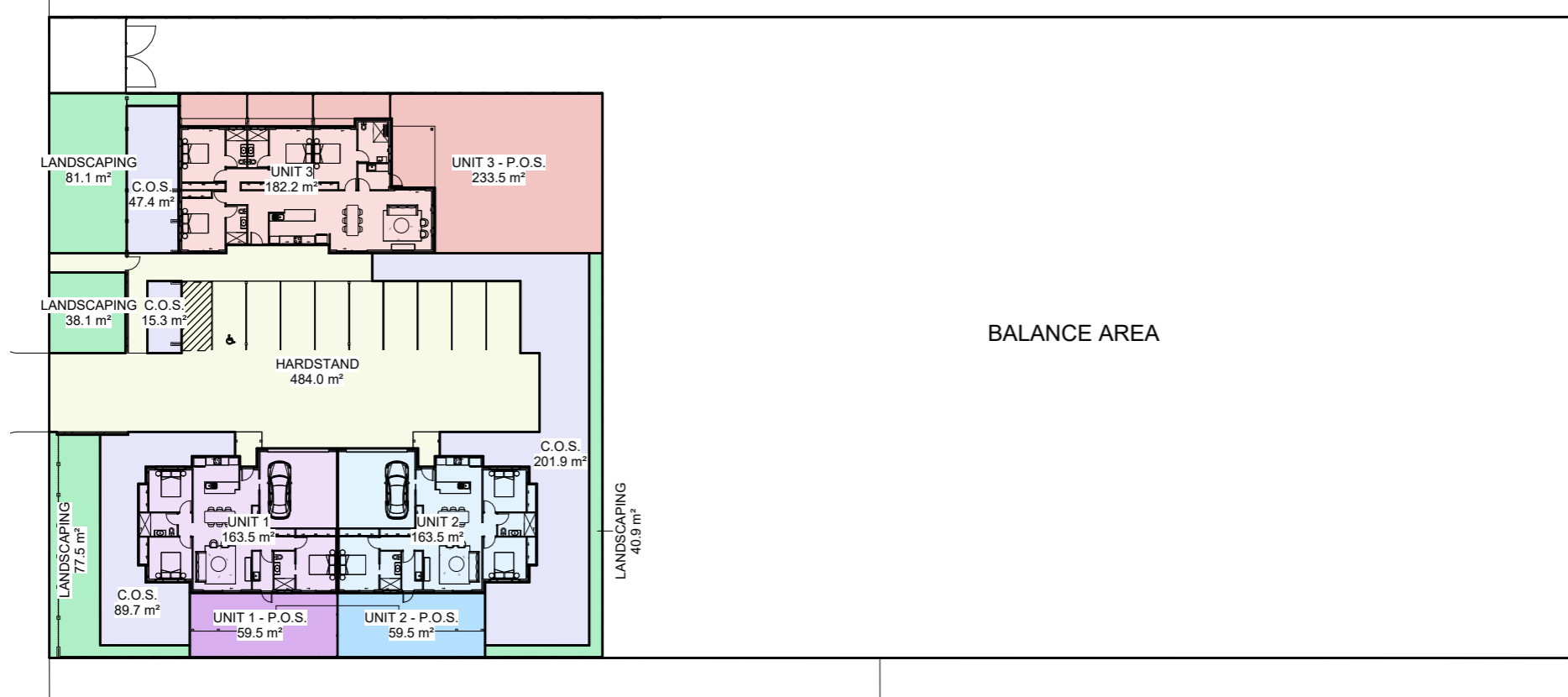
Drawing Title
SITE PLAN
 Drawing Status
FOR APPROVAL

Scale	Drawing No.	Issue
1 : 500	A1000	4

1:500

Do not scale drawings. Use figured dimensions only. Check & verify levels and dimensions on site prior to the commencement of any work, the preparation of shop drawings or the fabrication of components.
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 Nominated Architect: Tomas O'Malley (4395)

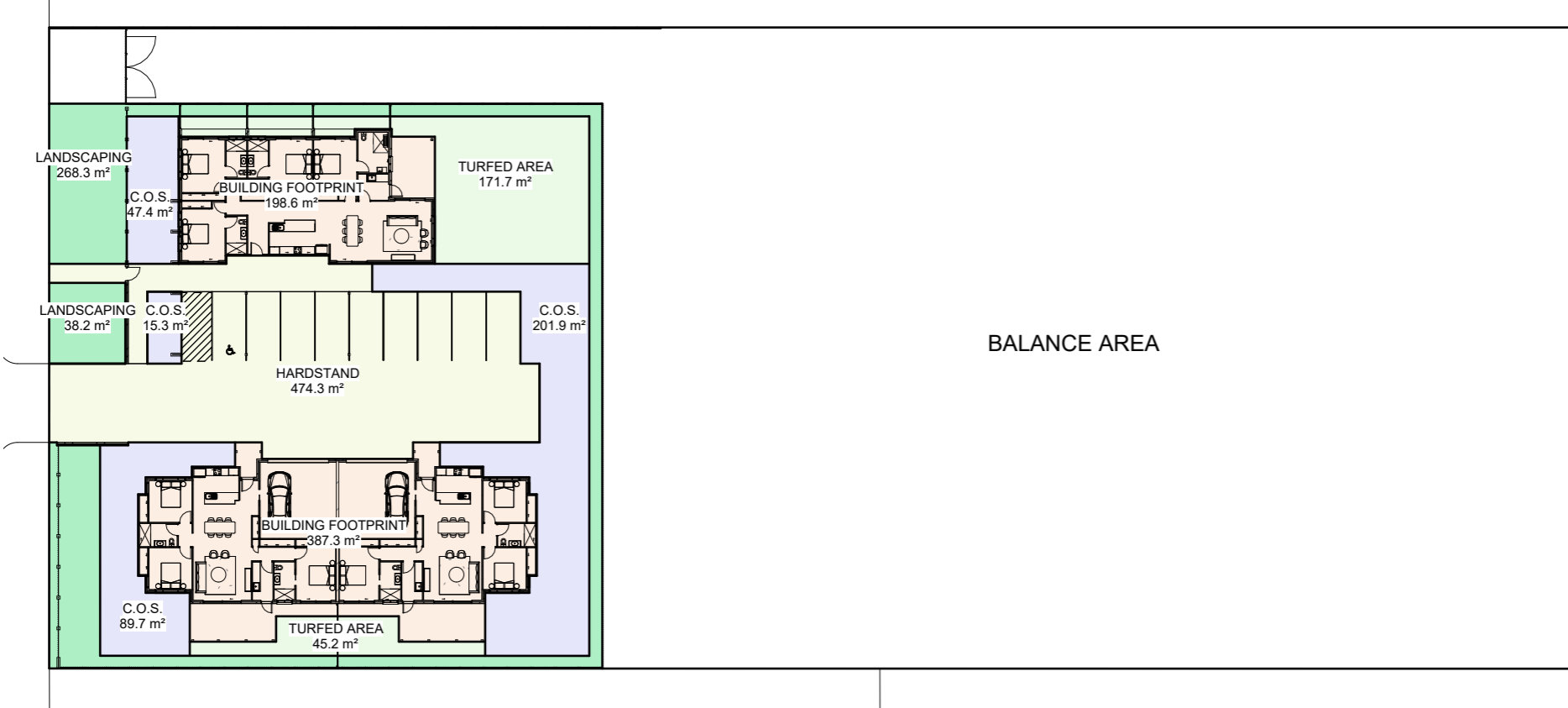
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 Author
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- C.O.S.
- HARDSTAND
- LANDSCAPING
- TURFED AREA
- UNIT 1
- UNIT 1 - P.O.S.
- UNIT 2
- UNIT 2 - P.O.S.
- UNIT 3
- UNIT 3 - P.O.S.

AREA SCHEDULE 1

NAME	AREA	PERCENTAGE
C.O.S.	354 m ²	18%
HARDSTAND	484 m ²	25%
LANDSCAPING	238 m ²	12%
UNIT 1	164 m ²	8%
UNIT 1 - P.O.S.	59 m ²	3%
UNIT 2	164 m ²	8%
UNIT 2 - P.O.S.	59 m ²	3%
UNIT 3	182 m ²	9%
UNIT 3 - P.O.S.	233 m ²	12%
TOTAL	1938 m²	



- BUILDING FOOTPRINT
- C.O.S.
- HARDSTAND
- LANDSCAPING
- TURFED AREA

AREA SCHEDULE 2

NAME	AREA	PERCENTAGE
BUILDING FOOTPRINT	586 m ²	30%
C.O.S.	354 m ²	18%
HARDSTAND	474 m ²	24%
LANDSCAPING	307 m ²	16%
TURFED AREA	217 m ²	11%
TOTAL	1938 m²	

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Revisions

No	Date	Description	Drawn	Aprv
3	10.07.2023	General Revision	DB	
2	27.06.2023	Update For Approval 2023	CDC	
1	08.06.2023	For Approval	DB	

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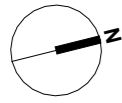
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IWC PHC Clinicians
Housing Gayndah
Proj. No.
22042

Drawing Title
AREA PLANS

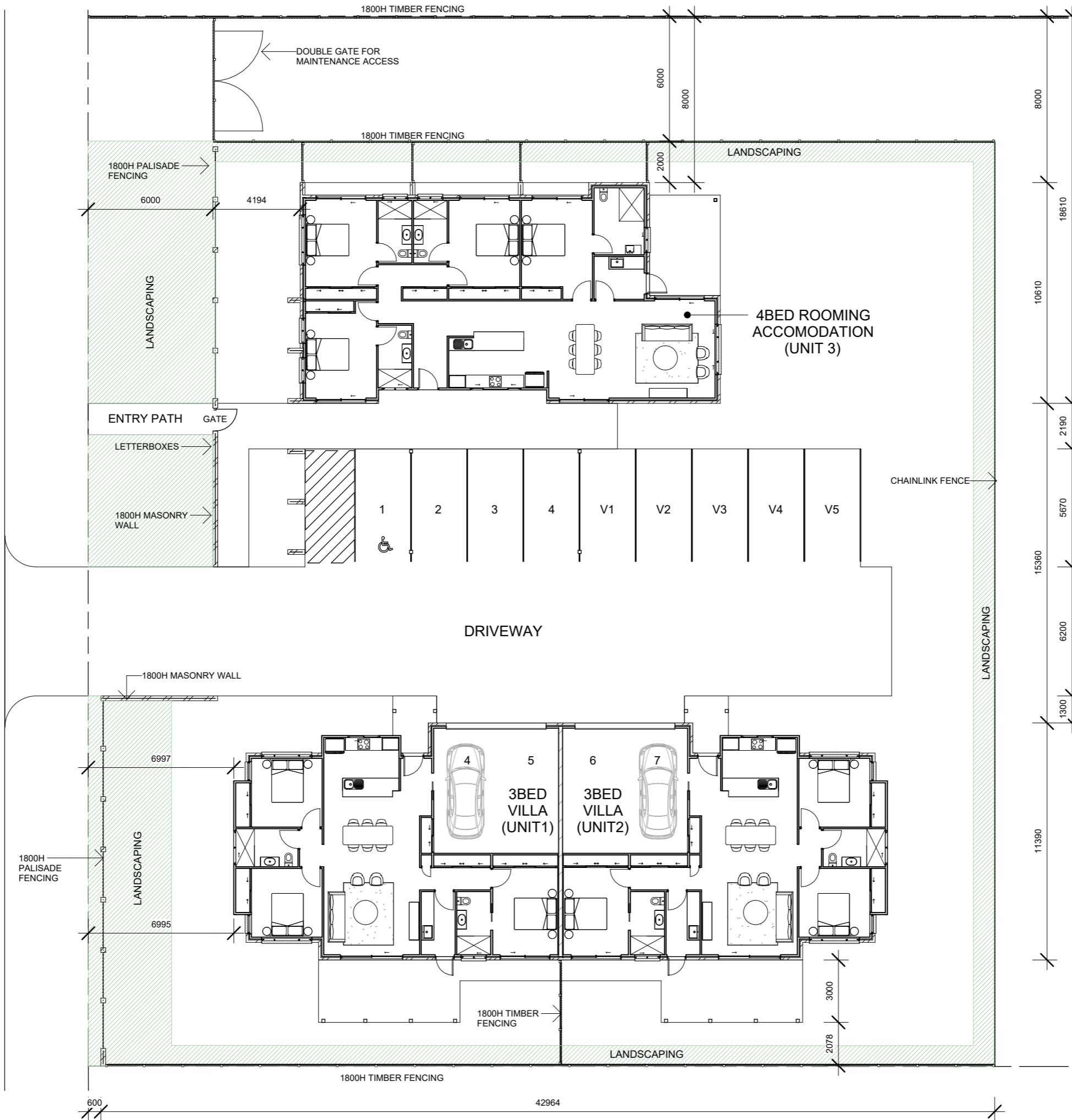
Drawing Status
FOR APPROVAL

Scale 1 : 500
Drawing No. A1200
Issue 3

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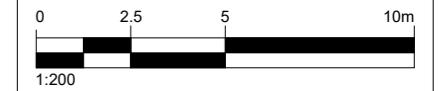


M E S O N S T R E E T

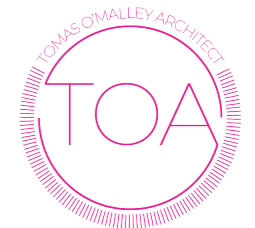


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No	Date	Description	Drw
4	10.07.2023	General Revision	
3	27.06.2023	Update For Approval 2023	
2	08.06.2023	For Approval	
1	17.08.2022	For Information	



Architect



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 PO Box 2520, Bundaberg Q 4670
 t 07 4153 6420 e info@to-architect.com.au
 ABN 96 632 830 954

Client

IWC Ltd

Project Address

**94 Meson Street
 Gayndah, Q 4625**

Project

**IWC PHC Clinicians Housing
 Gayndah**

Proj. No.

22042

Drawing Title

FLOOR PLANS

Drawing Status

FOR APPROVAL

Scale

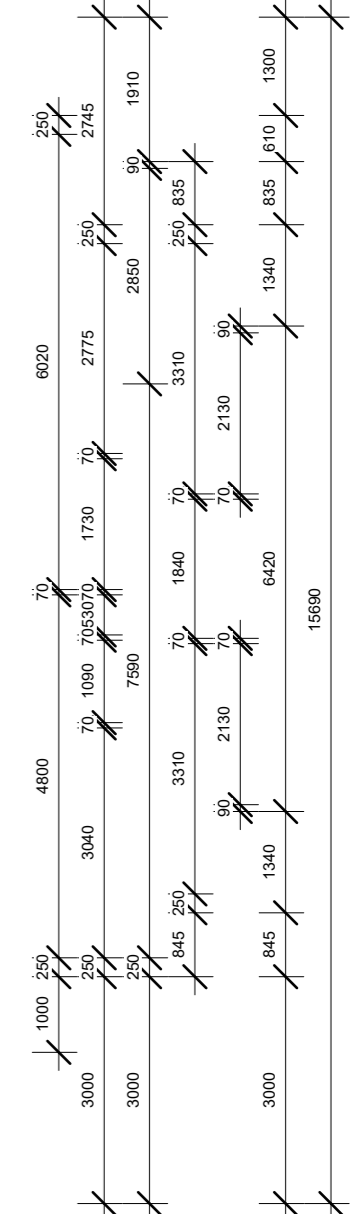
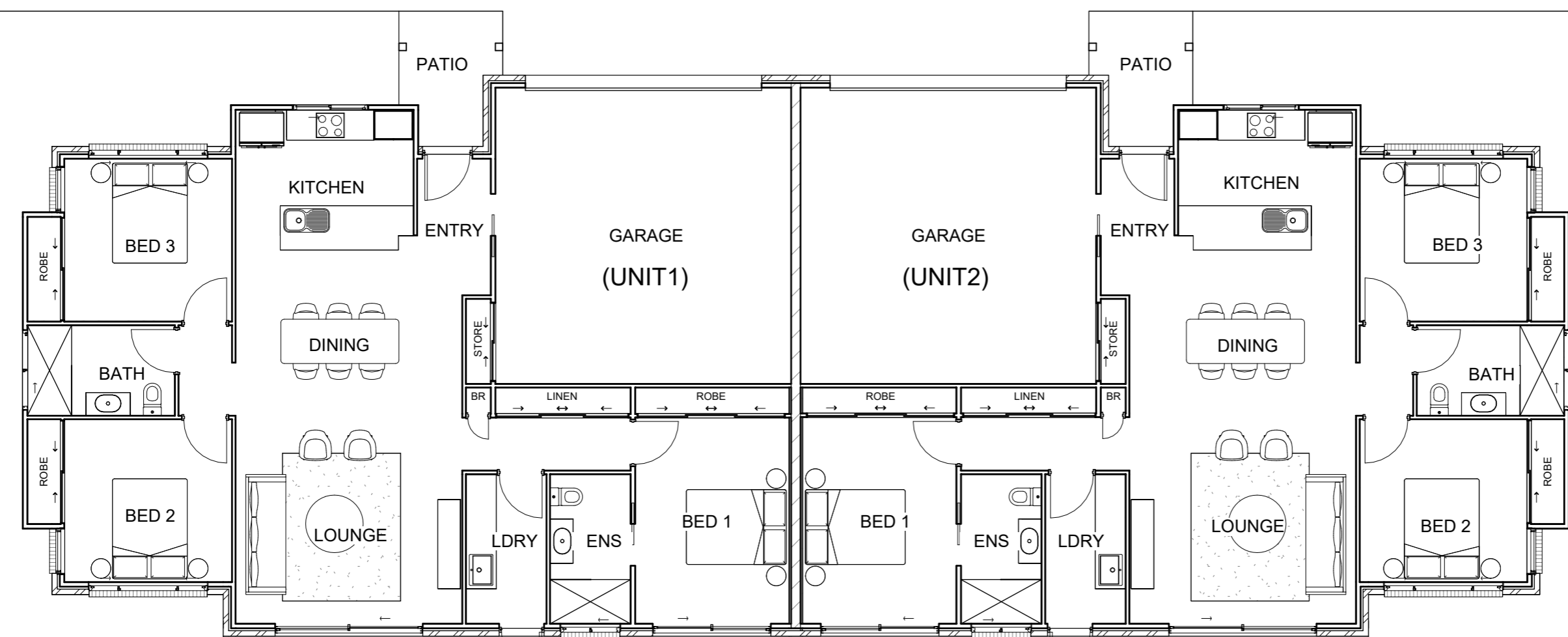
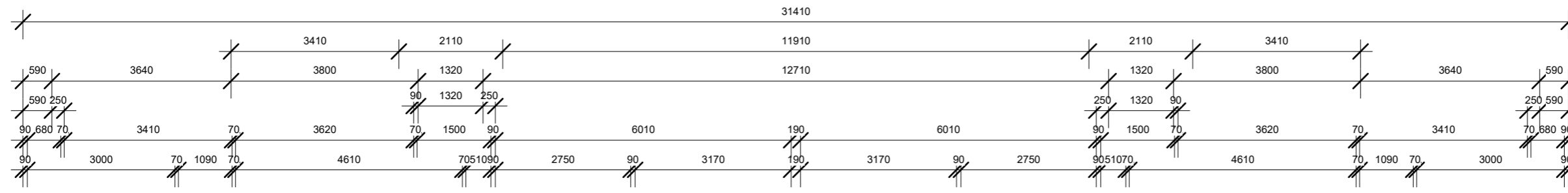
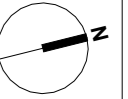
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Drawing No.

A2100

Issue

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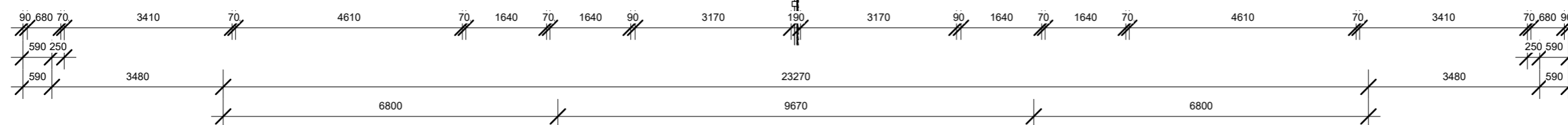


AREA SCHEDULE - UNIT 1

NAME	AREA
O/S WALLS	164 m ²
OUTDOOR AREA	25 m ²
PATIO	5 m ²
TOTAL	194 m ²

AREA SCHEDULE - UNIT 2

NAME	AREA
O/S WALLS	164 m ²
OUTDOOR AREA	25 m ²
PATIO	5 m ²
TOTAL	194 m ²



Architect
TOMAS O'MALLEY ARCHITECT
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 ABN 96 632 830 954

Revisions		Description	Drawn	Aprv
No	Date			
2	08.06.2023	For Approval	DB	
1	17.08.2022	For Information	RT	

Client
IWC Ltd

Builder
WKProjects
 Project Address
94 Meson Street
Gayndah, Q 4625

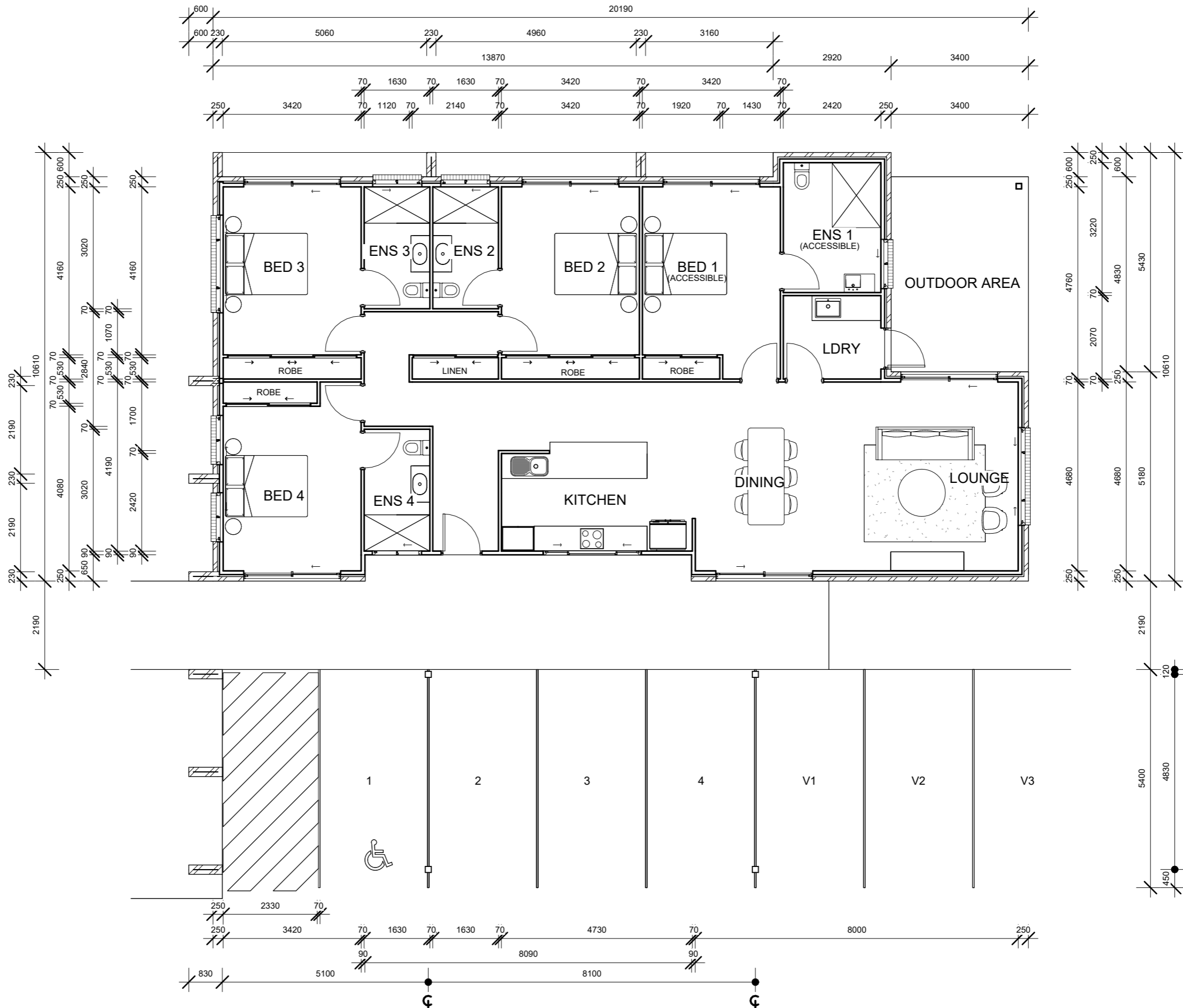
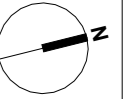
Project
IWC PHC Clinicians
Housing Gayndah
 Proj. No.
22042

Drawing Title
FLOOR PLAN - UNITS 1&2
 Drawing Status
FOR APPROVAL

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1 : 100	A2110	2

1:100

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AREA SCHEDULE - UNIT 3

NAME	AREA
O/S WALLS	182 m ²
OUTDOOR AREA	16 m ²
TOTAL	199 m²

Architect
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 t 07 41536420 | e info@to-architect.com.au
 ABN 96 632 830 954

Revisions		Description	Drawn	Aprv
No	Date			
2	08.06.2023	For Approval	DB	
1	17.08.2022	For Information	RT	

Client
IWC Ltd

Builder
WKProjects
 Project Address
**94 Meson Street
 Gayndah, Q 4625**

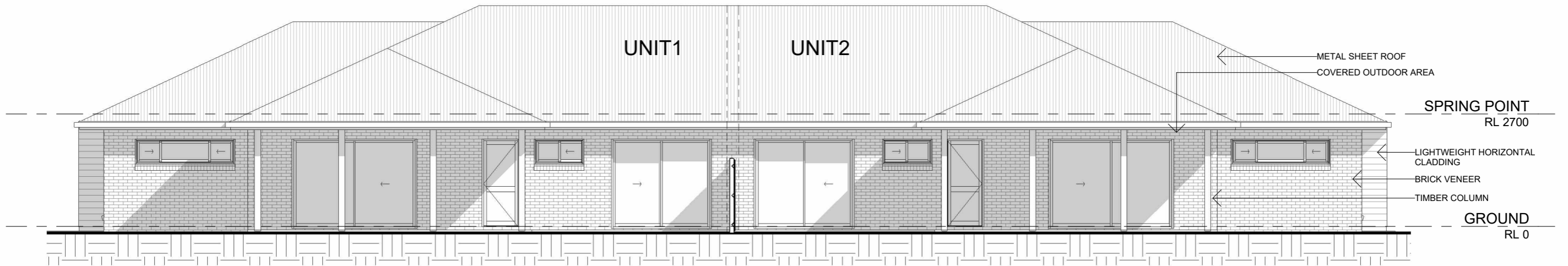
Project
**IWC PHC Clinicians
 Housing Gayndah**
 Proj. No.
22042

Drawing Title
FLOOR PLAN - UNIT 3
 Drawing Status
FOR APPROVAL

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1:100

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 Nominated Architect: Tomas O'Malley (4395)



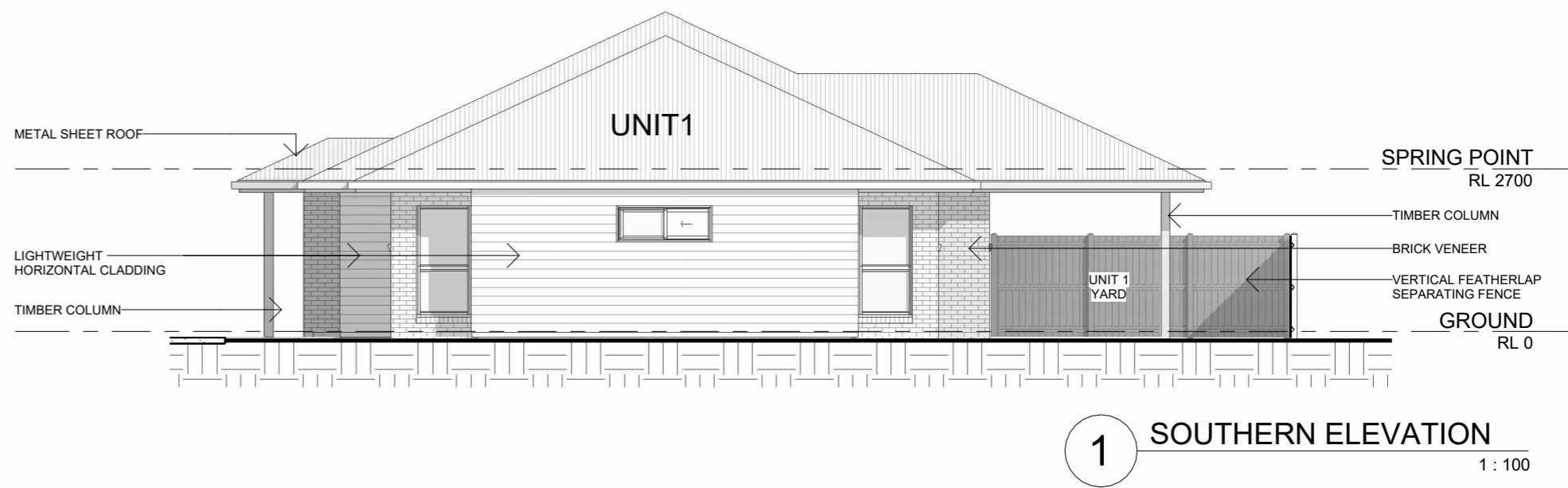
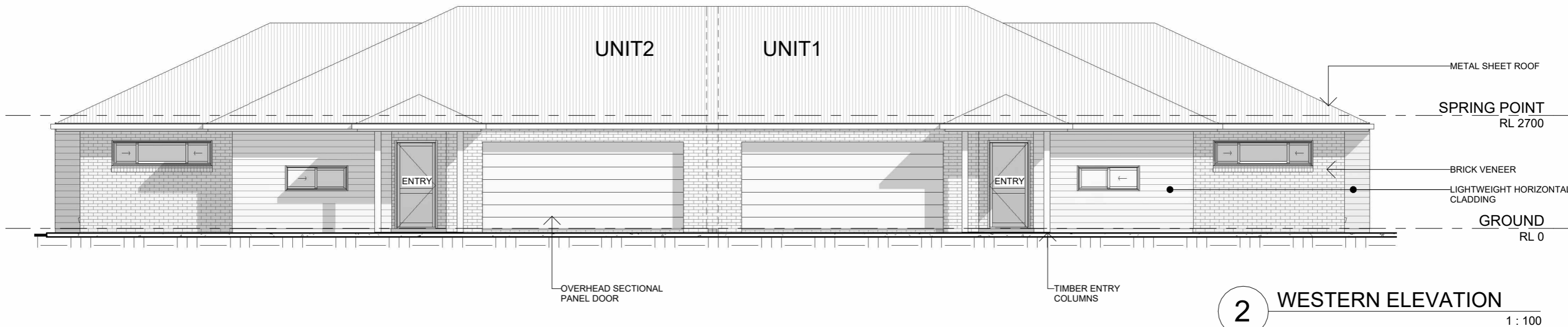
2 EASTERN ELEVATION
1 : 100



1 NORTHERN ELEVATION
1 : 100

 Architect TOMAS O'MALLEY ARCHITECT Level 1, 7 Barolin Street Bundaberg, QLD 4670 t 07 41536420 e info@to-architect.com.au ABN 96 632 830 954	Revisions <table border="1"> <thead> <tr> <th>No</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>08.06.2023</td> <td>For Approval</td> </tr> <tr> <td>1</td> <td>17.08.2022</td> <td>For Information</td> </tr> </tbody> </table>	No	Date	Description	2	08.06.2023	For Approval	1	17.08.2022	For Information	Drawn DB Aprv RT	Client IWC Ltd	Builder WKProjects Project Address 94 Meson Street Gayndah, Q 4625	Project IWC PHC Clinicians Housing Gayndah Proj. No. 22042	Drawing Title ELEVATIONS - UNITS 1&2 Drawing Status FOR APPROVAL	Scale 1 : 100  1:100	Drawing No. A3100 Issue 2
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1	17.08.2022	For Information															
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 Author
 PLOTTED & CHECKED BY:
 10/07/2023 11:00:33 AM
 PLOT DATE & TIME:

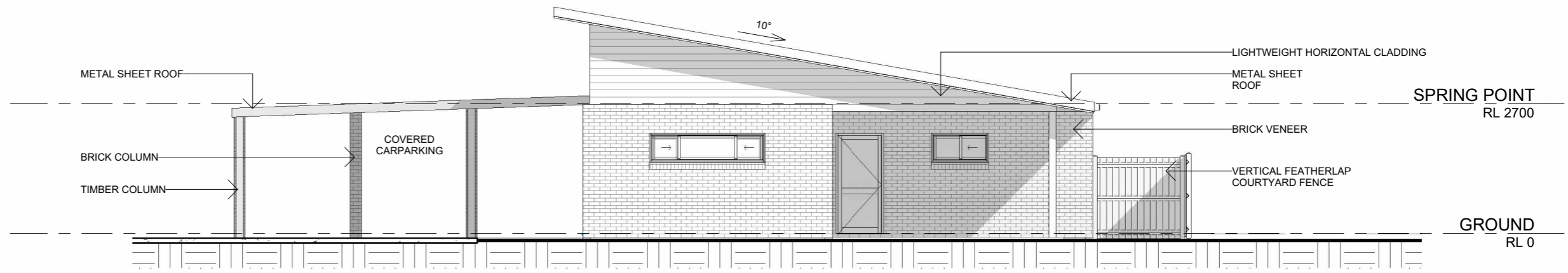


 <p>Architect TOMAS O'MALLEY ARCHITECT</p> <p>Level 1, 7 Barolin Street Bundaberg, QLD 4670 t 07 41536420 e info@to-architect.com.au ABN 96 632 830 954</p>	<p>Revisions</p> <table border="1"> <thead> <tr> <th>No</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>08.06.2023</td> <td>For Approval</td> </tr> <tr> <td>1</td> <td>17.08.2022</td> <td>For Information</td> </tr> </tbody> </table>	No	Date	Description	2	08.06.2023	For Approval	1	17.08.2022	For Information	<p>Drawn Aprv</p> <p>DB RT</p>	<p>Client IWC Ltd</p>	<p>Builder WKProjects</p> <p>Project Address 94 Meson Street Gayndah, Q 4625</p>	<p>Project IWC PHC Clinicians Housing Gayndah</p> <p>Proj. No. 22042</p>	<p>Drawing Title ELEVATIONS - UNITS 1&2</p> <p>Drawing Status FOR APPROVAL</p>	<p>Scale Drawing No. Issue</p> <p>1 : 100 A3101 2</p>
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10/07/2023 11:00:35 AM
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 Author
 REF:
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2 EASTERN ELEVATION
1 : 100



1 NORTHERN ELEVATION
1 : 100

 Architect TOMAS O'MALLEY ARCHITECT Level 1, 7 Barolin Street Bundaberg, QLD 4670 t 07 41536420 e info@to-architect.com.au ABN 96 632 830 954	Revisions <table border="1"> <thead> <tr> <th>No</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>08.06.2023</td> <td>For Approval</td> </tr> <tr> <td>1</td> <td>17.08.2022</td> <td>For Information</td> </tr> </tbody> </table>	No	Date	Description	2	08.06.2023	For Approval	1	17.08.2022	For Information	Drawn DB Aprv RT	Client IWC Ltd	Builder WKProjects Project Address 94 Meson Street Gayndah, Q 4625	Project IWC PHC Clinicians Housing Gayndah Proj. No. 22042	Drawing Title ELEVATIONS - UNIT 3 Drawing Status FOR APPROVAL	Scale 1 : 100  Drawing No. A3110 Issue 2
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REF:

Author

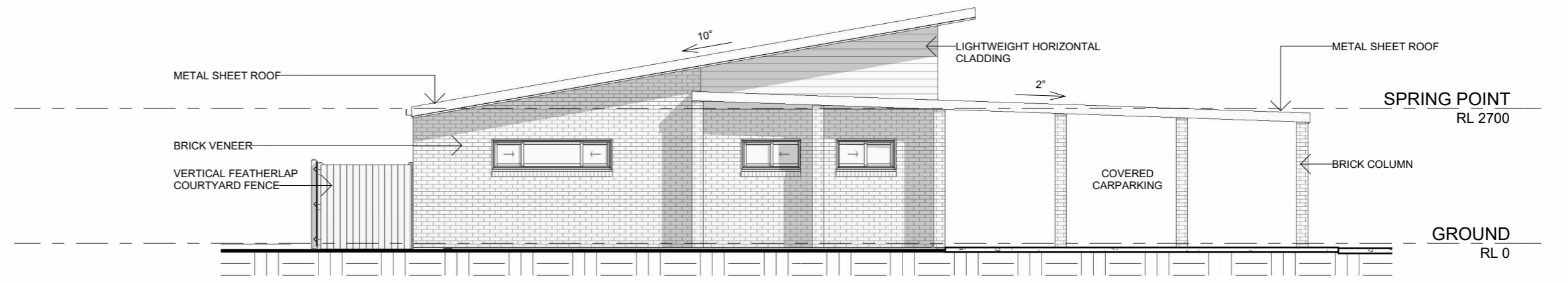
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10/07/2023 11:00:36 AM

PLOT DATE & TIME:



2 WESTERN ELEVATION
1 : 100



1 SOUTHERN ELEVATION
1 : 100

 Architect TOMAS O'MALLEY ARCHITECT Level 1, 7 Barolin Street Bundaberg, QLD 4670 t 07 41536420 e info@to-architect.com.au ABN 96 632 830 954	Revisions <table border="1"> <thead> <tr> <th>No</th> <th>Date</th> <th>Description</th> <th>Drawn</th> <th>Aprv</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>10.07.2023</td> <td>General Revision</td> <td>DB</td> <td></td> </tr> <tr> <td>2</td> <td>08.06.2023</td> <td>For Approval</td> <td>DB</td> <td></td> </tr> <tr> <td>1</td> <td>17.08.2022</td> <td>For Information</td> <td>RT</td> <td></td> </tr> </tbody> </table>	No	Date	Description	Drawn	Aprv	3	10.07.2023	General Revision	DB		2	08.06.2023	For Approval	DB		1	17.08.2022	For Information	RT		Client IWC Ltd	Builder WKProjects Project Address 94 Meson Street Gayndah, Q 4625	Project IWC PHC Clinicians Housing Gayndah Proj. No. 22042	Drawing Title ELEVATIONS - UNIT 3 Drawing Status FOR APPROVAL	Scale 1 : 100 Drawing No. A3111 Issue 3
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 PLOTTED & CHECKED BY:
 10/07/2023 11:00:37 AM
 PLOT DATE & TIME:

APPENDIX 2—SMARTMAP

APPENDIX 3—DETAIL & LEVEL SURVEY PREPARED BY INSITESJC

24
G15176

9
RP853096

2
RP159357



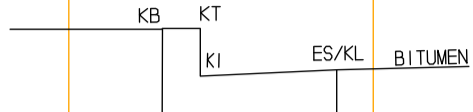
TBM
PIN
RL.106.423

TBM
SCREW MH
RL.106.472

103°50'15"
50.480

SEWER LINE
DN150

SMH
LL106.47
USIL103.38
DSIL103.36



BARRIER KERB & CHANNEL PROFILE
NOT TO SCALE

NOTES :

Boundaries Shown Hereon Are Plotted From Reinstated Dimensions
And Was Reinstated & Marked At The Time Of Survey

Visible Services Only Have Been Located

Before Commencement Of Any Construction Works, The Location
Of Underground Services Must Be Verified On Site By The Relevant
Authorities

4
RP83908

5
RP83908

10
G1345

13
RP180555

12
RP180555

1
RP81220

11
RP180555

SHED

SEWER LINE
DN150

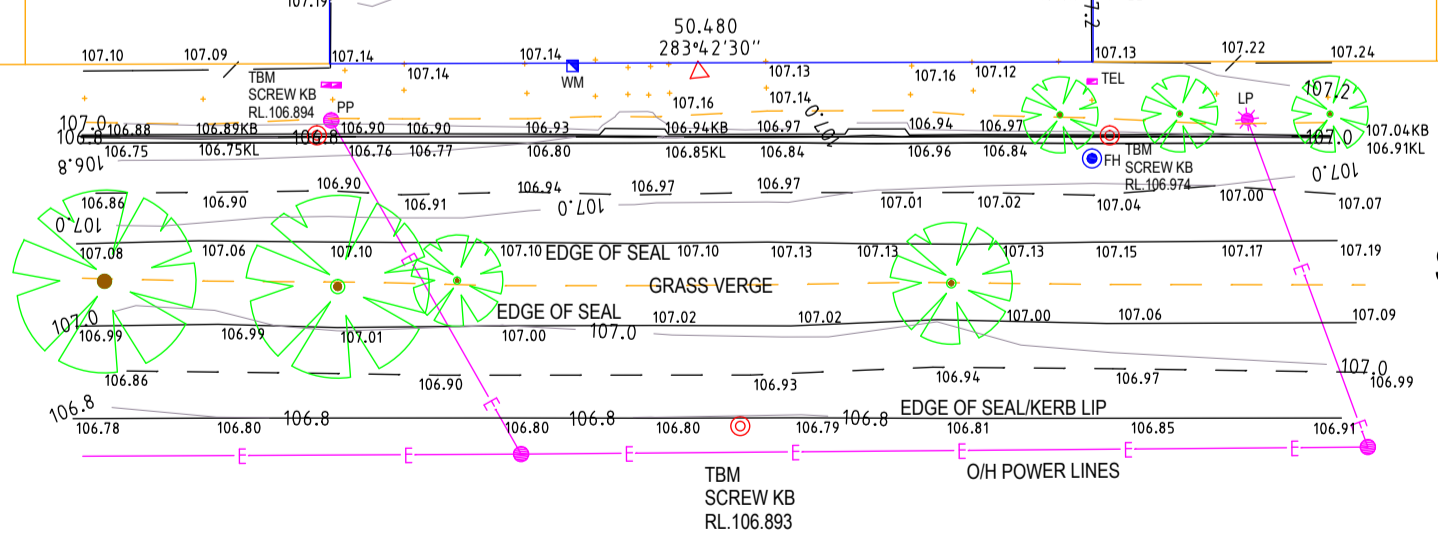
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SCREW MH
RL.107.436

SMH
LL107.43
DSIL106.08
HCIL106.14
HC DRAWN
APPROX.

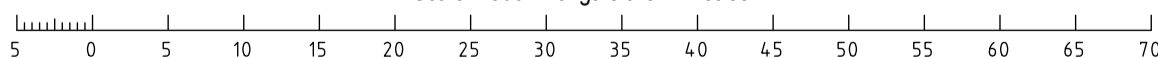
BROKEN
MESH FENCE

MESON

STREET



Scale 1:500 - Lengths are in Metres.



67 Barolin Street
PO Box 1073
BUNDABERG QLD 4670

Phone 07 4151 6677
www.insitesjc.com.au
admin@insitesjc.com.au
ABN 89 659 819 351

CLIENT:
Indigenous Wellbeing Centre Limited

DESCRIPTION:
**Detail and Level Survey of Visible Features
Over Lot 10 on plan G1345
Meson Street, Gayndah**

SURVEYED: **JSS** DRAWN: **JSS** DATE: **5/7/2023**

HORIZONTAL DATUM:
**MGA94 Zone 56 Plane
vide PSM9837**

LEVEL DATUM:
**AHD vide PSM9837
RL.106.794m**

SCALE:
1:500 (A3)

DRAWING NAME:
GC23-008 D1

SHEET NO:
1

Plotted: Wed Jul 05 15:15:07 2023

APPENDIX 4—INFRASTRUCTURE SERVICES PLANS

All underground cables shall be treated as being energised. Where a cable is located that is not represented on the ERGON ENERGY BYDA map, then ERGON ENERGY shall be contacted immediately.

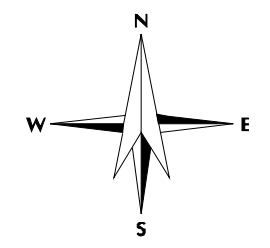
For Emergency Situations please call 13 16 70



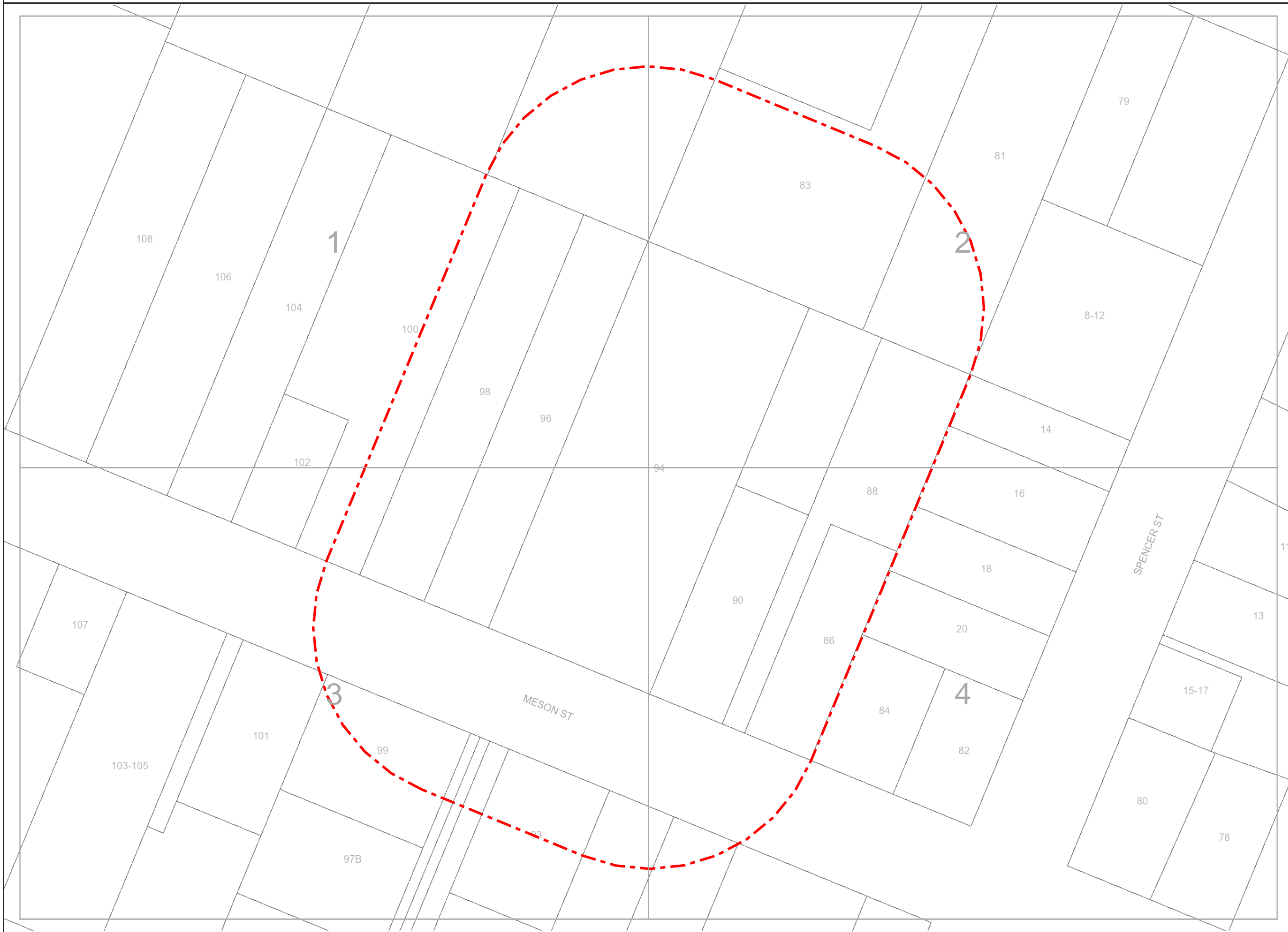
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Date: 11/08/2023
Scale: 1:1025
OVERVIEW

For a full list of Map Symbols, please refer to the supplied BYDA Symbology Legend page

AS5488 Category "D" Plan



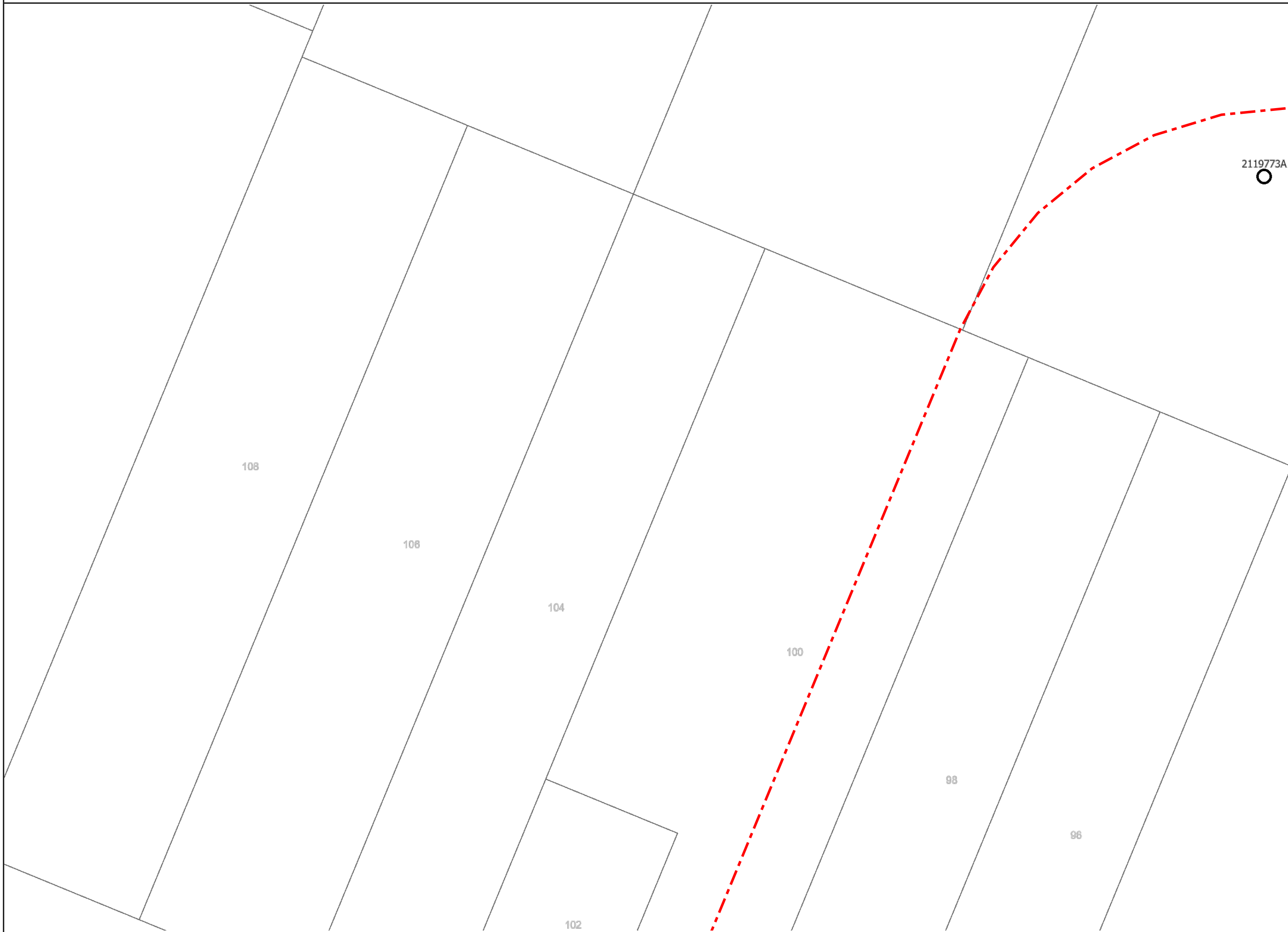
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This output provides details of the ERGON ENERGY electrical network. As variations map exist no responsibility is incurred by ERGON ENERGY for the accuracy or completeness of the information provided. Exact positions of cables and electrical connectivity should be confirmed on site.

All underground cables shall be treated as being energised. Where a cable is located that is not represented on the ERGON ENERGY BYDA map, then ERGON ENERGY shall be contacted immediately.

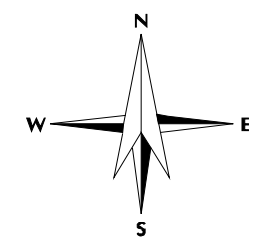
For Emergency Situations
please call 13 16 70



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Date: 11/08/2023
Scale: 1:500
Tile No: 1

For a full list of Map Symbols, please refer to the supplied BYDA Symbology Legend page

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All underground cables shall be treated as being energised. Where a cable is located that is not represented on the ERGON ENERGY BYDA map, then ERGON ENERGY shall be contacted immediately.

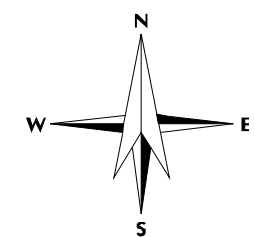
For Emergency Situations please call 13 16 70



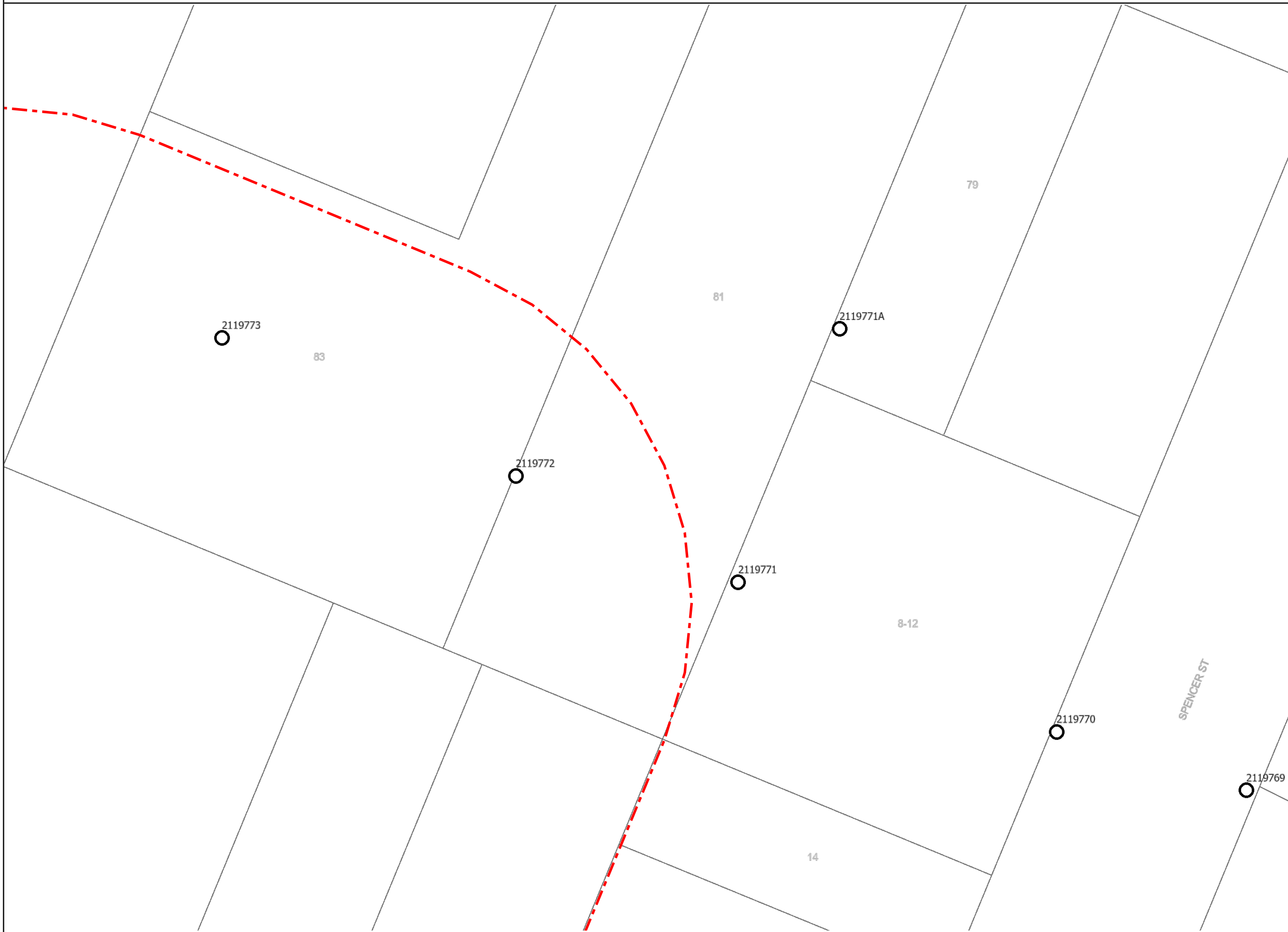
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This output provides details of the ERGON ENERGY electrical network. As variations map exist no responsibility is incurred by ERGON ENERGY for the accuracy or completeness of the information provided. Exact positions of cables and electrical connectivity should be confirmed on site.

All underground cables shall be treated as being energised. Where a cable is located that is not represented on the ERGON ENERGY BYDA map, then ERGON ENERGY shall be contacted immediately.

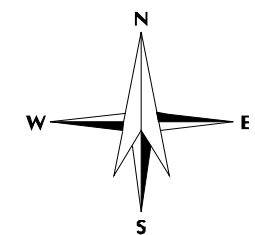
For Emergency Situations please call 13 16 70



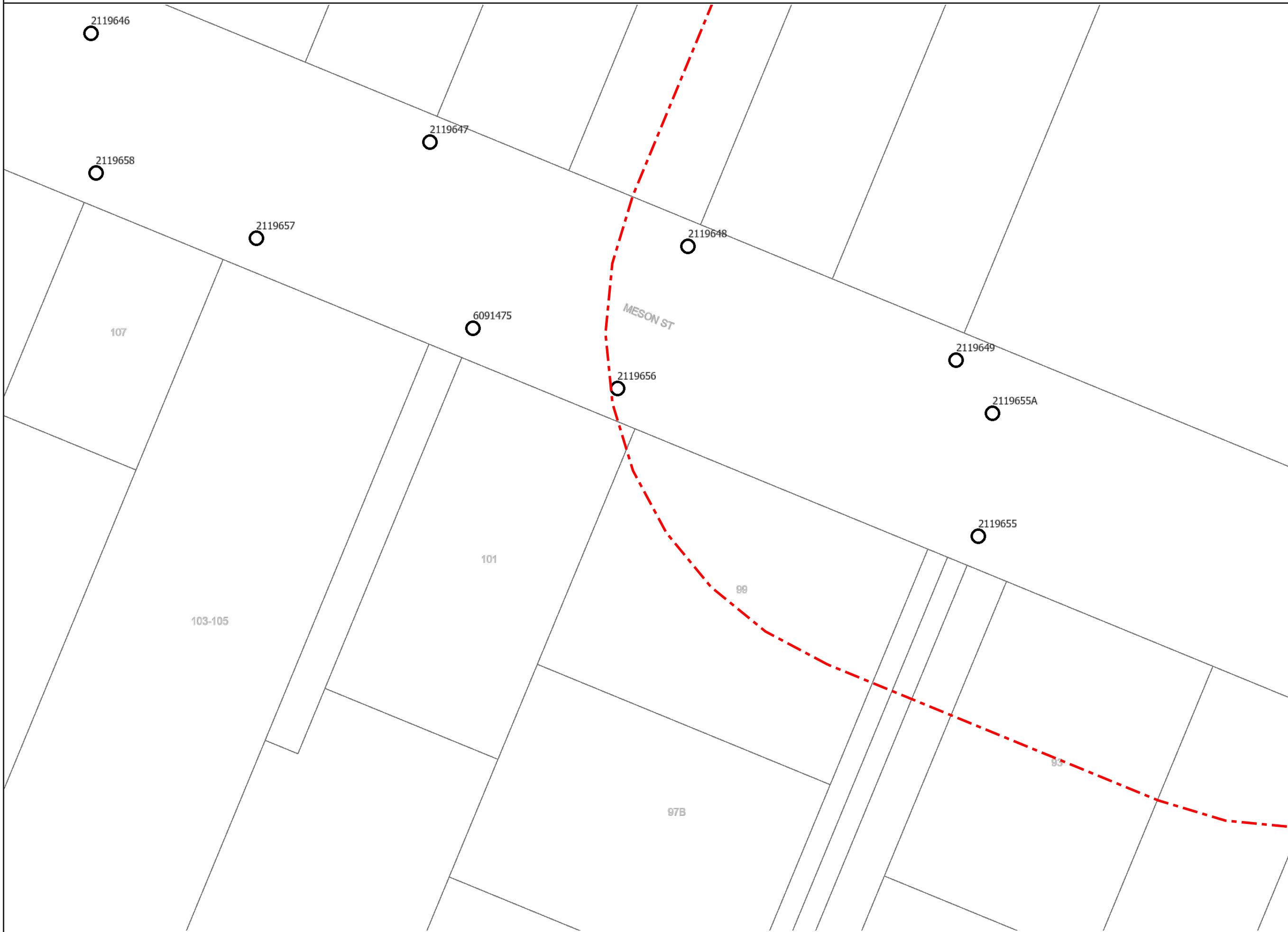
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Date: 11/08/2023
Scale: 1:500
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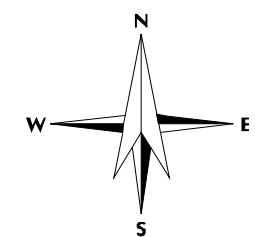
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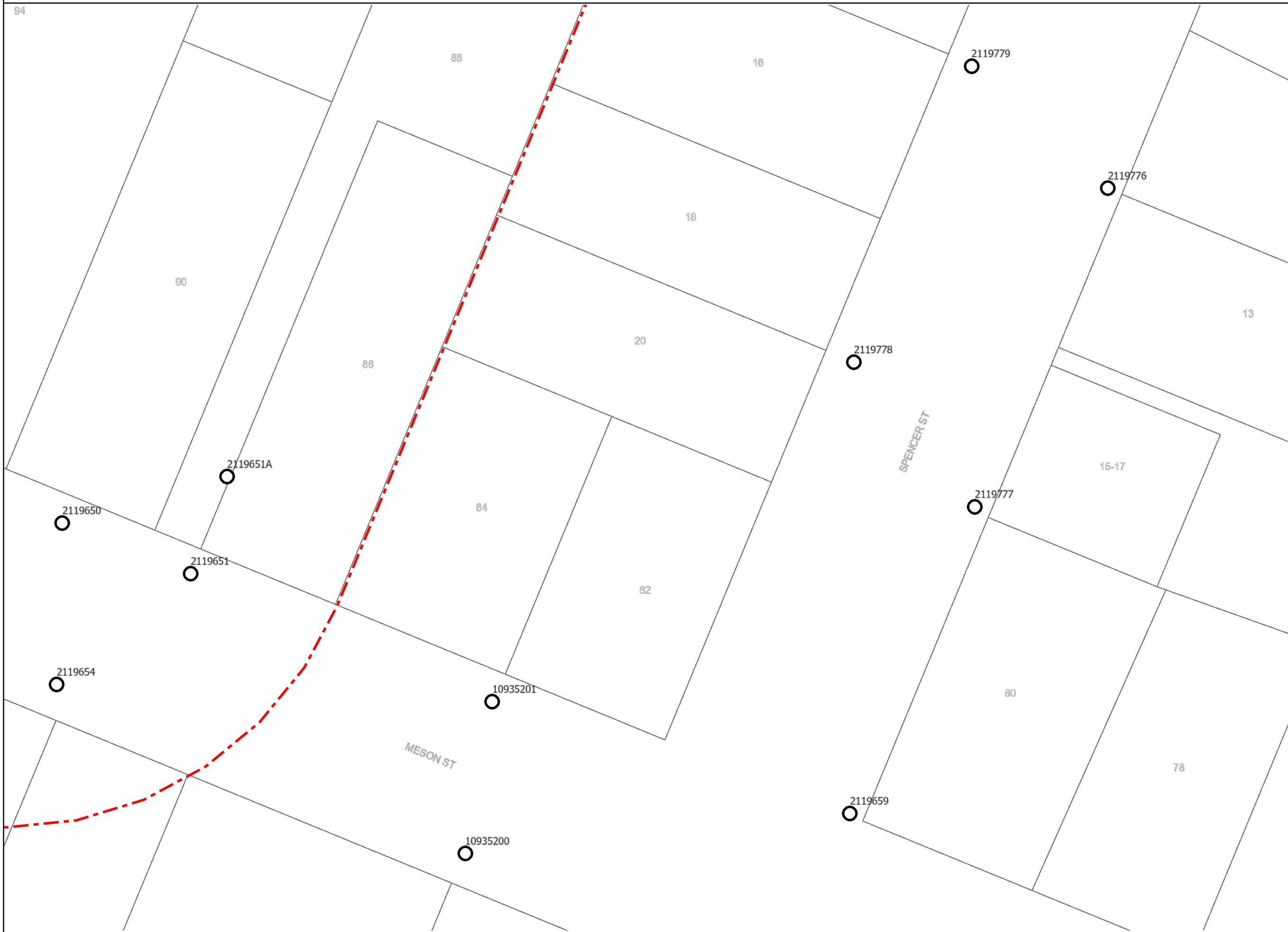
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AS5488 Category "D" Plan



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This output provides details of the ERGON ENERGY electrical network. As variations map exist no responsibility is incurred by ERGON ENERGY for the accuracy or completeness of the information provided. Exact positions of cables and electrical connectivity should be confirmed on site.





BYDA SYMBOLGY LEGEND

	Cross Bonding Link Box - Critical		Planned Cross Bonding Link Box - New/Updated
	Disconnect Box - Critical		Planned Disconnect Box - New/Updated
	Ring Main Unit		Planned Ring Main Unit - New/Updated
	Distribution Pad Substation		Planned Distribution Pad Substation - New/Updated
	Earth		Planned Earth - New/Updated
	Remote Earth		Planned Remote Earth - New/Updated
	Cable Marker		Planned Cable Marker - New/Updated
	Handhole		Planned Handhole - New/Updated
	Manhole		Planned Manhole - New/Updated
	Commercial Industrial Pillar		Planned Commercial Industrial Pillar - New/Updated
	Distribution Cabinet		Planned Distribution Cabinet - New/Updated
	Link Pillar		Planned Link Pillar - New/Updated
	Service Pillar		Planned Service Pillar - New/Updated
	Feeder Pillar		Planned Feeder Pillar - New/Updated
	Pole		Planned Pole - New/Updated
	Streetlight Column		Planned Streetlight Column - New/Updated
	Communication Junction Pillar		Planned Communication Junction Pillar - New/Updated
	Communication Pit		Planned Communication Pit - New/Updated
	Fibre Patch Panel		Planned Fibre Patch Panel - New/Updated
	Pilot Cubicle		Planned Pilot Cubicle - New/Updated
	Underground Asset 33kV and above		
	Underground Asset below 33kV		
	Underground Conduit with or without cable		
	Pit		
	Communication Boundary		
	Reserve (RE)		
	Water Resource (WR)		
	Cadastral Parcels		
	Planned Jointing Pit - New/Updated		
	Planned Jointing Pit - Remove		
	Planned Communication Boundary - New/Updated		
	Planned Communication Boundary - Remove		
	Planned Tunnel/Trench/Bore - New/Updated		
	Planned Tunnel/Trench/Bore - Remove		
	Planned Cross Bonding Link Box - Remove		
	Planned Earth - Remove		
	Planned Cable Marker - Remove		
	Planned Cable Marker - Remove		
	Planned Remote Earth - Remove		
	Planned Remote Earth - Remove		
	Planned Underground Warning Post - Remove		
	Planned Underground Warning Post - Remove		
	Planned Fibre Patch Panel - Remove		
	Planned Fibre Patch Panel - Remove		
	Planned Commercial Industrial Pillar - Remove		
	Planned Commercial Industrial Pillar - Remove		
	Planned Distribution Cabinet - Remove		
	Planned Distribution Cabinet - Remove		
	Planned Link Pillar - Remove		
	Planned Link Pillar - Remove		
	Planned Service Pillar - Remove		
	Planned Service Pillar - Remove		
	Planned Pole - Remove		
	Planned Pole - Remove		
	Planned Manhole - Remove		
	Planned Manhole - Remove		
	Planned Streetlight Column - Remove		
	Planned Streetlight Column - Remove		
	Planned Handhole - Remove		
	Planned Handhole - Remove		
	Planned Communication Junction Pillar - Remove		
	Planned Communication Junction Pillar - Remove		

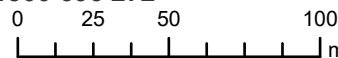


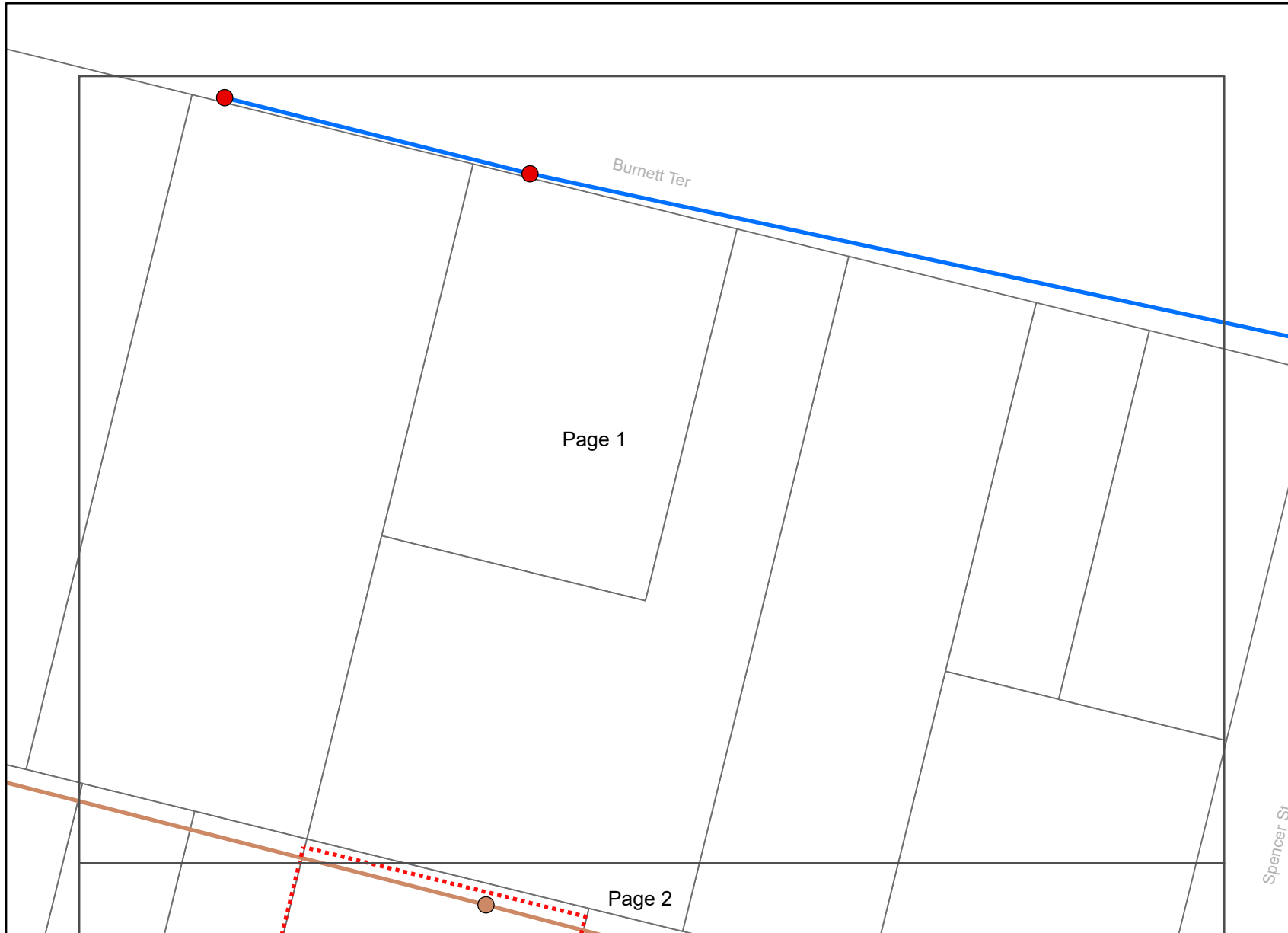
Legend

-  BYDA Enquiry
-  Detailed map page






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Legend

-  BYDA Enquiry
-  Hydrant
-  Sewer Manhole
-  Water Main
-  Sewer Gravity Main

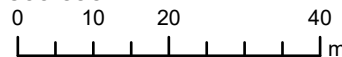
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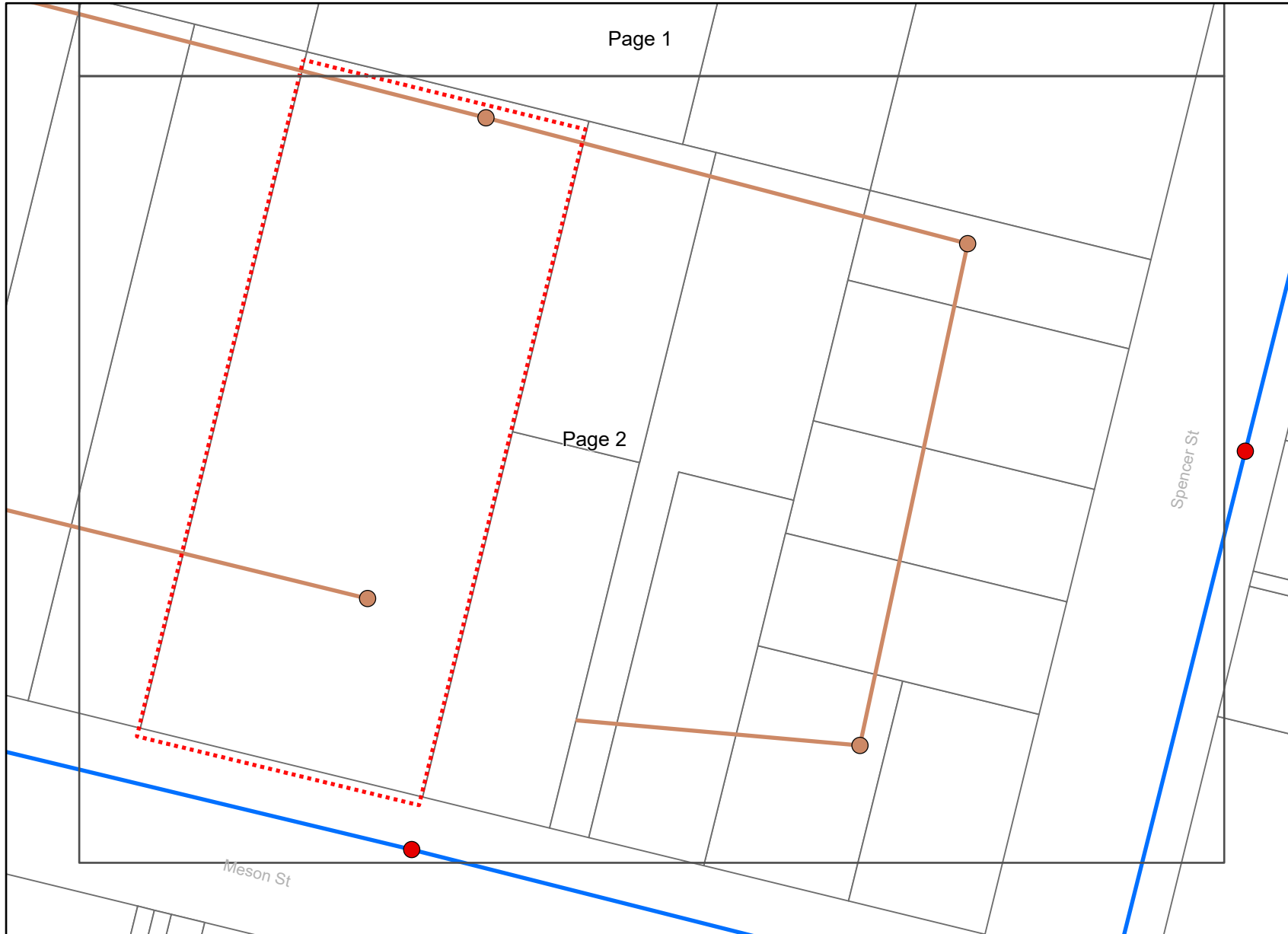
In an emergency contact North Burnett Regional Council on 1300 696 272

11/08/23 (valid for 30 days)

Plans generated by SmarterWX™ Automate



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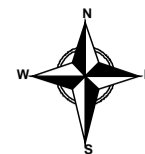
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- BYDA Enquiry
- Hydrant
- Sewer Manhole
- Water Main
- Sewer Gravity Main

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Cable Plan



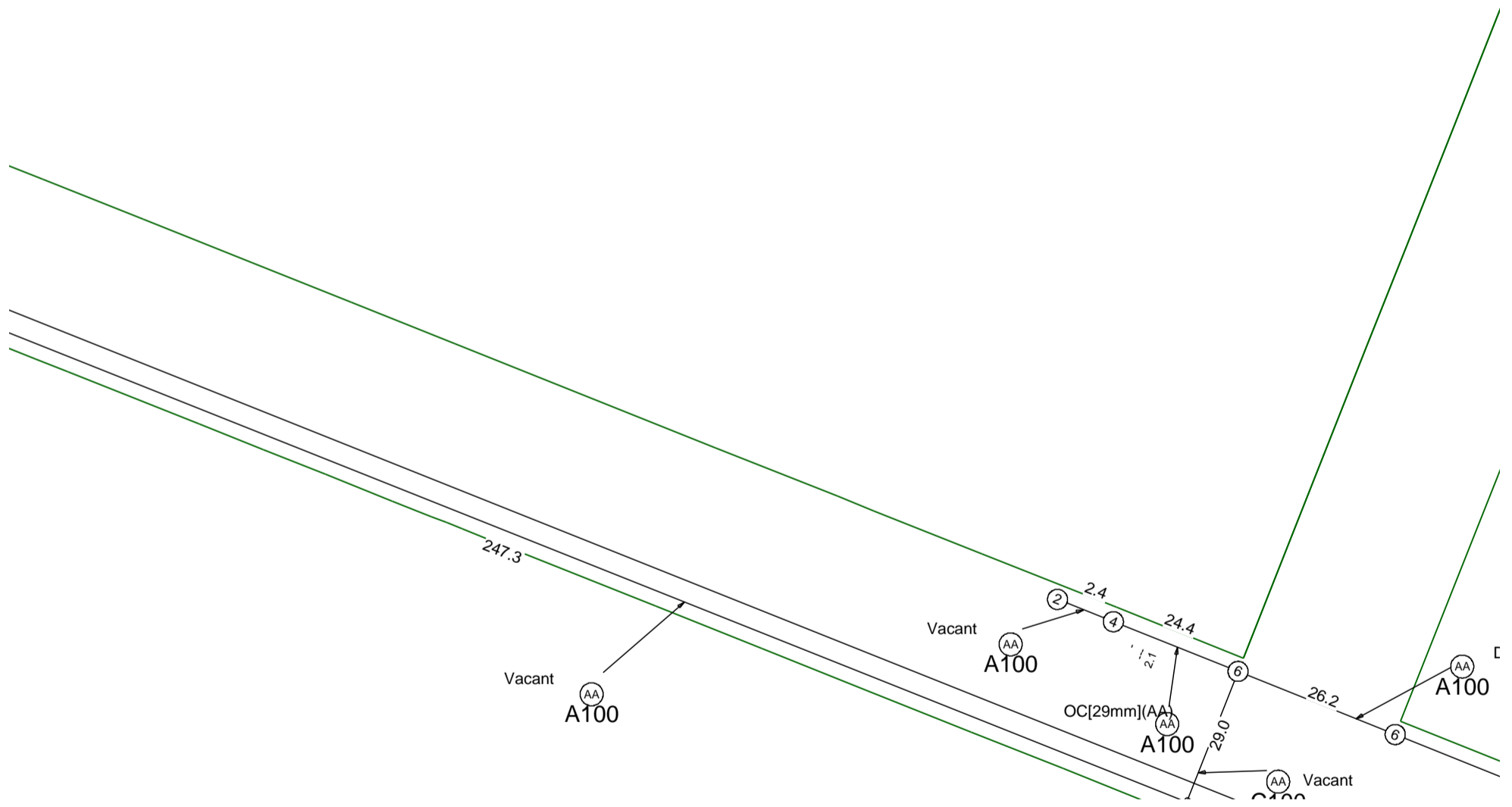
	<p>Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-equipment Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries</p>	<p>Sequence Number: 228243357</p>
<p>TELSTRA LIMITED A.C.N. 086 174 781</p>		<p>CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.</p>
<p>Generated On 11/08/2023 11:55:41</p>		

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

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Mains Cable Plan



Report Damage: <https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-equipment>
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 See the Steps- Telstra Duty of Care that was provided in the email response.



OPENING ELECTRONIC MAP ATTACHMENTS -

Telstra Cable Plans are generated automatically in either PDF or DWF file types dependant on the site address and the size of area selected. You may need to download and install free viewing software from the internet e.g.



PDF Map Files (max size A3)

Adobe Acrobat Reader (<http://get.adobe.com/reader/>),



DWF Map Files (all sizes over A3)

Autodesk Viewer (Browser) (<https://viewer.autodesk.com/>) or

Autodesk Design Review (<http://usa.autodesk.com/design-review/>) for DWF files.
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Telstra DBYD map related enquiries

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1800 653 935 (AEST Business Hours only)



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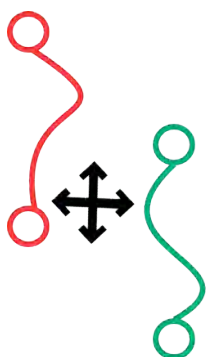
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“I don't have one” then say “Report Damage” then press 1 to speak to an operator.



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13 22 00



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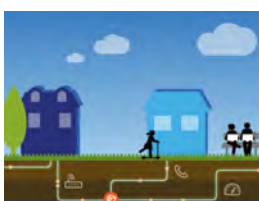
<https://www.telstra.com.au/consumer-advice/digging-construction>

Certified Locating Organisation (CLO)

<https://dbydlocator.com/certified-locating-organisation/>



DBYDCertification Please refer to attached Accredited Plant Locator.pdf




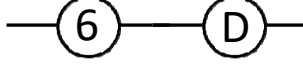


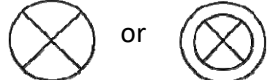

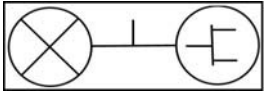







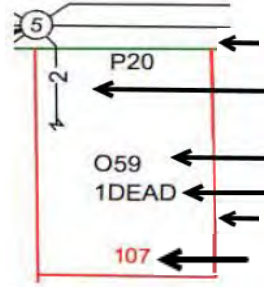
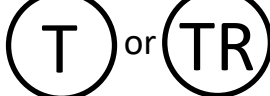
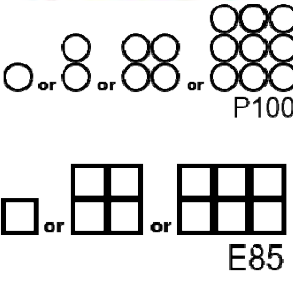


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Information for new developments (developers, builders, homeowners)

<https://www.telstra.com.au/smart-community>

LEGEND

For more info contact a [Certified Locating Organisation](#) or Telstra Plan Services 1800 653 935

	Exchange (Major Cable Present)		Cable Jointing Pit (number / Letter indicating Pit Type)
	Footway Access Chamber (can vary from 1-lid to 12-lid)		Elevated Joint (above ground joint on buried cable)
	Pillar / Cabinet (above ground / free standing)		Telstra Plant in shared Utility trench
	Above ground complex equipment housing (eg RIM) Please Note: This equipment is powered by 240V Electricity		Aerial Cable / Overhead (includes on wall)
	Other Carrier Telecommunications Cable/Asset		Aerial Cable (attached to joint Use Pole eg. Power)
	Distribution cables in Main Cable ducts		Direct Buried Cable
	Main Cable ducts on a Distribution plan Blocked or damaged duct.		Marker Post Installed
	Roadside / Front Boundary 2 pair lead-in to property from pit in street 1 O59 ← pair working (pair ID 059) 1DEAD ← 1 pair dead (i.e. spare, not connected) Side / Rear Property Boundary Property Number 107		Buried Transponder
	Single to multiple round conduit Configurations 1, 2, 4, 9 respectively (attached text denotes conduit type and size) Multiple square conduit Configurations 2, 4, 6 respectively (attached text denotes conduit type and size)		Marker Post, Transponder
			Optical Fibre cable direct buried

Some examples of conduit type and size:

A - Asbestos cement, P - PVC / Plastic, C - Concrete,
 GI - Galanised iron, E - Earthenware
 Conduit sizes *nominally* range from 20mm to 100mm
 P50 50mm PVC conduit
 P100 100mm PVC conduit
 A100 100mm asbestos cement conduit


Some Examples of how to read Telstra Plans

One 50mm PVC conduit (P50) containing a 50-pair and a 10-pair cable between two 6-pits. approximately 20.0m apart, with a direct buried 30-pair cable along the same route

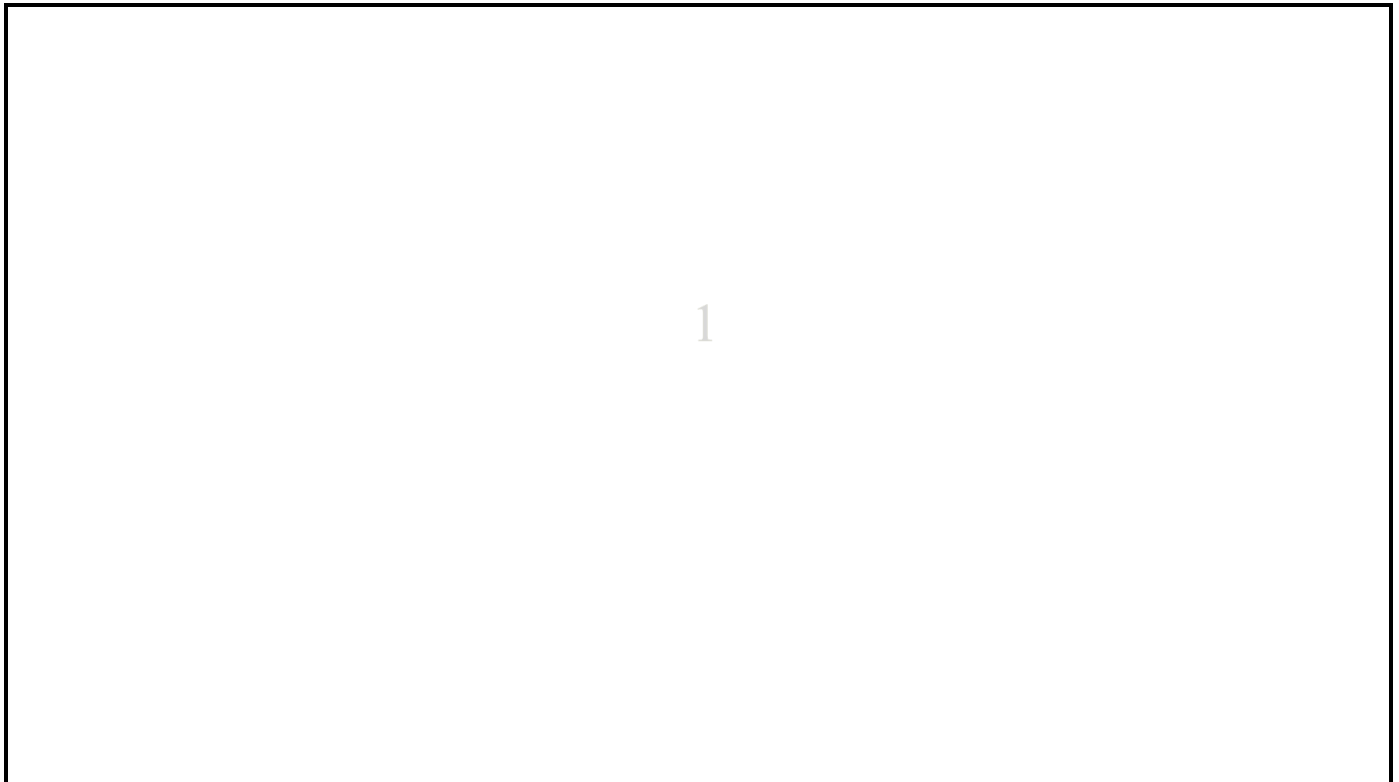
Two separate conduit runs between two footway access chambers (manholes) approximately 245m apart A nest of four 100mm PVC conduits (P100) containing assorted cables in three ducts (one being empty) and one empty 100mm concrete duct (C100)

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To: Shane Booth
Phone: Not Supplied
Fax: Not Supplied
Email: shane@insitesjc.com.au

Dial before you dig Job #:	34815455	
Sequence #	228243356	
Issue Date:	11/08/2023	
Location:	94 Meson St , Gayndah , QLD , 4625	

Indicative Plans





LEGEND



	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
	Road and the street name "Broadway ST"
Scale	0 20 40 60 Meters 1:2000 1 cm equals 20 m

APPENDIX 5—STORMWATER MANAGEMENT PLAN PREPARED BY ENGINEERS PLUS



CLINICIANS HOUSING DEVELOPMENT

94 Meson Street, Gayndah

**Preliminary Stormwater
Management Report**

July 2023

Job No: 23338



Engineers Plus Pty Ltd

ABN 14 153 364 866

Email: admin@engineersplus.com.au

Rev	Date	Prepared	Reviewed	Authorised	RPEQ
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1					

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PRELIMINARY STORMWATER MANAGEMENT REPORT

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APPENDICES:

Appendix A – Development Location

Appendix B – Layout Plan

Appendix C – Existing Features Plan

Appendix D – XP Storm Modelling Output – Pre-Development

Appendix E – XP Storm Modelling Output – Post-Development

Appendix F – Catchment Plans

Appendix G – Preliminary Infrastructure Layout Plan

1. PREAMBLE

1.1 Introduction

This Site Specific Stormwater Management Report sets out the planning, design and implementation of stormwater drainage to integrate two (2) distinct components of stormwater management, being water quantity and water quality. In general terms a stormwater drainage system shall:-

- (a) Prevent or minimise adverse social, environmental, and flooding impacts on Council waterways, overland flow paths and constructed drainage networks.
- (b) Ensure that the hydrological assessment and hydraulic design of pipe drainage, internal road flow paths and channel works conform with Australian Rainfall and Runoff, QUDM, Waterway Design and relevant natural channel design guidelines.
- (c) Achieve acceptable levels of stormwater quantity and quality mitigation by applying total water cycle management and water sensitive urban design principles.
- (d) Comply with North Burnett Regional Council's Planning Scheme.

1.2 Hydrology and Hydraulics

1.2.1 Design Considerations

Design considerations for water quantity shall ensure that: -

- (a) Design discharges are based on the ultimate development in the catchment.
- (b) Future maintenance of drainage works is minimised whilst ensuring that design intent is maintained.
- (c) Solutions are safe, particularly for children.
- (d) Erosion and siltation both within and on adjoining properties is not increased as a result of the development.
- (e) No detrimental effect or actionable nuisance is caused to downstream and adjacent properties.
- (f) Maximum flow hazard depth-velocity ratios comply with QUDM.

1.2.2 Flow Estimation

The design of urban stormwater drainage systems is based on QUDM and the Australian Rainfall and Run-off. A run-off / storage routing model has been used to estimate flows and analyse the urban drainage system including any flow mitigation infrastructure.

2. INTRODUCTION

Engineers Plus have been commissioned to prepare a Site Specific Stormwater Management Report for a proposed “Clinicians Housing” development located at 94 Meson Street, Gayndah being formally known as Lot 10 G1345. The proposed development consists of new accommodation buildings with associated landscaped areas, parking bays and an internal access driveway.

The intention of this report is to provide preliminary advice on stormwater quantity and quality infrastructure required to ensure that the development meets Council’s Planning Scheme. This assessment has been undertaken to ensure that no detrimental or adverse conditions are imposed on the downstream waterway or adjacent properties.

2.1 Background

The site is located on Lot 10 G1345 with a total site area of 6109m². A Layout plan has been prepared and attached in **Appendix B**.

All proposed infrastructure within the site will convey flows from the fully developed site catchment and upstream external catchments as per Councils current Town Planning Scheme.

It is reasonable to expect the Council would impose conditions on the development to demonstrate that any change in the quantity, concentration or velocity of stormwater at the point of discharge and downstream of the point of discharge that will not create an actionable nuisance to downstream infrastructure and properties.

3. PRE-DEVELOPMENT SITE DESCRIPTION

The proposed development has a land area of approximately 6109m² and has a frontage of 50.4m onto Meson Street. Refer to **Appendix B** for the development layout Plan showing the proposed land use functions of the development site.

Currently the subject site is zoned “General Residential” and the site is appropriate for the proposed land use.

The site is bounded by the following land uses:

- North: General Residential
- East: General Residential
- South: General Residential
- West: General Residential

3.1 Topography

The natural topography of the site includes a ridge which approximately splits the overland flows of the site with the front third of the property falling south and the rear two thirds falling towards the north being Lot 9 RP853096. The conveyance of the existing stormwater flows is via sheet flow from the natural contours of the site.

The natural topography has gradients varying from 0.5% to 5%. Surface elevations range from 106m to 107m AHD within the site.

The existing contours and topography of the site are shown in **Appendix C**.

3.1.1 Water Bodies

There are water bodies located on the site.

3.1 Vegetation

The site is a residential type lot with limited vegetation other than grasses.

3.2 Existing Infrastructure

3.2.1 Road Drainage System

The road drainage system consists of roadway kerb and channel.

3.3 Legal Point of Discharge

The legal point of discharge for the development has been adopted as the existing kerb and channel in Meson Street. The rear of the lot remains unchanged in terms of flows and conveyance.

4. XPSTORM MODEL BUILD

4.1 Methodology

A runoff routing model has been developed in XP Storm to quantify flows generated by the pre-developed and post developed catchments. XP Storm is an industry recognised hydrological and hydraulic stormwater flow routing program that generates storm hydrographs and conveys these hydrographs through a system of overland flow paths and drainage structures. Rainfall losses are calculated and subtracted from the rainfall burst temporal pattern to yield excess rainfall which is applied to the stormwater network. Storage areas such as retardation basins or road sag areas are utilised by the program to reduce the hydrograph peaks and to mitigate additional flows produced from a post-developed catchment due to an increase in impervious area.

4.2 Rainfall

XP Storm generates design rainfall bursts in accordance with the guidelines recommended in Australian Rainfall and Runoff. Temporal rainfall burst patterns have been obtained from the Bureau of Meteorology website utilising ARR1987 rainfall data.

This methodology has been used within XP Storm to produce storms with recurrence intervals from 1 to 100 years and durations between 30 minutes and 72 hours. Flow results from these storm events were analysed to determine the critical storm duration for each recurrence interval. Peak flows from the critical storm event were then used in the flow routing model. Output hydrographs for the 2, 10 and 100 year storms were developed to determine critical storm events which are summarised in **Appendix D** and **Appendix E** for the pre-developed and post-developed scenarios respectively

4.3 Losses

Losses that have been applied to the Pre and Post Development models are shown in Table 1 below.

Table 1 – Modelling Losses

	Surface	Initial Loss (mm/hr)	Continuing Loss (mm/hr)
Pre-developed	Pervious surfaces (sand)	35.0	2.5
Pre-developed	Pervious surfaces (non-sand)	15.0	2.5
Post-developed	Impervious	0.0	0.0

4.4 Manning's Roughness – Co-Efficient

Manning's roughness coefficient values adopted for stormwater modelling are summarised in summarised in Table 2 below:

Table 2 - Manning's Roughness Co-Efficient

Structure	Minimum	Maximum
Grassed Surface	0.03	0.05
Road Surface	0.02	0.022
Constructed Channels	0.03	0.06
Natural Channels	0.04	0.10
Hardstand areas	0.014	0.018

5. SITE RUNOFF

5.1 Pre-developed Catchment Runoff and Flows

The modelling parameters utilized for the pre-developed site of 6109m² reflect the existing situation being greenfield 'Pervious' land (2% Impervious). The pre-developed catchment plan has been detailed in **Appendix F**.

Based on the modelling, the existing runoff from the site is summarised Table 3.

Table 3 – Pre-developed Catchment Flows

	Flow (m ³ /s) / Critical Storm Duration (mins)
Area (Ha)	6.11Ha
Q2	0.031 / 30 mins
Q20	0.035 / 10 mins
Q100	0.140 / 30 mins

Outlet flows from the pre-development scenario have been provided in Table 4 below.

Table 4 – Summary of Pre-development Outlet Flows

Link	Depth (m)			Vel (m/s)			Flow (m ³ /s)		
	Q2	Q20	Q100	Q2	Q20	Q100	Q2	Q20	Q100
LE1 1	0.011	0.011	0.023	0.263	0.270	0.496	0.014	0.014	0.059
LE2 2	0.019	0.019	0.047	0.159	0.164	0.324	0.014	0.015	0.075

5.2 Post-developed Catchment Runoff and Flows

The proposed development layout plan was used to define the infiltration parameters for the post developed scenario. The post-developed catchment plan has been detailed in **Appendix F**. The infiltration parameters used for the post-development catchment areas include:

- 4340m² Pervious (2% Impervious)
- 1769m² Impervious (100% Impervious)

The following assumptions have been made with regards to the development layout:

- All catchment land use types have been modelled as per the proposed development layout plan. Any significant alterations to the development layout will require a review of this report.
- Fraction impervious ratios relevant to each land use are considered a 'worst case' scenario for runoff flows.

Post-developed catchment flows are summarised in **Error! Reference source not found.5**.

Table 5 – Post-developed Catchment Flows

	Flow (m ³ /s) / Critical Storm Duration (mins)
Area (Ha)	6.11 Ha
Q2	0.078 / 30 mins
Q20	0.134 / 10 mins
Q100	0.202 / 30 mins

Catchment areas for both the pre-developed and post-developed scenarios are essentially the same. In general, post-developed stormwater runoffs increase due to the larger impervious area that arises from the construction of the development.

6. STORMWATER QUANTITY MANAGEMENT

6.1 Attenuation of Discharge

Generally, it is a requirement to provide storage detention to attenuate the increase in flows from a developed catchment to ensure there are no adverse impacts on downstream waterways. Mitigation is generally achieved with the provision of storage detention of some form with associated outlet pipe which stores a sufficient volume of water to control the flow rate released to the downstream drainage system. This has the effect of flattening and elongating the outlet flow hydrograph which subsequently reduces the peak outlet flow at the critical time of concentration.

Modelling was undertaken for the site to assess the flows and water levels at the legal point of discharge (LDP) to ensure outlet flows have been mitigated to achieve 'no worsening' as per QUDM requirements. The provision of detention will be required for attenuation.

6.2 Detention Storage

6.2.1 Post-developed Scenario / Attenuation

Pre-developed and post-developed modelling was undertaken for the evaluation of outlet flows to determine the quantity of storage required to sufficiently mitigate the increased flows generated by the development. Sufficient mitigation has been achieved with the provision of detention storage within the proposed landscaped area. The proposed stormwater infrastructure has been detailed in **Appendix G**. The detention storage results are summarised in Table 6.

Table 6 – Storage Modelling Results

Node	Storm	Invert	Max. Vol. (m ³)	Max. WSL (m AHD)	Max. Depth (m)
D3 3	Q2 30min	106.784	20.661	107.019	0.235
	Q20 10min		23.526	107.047	0.263
	Q100 30min		36.102	107.170	0.387

6.3 Outlet Flows

Flows from the developed catchments are conveyed via the proposed stormwater infrastructure and detention storage devices which then outlet to the LDP. Pre-development and post-development outlet flows are summarised in Table 7.

Table 7 – Summary of Pre vs Post Development Outlet Flows

Modelling Scenario	Link	Max Flow (m3/s)		
		Q2	Q10	Q100
Pre-developed	LE1 1	0.014	0.014	0.059
	LE2 2	0.014	0.014	0.075
	Total	0.028	0.028	0.134
Post-developed	LD4 1	0.011	0.011	0.060
	LD1 6 O	0.000	0.000	0.042
	LD1 6 P	0.017	0.018	0.024
	Total	0.028	0.029	0.126
Difference		0.000	0.001	-0.008

6.4 Impact on Downstream Infrastructure

As the post-development flows are being mitigated to that of the pre-developed scenario, it is concluded that there will be no adverse impact on downstream infrastructure or property.

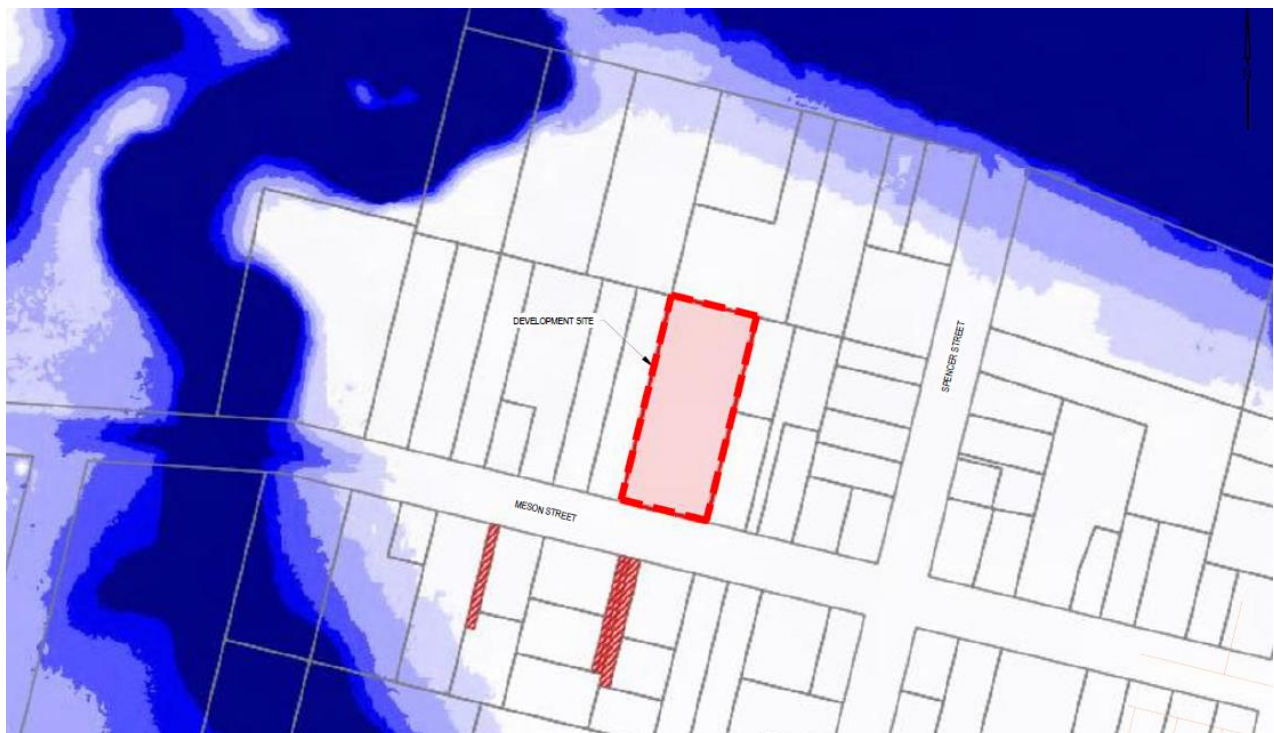
6.5 Stormwater Infrastructure Layout

A preliminary layout plan has been provided in **Appendix G** for the preliminary location of the proposed Stormwater infrastructure required to comply with Councils development guidelines.

6.6 NBRC Flood Overlay

Figure 1 below shows an extract from North Burnett Regional Council Flood Overlay Mapping and the site is not within the Flood overlay zone.

Figure 1 – NBRC Flood Overlay



7. WATER QUALITY MANAGEMENT

The town of Gayndah has a population of 1,981 inhabitants according to the 2016 census.

Thereby in accordance with Table B of Appendix 2 of the State Planning Policy 2017, the applicant is not required to comply with post construction phase stormwater quality management objectives since the population of Gayndah is less than 25,000. However, the applicant is required to demonstrate some water quality measures are undertaken which has been accomplished as the detention area in the proposed landscaping area which will provide some water quality treatment.

8. CONCLUSIONS

The intention of this Report is to provide advice on the size of stormwater quantity infrastructure for the development to ensure compliance with Councils Stormwater development objectives.

A runoff routing model was developed using XP Storm for the pre and post development cases. The modelling analysis shows no increases in outlet flows therefore the proposed detention is sufficient for mitigation of post developed flows.

Sizing of the following infrastructure has been undertaken in the XP Storm model to manage flows from the site:

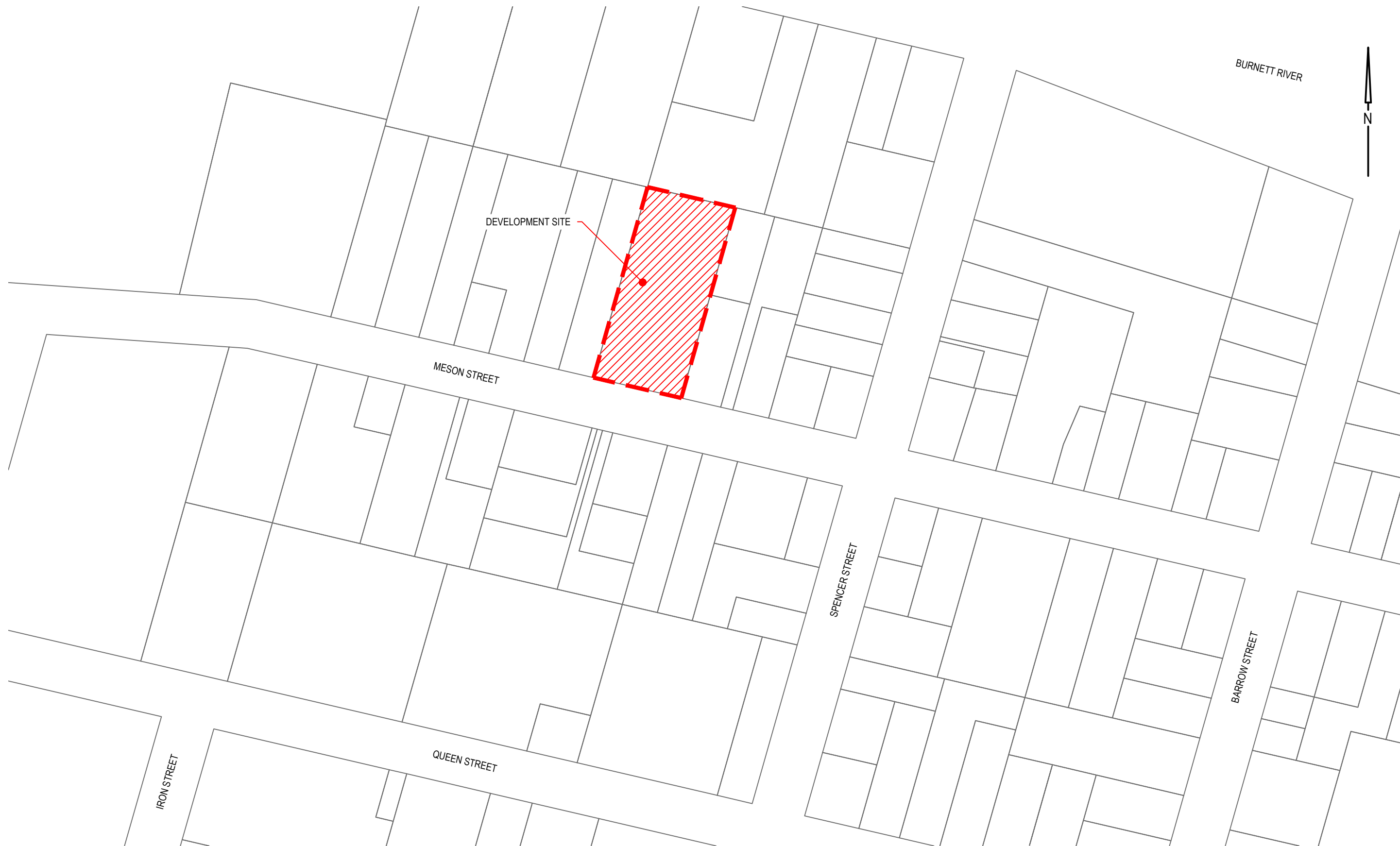
- Landscaped Detention Storage Area – Min Volume 36.1m³
- Trench Grate across driveway – 300mm Width x 150mm Depth
- Internal drainage system as shown in attached Appendices.

The XP Storm modelling undertaken for the development site has provided satisfactory evidence that the post developed flows from the proposed development site can be successfully managed.

Refer to **Appendix G** for stormwater requirements for the proposed development.

Appendix A

Development Location



LOCALITY PLAN
SCALE - 1:2,000

A	FOR COMMENTS	BC	20/07/23
REV	DESCRIPTION	APPD	DATE

DESIGNED	B CHEESMAN	CLIENT			
DRAWN	B CHEESMAN	IWC			
CHECKED	K MACREADY				
APPROVED	K MACREADY		RPEQ No.	7772	DATE

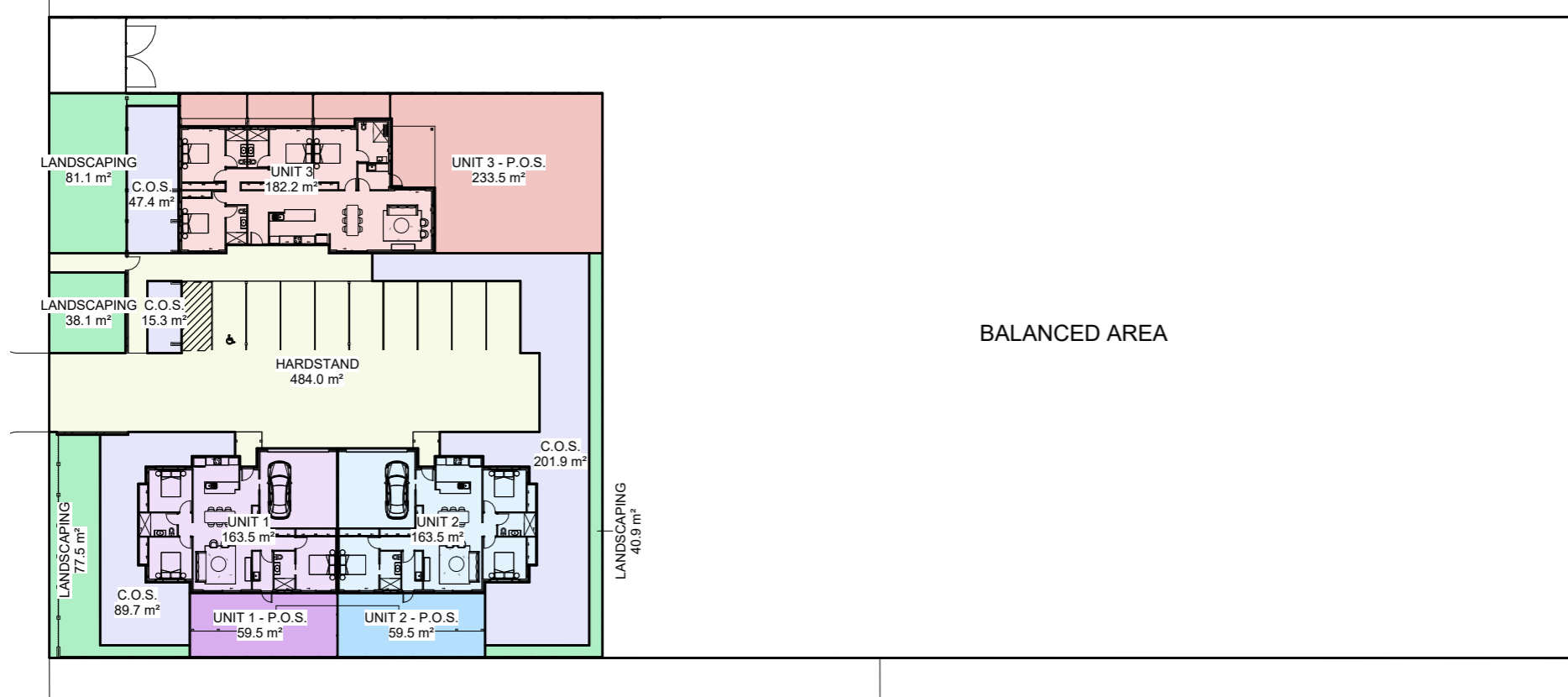


PROJECT	PROPOSED CLINICIANS HOUSING 94 MESON STREET, GAYNDAH STORMWATER MANAGEMENT PLAN SITE LOCALITY PLAN
---------	---

ENGINEERS PLUS REFERENCE No.	23338
DRAWING No.	REVISION
A3	A
23338 SMP01	

Appendix B

Layout Plan

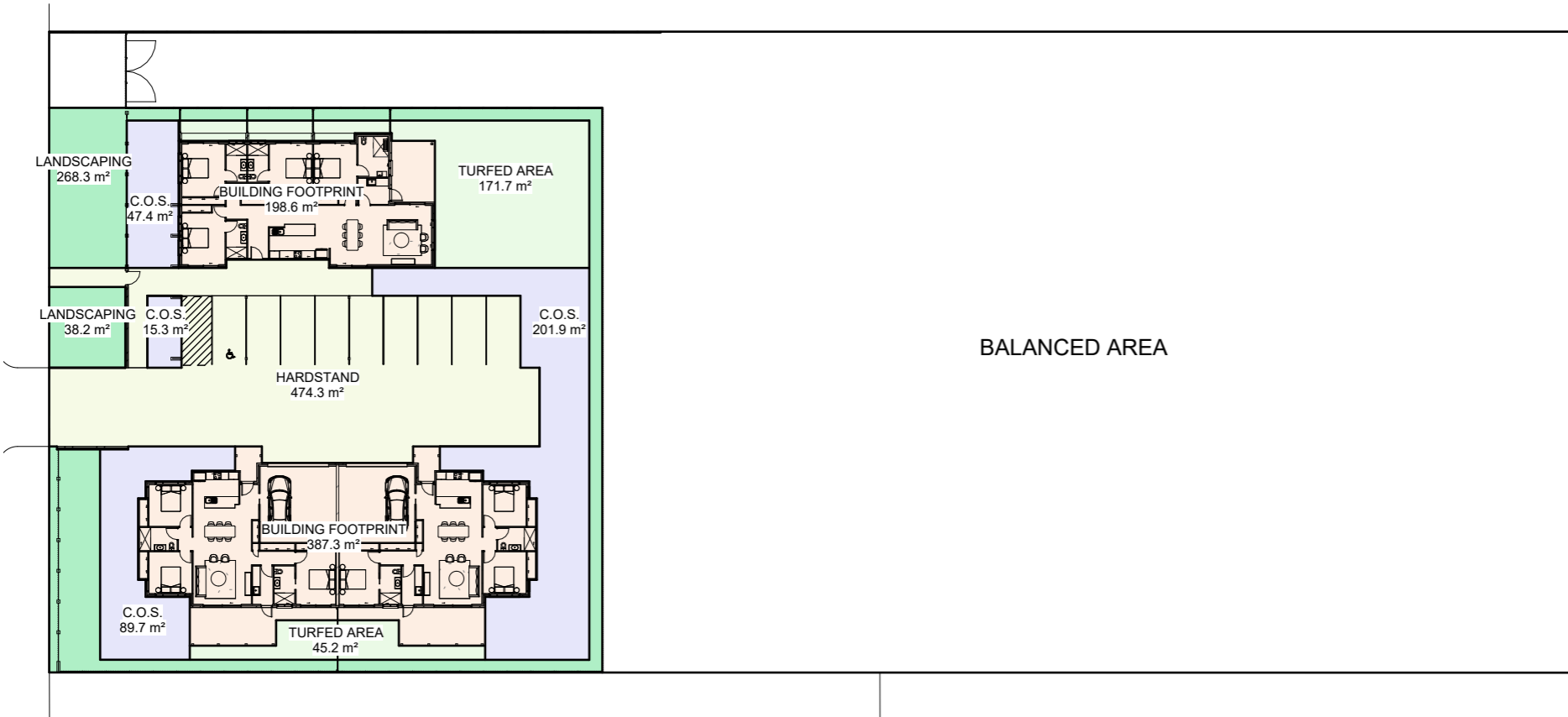


BALANCED AREA

- C.O.S.
- FUTURE LOT RECONFIGURATION
- HARDSTAND
- LANDSCAPING
- TURFED AREA
- UNIT 1
- UNIT 1 - P.O.S.
- UNIT 2
- UNIT 2 - P.O.S.
- UNIT 3
- UNIT 3 - P.O.S.

AREA SCHEDULE 1

NAME	AREA	PERCENTAGE
C.O.S.	354 m ²	18%
HARDSTAND	484 m ²	25%
LANDSCAPING	238 m ²	12%
UNIT 1	164 m ²	8%
UNIT 1 - P.O.S.	59 m ²	3%
UNIT 2	164 m ²	8%
UNIT 2 - P.O.S.	59 m ²	3%
UNIT 3	182 m ²	9%
UNIT 3 - P.O.S.	233 m ²	12%
TOTAL	1938 m²	



BALANCED AREA

- BUILDING FOOTPRINT
- C.O.S.
- HARDSTAND
- LANDSCAPING
- TURFED AREA

AREA SCHEDULE 2

NAME	AREA	PERCENTAGE
BUILDING FOOTPRINT	586 m ²	30%
C.O.S.	354 m ²	18%
HARDSTAND	474 m ²	24%
LANDSCAPING	307 m ²	16%
TURFED AREA	217 m ²	11%
TOTAL	1938 m²	

Architect
TOMAS O'MALLEY ARCHITECT
 Level 1, 7 Barolin Street Bundaberg, QLD 4670
 t 07 41536420 | e info@to-architect.com.au
 ABN 96 632 830 954

Revisions		Drawn	Aprv
No	Date	Description	
2	27.06.2023	Update For Approval 2023	CDC
1	08.06.2022	For Approval	DB

Client
IWC Ltd

Builder
WKProjects
 Project Address
94 Meson Street
Gayndah, Q 4625

Project
IWC PHC Clinicians
Housing Gayndah
 Proj. No.
22042

Drawing Title
AREA PLANS
 Drawing Status
FOR APPROVAL

Scale
1 : 500

Drawing No.
A1200

Issue
2

Do not scale drawings. Use figured dimensions only. Check & verify levels and dimensions on site prior to the commencement of any work, the preparation of shop drawings or the fabrication of components. This drawing is the copyright of Tomas O'Malley Pty Ltd T/A Tomas O'Malley Architect and is protected under the Copyright Act 1968. Do not alter, reproduce or transmit in any form, or by any means without the express permission of Tomas O'Malley Architect. Nominated Architect: Tomas O'Malley (4395)

Appendix C

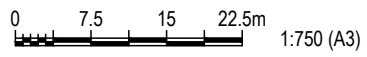
EXISTING FEATURES PLAN

LEGEND

- EOH — PP EXISTING OVERHEAD ELECTRICITY
- EUG — PP EXISTING UNDERGROUND ELECTRICITY
- T — PP EXISTING TELECOMMUNICATIONS
- OF — PP EXISTING OPTIC FIBRE
- G — PP EXISTING GAS
- W — PP EXISTING WATER
- WS — PP EXISTING WATER SERVICE
- S — PP EXISTING SEWER
- SRM EXISTING SEWER RISING MAIN
- SD EXISTING STORMWATER DRAINAGE
- K&C EXISTING KERB AND CHANNEL
- RCL EXISTING ROAD CENTRELINE
- B EXISTING BUILDING
- F EXISTING FENCE
- EXISTING CONCRETE
- ⊕ EXISTING SIGN
- ⊗ EXISTING TREE / VEGETATION
- X — EXISTING TO BE REMOVED
- EXISTING TOP OF BANK
- EXISTING TOE OF BANK
- EXISTING TABLE DRAIN
- EXISTING PROPERTY BOUNDARY
- EXISTING EDGE OF BITUMEN
- EXISTING EDGE OF GRAVEL FORMATION
- EXISTING ROAD LINEMARKING
- EXISTING LAKE
- 24.0 EXISTING LAKE
- 24.0 CONTOURS EXISTING SURFACE (0.20m INTERVALS)



EXISTING FEATURES PLAN



REV	DESCRIPTION	APPD	DATE
A	FOR COMMENTS	BC	20/07/23

DESIGNED	B CHEESMAN	CLIENT	IWC	
DRAWN	B CHEESMAN			
CHECKED	K MACREADY			
APPROVED	K MACREADY	RPEQ No.	7772	DATE JULY 2023



PROJECT	PROPOSED CLINICIANS HOUSING 94 MESON STREET, GAYNDAH STORMWATER MANAGEMENT PLAN EXISTING FEATURES
---------	--

ENGINEERS PLUS REFERENCE No.	23338
DRAWING No.	23338 SMP02
REVISION	A

Appendix D

XP Storm Model Output – Pre-Development

Figure 2 – Pre Development Outlet Hydrograph - Link “LE1 1”

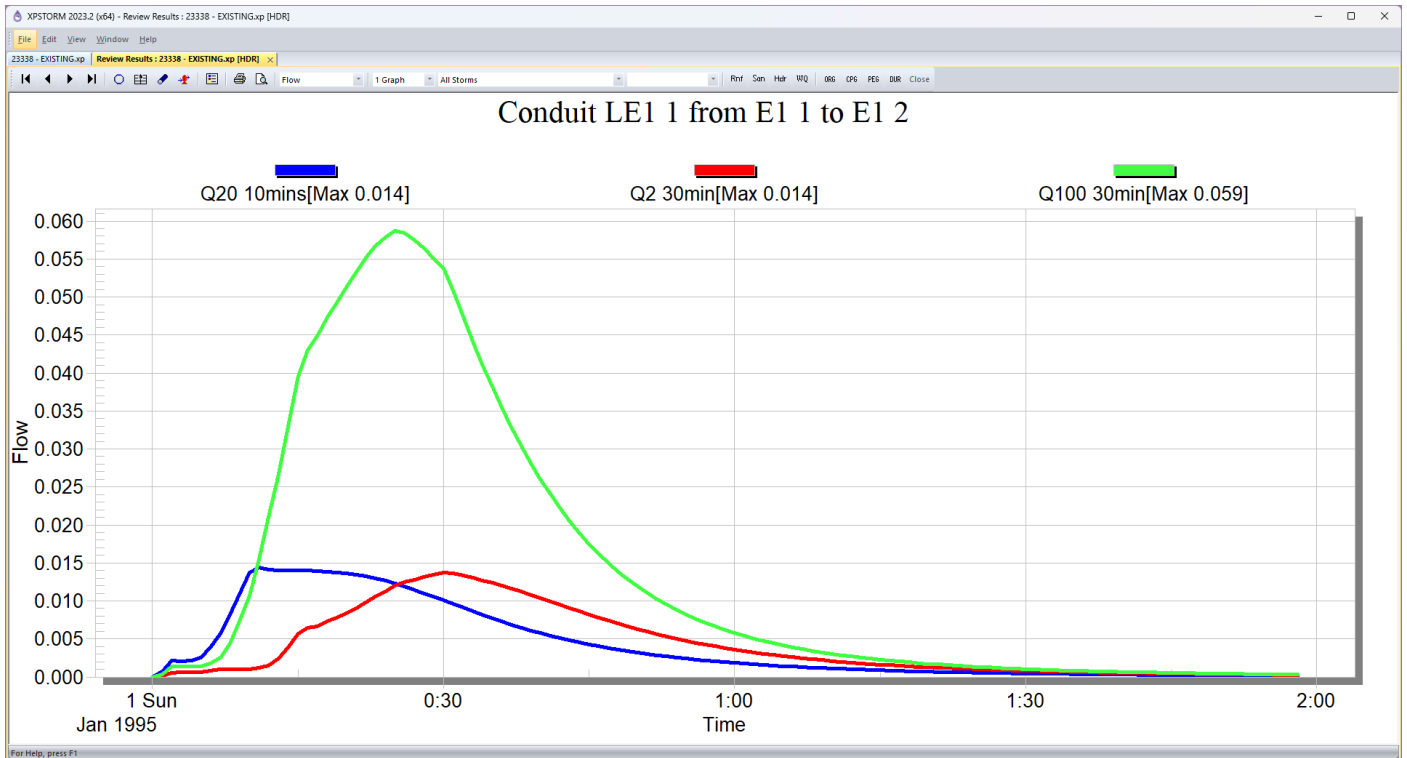


Figure 3 – Pre Development Outlet Hydrograph - Link “LE2 2”

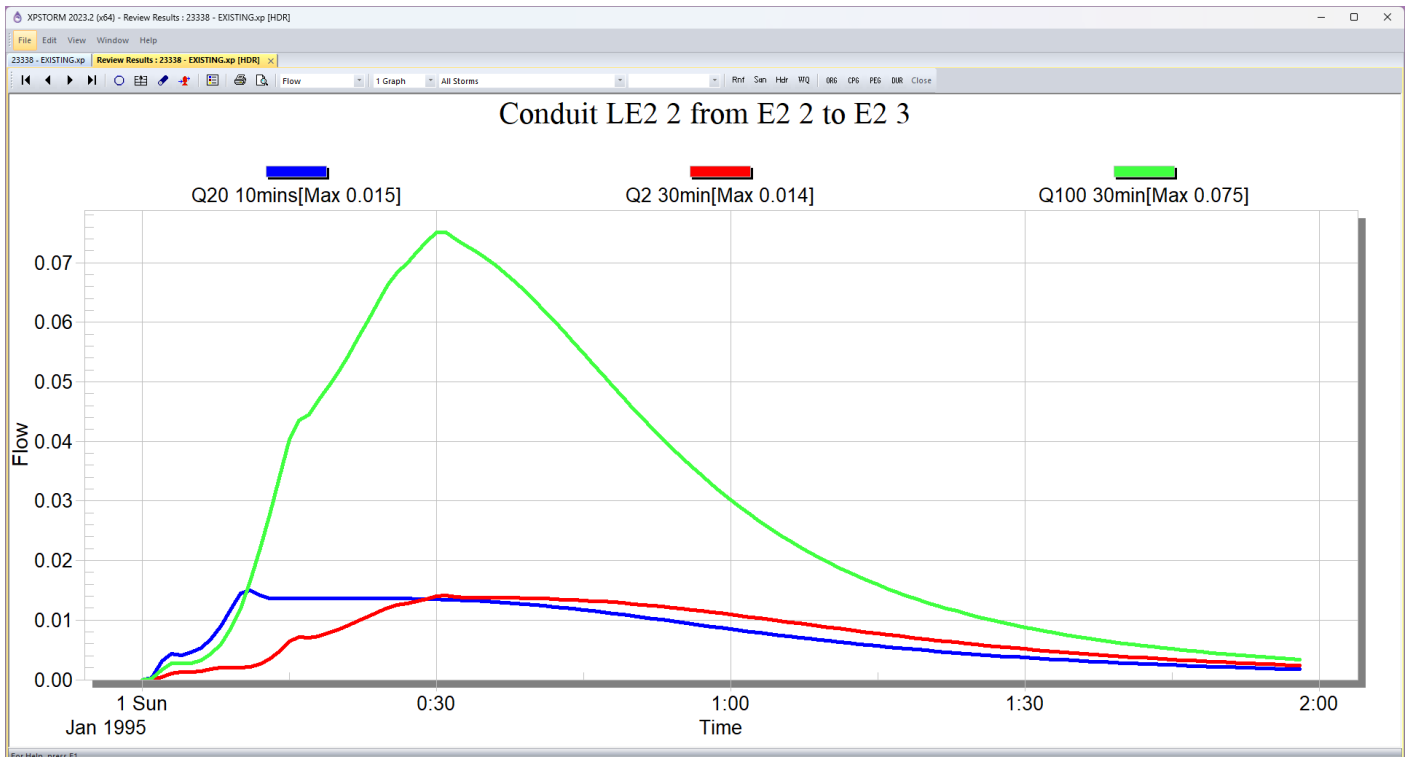


Table 8 – Pre Development Catchment Flows

Name	Land use	Sub Catchment No.	Area (ha)	Slope (%)	Flow (m3/s)		
					Q2	Q20	Q100
E1 1	Open Space	1	0.196	1.19	0.013	0.014	0.058
E1 1	Impervious	5	0.004	1.19	0.001	0.002	0.003
E2 1	Open Space	1	0.259	0.42	0.008	0.008	0.045
E2 1	Impervious	5	0.005	0.42	0.002	0.003	0.003
E2 2	Open Space	1	0.144	0.42	0.006	0.006	0.029
E2 2	Impervious	5	0.003	0.42	0.001	0.002	0.002
Total					0.031	0.035	0.140

Table 9 – Pre Development Conduit Data

Link	Shape	Length (m)	No. of Cells	Width (m)	Dia / Ht (m)	Slope (%)	"n"	US IL	DS IL
LE1 1	Trapezoidal	5.1	1	5.0	0.300	4.71	0.035	107.140	106.900
LE2 1	Trapezoidal	32.679	1	5.0	0.300	0.55	0.035	106.460	106.280
LE2 2	Trapezoidal	5.592	1	5.0	0.300	0.89	0.035	106.280	106.230

Table 10 – Pre Development Conduit Flows

Link	Flow Depth (m)			Max Velocity (m/s)			Max Flow (m3/s)		
	Q2	Q20	Q100	Q2	Q20	Q100	Q2	Q20	Q100
LE1 1	0.011	0.011	0.023	0.263	0.27	0.496	0.014	0.014	0.059
LE2 1	0.018	0.018	0.047	0.119	0.119	0.23	0.008	0.008	0.045
LE2 2	0.018	0.018	0.047	0.158	0.157	0.323	0.014	0.014	0.075

Appendix E

XP Storm Model Output – Post-Development

Figure 4 – Post Development Outlet Hydrograph - Link “LD1 6”

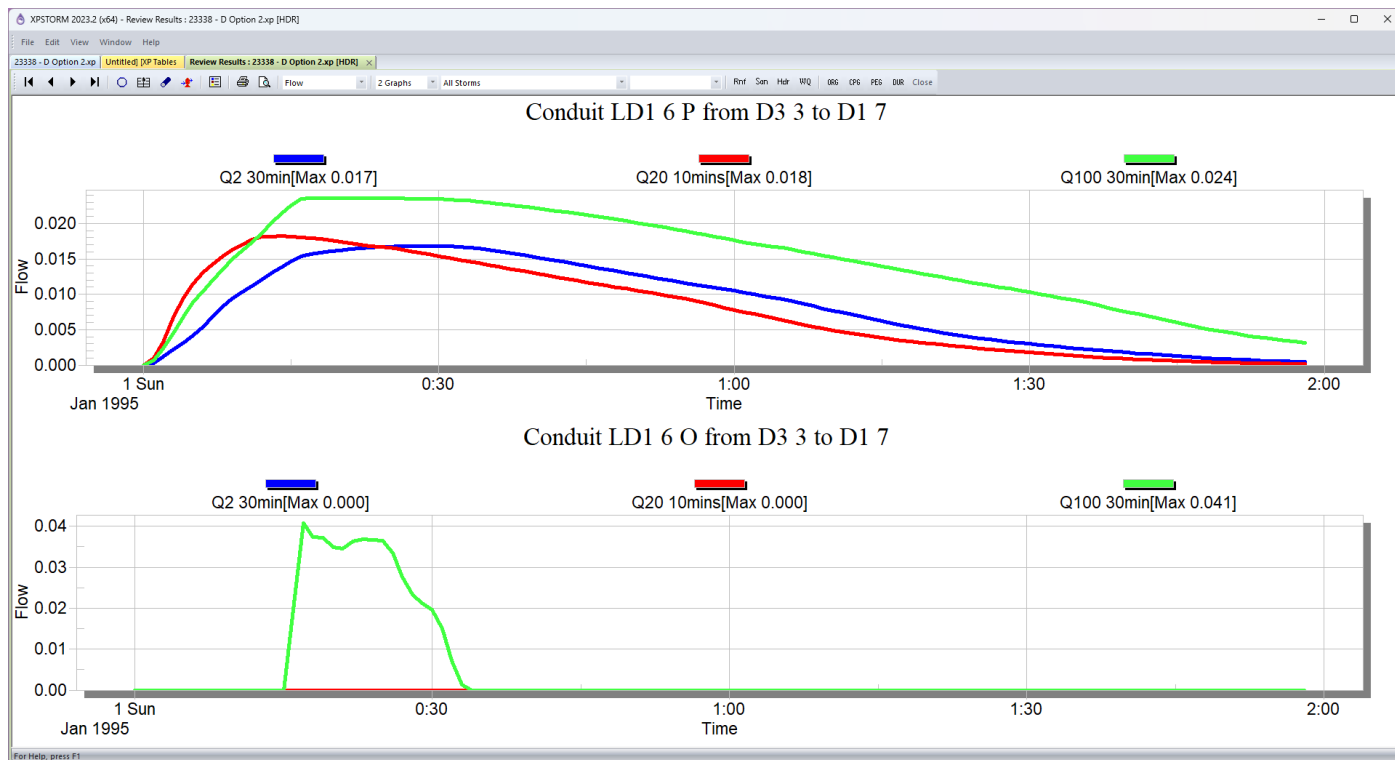


Figure 5 – Post Development Outlet Hydrograph - Link “LD4 1”

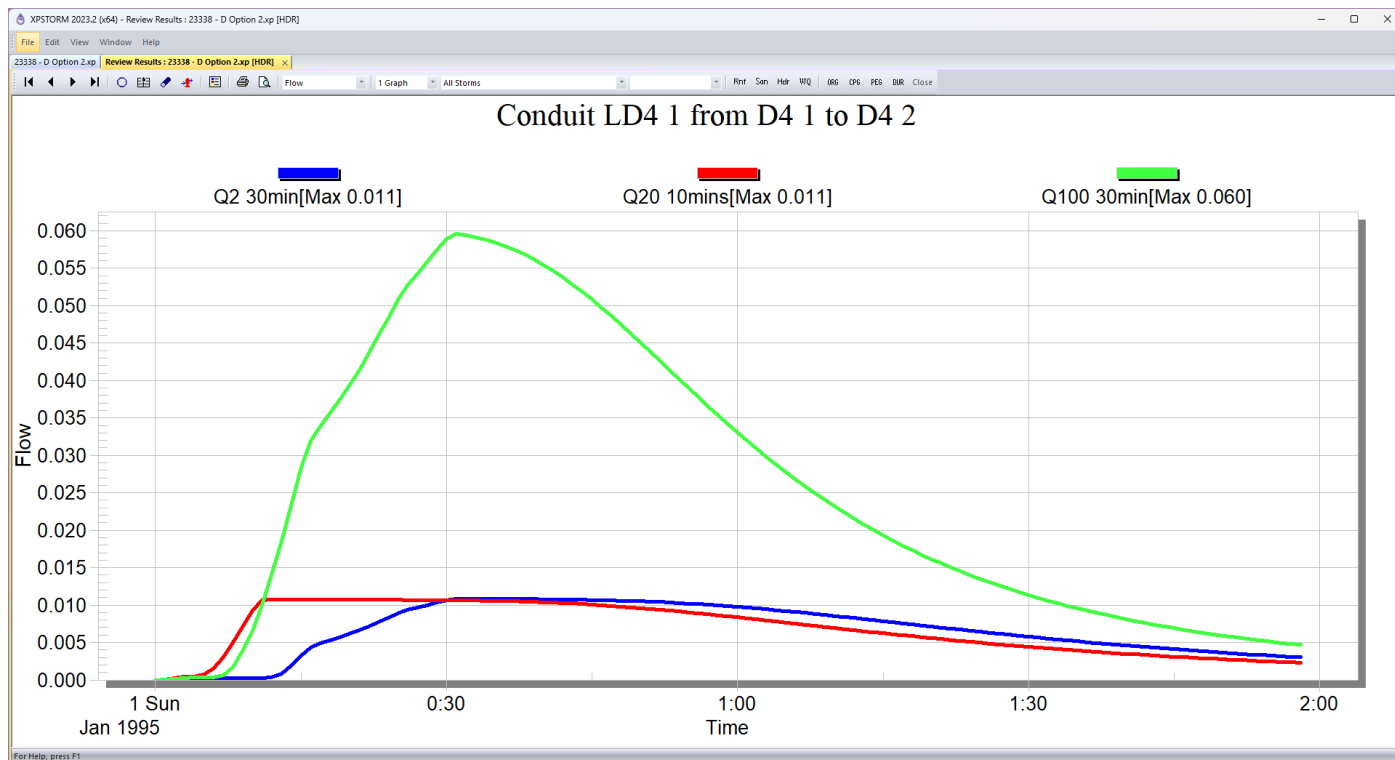


Table 11 – Post Development Catchment Flows

Name	Land use	Sub Catchmen	Area (ha)	Slope (%)	Flow (m ³ /s)		
					Q2	Q20	Q100
D1 1	Impervious	5	0.042	1.19	0.014	0.027	0.028
D1 4	Open Space	1	0.014	1.19	0.002	0.002	0.006
D1 4	Impervious	5	0.001	1.19	0	0.001	0.001
D1 5	Open Space	1	0.004	1.19	0.001	0.001	0.002
D1 5	Impervious	5	0.086	1.19	0.029	0.054	0.058
D2 1	Impervious	5	0.034	1.19	0.012	0.022	0.023
D3 1	Open Space	1	0.011	1.19	0.001	0.002	0.005
D3 1	Impervious	5	0.016	1.19	0.006	0.01	0.011
D3 3	Open Space	1	0.014	1.19	0.002	0.002	0.006
D3 3	Impervious	5	0.001	1.19	0	0.001	0.001
D4 1	Open Space	1	0.387	0.42	0.011	0.011	0.06
D4 1	Impervious	5	0.001	0.42	0	0.001	0.001
Total					0.078	0.134	0.202

Table 12 – Post Development Conduit Data

Link	Shape	Length (m)	No. of Cells	Width (m)	Dia / Ht (m)	Slope (%)	"n"	US IL	DS IL
LD 1 1	Circular	5	1	0.0	0.450	0.40	0.009	109.718	109.698
LD 1 3	Trapezoidal	11	1	5.0	0.200	0.50	0.060	107.116	107.061
LD1 4 O	Trapezoidal	6.2	1	5.0	0.200	0.50	0.014	107.191	107.180
LD1 4 P	Rectangular	6.2	1	0.3	0.150	0.50	0.009	107.061	107.030
LD1 5	Trapezoidal	1	1	6.2	0.300	9.50	0.060	106.879	106.784
LD1 6 O	Trapezoidal	4.5	1	12.0	0.020	5.33	0.035	107.160	106.920
LD1 6 P	Circular	4.5	2	0.0	0.090	0.30	0.009	106.784	106.770
LD2 1	Circular	5	1	0.0	0.450	0.40	0.009	109.722	109.703
LD2 2 O	Trapezoidal	3	1	5.0	0.200	0.33	0.035	107.174	107.163
LD2 2 P	Circular	3	1	0.0	0.225	0.50	0.009	106.924	106.909
LD2 3	Trapezoidal	6	1	5.0	0.250	0.50	0.060	106.909	106.879
LD3 2	Trapezoidal	6	1	5.0	0.200	0.50	0.060	106.814	106.784
LD3 2 O	Trapezoidal	3	1	5.0	0.200	0.33	0.035	107.361	107.351
LD3 2 P	Circular	3	2	0.0	0.225	0.50	0.009	107.131	107.116
LD4 1	Trapezoidal	5.592	1	5.0	0.300	0.89	0.035	106.280	106.230
LD5 1 O	Trapezoidal	3	1	6.0	0.300	0.50	0.035	107.205	107.190
LD5 1 P	Circular	3	1	0.0	0.090	0.50	0.009	106.829	106.814




Table 13 – Post Development Conduit Flows

Link	Flow Depth (m)			Max Velocity (m/s)			Max Flow (m ³ /s)		
	Q2	Q20	Q100	Q2	Q20	Q100	Q2	Q20	Q100
LD 1 1	0.072	0.098	0.101	0.885	1.076	1.081	0.014	0.027	0.028
LD 1 3	0.062	0.079	0.121	0.084	0.115	0.097	0.014	0.021	0.026
LD1 4 O	0	0	0	0	0	0	0	0	0
LD1 4 P	0.062	0.079	0.141	0.756	0.83	0.918	0.014	0.019	0.028
LD1 5	0.235	0.264	0.387	0.243	0.394	0.322	0.044	0.075	0.082
LD1 6 O	0	0	0.011	0	0	0.321	0	0	0.042
LD1 6 P	0.235	0.264	0.387	1.31	1.417	1.82	0.017	0.018	0.024
LD2 1	0.077	0.106	0.111	0.656	0.76	0.772	0.012	0.021	0.023
LD2 2 O	0	0	0.007	0	0	0.032	0	0	0
LD2 2 P	0.114	0.197	0.262	0.71	0.776	0.808	0.012	0.022	0.022
LD2 3	0.139	0.169	0.292	0.086	0.119	0.1	0.009	0.02	0.014
LD3 2	0.235	0.264	0.387	0.029	-0.031	-0.026	0.003	-0.006	0.01
LD3 2 O	0	0	0	0	0	0	0	0	0
LD3 2 P	0.087	0.146	0.121	0.618	0.707	0.755	0.014	0.027	0.028
LD4 1	0.016	0.016	0.041	0.142	0.142	0.293	0.011	0.011	0.06
LD5 1 O	0	0	0.014	0	0	0.111	0	0	0.009
LD5 1 P	0.207	0.301	0.39	0.863	1.537	1.527	0.006	0.009	0.01







Appendix F

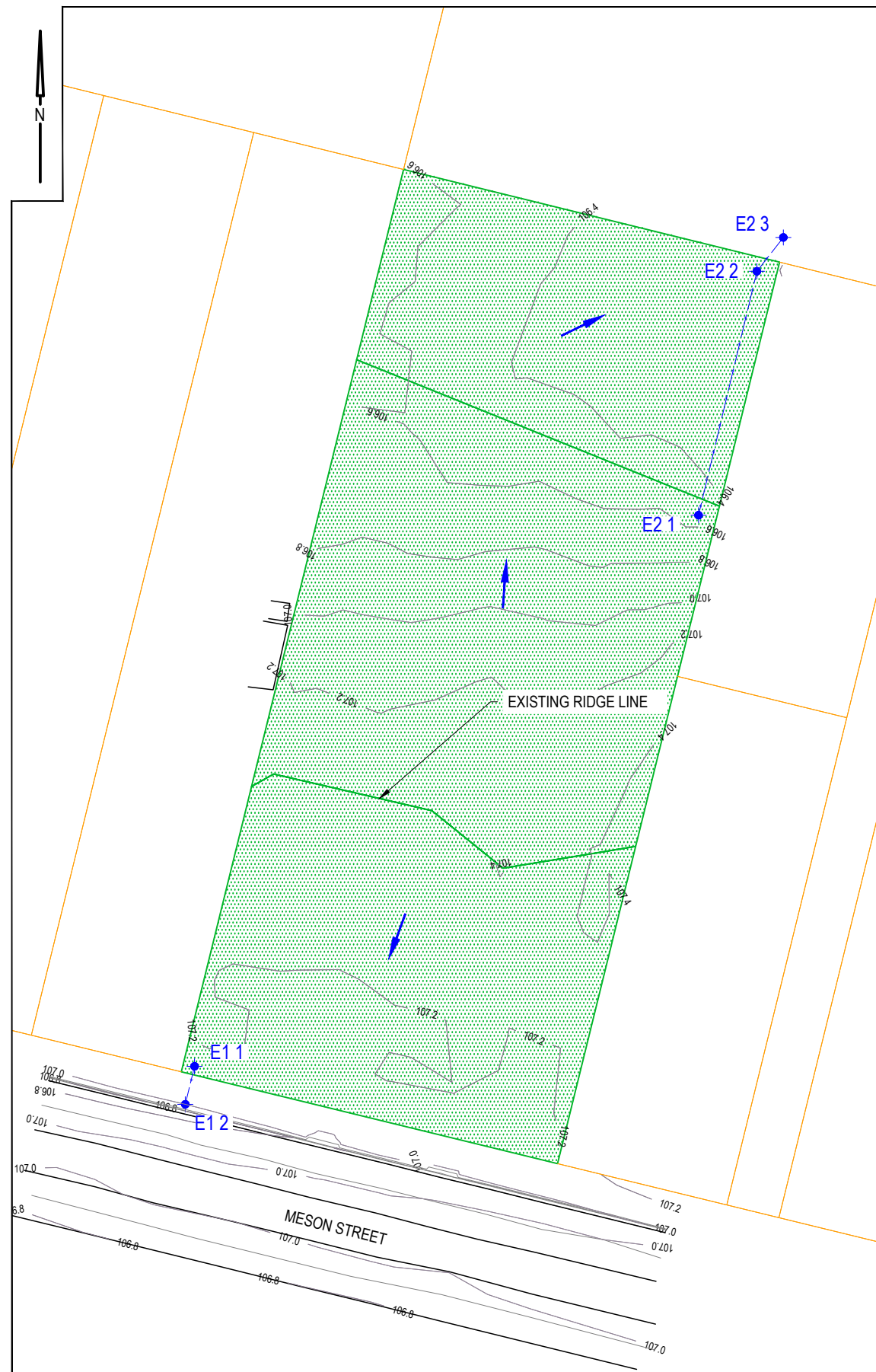
Catchment Plans

LEGEND - PRE DEVELOPED

-  SITE CATCHMENT PRE DEVELOPED PERVIOUS (2% IMP.)
-  PRE DEVELOPED NODE
-  PRE DEVELOPED LINK

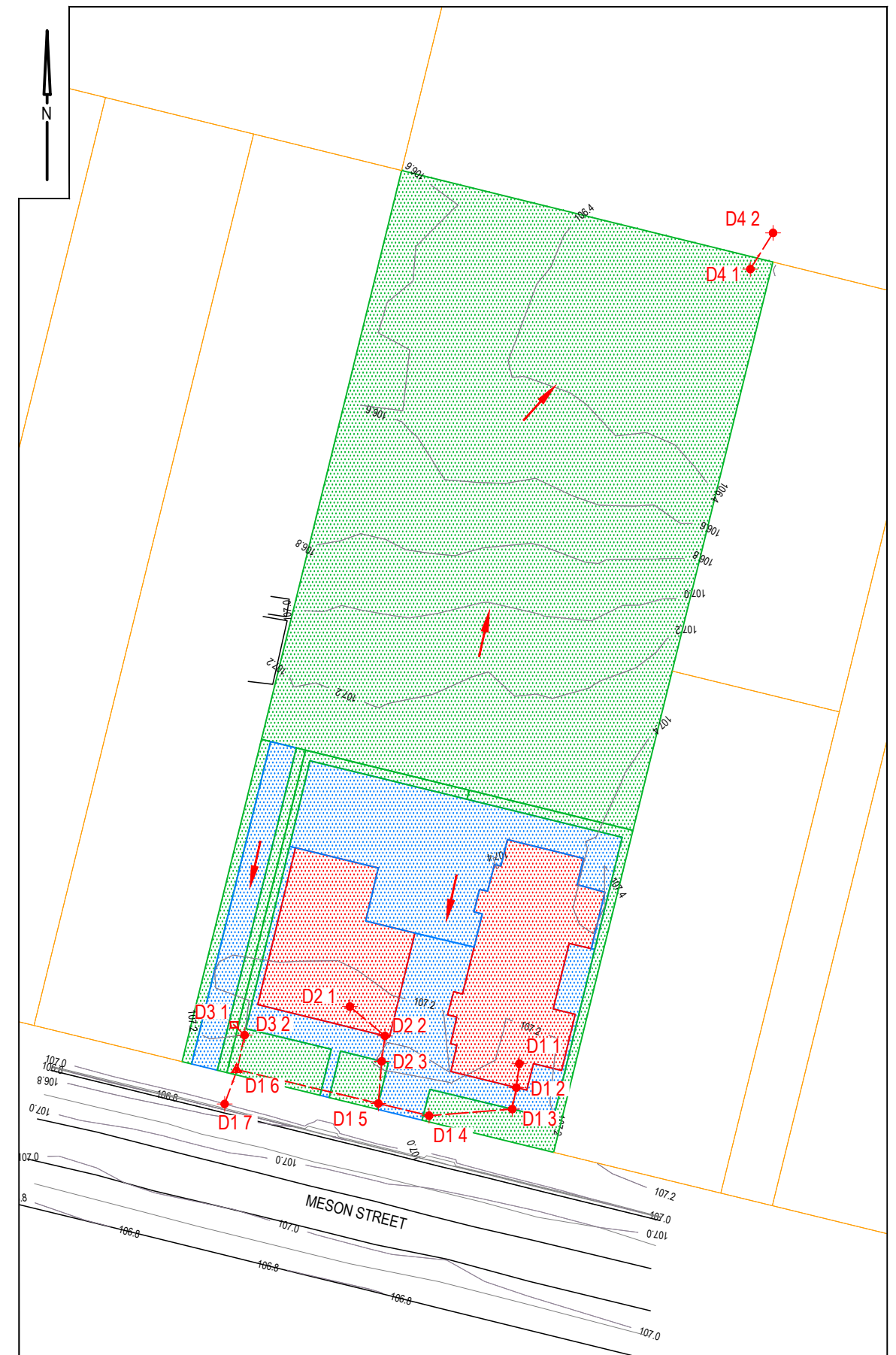
LEGEND - POST DEVELOPED

-  SITE CATCHMENT POST DEVELOPED IMPERVIOUS (100% IMP.)
-  SITE CATCHMENT POST DEVELOPED PERVIOUS (2% IMP.)
-  SITE CATCHMENT POST DEVELOPED ROOF AREA (100% IMP.)
-  POST DEVELOPED NODE
-  POST DEVELOPED LINK
-  STORAGE NODE



PRE-DEVELOPED CATCHMENT PLAN

0 7.5 15 22.5m 1:750 (A3)



POST-DEVELOPED CATCHMENT PLAN

0 7.5 15 22.5m 1:750 (A3)

REV	DESCRIPTION	APPD	DATE
A	FOR COMMENTS	BC	20/07/23

DESIGNED	B CHEESMAN	CLIENT	IWC	
DRAWN	B CHEESMAN			
CHECKED	K MACREADY			
APPROVED	K MACREADY	RPEQ No.	7772	DATE JULY 2023



PROJECT	PROPOSED CLINICIANS HOUSING 94 MESON STREET, GAYNDAH STORMWATER MANAGEMENT PLAN CATCHMENT PLANS
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ENGINEERS PLUS REFERENCE No.	23338
DRAWING No.	A3
23338 SMP03	REVISION A

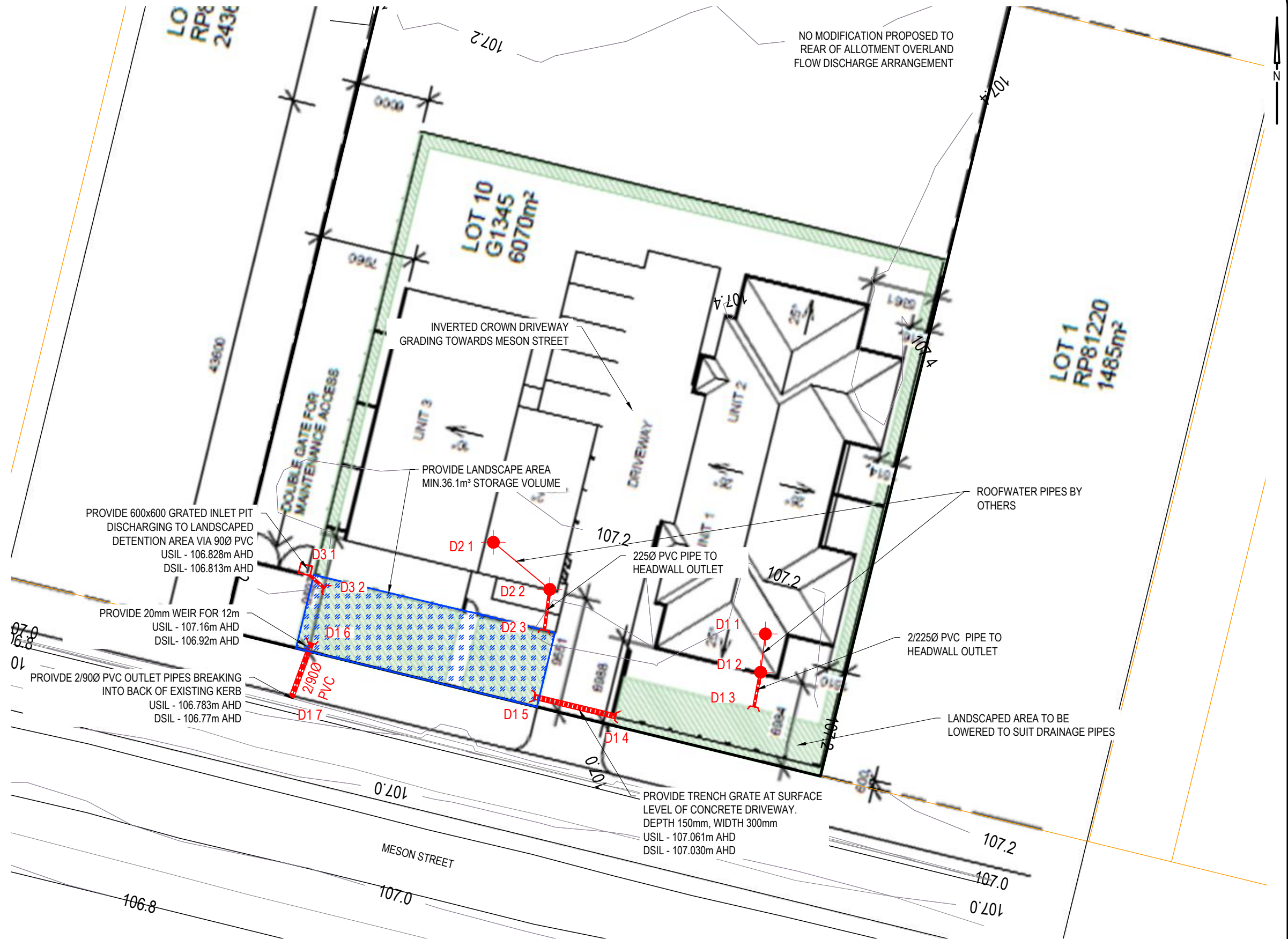
Appendix G

Preliminary Stormwater Infrastructure Layout Plan

LEGEND

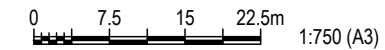
- NAME ● DRAINAGE NODE
- NAME ▲ STORAGE NODE
- 600 SQ. GRATE INLET
- DRAINAGE LINK
- ⌋ HEADWALL
- ▒ DETENTION STORAGE AREA

NOTES:
 LANDSCAPED DETENTION AREA (D1 6) TO BE FREE DRAINING. PROPOSED ROOF AND UNDERGROUND DRAINAGE TO BE INCORPORATED INTO NEW DRAINAGE SYSTEM TO SUIT.



PROPOSED INFRASTRUCTURE PLAN

SCALE - 1:750



REV	DESCRIPTION	APPD	DATE
A	FOR COMMENTS	BC	20/07/23

DESIGNED	B CHEESMAN	CLIENT	IWC	
DRAWN	B CHEESMAN			
CHECKED	K MACREADY			
APPROVED	K MACREADY	RPEQ No.	7772	DATE
				JULY 2023

ENGINEERS PLUS PTY LTD
 www.engineersplus.com.au

PROJECT
 PROPOSED CLINICIANS HOUSING
 94 MESON STREET, GAYNDAH
 STORMWATER MANAGEMENT PLAN
 INFRASTRUCTURE PLAN

ENGINEERS PLUS REFERENCE No.		23338	
DRAWING No.		REVISION	
A3	23338 SMP04	A	

APPENDIX 6—TITLE SEARCH

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	14385085	Search Date:	11/08/2023 11:55
Date Title Created:	15/12/1969	Request No:	45336570
Creating Dealing:			

ESTATE AND LAND

Estate in Fee Simple

LOT 10 CROWN PLAN G1345

Local Government: NORTH BURNETT

REGISTERED OWNER

Dealing No: 722282216 10/02/2023

INDIGENOUS WELLBEING CENTRE LTD A.C.N. 158 934 635

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 14385085 (ALLOT 10 SEC 23)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

APPENDIX 7—OWNER'S CONSENT

Company owner's consent to the making of a development application under the *Planning Act 2016*

I, Wayne Mulvany - CEO

[Insert name in full.]

CEO of the company mentioned below.

[Delete the above where company owner's consent must come from both director and director/secretary]

I,

[Insert name in full.]

Director of the company mentioned below.

and I,

[Insert name in full.]

[Insert position in full—i.e. another director, or a company secretary.]

Delete the above two boxes where there is a sole director/secretary for the company giving the owner's consent.

Of

Indigenous Wellbeing Centre Ltd A.C.N. 158 934 635

the company being the owner of the premises identified as follows:

94 Meson St, Gayndah (described as Lot 10 on G1345)


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

InsiteSJC

on the premises described above for:

Multiple dwelling and Rooming accomodation

Company seal *[if used]*

Company Name and ACN: .Indigenou.Wellbeing.Centre.(IWC.Ltd),.ACN.-.158.934.635.....

.....
Signature of CEO

14/08/2023
.....
Date

[Delete the above where company owner's consent must come from both director and director/secretary.]

Company Name and ACN:	
..... Signature of Director Date Signature of Director/Secretary Date

[Delete the above where there is a sole director/secretary for the company giving the owner's consent.]

APPENDIX 8—DA FORM 1

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>	Indigenous Wellbeing centre Ltd
Contact name <i>(only applicable for companies)</i>	c/-InsiteSJC, Shane Booth
Postal address <i>(P.O. Box or street address)</i>	PO Box 1073
Suburb	Bundaberg
State	QLD
Postcode	4670
Country	Australia
Contact number	07 4151 6677
Email address <i>(non-mandatory)</i>	shane@insitesjc.com.au
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	GC23-004-T01

2) Owner's consent

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

- Yes – the written consent of the owner(s) is attached to this development application
 No – proceed to 3)

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see DA Forms Guide: Relevant plans.

3.1) Street address and lot on plan

- Street address **AND** lot on plan (all lots must be listed), **or**
 Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		94	Meson St	Gayndah
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		10	G1345	North Burnett Regional Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

- Coordinates of premises by longitude and latitude

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

- Coordinates of premises by easting and northing

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

3.3) Additional premises

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

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

- In a tidal area

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

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

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

Name of airport:

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

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

Yes – All easement locations, types and dimensions are included in plans submitted with this development application

No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect
a) What is the type of development? <i>(tick only one box)</i>
<input checked="" type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input checked="" type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
Multiple dwelling (3 x units)
e) Relevant plans <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.</i>
<input checked="" type="checkbox"/> Relevant plans of the proposed development are attached to the development application
6.2) Provide details about the second development aspect
a) What is the type of development? <i>(tick only one box)</i>
<input type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
e) Relevant plans <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>
<input type="checkbox"/> Relevant plans of the proposed development are attached to the development application
6.3) Additional aspects of development
<input type="checkbox"/> 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
<input checked="" type="checkbox"/> Not required

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	<input checked="" 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 ²) <i>(if applicable)</i>
Multiple dwelling	Multiple dwelling	3	Refer to plan

8.2) Does the proposed use involve the use of existing buildings on the premises?	
<input type="checkbox"/> Yes	
<input checked="" type="checkbox"/> 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?	

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:
Number of lots created				

10.2) Will the subdivision be staged?	
<input type="checkbox"/> Yes – provide additional details below	
<input type="checkbox"/> No	
How many stages will the works include?	
What stage(s) will this development application apply to?	

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

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

12) Boundary realignment

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

Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)

12.2) What is the reason for the boundary realignment?

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)

Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

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

14.1) What is the nature of the operational work?

<input type="checkbox"/> Road work	<input type="checkbox"/> Stormwater	<input type="checkbox"/> Water infrastructure
<input type="checkbox"/> Drainage work	<input type="checkbox"/> Earthworks	<input type="checkbox"/> Sewage infrastructure
<input type="checkbox"/> Landscaping	<input type="checkbox"/> Signage	<input type="checkbox"/> Clearing vegetation
<input type="checkbox"/> Other – please specify: _____		

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

<input type="checkbox"/> Yes – specify 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)

\$ _____

PART 4 – ASSESSMENT MANAGER DETAILS

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

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

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

19) Information request under Part 3 of the DA Rules
<input checked="" 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
Note: <i>By not agreeing to accept an information request I, the applicant, acknowledge:</i>
<ul style="list-style-type: none"> • <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> • <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>
<i>Further advice about information requests is contained in the DA Forms Guide.</i>

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)			
<input type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input checked="" type="checkbox"/> 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)		
<input type="checkbox"/> Yes – a copy of the receipted QLeave form is attached to this development application <input type="checkbox"/> 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 <input checked="" type="checkbox"/> 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?
<input type="checkbox"/> Yes – show cause or enforcement notice is attached <input checked="" type="checkbox"/> 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 <i>Environmental Protection Act 1994</i> ?			
<input type="checkbox"/> 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 <input checked="" type="checkbox"/> No <i>Note: Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.</i>			
Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			
<input type="checkbox"/> Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.			
Hazardous chemical facilities			
23.2) Is this development application for a hazardous chemical facility ?			
<input type="checkbox"/> Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application <input checked="" type="checkbox"/> No <i>Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.</i>			

Clearing native vegetation

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

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

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

Environmental offsets

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

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

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

Koala habitat in SEQ Region

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

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

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.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
- No

Note: Contact the Department of Natural Resources, Mines and Energy at 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
- 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*
- No

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

Quarry materials from a watercourse or lake

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

- Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
 No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

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

- Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
 No

Note: Contact the Department of Environment and Science at 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
 No

Note: See guidance materials at 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
- No

Note: See guidance materials at 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
 No

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

Name of the heritage place:		Place ID:	
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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*
 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)
 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 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	<input checked="" type="checkbox"/> 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	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Supporting information addressing any applicable assessment benchmarks is with the development application	<input checked="" type="checkbox"/> 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	<input checked="" type="checkbox"/> 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)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable

25) Applicant declaration

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

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

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

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

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

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

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

Date received: Reference number(s):

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

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