

GIDEON
TOWN PLANNING

PLANNING REPORT

MATERIAL CHANGE OF USE FOR ROOMING ACCOMMODATION

LOT 210 RN473

**11 TEYS ROAD
BILOELA QLD 4715**

Teys Australia Biloea Pty Ltd

13 February 2025

DOCUMENT CONTROL SHEET

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1.0 INTRODUCTION

This Planning Report has been prepared on behalf of *Teys Australia Biloela Pty Ltd* in support of a Development Application for a Material Change of Use for a Rooming Accommodation located at 11 Tey's Road, Biloela, on land described as Lot 210 on RN473.

In accordance with the *Banana Shire Planning Scheme 2021* (Planning Scheme), and pursuant to the *Planning Act 2016*, the proposed development constitutes Assessable Development in the Rural Zone, requiring a Development Permit for a Material Change of Use (Impact Assessment).

The development proposal is to establish a Rooming Accommodation on the subject site to provide accommodation for employees of the adjoining Tey's abattoir. The development is intended to accommodate fifty-two (52) employees, staying for a minimum of six (6) months.

It is considered that the proposal is consistent with the overall outcomes of the Rural Zone based on the following:

- The proposed development directly supports a major industry for the region, providing accommodation for the Tey's abattoir and responding to a need for appropriate housing.
- The proposed development provides for an efficient land use pattern that integrates with surrounding neighbourhoods, infrastructure and transport networks.
- With significant vegetation surrounding the site, the proposed development will have minimal impact on the rural character and amenity in the area.
- The subject site is a small rural lot which has limited capacity to achieve the outcomes of the rural zone.
- The proposed development will have minimal offsite impacts.

This report addresses the relevant Codes and Policies of the Planning Scheme and relevant State planning instruments. Supporting information is provided identifying compliance with the Acceptable Outcomes of the applicable Planning Scheme Codes and demonstrating planning merit for the proposed development.

The proposed development is considered to satisfy the relevant requirements of the regional, State, and local planning instruments. The development accords with the relevant Planning Scheme Codes and maintains the outcomes sought for the Rural Zone. It is considered that the proposal has merit and warrants favourable consideration by Council.

2.0 PROJECT OVERVIEW

2.1 Site Details

Property Address:	50 Gladstone Road, Biloela
Property Description:	Lot 210 RN473
Encumbrances:	N/A
Registered Owner	Teys Bros (Biloela) Pty Ltd (Refer to Appendix B – Title Search and Appendix G – ABN Historical Details).
Total Site Area:	16,190 m ²

2.2 Application Details

Applicant:	Teys Australia Biloela Pty Ltd C/- Gideon Town Planning
Approval Type:	Development Permit for Material Change of Use
Description of proposal	Rooming Accommodation
Local Government Area:	Banana Shire Council
Assessment Manager:	Banana Shire Council
Planning Scheme:	Banana Shire Planning Scheme 2021
Zoning:	Rural Zone
Overlays:	<ul style="list-style-type: none">• Agricultural Land• Flood Hazard – 1% Annual Exceedance Probability (AEP) plus climate change• Water Resources – Callide Groundwater Management Area
Level of Assessment:	Impact Assessment
Relevant Code:	Zone and Development Codes: <ul style="list-style-type: none">• Rural Zone Code• Development Design Code
Referral Agencies:	N/A
Regional Plan:	Central Queensland Regional Plan 2013

3.0 CHARACTERISTICS OF SITE AND SURROUNDING AREA

3.1 Site Details and Location

The subject site is located at 11 Teys Road, Biloela, on land described as Lot 210 on RN473. It is located approximately 3.8km northwest of the Biloela town centre within the Rural Zone. The subject site is primarily surrounded by other Rural zoned land with a mix of rural and residential uses. Additionally, the Teys Biloela abattoir is located within the Special Industry zoned land directly to the north.



Figure 1 Site Location Context

Source: Queensland Globe

3.2 Site Characteristics

3.2.1 Area & Configuration

The subject site has a rectangular configuration measuring 16,190m², with a road frontage of approximately 40m onto Teys Road.

3.2.2 Existing Infrastructure and Build Form

The subject site currently accommodates an existing 180m² dwelling, as well as four (4) 50m² accommodation cabins and a 50m² kitchen and dining facility.

3.2.3 Topography and Landscaping

The subject site features a gradual downward slope travelling north to south.

The site features dense vegetation through much of the site, with cleared areas toward the centre (existing dwelling) and towards the northeast corner (existing accommodation units). No trees of environmental significance are present.

3.2.4 Vehicle access and car parking

The subject site has an existing access driveway onto Teys Road. There are no designated parking spaces on-site.

3.2.5 Urban Services

A reticulated electricity supply services the subject site, while on-site infrastructure is relied upon for the remaining services.

3.2.6 Easements

The subject site does not contain any easements.

4.0 DEVELOPMENT PROPOSAL

4.1 Proposal Description

The development proposal is to formally establish the existing temporary planning approval for Rooming Accommodation on the subject site, as well as expand the use with additional rooms and facilities. The use is intended to provide accommodation for employees of the adjoining Teys Abattoir, relieving the demand for housing within Biloela.

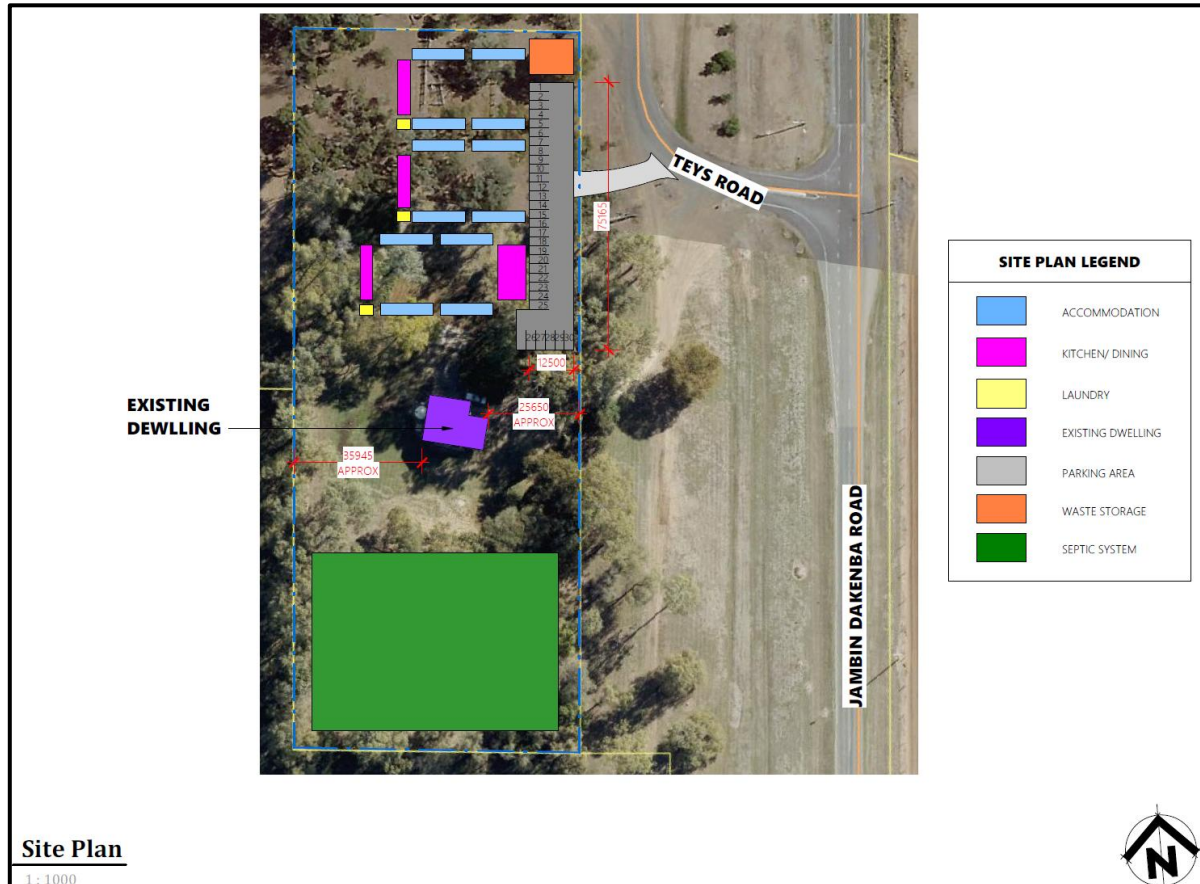


Figure 2 Proposal Plans

Source: Design Elements

The site currently has temporary accommodation approval for sixteen (16) rooms spread across four (4) demountable buildings. Each resident has the right to occupy one room with a separate ensuite, while all guests are provided with shared kitchen, dining, and laundry facilities.

The development will retain the existing sixteen (16) rooms and provide thirty-two (32) additional rooms across two accommodation blocks of the same layout. A kitchen/dining building will be provided for each of the new accommodation blocks, as well as a double-sized recreational room for use by all residents. Laundry facilities will be provided within each group of four accommodation blocks, alongside the kitchen/dining buildings.

The accommodation buildings and kitchen/dining buildings are 3.2m x 14.4m demountable buildings with colorbond walls and roofing. All buildings will be set back a minimum of 12.5m from the road frontage boundary and will be mounted with finished floor levels a minimum of 300mm above the defined flood event. Refer to *Appendix E – Stormwater Management Plan*.

The existing two-storey dwelling on-site will be renovated to provide an additional four (4) rooms with communal kitchen, dining and laundry facilities provided within the building.

In total, the development will provide fifty-two (52) rooms in a convenient location for the adjoining Teys Abattoir.

4.1.1 Access and Car Parking

The existing vehicle access onto Teys Road will be retained and upgraded for the development.

In accordance with the Planning Scheme, a total of 39 onsite car parking spaces are required for the proposed rooming accommodation (52 rooms), being 0.5 spaces per bedroom plus 0.25 visitor spaces per bedroom.

The residents occupying the accommodation will be exclusively employees of the adjoining Teys abattoir and will primarily consist of an interstate and overseas workforce. With the residents of the rooming accommodation all working within the same establishment and generally being under specific employment arrangements, private vehicle ownership is limited. Residents will utilise shuttle services and other group transportation options to travel to work and local convenience and recreation facilities.

The existing sixteen (16) accommodation rooms generally have less than eight (8) cars parked on-site. With this considered, it is proposed that the requirement for onsite parking be relaxed to align with the number of parking spaces that will likely be used.

The application is supported by a Traffic Impact Assessment (*Appendix F*). It is noted that the report refers to the provision of 37 parking spaces. As outlined above and illustrated on the proposal plans, a total of 30 onsite parking spaces are proposed.

The accommodation is entirely self-serviced, therefore no commercial deliveries are expected on-site.

4.1.2 Landscaping

The development will retain existing vegetation to the greatest extent possible. Additional landscaping will be provided along the Teys Road frontage where required.

4.1.3 Waste Management

The development will rely on commercial waste bins for refuse collection, which will be provided with an appropriately screened storage location in the northeast corner of the site. The bins will be collected and cleaned regularly by a private contractor.

4.1.4 Services

The development will retain existing connections to reticulated electricity and telecommunications services, while relying on on-site systems for water supply and sewerage services. A large area at the southern end of the lot will be dedicated to provide for an expanded septic system, which will be managed under a separate ERA.

5.0 REVIEW OF LEGISLATIVE REQUIREMENTS

5.1 Assessment Overview

5.1.1 Matters to be assessed

In accordance with the *Banana Shire Planning Scheme 2021* and in particular, in accordance with *Table 5.10.1 Categories of Assessment – Material Change of Use in the Rural Zone*, the proposed development application for a Rooming Accommodation is subject to **Impact Assessment**.

According to Section 45(5) of the Planning Act:

"(5) An impact assessment is an assessment that—

- a) *must be carried out—*
 - i. *against the assessment benchmarks in a categorising instrument for the development; and*
 - ii. *having regard to any matters prescribed by regulation for this subparagraph; and*
- b) *may be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise."*

Assessment benchmarks are described in Section 30 of the Planning Regulation 2017 ("Planning Regulation"):

- (1) For section 45(5)(a)(i) of the Act, the impact assessment must be carried out against the assessment benchmarks for the development stated in schedules 9 and 10.
- (2) Also, if the prescribed assessment manager is the local government, the impact assessment must be carried out against the following assessment benchmarks—
 - a) *the assessment benchmarks stated in—*
 - i. *the regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*
 - ii. *the State Planning Policy, part E, to the extent part E is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*
 - iii. *a temporary State planning policy applying to the premises;*
 - b) *(b) if the development is not in a local government area—any local planning instrument for a local government area that may be materially affected by the development;*
 - c) *(c) if the local government is an infrastructure provider—the local government's LGIP*
- (3) However, an assessment manager may, in assessing development requiring impact assessment, consider an assessment benchmark only to the extent the assessment benchmark is relevant to the development."

The following sections include an assessment of the proposal against the relevant components of the *Banana Shire Planning Scheme 2021* and the relevant State Government planning instruments and legislative requirements.

5.2 Banana Shire Planning Scheme 2021

5.2.1 Planning Scheme Definitions

Under the Banana Shire Planning Scheme 2021, the proposal has been defined as a Rooming Accommodation.

Rooming Accommodation: *the use of premises for:*

- a) *residential accommodation if each resident:*
 - i. *has a right to occupy 1 or more rooms on the premises, and*
 - ii. *does not have a right to occupy the whole of the premises, and*
 - iii. *does not occupy a self-contained unit, as defined under the Residential Tenancies and Rooming Accommodation Act 2008, Schedule 2, or has only limited facilities available for private use, and*
 - iv. *shares other rooms, facilities, furniture or equipment outside of the resident's room with 1 or more other residents, whether or not the rooms, facilities, furniture or equipment are on the same or different premises, or*
- b) *a manager's residence, an office or, providing food or other services to residents, if the use is ancillary to the use in paragraph (a)*

The proposed operations as described in *Section 4 – Proposed Development* is consistent with the definition of a Rooming Accommodation.

5.2.2 Planning Scheme Zone

The subject site is located within the Rural Zone under the Banana Shire Planning Scheme 2021.

5.2.3 Level of Assessment

As previously discussed, the proposed Rooming Accommodation in accordance with *Table 5.10.1 Categories of Assessment – Material Change of Use in the Rural Zone* within the Banana Shire Planning Scheme 2021 is **Impact Assessable**.

5.2.4 Planning Scheme Overlays and Codes

The site is affected by the following Planning Scheme Overlays.

Table 1 Planning Scheme Overlays and Codes

Overlays	Relevant Code	Comment
Agricultural Land	N/A	Noted.
Flood Hazard – 1% Annual Exceedance Probability (AEP) plus climate change	N/A	The development is designed to respond to the Flood Hazard impacts on site, with all buildings mounted 300mm above the defined flood event. Refer to <i>Appendix E – Stormwater Management Plan</i> .
Water Resources – Callide Groundwater Management Area	N/A	Noted.

The proposed development for Rooming Accommodation is considered to be consistent with the outcomes sought for the Planning Scheme Overlay provisions as they apply to the subject site.

5.2.5 Other Planning Scheme Codes

The following other Planning Scheme Codes have been identified as being relevant to the assessment of proposed development:

Table 2 Other Planning Scheme Codes

Code	Comment
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Rural Zone Code	The proposed development is consistent with the purpose of the Rural Zone Code. An assessment of the proposed development against the code is included in <i>Appendix D – Code Assessment</i> .
Development Design Code	The proposed development is consistent with the purpose of the Development Design Code. An assessment of the proposed development against the code is included in <i>Appendix D – Code Assessment</i> .

5.2.5.1 Rural Zone Code

The purpose of the Rural Zone Code is to:

- (a) *provide for rural uses and activities; and*
- (b) *provide for other uses and activities that are compatible with:*
 - (i) *existing and future rural uses and activities; and*
 - (ii) *the character and environmental features of the Zone; and*
- (c) *maintain the capacity of rural land for rural uses and activities by protecting and managing significant natural resources and processes;*

Of the overall outcomes for the Rural Zone Code, the following are of particular relevance:

- (b) *development is sensitive and responsive to the rural character and scenic amenity and maintains vegetation cover in significant areas;*
- (c) *development, having regard to its location and design, protects people and premises from natural hazards and contamination;*
- (h) *infrastructure is provided at a standard normally expected in rural locations and is allowed to operate safely and efficiently without interference by incompatible uses or works;*
- (i) *development is separated from existing and potential industry land uses located in rural areas including established uses identified in the Special Industry Zone;*
- (j) *and where affected by an overlay for:*
 - (i) *agricultural land:*
 - (A) *the productive viability of agricultural land is not reduced due to the intrusion of incompatible land uses or unnecessary fragmentation or alienation;*
 - (B) *development is compatible with the viability, integrity, operation and maintenance of the stock route network;*
 - (iii) *bushfire or flood risk:*
 - (A) *the use and works support and do not unduly burden disaster management response or recovery activities, providing for access for evacuation resources and efficient evacuation of sites during emergency events;*
 - (B) *development minimises the exposure of people or property to unacceptable risk from exposure to natural hazards and environmental constraints affecting the land through consideration of location, siting, design, construction and operation;*
 - (C) *development that intensifies occupancy of a site in Theodore responds to the elevated flood risk hazard by ensuring that emergency management plans allow appropriate responses to emergency measures having consideration to the numbers and capabilities of existing and future users of the development;*
 - (D) *works do not contribute to an increase in the severity of natural hazard events and are designed, located and operated to minimise risk to people and damage to property, disruption to development function and re-establishment time following an event;*
 - (E) *development involving the manufacture or storage in bulk of hazardous materials does not adversely impact on public safety or the environment;*
 - (F) *works retain the natural processes and protective function of landforms and vegetation in natural hazard areas;*
 - (viii) *water resources:*
 - (A) *water supply catchments are protected from activities that may endanger the quality of drinking water supplies and the groundwater management areas;*
 - (B) *development does not adversely impact on the recharge capacity of the groundwater management areas;*

While the proposed development for a Rooming Accommodation is not a preferred use within the Rural zone, it will be directly associated with the existing Teys Abattoir on the adjoining lot. The development will be providing accommodation for the abattoir's employees in a convenient location. The subject site has a total area of only 1.6ha, meaning it is not viable for substantial rural use. Therefore, the development will not compromise the rural capacity of the land.

The development is designed and sited to minimise potential impacts on the surrounding rural character and amenity. Existing vegetation on site will be retained to the greatest extent possible, ensuring the development is sufficiently screened from the street and surrounding properties.

The development is designed and located to provide people and property with sufficient protection from natural hazards, particularly flooding. All buildings will be mounted a minimum of 300mm above the defined flood event, and a flood-free access driveway will be retained onto Teys Road.

The development will retain the site's existing connections to reticulated electricity and telecommunications services. The existing on-site sewage and water supply systems will be expanded to provide for the increased capacity.

While the development does not maintain the required buffer from the nearby Teys Abattoir, the use will be exclusively for employees of the abattoir.

The development is responsive to the site constraints and does not expose people or property to the risk of natural or man-made hazards.

The development is for a use which will not compromise the intent and outcomes of the Rural Zone. It is occurring on a small site that is not otherwise viable for rural uses. Instead, it will cater for a use which will directly support an adjoining major agricultural industry, bringing benefit to the local economy and relieving the high demand for housing within Biloela.

5.2.6 Strategic Framework

The strategic framework themes and their strategic outcomes, as identified within Part 2 of the *Banana Shire Planning Scheme 2021*, are applicable.

5.2.6.1 Rural Areas

Table 3 Rural Areas – Strategic Outcomes

Strategic Outcome	Comment
<i>(1) The productive capacity of agricultural land, rural areas and rural activities that contribute to the Shire's economy is protected from the impacts of fragmentation of rural land and incompatible land uses.</i>	While the development is for a higher density residential use in the Rural zone, it is directly associated with the Teys Abattoir on the adjoining lot.
<i>(2) Rural areas continue to support development and investment that increases food production capability, improves food security and a range of value adding activities, rural tourism and other innovative rural enterprises that accommodate the widest diversity of productive rural activities.</i>	The development will directly support the Teys Abattoir, a major contributor to the region's food production.
<i>(3) The function, connectivity and pasture productivity of the stock route network is maintained for sustainable use by travelling stock on hoof.</i>	The development will reduce traffic along Jambin Dakenba Road by minimising the number of staff trips between Biloela and the adjoining Teys abattoir. Refer to <i>Appendix F – Traffic Impact Assessment</i> .
<i>(4) Mining and extractive resources in rural areas are protected from incompatible land uses to allow for effective and sustainable exploitation consistent with demonstrated planning</i>	The development is not in proximity to mining or extractive resource uses.

need without prejudicing the continuation of productive rural land uses or the integrity of rural infrastructure.

(5) Major industries, community infrastructure and energy projects (such as liquid fuels, solar and wind) are supported where there are demonstrated economic benefits to the local community, local employment opportunities and impacts on cultural, rural and environmental values are managed in line with community expectation.

(6) Conflicts at the interface between rural land and urban and sensitive uses is minimised through appropriate separation, buffering and environmental management.

(7) Non-rural uses must be of a nature that is unable to be accommodated in towns, bring major local or regional economic benefits and avoid or mitigate impacts on rural character, agricultural production, scenic values and water quality and have direct access to urban areas via high quality roads.

(8) Rural residential development is managed to

- (a) avoid elevating exposure risk to natural hazards;
- (b) avoid adverse impacts on identified environmental values;
- (c) provide convenient access to social services and an adequate access to infrastructure;
- (d) preventing adverse impacts on productive agricultural activities and resource extraction;

(9) Development that promotes and takes advantage of the tourist appeal of agricultural production, environmental and scenic qualities, cultural and natural history and other attractions is encouraged where the rural character is maintained and environmental impacts are mitigated.

(10) Opportunities to build aviation-related industries involving land close to the Shire's airports are realised.

(11) Development does not result in any diminishing of the values that contribute to the significance of the Shire's scenic assets.

(12) The rural productivity and environmental values of rural areas are protected from the effects of invasive biosecurity matters.

The development directly supports the Teys abattoir, a major local industry, by providing necessary accommodation to support its continuing operations.

The development will be sufficiently screened with existing vegetation and new landscaping to minimise any potential land use conflicts with the surrounding rural lots.

The development is appropriately located, given its direct association with the adjoining Teys Abattoir. The development will be supporting a major economic

N/A – Proposal does not involve rural residential development.

N/A – development is not intended to create tourist appeal.

N/A – development does not involve aviation-related industries. Development is in a rural/industrial area which does not contribute to the significance of the Shire's scenic assets.

Development is for a residential use which will not introduce invasive biosecurity issues.

Table 4 Rural Areas – Specific Outcomes

Specific Outcome	Comment
(1) Agricultural lands are preserved for productive rural activities by only supporting rural development that directly supports agricultural production or a regionally significant rural-based industry.	Development is for a residential use to directly support a regionally significant rural-based industry. Additionally, the subject site is not of a sufficient size to support primary production.
(2) Productive rural land is protected from intrusion of incompatible development and suitable environmental management techniques are provided on the site of non-rural development to minimise potential land use conflict from agricultural practices	Development will retain existing vegetation to the greatest extent possible, as well as providing landscaping where required to screen the development and minimise land use conflicts.
(3) Value adding and other innovative rural enterprises occur in locations that are adequately separated from or are compatible with existing or intended land uses on surrounding land.	Development does not involve innovative rural enterprises.
(4) The stock route network is protected from developments with potential to impact on the capacity of the network.	Development does not impact stock routes.
(5) Exploitation of mining and extractive deposits, including transport routes, is managed so that adverse environmental and amenity impacts are managed at an acceptable level.	Development does not involve mining or extractive industries.

<p><i>These resources are expected to be exploited and are identified to ensure that this occurs without undue interference from incompatible land uses. Extractive industry sites are available for re-use for other activities or revert to their natural state upon cessation of extraction.</i></p> <p><i>(6) Non-rural and commercial land uses are linked to primary production or the mining and resources sector and are established in rural areas only when they cannot reasonably locate in urban areas due to their offsite impacts or the nature and scale and locational requirements (i.e. land area, proximity to rail or resource activity) of the activity and where the impacts are managed and where existing and future rural resource utilisation is not compromised.</i></p> <p><i>(7) Intensive animal uses are located in areas where the potential for environmental and amenity impacts can be managed. Existing intensive animal industries are protected from encroachment of incompatible land uses.</i></p> <p><i>(8) Intensive animal and crop production and compatible processing activities are co-located to reduce land-use conflict and achieve efficiencies in production, processing, distribution, energy efficiency and waste recycling, taking into account environmental, bio-security, infrastructure and rural amenity issues.</i></p> <p><i>(9) Opportunities to develop renewable energy and allied industries are supported where:</i></p> <p><i>(a) It provides a secure green energy future such as wind, solar or other alternative power;</i></p> <p><i>(b) Long-term economic growth and employment benefits are demonstrated;</i></p> <p><i>(c) Significant natural and cultural areas are avoided; and</i></p> <p><i>(d) Impacts on sensitive uses are managed.</i></p> <p><i>(10) Land uses adjoining rural areas incorporate adequate separation, screening or buffering to rural activities.</i></p> <p><i>(11) Proposals to introduce or expand rural residential development must demonstrate a genuine public need and ensure that rural productivity in the locality is not compromised.</i></p> <p><i>(12) Rural-based and small-scale tourism development is established at an appropriate scale that contributes to the viability of the primary rural use of sites and where impacts, especially on agriculture, can be avoided.</i></p> <p><i>(13) Development for transport and aviation related opportunities involving land close to Thangool, Theodore and Taroom airports provide a Structure Plan demonstrating how development can be managed, located and formed to minimise impacts relating to air safety, amenity, traffic, ecology, farm productivity and rural character.</i></p> <p><i>(14) The visual impacts of development on the scenic values provided by areas of rural production and undisturbed open space are mitigated through selective location, layout and design.</i></p> <p><i>(15) Development employs effective measures to anticipate and control the incursion or spread of weeds, pest animals and disease.</i></p>	<p>The development is linked to a major regional industry on the adjoining site, providing convenient accommodation for employees on a site that is not otherwise suitable for rural uses.</p> <p>Development does not involve intensive animal uses.</p> <p>Development does not involve intensive animal or crop production.</p> <p>Development does not involve renewable energy uses.</p> <p>Development will retain existing vegetation and provide landscaping as required for appropriate screening.</p> <p>Development is for a residential use directly associated with the adjoining Teys Abattoir.</p> <p>Development is not for tourism.</p> <p>Development is not for transport or aviation related opportunities.</p> <p>Subject site features ample existing vegetation, providing sufficient screening and ensuring minimal impact on the scenic values of the surrounding rural area.</p> <p>Development will incorporate appropriate measures to control weeds, pests and disease.</p>
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5.2.6.2 Natural Systems and Hazards

Table 5 Natural Systems and Hazards – Strategic Outcomes

Strategic Outcome	Comment
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<i>(1) The natural environment and its assets, connectivity, ecological processes and biodiversity values are conserved, enhanced, restored and protected from incompatible development to avoid or otherwise minimise significant adverse impacts on their values.</i>	Development conserves and enhances the natural environment and its assets.
<i>(2) Development within or adjacent to an area of environmental significance minimises disturbance to the natural landform, ecology and wildlife habitats and contributes to ecosystem health, liveability and prosperity.</i>	Development is not within or adjacent to an area of environmental significance.
<i>(3) Water resources such as those associated with the main river systems of the Dawson, Dee and Don Rivers and sub-artesian resources are managed and protected. Natural drainage, groundwater and landscape features are protected or enhanced.</i>	Development does not impact water resources.
<i>(4) Development ensures storm water quality and flow is managed and risk of erosion is mitigated to protect the ecological properties of waterways and the functioning of the aquatic ecosystem. Wastewater and solid waste disposal activities and facilities take into account topography and the potential impacts on groundwater resources.</i>	Development manages storm water quality and flow and mitigates risk of erosion. Wastewater and solid waste disposal consider topography and potential impacts to groundwater resources.
<i>(5) The environmental impacts associated with the transport of weeds, pest animals and disease are managed to contribute to minimising land degradation and conserving natural systems and places.</i>	Development will involve limited vehicle movement, primarily between the site and the adjoining Teys Abattoir. Appropriate measures will be incorporated to minimise potential transport of weeds, pests and disease.
<i>(6) Development is designed, located, constructed and operated to manage the impacts of hazards, while natural processes and biodiversity are protected, managed and rehabilitated.</i>	All buildings will be mounted a minimum of 300mm above the defined flood event level. Refer to <i>Appendix E – Stormwater Management Plan</i> .
<i>(7) New development acknowledges the potential impacts of climate change and is designed to reduce the carbon footprint of the Shire and demonstrates a commitment to the reduction in reliance on non-renewable resources and the generation of greenhouse gas emissions.</i>	The development will help to reduce the carbon footprint of the Shire by minimising the number of vehicle trips required to transport workers to the Teys site.

Table 6 Natural Systems and Hazards – Specific Outcomes

Specific Outcome	Comment
<i>(1) Matters of environmental significance and value retain their physical condition, ecological health and environmental values. Development in these areas is limited to small-scale maintenance buildings, depots and visitor facilities and essential infrastructure.</i>	Subject site does not contain matters of environmental significance.
<i>(2) Development is located in areas that avoid significant adverse impacts on matters of environmental significance, protect, maintain and enhance biodiversity and ecological connectivity.</i>	Development does not impact matters of environmental significance.
<i>(3) Development adjacent to National Parks or State Forests does not necessitate clearing of significant vegetation, significant landscape modification or management practices to manage bushfire hazard on development sites.</i>	Development is not adjacent to National Parks or State Forests.
<i>(4) The impacts of development on habitat fragmentation and biodiversity are minimised and opportunities for the establishment, protection, management, rehabilitation and enhancement of environmentally significant areas and values, including movement corridors and interface treatments, are accommodated.</i>	Development does not impact habitats or biodiversity.
<i>(5) The riparian amenity and habitat of the Shire's waterways and wetlands such as the Dawson River, Don River, Callide Creek, Kroombit Creek, Banana Creek, high ecologically significant wetlands and water resources are protected and</i>	Development does not impact waterways, ecologically significant wetlands or water resources.

meet the needs of the community, industry, agriculture and environment equitably and sustainably.	
(6) Development is designed to ensure water quality is protected and enhanced by: <ul style="list-style-type: none"> a) Minimising disturbance to riparian habitats in and adjoining waterways and wetlands; b) Minimising the discharge of contaminants and sediment; c) Protecting natural drainage lines and overland flow paths and mitigating potential erosion risk; and d) Avoiding groundwater contamination. 	Development does not impact riparian habitats, minimises discharge of contaminants and sediment, protects natural drainage lines and overland flow paths, and avoids groundwater contamination.
(7) Urban development protects and enhances water quality and does not adversely impact on the environmental values of waterways, wetlands, groundwater resources, natural drainage paths and landscape features.	Development does not impact waterways.
(8) Wastewater is reused, recycled and recovered wherever practicable and any discharges do not adversely affect the receiving water environmental values.	Wastewater is reused, recycled and recovered where practicable.
(9) Effective management of weeds, pest animals and disease contribute to minimising land degradation and conserving natural systems and places.	Development effectively manages weeds, pest animals and disease.
(10) Development manages risks from natural hazards, prioritising in order, the safety of people, protection of public infrastructure and protection of private property.	All new buildings will be mounted a minimum of 300mm above the defined flood event level. Refer to Appendix E – Stormwater Management Plan.
(11) Development avoids impacts on the function of flood plains and does not worsen the severity or impact of natural hazards.	Development will be constructed a minimum of 500mm above the defined flood event, ensuring it does not increase severity of flooding impacts in the area.
(12) Development in the Muirs Road Precinct which is affected by extreme flood risks associated with insufficient warning times following water release from Callide Dam during intense rainfall events is limited to ensure that risk to life, property and the environment is avoided.	Development is not in the Muirs Road precinct.
(13) Prescribed hazardous chemicals stored in a flood or bushfire hazard area are located to minimise the risk of inundation, dispersal or explosion.	Development does not involve the storage of hazardous chemicals.
(14) Development supports and does not unduly burden disaster management responses or recovery capacities and capabilities.	Development supports and does not unduly burden disaster management responses.
(15) Patterns of urban development are established that contribute to a reduction in the generation of greenhouse gas emissions and reduce the generation of vehicle trip frequency and distance by encouraging viable alternative transport options.	Development is of a higher density and residents will carpool to work, reducing greenhouse gas emissions and vehicle trip frequency.

5.2.6.3 Strong Economy

Table 7 Strong Economy – Strategic Outcomes

Strategic Outcome	Comment
(1) Business and employment are clustered in a clear network and hierarchy of centres that provide a high level of convenience, attraction, safety and accessibility, generate increased levels of activity and customer patronage to support business prosperity.	Development does not impact the network and hierarchy of centres.
(2) Business and industry leverage growth from the agricultural, tourism, mining and resource extraction sectors and improve access to local services that support these sectors.	Development directly supports Teys Abattoir, a key industry for the Biloela area.
(3) Major industries are attracted to and retained within the Shire by taking advantage of proximity to natural resources,	Development directly supports a major industry for the region.

appropriate transport providing links to processing and export hubs, a conveniently accessible workforce while recognising site-based constraints and achieving a satisfactory environmental outcome.	
(4) <i>Biloela, Moura, Taroom and Theodore accommodate a diverse range of industrial uses in well-defined locations with growth in the traditional sectors of manufacturing and technical services, transport and logistics, trade and industry services facilitated and supported by the availability of adequately serviced and accessible industrial land.</i>	Development is not for an industrial use.
(5) <i>Opportunities for local economic development in the smaller townships extends to the provision of basic services to local residents as well as passing trade, low scale tourism development and small scale industry in designated areas.</i>	Development is not in a smaller township.
(6) <i>Low-scale home based businesses contribute to local economic development providing employment opportunities and adding to the diversity of small business in the Shire, while maintaining the amenity of surrounding properties and the role of identified centres.</i>	Development does not involve a home based business.
(7) <i>The contribution of tourism to the Shire's economy is grown by providing a diverse range of nature based, mining and energy, rural amenity and agricultural activities that capture visitation, increase visitor nights, protect natural assets, diversify visitor experiences and develop new tourism ventures within the Shire.</i>	Development does not impact tourism.
(8) <i>Towns, villages and small settlements are promoted as unique and accessible tourist destinations with access to an interesting, scenic and productive hinterland.</i>	Development does not impact the promotion of Biloela as a unique and accessible tourist destination.
(9) <i>A strong and resilient rural sector benefits from the protection and preservation of agricultural land and the development of complementary on-farm value adding activities, intensive animal production, organics and a range of innovative and compatible rural enterprises.</i>	Development is taking place on a rural lot of insufficient size to accommodate significant rural uses. The development will directly support the adjoining industrial use.
(10) <i>The role of major employers, including the Callide Power Station, Teys Abattoir, the Moura Queensland Nitrate Plant, and the Moura Cotton Gin in the regional economy is supported.</i>	Development directly supports Teys Abattoir.
(11) <i>Mining and resource activity continue to contribute to the Shire's economy including through investment in local communities, employment of more localised labour force, infrastructure development and utilisation of local business and industry services.</i>	Development does not impact mining and resource activity.
(12) <i>Potential conflicts between gas and petroleum pipeline infrastructure and urban development or sensitive land uses is minimised.</i>	Development does not create a conflict between infrastructure and urban development.
(13) <i>Lawful development with the potential to cause nuisance or pose a risk to the health and safety of communities due to environmental emissions or hazardous materials is effectively managed and protected from encroachment of incompatible uses.</i>	Development does not create environmental emissions or involve hazardous materials.
(14) <i>Growth in the development and use of renewable energy resources such as solar, biomass and wind power contribute to the diversification of the Shire's economy and provide alternative employment opportunities for the local workforce.</i>	Proposal does not involve the development and use of renewable energy resources.

Table 8 Strong Economy – Specific Outcomes

Specific Outcome	Comment
(1) <i>Activity centres contain a diverse range of activities to ensure the integrity and viability of traditional business areas are enhanced and benefit from co-location of complementary uses.</i>	Development does not impact the function of activity centres.
(2) <i>Activity centres facilitate meeting and interaction and generate high levels of activity and customer patronage in the day and evenings through a mix of active business uses,</i>	Development does not impact the function of activity centres.

convenient parking, and pedestrian friendly, safe and attractive street frontages.

(3) The role of the Teys Abattoir, Moura Queensland Nitrate Plan and Moura Cotton Gin in the Shire economy is protected from the intrusion and impacts associated with incompatible development.

(4) The Callide Power Station continues to provide employment and economic activity in the Shire and additional resources that are required for its ongoing operation are preserved for further exploitation.

(5) The greatest mix of industry uses are accommodated within the industrial area in the southwestern parts of Biloela. Moura, Taroom and Theodore accommodate predominantly light and service industries that support local and rural communities and the agricultural and resource sectors.

(6) Small scale industry to service local communities develops in the smaller townships with due regard to local employment needs, susceptibility to natural hazards and the capacity of infrastructure.

(7) Large-scale, land-intensive, and other industrial uses that may have significant adverse impacts provide adequate separation and buffering to sensitive land uses and operate free of encroachment or intrusion of non-compatible land uses in surrounding areas.

(8) New and expanded ecotourism and other ventures attract additional visitors to natural resources or features through establishment of a variety of visitor accommodation, including bed and breakfast, caravan parks, camping areas, eco-friendly resorts, motels and RV rest areas.

(9) Low-impact, nature-oriented tourism activities establish sensitively in or near protected areas without adversely affecting ecological, cultural, and amenity values to increase visitor experiences within the Sandstone Wonders Area and other recreation areas.

(10) Industrial attractions such as the Callide Power Station, mines and other major industries are exposed and exploited as unique tourism products.

(11) Small-scale tourist activities with negligible impacts on large rural holdings are promoted as accessible tourist destinations, where negative impacts on existing and future economic activities in rural areas and the amenity of visitors are avoided.

(12) Village character and distinctive attributes or features are capitalised on in the promotion of low-key tourism opportunities in townships.

(13) Rural localities accommodate diverse rural industry types from processing of agricultural products to intensive animal activities.

(14) Productive rural areas, particularly agricultural land, are protected from the intrusive effects of noncompatible land uses to maintain a productive role that reflects their existing characteristics and future potential.

(15) Where conflict arises between agriculture and mining land uses the environmental, social and economic benefits of each activity are considered to ensure each sector grows consistent with the Central Queensland Regional Plan to both protect priority agricultural land uses and maximise opportunities for co-existence of resource and agricultural land uses within Priority Agricultural Areas.

(16) Opportunities to create economic diversity in the rural sector are realised through expanded irrigation areas, agro-forestry, improved pasture productivity, expanded organic food

Development directly supports Teys Abattoir and does not otherwise impact major economic centres.

Development does not impact the Callide Power Station.

Development does not impact industrial areas.

Development does not impact small scale industry in smaller townships.

Development is not a large-scale, land-intensive or other industrial use.

Development does not involve ecotourism or other ventures.

Development is not a low-impact, nature-oriented tourism use.

Development does not impact the tourism value of industrial attractions.

Development does not involve tourist activities.

Development does not impact village character or distinctive attributes or features in townships. Development directly supports a major rural industry.

Subject site is of insufficient size to accommodate a significant agricultural use. It will instead be used to support a major rural industry on the adjoining lot.

Development does not involve agricultural or mining land uses.

Development is not within the rural sector.

and other specialised niche markets, on-farm packing or processing and other on-farm activities such as farm gate sales and roadside stalls.

(17) Mining and extractive resource activities and associated infrastructure that generate local employment and economic opportunities and contribute to the provision of community infrastructure are protected from encroachment of incompatible uses in the area or on main transport routes.

(18) Adequate separation or buffering, generally of at least two kilometres, protects the amenity and appeal of existing urban settlements from mining and quarrying activities.

(19) Medium and high impact, extractive and special industries, gas infrastructure, waste management facilities, sewage treatment plants and sporting facilities are protected from encroachment by development that would compromise their ability to function safely and effectively.

(20) Renewable energy projects are supported where there are demonstrated economic benefits to the local community, local employment opportunities and impacts on cultural, rural and environmental values are managed in line with community expectation.

Development does not involve mining or extractive resources.

Development does not involve mining or quarrying activities.

Development does not impact any of the listed uses.

Development does not involve a renewable energy project.

The proposed development does not conflict with the Strategic Framework of the *Banana Shire Planning Scheme 2021*.

5.2.7 Planning Scheme Policies

Any applicable Planning Scheme Policies will be addressed as considered necessary to the assessment of the proposed development.

5.3 State Government Planning Framework

5.3.1 Central Queensland Regional Plan 2013

The subject site is identified as being within the Priority Living Area (PLA) of the Central Queensland Regional Plan 2013 (CQRP). The PLA safeguards areas required for the growth of towns in the regions while providing for resource activities to be located within these areas where they meet communities' expectations as determined by the relevant local government.

5.3.2 State Planning Policy 2016

The State Planning Policy was released on 3 July 2017. It is a State planning instrument made under Chapter 2, Part 2, Section 10 of the *Planning Act 2016*.

As prescribed in Section 26(2)(a)(ii) of the Planning Regulation, the State Planning Policy represents an assessment benchmark, and the assessment manager must have regard to State Planning Policies if it is not identified as being appropriately reflected in the planning scheme.

The State Planning Policy is identified as being reflected in the Banana Shire Planning Scheme, which is the relevant planning scheme in this instance. Since the commencement of the Planning Scheme, the July 2017 version of the SPP has taken effect. It is considered that the amendments in the July 2017 version of the State Planning Policy are not substantial and do not affect the State interests reflected in the Planning Scheme. Therefore, the State Planning Policy is not directly applicable to the development of the site.

5.3.3 State Planning Regulatory Provisions

No State Planning Regulatory Provision will be compromised as a result of the proposed development.

6.0 REFERRALS

The Planning Regulation 2017 identifies triggers and thresholds for development requiring referral to the State and other agencies.

The proposed development does not trigger any referrals.

7.0 CONCLUSION

This Planning Report has been prepared on behalf of *Teys Australia Biloela Pty Ltd* in support of a Development Application for a Material Change of Use for a Rooming Accommodation located at 11 Tey's Road, Biloela, on land described as Lot 210 on RN473.

In accordance with the *Banana Shire Planning Scheme 2021* (Planning Scheme), and pursuant to the *Planning Act 2016*, the proposed development constitutes Assessable Development in the Rural Zone, requiring a Development Permit for a Material Change of Use (Impact Assessment).

The development proposal is to establish a Rooming Accommodation on the subject site to provide accommodation for employees of the adjoining Tey's abattoir. The development is intended to accommodate fifty-two (52) employees, staying for a minimum of six (6) months.

It is considered that the proposal is consistent with the overall outcomes of the Rural Zone based on the following:

- The proposed development directly supports a major industry for the region, providing accommodation for the Tey's abattoir and responding to a need for appropriate housing.
- The proposed development provides for an efficient land use pattern that integrates with surrounding neighbourhoods, infrastructure and transport networks.
- With significant vegetation surrounding the site, the proposed development will have minimal impact on the rural character and amenity in the area.
- The subject site is a small rural lot which has limited capacity to achieve the outcomes of the rural zone.
- The proposed development will have minimal offsite impacts.

The proposed development is considered to satisfy the relevant requirements of the regional, State, and local planning instruments. The development accords with the relevant Planning Scheme Codes and maintains the outcomes sought for the Rural Zone. It is considered that the proposal has merit and warrants favourable consideration by Council.

APPENDIX A

DA FORM 1

DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

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

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

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Teys Australia Biloela Pty Ltd c/- Gideon Town Planning
Contact name (only applicable for companies)	
Postal address (P.O. Box or street address)	PO Box 450
Suburb	Rockhampton City
State	Queensland
Postcode	4700
Country	Australia
Contact number	07 4806 6959
Email address (non-mandatory)	info@gideontownplanning.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	GTP 2438

1.1) Home-based business

☐ Personal details to remain private in accordance with section 264(6) of *Planning Act 2016*

2) Owner's consent

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

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

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
		11	Teys Road	Biloela
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4715	210	RN473	Banana Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

- ☐ Coordinates of premises by longitude and latitude

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

- ☐ 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:	

3.3) Additional premises

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

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

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

Name of port authority for tidal area (if applicable)

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

5) Are there any existing easements over the premises?

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

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

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

Rooming Accommodation (52 rooms)

e) Relevant plans

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

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

6.2) Provide details about the second development aspect

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

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

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

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

c) What is the level of assessment?

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

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

e) Relevant plans

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

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

6.3) Additional aspects of development

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

6.4) Is the application for State facilitated development?

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

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

Material change of use	<input 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 (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Employee Accommodation (52 rooms)	Rooming Accommodation		

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

- ☒ Yes
- ☐ No

8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?

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

Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?

--

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

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



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?

- ☐ Yes – provide additional details below
☐ No

How many stages will the works include?

What stage(s) will this development application apply to?

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

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

12) Boundary realignment**12.1) What are the current and proposed areas for each lot comprising the premises?**

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

12.2) What is the reason for the boundary realignment?**13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement?**
(attach schedule if there are more than two easements)

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

Division 3 – Operational work**Note:** This division is only required to be completed if any part of the development application involves operational work.**14.1) What is the nature of the operational work?**

- | | | |
|--|-------------------------------------|--|
| <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)☐ Yes – specify number of new lots: _____☐ No

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

\$

PART 4 – ASSESSMENT MANAGER DETAILS

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

Banana Shire Council

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

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

PART 5 – REFERRAL DETAILS

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

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

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

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

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



Queensland
Government

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

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

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

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

- ☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

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

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

- ☐ Ports – Brisbane core port land

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

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

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

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

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

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

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

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

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

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

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

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

Referral requirement	Referral agency	Date of referral response

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

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

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

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

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

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

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

PART 7 – FURTHER DETAILS

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

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

☒ No

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

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

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

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

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

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

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

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

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

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

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

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

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

Hazardous chemical facilities

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

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

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

Clearing native vegetation

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

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

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

Environmental offsets

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

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

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

Koala habitat in SEQ Region

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

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

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

Water resources

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

- ☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development
- ☒ No

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

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

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

Waterway barrier works

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

- ☐ Yes – the relevant template is completed and attached to this development application
- ☒ No

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

Marine activities

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

- ☐ Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*
- ☒ No

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

Quarry materials from a watercourse or lake

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

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

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

Quarry materials from land under tidal waters

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

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

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

Referable dams

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

- ☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application
- ☒ No

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

Tidal work or development within a coastal management district

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

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

☒ No

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

Queensland and local heritage places

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

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

☒ No

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

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

Name of the heritage place:

Place ID:

Decision under section 62 of the Transport Infrastructure Act 1994

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

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

☒ No

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

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

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

☒ No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

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

☒ Yes

Note: See the Planning Regulation 2017 for referral requirements

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

☐ Yes

☒ Not applicable

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

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

☒ Yes

Relevant plans of the development are attached to this development application

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

☒ Yes

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

☐ Yes

☒ Not applicable



**Queensland
Government**

25) Applicant declaration

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

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

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

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

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

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

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

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

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

QLeave notification and payment

Note: For completion by assessment manager if applicable

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

APPENDIX B

TITLE SEARCH

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	30297001	Search Date:	16/12/2024 13:57
Date Title Created:	25/03/1963	Request No:	50370519
Creating Dealing:			

ESTATE AND LAND

Estate in Fee Simple

LOT 210 CROWN PLAN RN473
Local Government: BANANA

REGISTERED OWNER

TEYS BROS (BILOELA) PTY LTD

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 30297001 (Lot 210 on CP RN473)

ADMINISTRATIVE ADVICES

NIL

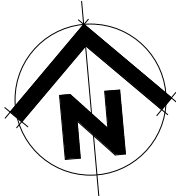
UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

APPENDIX C

PROPOSAL PLANS



DO NOT SCALE DRAWING

ALL DIMENSION IN MILLIMETERS

No:	Description:	Date:	REVISIONS
-	-	-	

ISSUED FOR
PRELIMINARY

Project:	TEYS WORKERS ACCOMODATION
Address:	11 TEYS RD, BILOELA, QLD, 4715 LOT210 RN473
Drawing Title:	LOCATION PLAN



0407 271 336 **M**
info@deaignelements.com.au **E**
QBCC No: 1247120 BDAQ No: 0001677

Scale:		Rev:	28/01/2025 10:24:23 AM
Date: NOV 2024			
Drawn: NJB			
Project No:		Drawing No:	
24_251		S-01	

EXISTING
DEWLLING



SITE PLAN LEGEND

ACCOMMODATION

KITCHEN/ DINING

LAUNDRY

EXISTING DWELLING

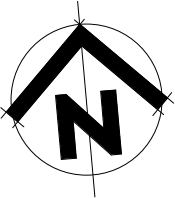
PARKING AREA

WASTE STORAGE

SEPTIC SYSTEM

Site Plan

1 : 1000



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-	-	-	

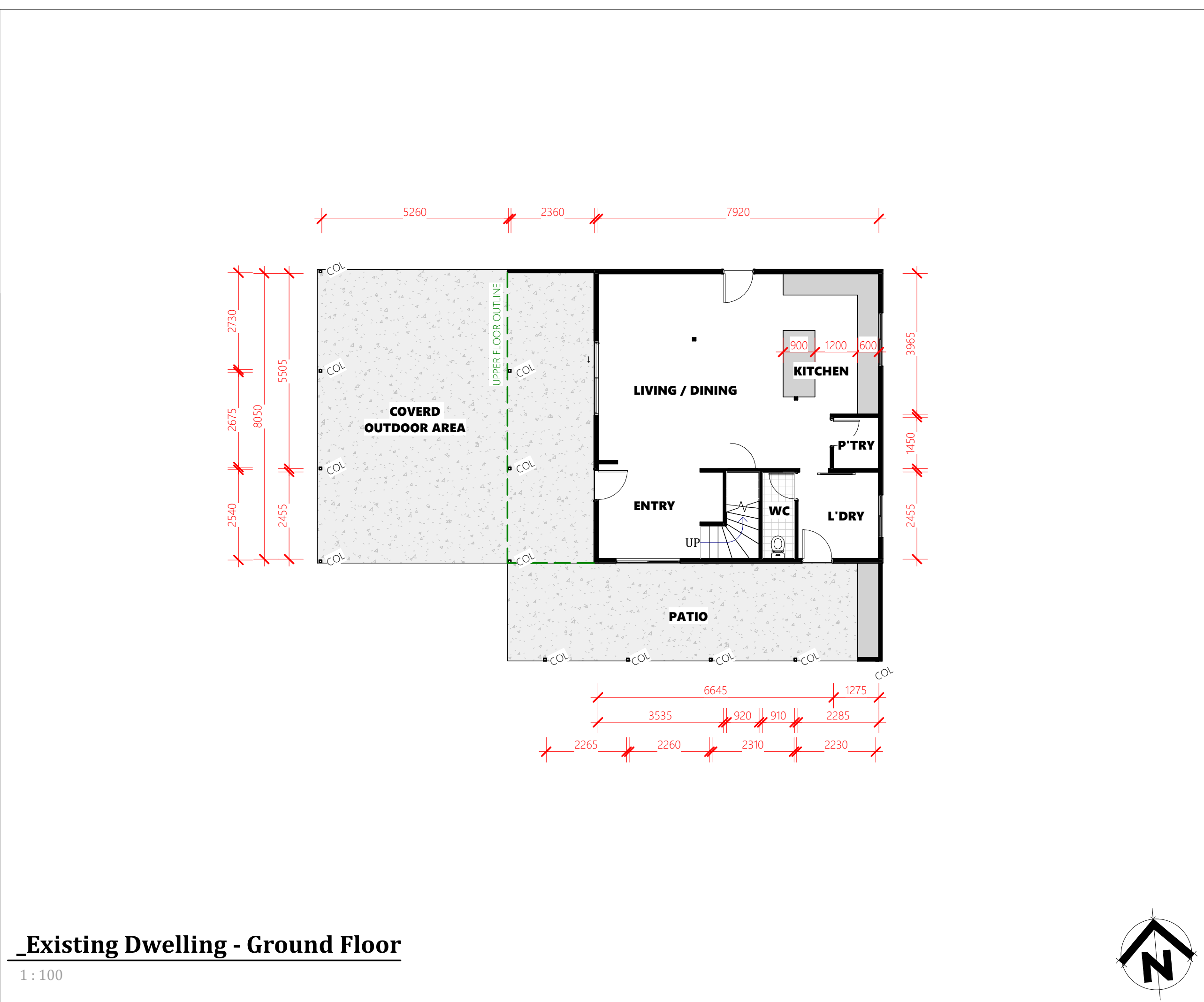
ISSUED FOR
PRELIMINARY

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Address:	11 TEYS RD, BILOELA, QLD, 4715 LOT210 RN473
Drawing Title:	SITE PLAN



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info@deaignelements.com.au **E**
QBCC No: 1247120 BDAQ No: 0001677

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Date:	NOV 2024		
Drawn:	NJB		
Project No:		Drawing No:	
24_251		S-02	



Existing Dwelling - Ground Floor

1 : 100


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-	-	-	

ISSUED FOR
PRELIMINARY

Project:
**TEYS WORKERS
ACCOMODATION**

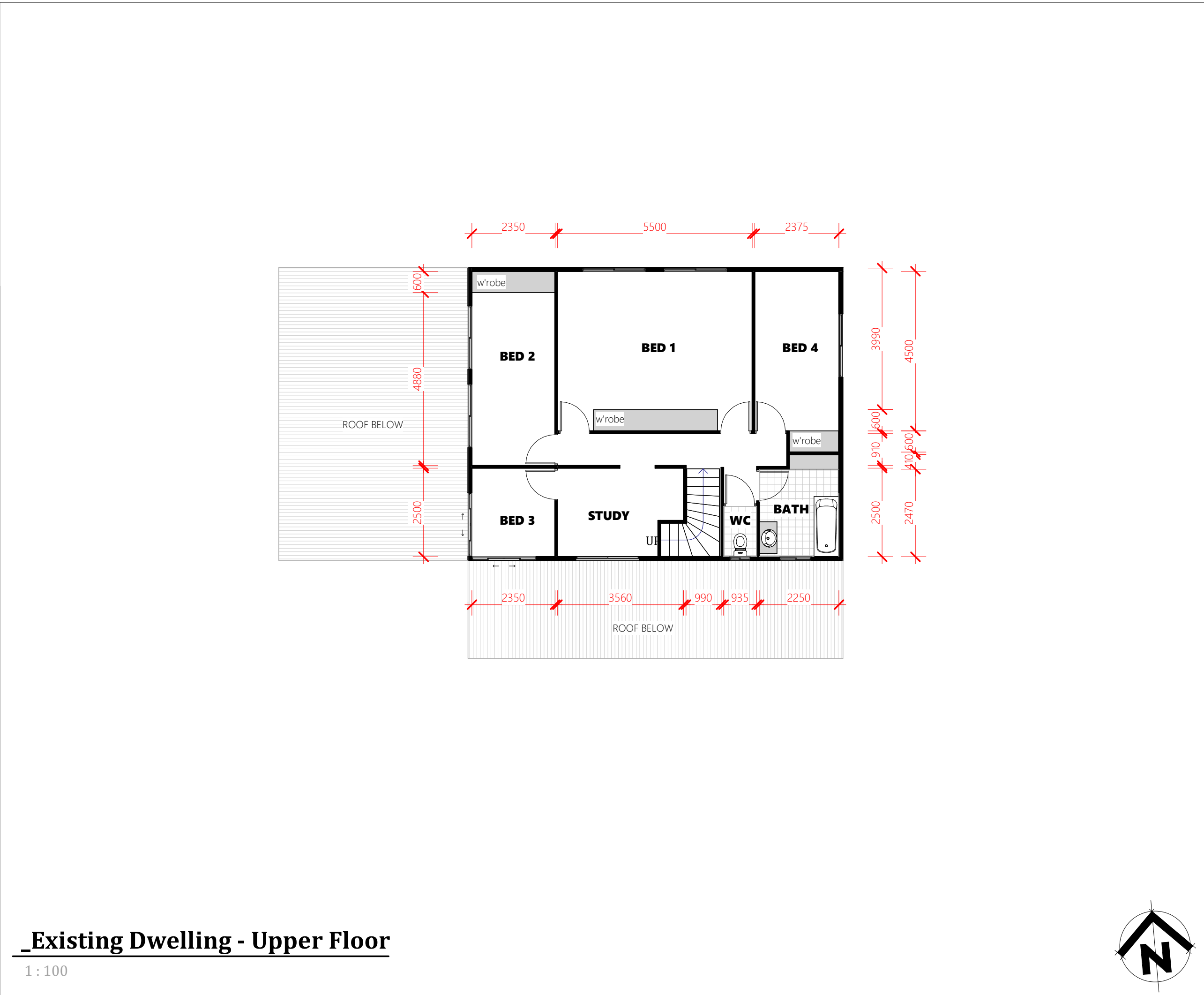
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QLD, 4715 LOT210 RN473**

Drawing Title:
GROUND FLOOR PLAN



0407 271 336 **M**
info@deziqnelements.com.au **E**
QBCC No: 1247120 BDAQ No: 0001677

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Date: NOV 2024		
Drawn: NJB		
Project No: 24_251	Drawing No: S-03	



_Existing Dwelling - Upper Floor

1 : 100

DO NOT SCALE DRAWING

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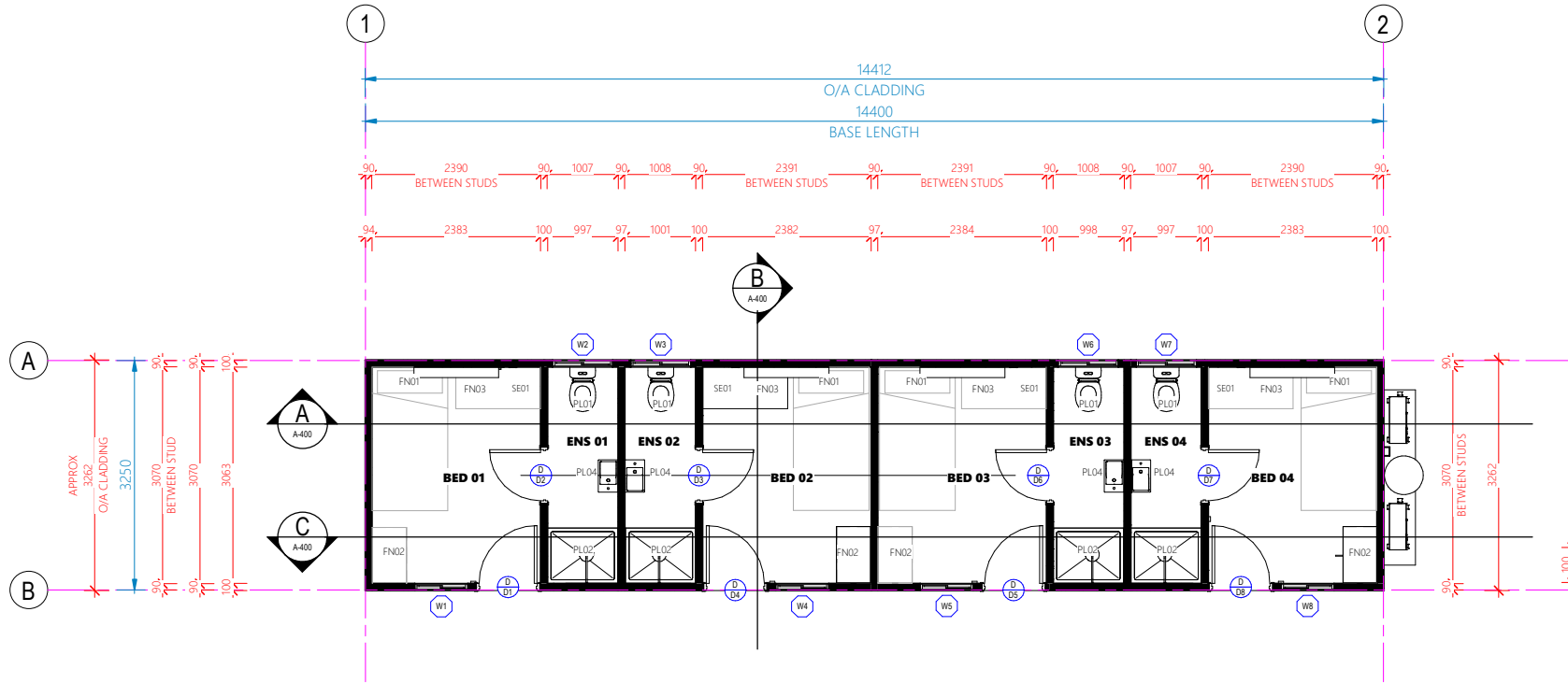
ISSUED FOR
PRELIMINARY

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Drawing Title:	UPPER FLOOR PLAN



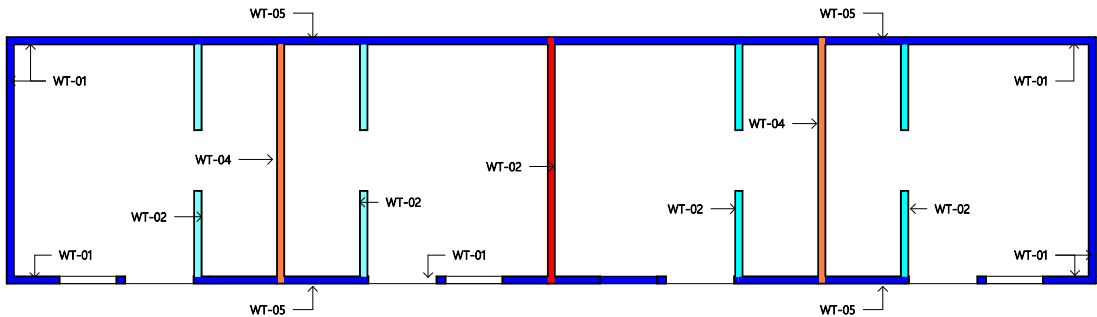
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info@deaignelements.com.au **E**
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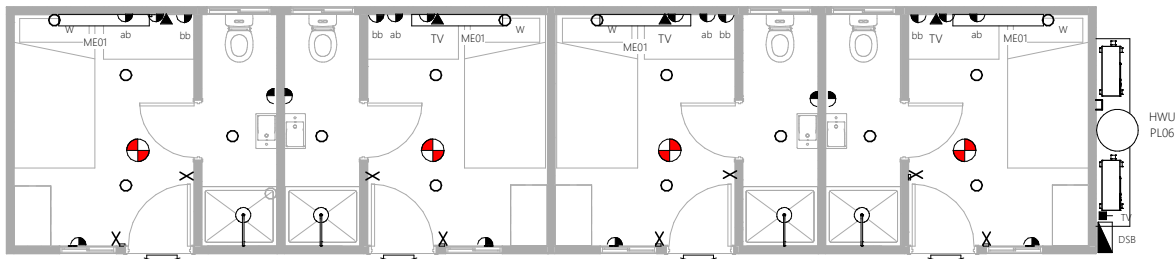
4 BED - Floor Plan

1 : 50



Wall Finish Plan

1 : 50



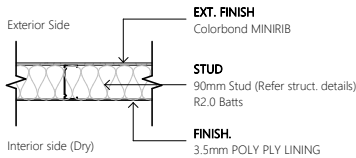
Electrical Plan

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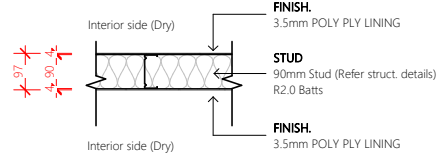
ITEM LIST		
QTY	Key Name	DESCRIPTION
	Furniture	
FN01	BED, KING SINGLE c/w INNSPRING MATTRESS	
FN02	WARDROBE, WC 1800H x 800W x 480D w/2 INTERNAL DRAWERS	
FN03	DESK	
FN04	COAT HOOK (2) ON TIMBER RAIL	
FN05	TOWEL RAIL, CHROME PLATED - 600mm LONG	
FN06	ALUMINUM FRAMED MIRROR	
	Plumbing Fixtures	
PL01	WC SUITE, c/w TOILET ROLL HOLDER	
PL02	SHOWER HEAD	
PL03		
PL04	WALL BASIN	
PL05	HOT WATER SYSTEM	
	Specialty Equipment	
SE01	BAR REFRIGERATOR - 138ltr	

FINISHES SCHEDULE	
FLOOR COVERING	2mm Commercial Grade Vinyl - 100mm Coved (throughout)
WALL LINING - INTERNAL	3.6mm Polyply
CLADDING - EXTERNAL	Colorbond MINIRIB - Horizontal
CEILING LINING - INTERNAL	3.6mm Polyply
ROOF SHEETING	0.42mm BMT Colorbond MONOCLAD Roofing

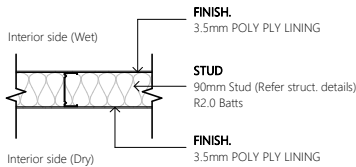
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B	UPDATED	27.04.2023	
C	UPDATED - AS BUILT	06.06.2023	



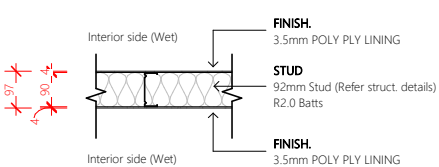
Wall Type - 01



Wall Type - 02

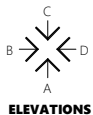


Wall Type - 03



Wall Type - 04

ELECTRICAL / LIGHTING LEGEND		
SYMBOL	DESCRIPTION	QTY
X	SWITCH	
⬤	DOUBLE POWER POINT (G.P.O.)	
⬤	SWITCHBOARD	
⬤	TV POINT	
⬤	JUNCTION BOX, TV RETICULATION	
⬤	HARDWIRED SMOKE DETECTOR	
⬤	LED FLURO LIGHT (WEATHERPROOF) 20W	
⬤	SAL 10W LED DOWNLIGHT	
⬤	WALL LIGHT	
⬤	HOT WATER UNIT - PL06	
ME01	SPLIT AIR CONDITIONER UNIT	



ISSUED FOR
FOR APPROVAL

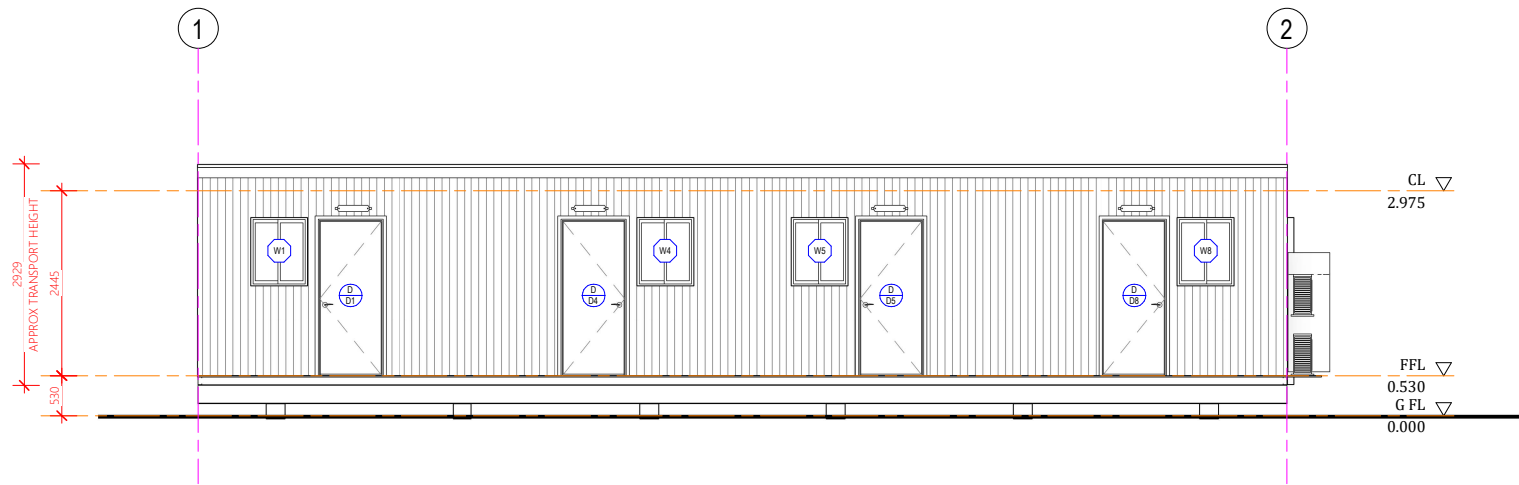
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Drawing Title:	
FLOOR & ELECTRICAL PLAN	

Manufacturer:	
modX	

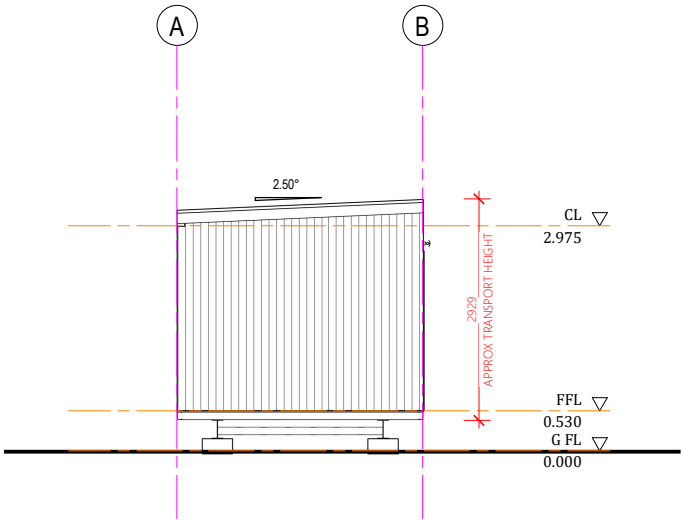
dezi nelements BUILDING DESIGNERS	
0407 271 336 M	
info@dezi nelements.com.au E	
QBCC No: 1247120 BDAQ No: 0001677	

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Date: FEB 2022	6/06/2023 10:42:19 AM
Drawn: NJB	
Project No: 22_030	Drawing No: A-200

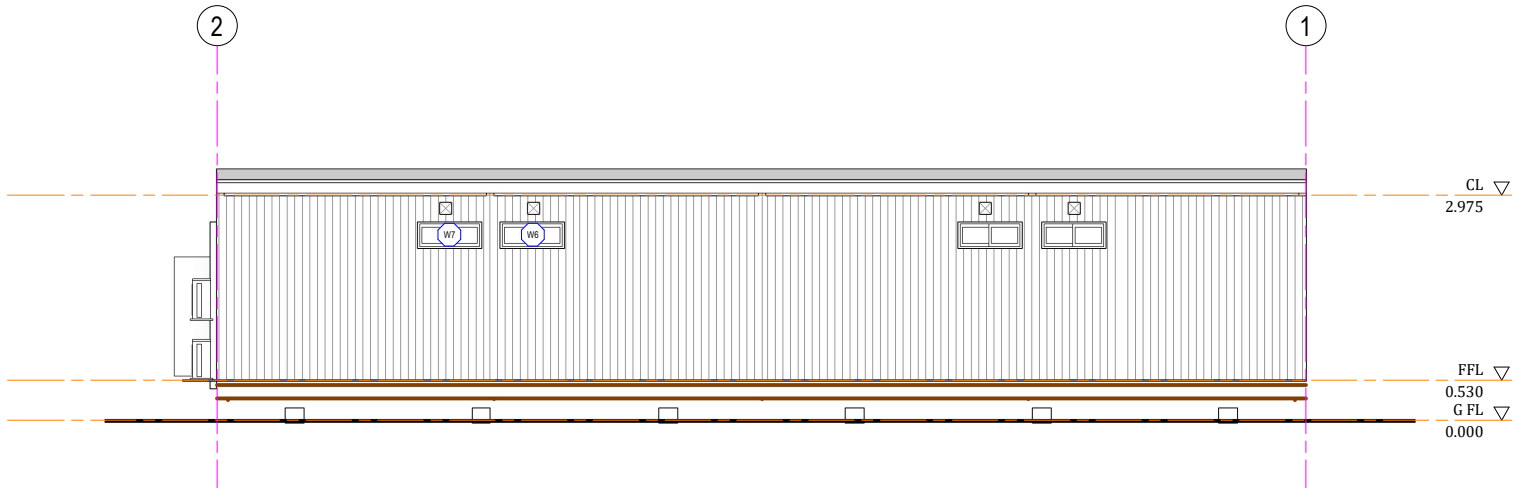
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B	UPDATED	27.04.2023	
C	UPDATED - AS BUILT	06.06.2023	



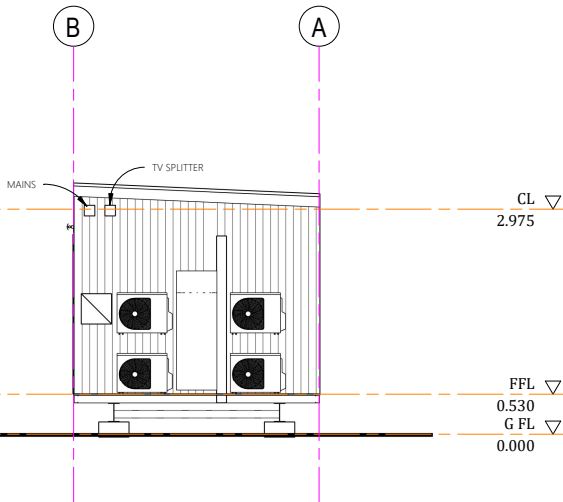
Elevation A
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Elevation B
1 : 50



Elevation C
1 : 50



Elevation D
1 : 50

ISSUED FOR
FOR APPROVAL

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Drawing Title:
ELEVATIONS

Manufacturer:

modX

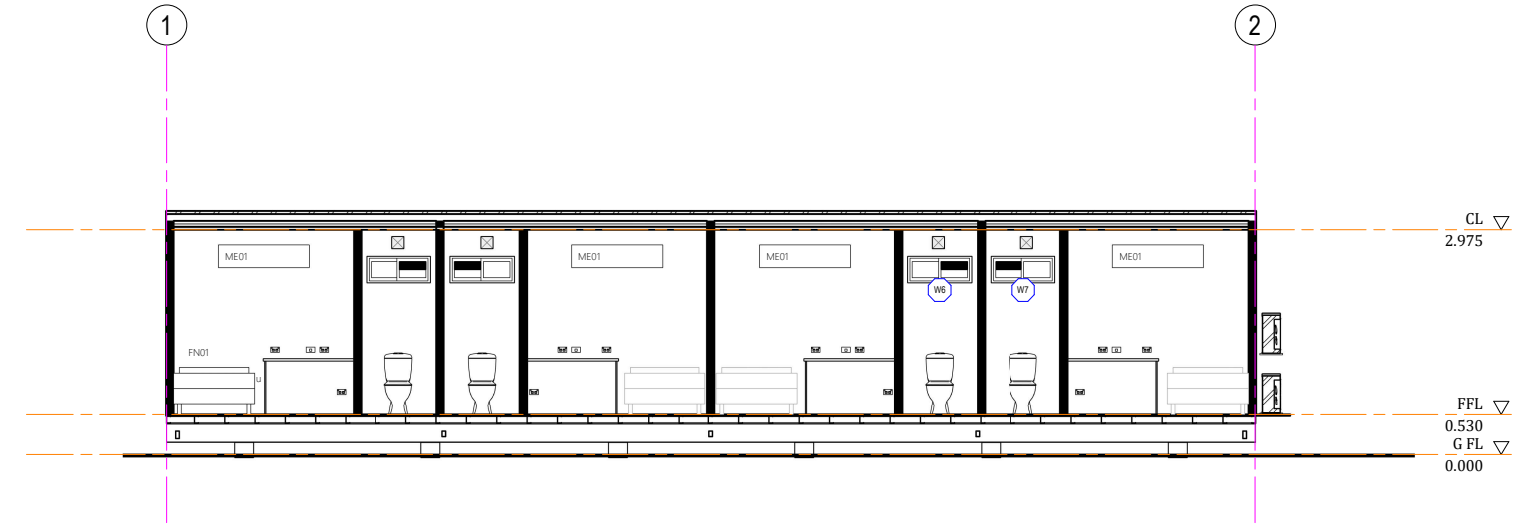
dezinelements
BUILDING DESIGNERS

0407 271 336 M
info@dezi

QBCC No: 1247120 BDAQ No: 0001677

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C	UPDATED - AS BUILT	06.06.2023	



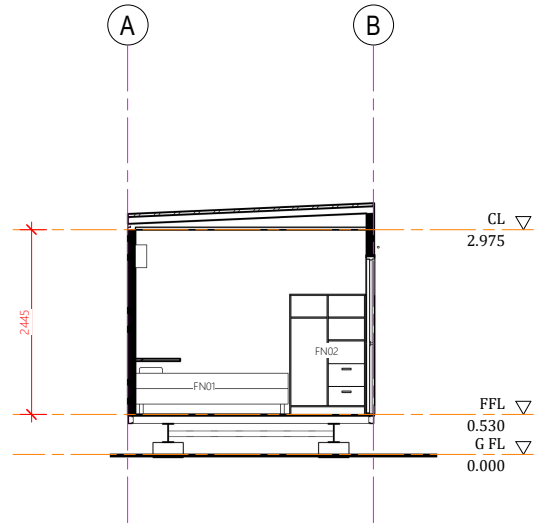
Section A

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Section C

1 : 50



Section B

1 : 50

ISSUED FOR
FOR APPROVAL

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Drawing Title:
SECTIONS

Manufacturer:
modx



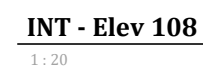
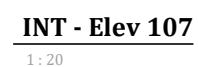
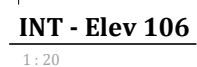
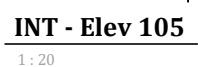
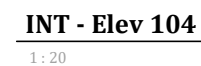
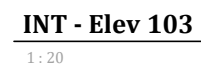
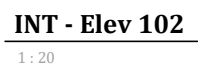
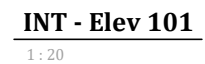
0407 271 336 M
info@deaignelements.com.au E

QBCC No: 1247120 BDAQ No: 0001677

Scale: 1 : 50	Rev: C
Date: FEB 2022	
Drawn: NJB	
Project No: 22_030	Drawing No: A-400



DO NOT SCALE DRAWING		
ALL DIMENSION IN MILLIMETERS		
No:	Description:	Date:
A	FOR APPROVAL	11.08.2022
B	UPDATED	27.04.2023
C	UPDATED - AS BUILT	06.06.2023



<p>Project Details:</p> <p>'MODX' - 4 BED SPQ</p> <p>14.4 x 3.25m FOUR PERSON ACCOMMODATION</p>	
<p>Drawing Title:</p> <p>INTERNAL DETAILS</p>	

Manufacturer:

The logo for modX, featuring the word "mod" in blue and "X" in a stylized purple and pink font.

 **dezi elements**
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Scale: 1 : 20	Rev: C
Date: FEB 2022	
Drawn: Author	
Project No: 22_030	Drawing No: A-500

FLOORING SCHEDULE		
ITEM	DESCRIPTION	
	C10015 PURLINS, 17mm PLY, 2mm Commercial Grade Vinyl - 100mm Coved (throughout)	
FLOORING	17mm PLYWOOD	
FLOOR COVERING	2mm VINYL 100mm COVED	
CEILING & ROOF SCHEDULE		
ITEM	DESCRIPTION	
CEILING LINING - INTERNAL	3.6mm POLYPLY	
JOIST	REFER STRUCUTRAL DRAWINGS	
	REFER STRUCUTRAL DRAWINGS	
CEILING LINING - INTERNAL	3.6mm POLYPLY	
JOIST	REFER STRUCUTRAL DRAWINGS	
	ROOF - STEEL FRAME TO MANUF. DETAILING	
INSULATION	R2.0 FOIL BACKED FIBREGLOSS INSULATION	
ROOF SHEETING	0.42mm BMT COLORBOND MONOCLAD ROOFING	
FITTING SCHEDULE		
ITEM	DESCRIPTION	QTY
Electrical Fixtures		
	ELECTRICAL - SWITCHBOARD	
	GPO, SINGLE POLE 1 x 10A	
	GPO, SINGLE POLE 2x10A	
	ISOLATION SWITCH FOR AIR CONDITIONER	
	ISOLATION SWITCH FOR HOT WATER SYSTEM	
	JUNCTION BOX, SMOKE DETECTORS	
	JUNCTION BOX, TV RETICULATION	
	PHOTO ELECTRIC CELL	
	REED SWITCH	
	TV ANTENNA SOCKET	
Furniture		
FN01	BED, KING SINGLE c/w INNERSPRING MATTRESS	
FN02	WARDROBE, WC 1800H x 800W x 480D w/2 INTERNAL DRAWERS	
FN03	DESK	
FN04	COAT HOOK (2) ON TIMBER RAIL	
FN05	TOWEL RAIL, CHROME PLATED - 600mm LONG	
FN06	ALUMINUM FRAMED MIRROR	
Lighting Fixtures		
24	LIGHT, SWITCH, SINGLE	
25	LIGHT, WEATHERPROOF - 20W LED BATTEN - IP65	
26	SAL 10W WAVE DOWNLIGHT	
Plumbing Fixtures		
PL01	WC SUITE, c/w TOILET ROLL HOLDER	
PL02	SHOWER HEAD	
PL03	-	
PL04	WALL BASIN	
PL05	HOT WATER SYSTEM	
PL06	WATER INLET	
PL07	WASTE MANIFOLD OUTLET	
Speciality Equipment		
SE01	BAR REFRIGERATOR - 138Ltr	
Mechanical		
ME01	SPLIT AIR CONDITIONER UNIT	

DOOR SCHEDULE						
DOOR NO.	DOOR TYPE	Height	Width	FRAME TYPE	COMMENTS	
D1	SOLID CORE MC	2040	820	COLORBOND	METAL CLAD	
D2	TIMBER HOLLOW CORE	2040	720	COLORBOND	METAL REVIALS	
D3	TIMBER HOLLOW CORE	2040	720	COLORBOND	METAL REVIALS	
D4	SOLID CORE MC	2040	820	COLORBOND	METAL CLAD	
D5	SOLID CORE MC	2040	820	COLORBOND	METAL CLAD	
D6	TIMBER HOLLOW CORE	2040	720	COLORBOND	METAL REVIALS	
D7	TIMBER HOLLOW CORE	2040	720	COLORBOND	METAL REVIALS	
D8	SOLID CORE MC	2040	820	COLORBOND	METAL CLAD	

GLAZING SCHEDULE						
WINDOW NO.	WINDOW TYPE	FRAME SIZE		SILL HEIGHT	HEAD HEIGHT	COMMENTS
		HEIGHT	WIDTH			
1	SLIDING	900	750	1200	2100	
2	SLIDING (WITH PERMAVENT) - 3mm OBSCURE	350	850	1750	2100	
3	SLIDING (WITH PERMAVENT) - 3mm OBSCURE	350	850	1750	2100	
4	SLIDING	900	750	1200	2100	
5	SLIDING	900	750	1200	2100	
6	SLIDING (WITH PERMAVENT) - 3mm OBSCURE	350	850	1750	2100	
7	SLIDING (WITH PERMAVENT) - 3mm OBSCURE	350	850	1750	2100	
8	SLIDING	900	750	1200	2100	

DO NOT SCALE DRAWING ALL DIMENSION IN MILLIMETERS			
No:	Description:	Date:	REVISIONS
A	FOR APPROVAL	11.08.2022	
B	UPDATED	27.04.2023	
C	UPDATED - AS BUILT	06.06.2023	

ISSUED FOR
FOR APPROVAL

Project Details:
'MODX' - 4 BED SPQ

14.4 x 3.25m FOUR PERSON ACCOMMODATION

Drawing Title:
MANUFACTURING SCHEDULES

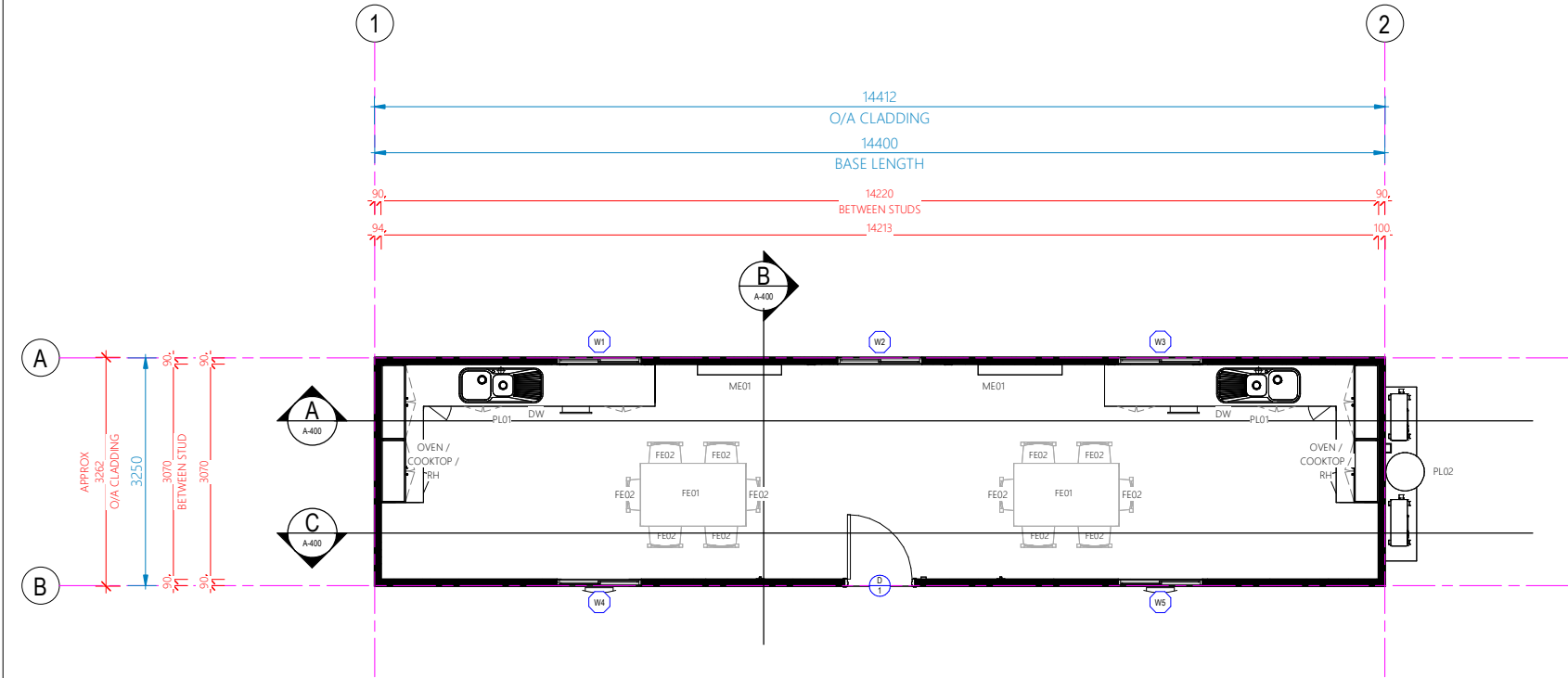
Manufacturer:



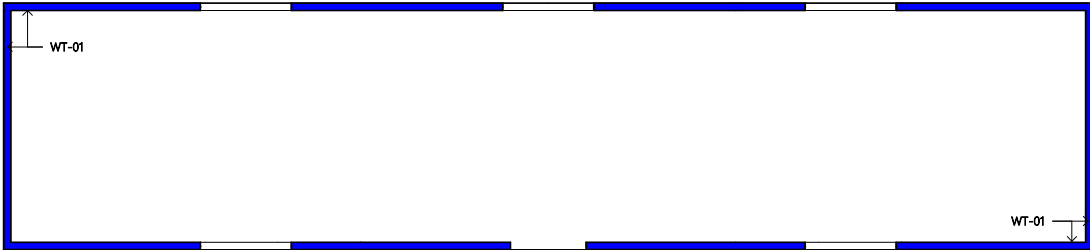
BUILDING DESIGNERS
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info@dezi nelements.com.au E
QBCC No: 1247120 BDAQ No: 0001677

Scale:	Rev:
Date: FEB 2022	C
Drawn: NJB	
Project No: 22_030	Drawing No: A-600

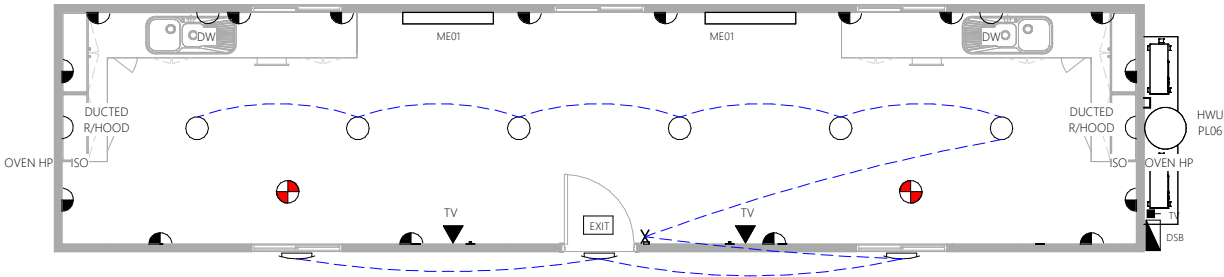
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KITCHEN - Floor Plan
1 : 50



Wall Finish Plan
1 : 50

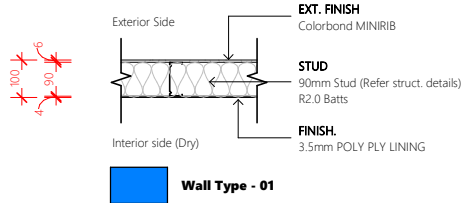


Electrical Plan
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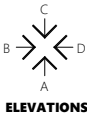
ITEM LIST		
QTY	Key Name	DESCRIPTION
	Furniture	
PL01		DOUBLE BOWL SINK + DRAINER
PL02		HOT WATER SYSTEM

FINISHES SCHEDULE	
FLOOR COVERING	2mm Commercial Grade Vinyl - 100mm Coved (throughout)
WALL LINING - INTERNAL	3.6mm Polyply
CLADDING - EXTERNAL	Colorbond MINIRIB - Horizontal
CEILING LINING - INTERNAL	3.6mm Polyply
ROOF SHEETING	0.42mm BMT Colorbond MONOCLAD Roofing

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No:	Description:	Date:	REVISIONS
A	FOR APPROVAL	28.06.2023	



ELECTRICAL / LIGHTING LEGEND		
SYMBOL	DESCRIPTION	QTY
X	SWITCH	
~	SINGLE POWER POINT (G.P.O.)	
~	DOUBLE POWER POINT (G.P.O.)	
SW	SWITCHBOARD	
TV	TV POINT	
JB	JUNCTION BOX, TV RETICULATION	
SD	HARDWIRED SMOKE DETECTOR	
LED	LED FLURO LIGHT (WEATHERPROOF) 20W	
LED	LED DOWNLIGHTS	
EXIT	EXIT SIGN	
HWU	HOT WATER UNIT - PL06	
ME01	SPLIT AIR CONDITIONER UNIT	



ISSUED FOR
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Project Details:

KITCHEN

14.4 x 3.25m KITCHEN

Drawing Title:

FLOOR & ELECTRICAL PLAN

Manufacturer:

modX

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QBCC No: 1247120 BDAQ No: 0001677

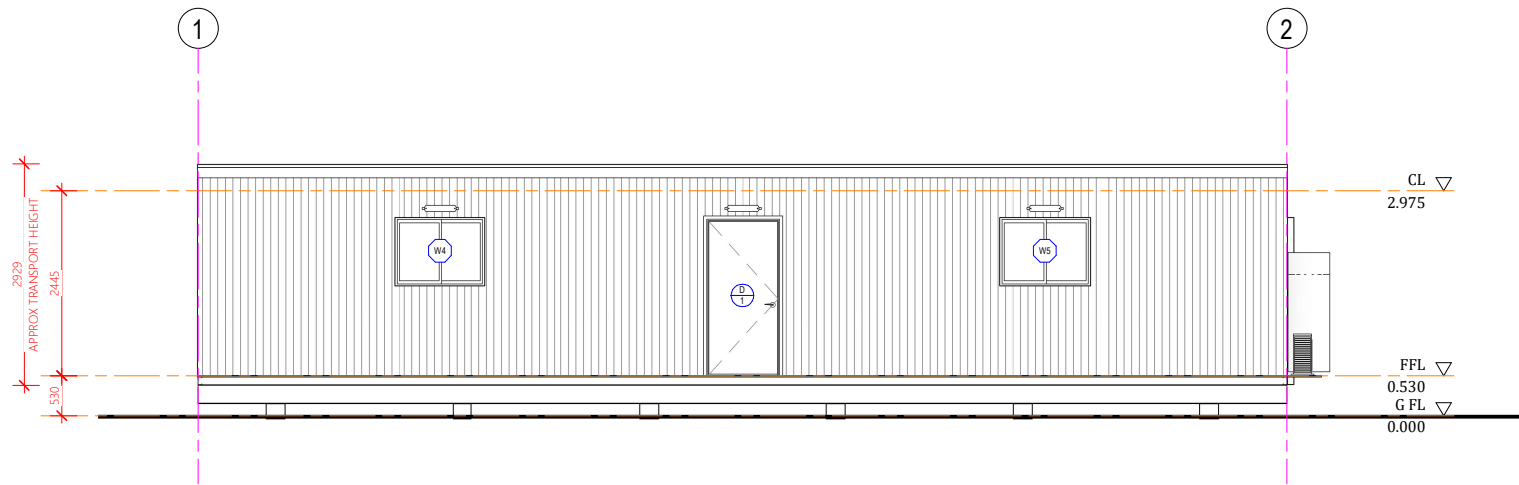
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Rev: **A**

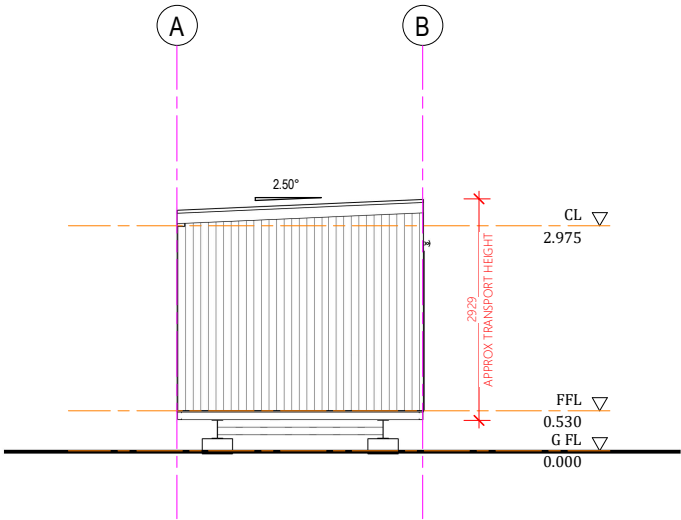
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Drawing No: A-200

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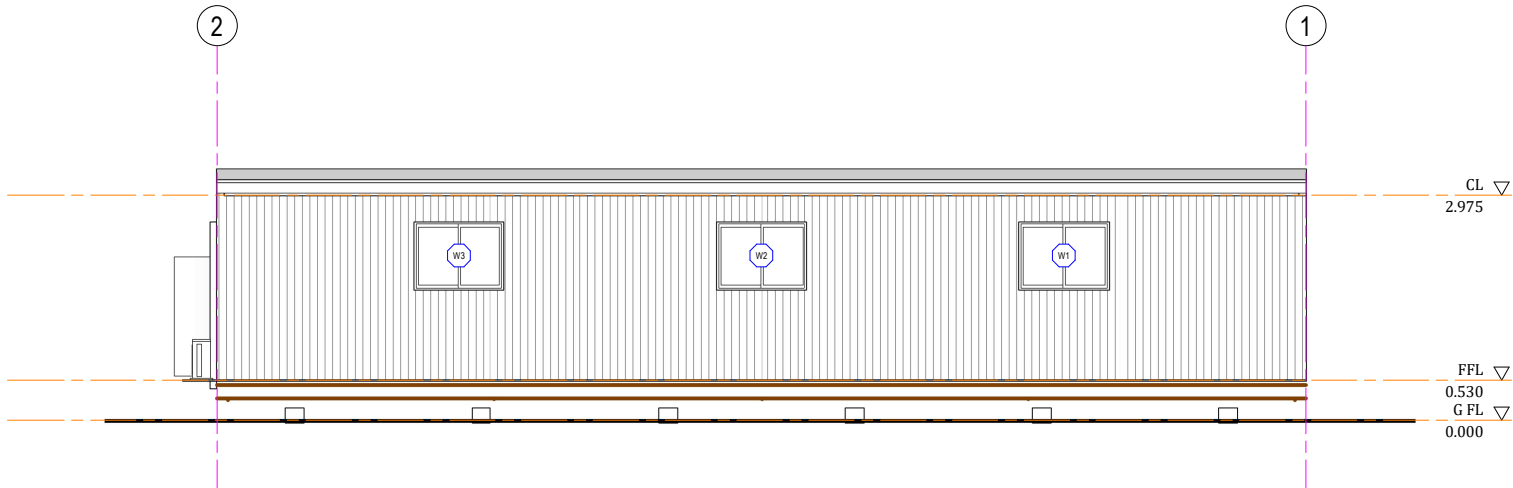
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ALL DIMENSION IN MILLIMETERS			
No:	Description:	Date:	REVISIONS
A	FOR APPROVAL	28.06.2023	



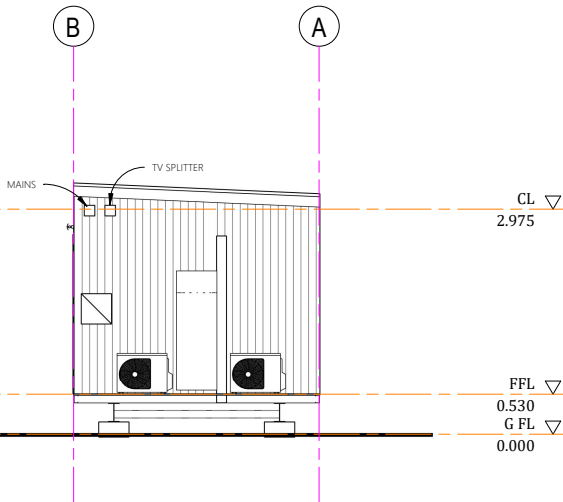
Elevation A
1 : 50



Elevation B
1 : 50



Elevation C
1 : 50



Elevation D
1 : 50

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Project Details:
KITCHEN
14.4 x 3.25m KITCHEN
Drawing Title:
ELEVATIONS

Manufacturer:

modX

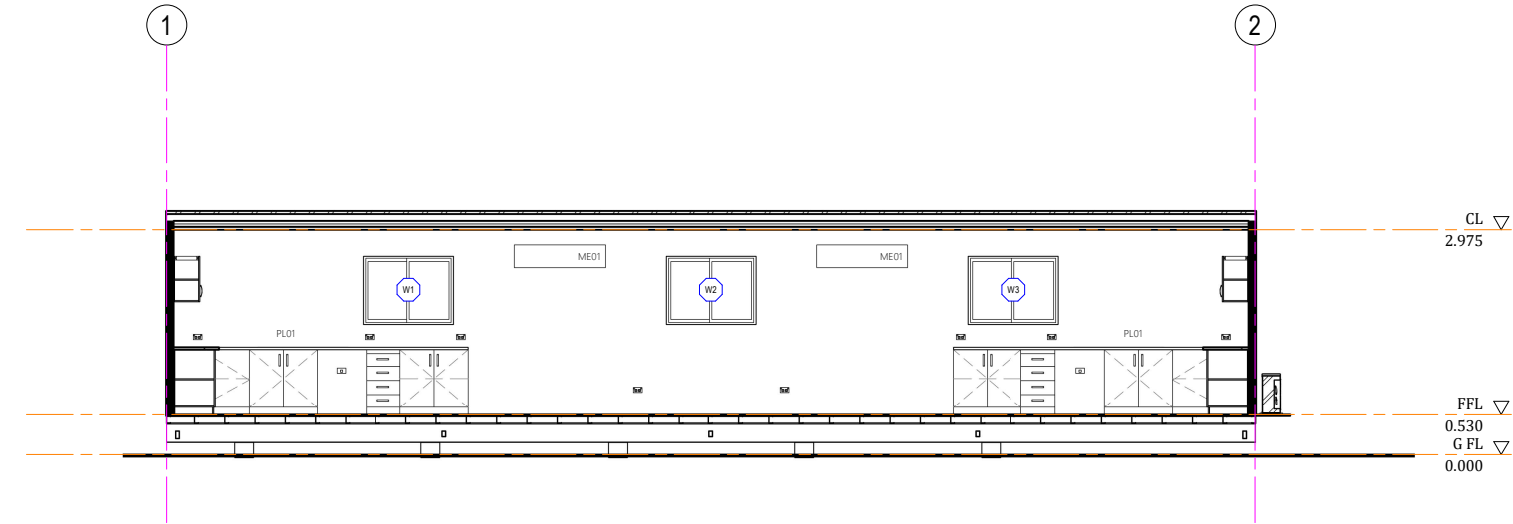
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QBCC No: 1247120 BDAQ No: 0001677

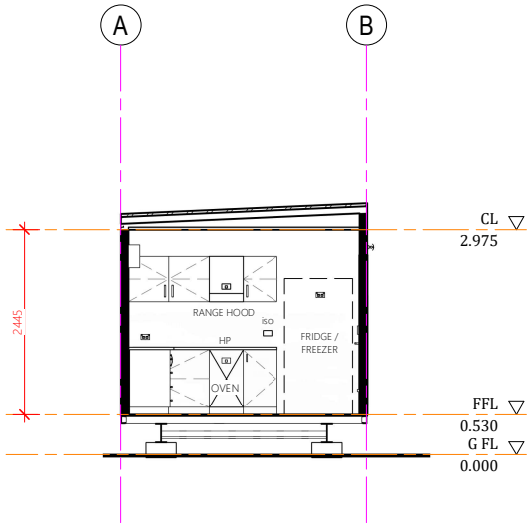
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Project No: 22_030	Drawing No: A-300

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A	FOR APPROVAL	28.06.2023	



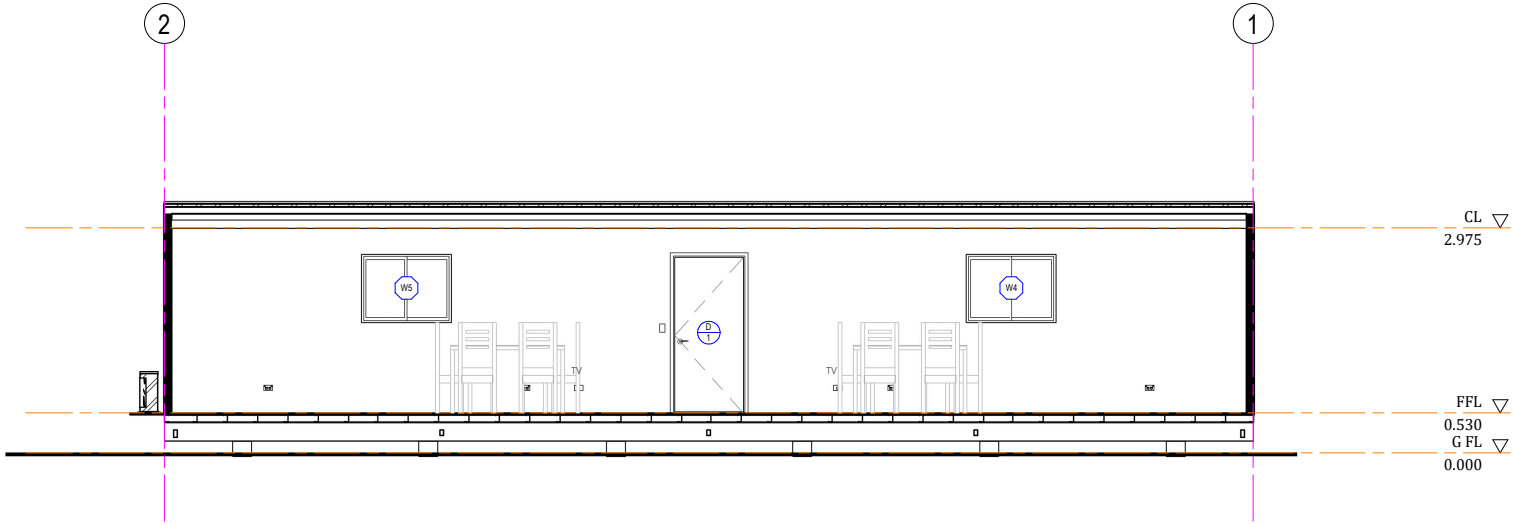
Section A

1 : 50



Section B

1 : 50



Section C

1 : 50

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FOR APPROVAL

Project Details:
KITCHEN
14.4 x 3.25m KITCHEN
Drawing Title:
SECTIONS

Manufacturer:
modX

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QBCC No: 1247120 BDAQ No: 0001677

Scale: 1 : 50	Rev: A
Date: FEB 2022	
Drawn: NJB	
Project No: 22_030	Drawing No: A-400



FLOORING SCHEDULE		
ITEM	DESCRIPTION	
	C10015 PURLINS, 17mm PLYWOOD, 2mm VINYL COVERED TO WALLS	
FLOORING	17mm PLYWOOD	
FLOOR COVERING	2mm VINYL 100mm COVERED	
CEILING & ROOF SCHEDULE		
ITEM	DESCRIPTION	
CEILING LINING - INTERNAL	3.6mm POLYPLY	
JOIST	REFER STRUCUTRAL DRAWINGS	
	REFER STRUCUTRAL DRAWINGS	
CEILING LINING - INTERNAL	3.6mm POLYPLY	
JOIST	REFER STRUCUTRAL DRAWINGS	
	ROOF - STEEL FRAME TO MANUF. DETAILING	
INSULATION	R2.0 FOIL BACKED FIBREGLASS INSULATION	
ROOF SHEETING	0.42mm BMT COLORBOND MONOCLAD ROOFING	
FITTING SCHEDULE		
ITEM	DESCRIPTION	QTY
Electrical Fixtures		
	ELECTRICAL - SWITCHBOARD	
	GPO, SINGLE POLE 1 x 10A	
	GPO, SINGLE POLE 2x10A	
	ISOLATION SWITH FOR AIR CONDITIONER	
	ISOLATION SWITCH FOR HOT WATER SYSTEM	
	JUNCTION BOX, SMOKE DETECTORS	
	JUNCTION BOX, TV RETICULATION	
	OVEN	
	COOKTOP (PER KITCHENETTE)	
	MICROWAVE (PER KITCHENETTE)	
	FRIDGE / FREEZER (PER KITCHENETTE)	
Lighting Fixtures		
24	LIGHT, SWITCH, SINGLE	
25	LIGHT, WEATHERPROOF - 20W LED BATTEN - IP65	
26	SAL 10W WAVE DOWNLIGHT	
Plumbing Fixtures		
PL01	DOUBLE BOWL SINK + DRAINER	
PL02	HOT WATER UNIT	
PL03	DISHWASHER	
Mechanical		
ME01	SPLIT AIR CONDITIONER UNIT	
Furniture		
FE01	DINING TABLE	
FE02	CHAIRS X 12	

DOOR SCHEDULE						
DOOR NO.	DOOR TYPE	Height	Width	FRAME TYPE	COMMENTS	
1	SOLID CORE MC	2040	920	COLORBOND	METAL CLAD	
GLAZING SCHEDULE						
WINDOW NO.	WINDOW TYPE	FRAME SIZE		SILL HEIGHT	HEAD HEIGHT	COMMENTS
		HEIGHT	WIDTH			
1	SLIDING - 5mm GREY GLASS	900	1200	1200	2100	
2	SLIDING - 5mm GREY GLASS	900	1200	1200	2100	
3	SLIDING - 5mm GREY GLASS	900	1200	1200	2100	
4	SLIDING - 5mm GREY GLASS	900	1200	1200	2100	
5	SLIDING - 5mm GREY GLASS	900	1200	1200	2100	

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No:	Description:	Date:	REVISIONS
A	FOR APPROVAL	28.06.2023	

ISSUED FOR

FOR APPROVAL

Project Details:

KITCHEN

14.4 x 3.25m KITCHEN

Drawing Title:

MANUFACTURING SCHEDULES

Manufacturer:





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QBCC No: 1247120 BDAQ No: 0001677

Scale:	Rev:
Date: FEB 2022	A
Drawn: NJB	

Project No:	Drawing No:
22_030	A-600

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APPENDIX D

CODE ASSESSMENT

Rural Zone Code

5.10.1.1 Requirements for accepted development or assessment benchmarks

Table 5.10.2 For accepted development	
Acceptable Outcomes	Assessment
General	
Built form	
<p>AO1.1 Buildings are setback from road frontages:</p> <ul style="list-style-type: none"> (a) primary road frontage - 10m; and (b) secondary road frontage – 6m; <p>and</p> <p>AO1.2 Maximum building height is 12m above ground level.</p> <p>and</p> <p>Only for development in the Muirs Road Precinct</p> <p>AO1.3 Building work is</p> <ul style="list-style-type: none"> (a) limited to 50m²; and (b) an ancillary use to animal husbandry (and not to be occupied by any animals), cropping or a permanent plantation; 	<p>Complies – development is set back approximately 12.5m from the Teys Road frontage.</p> <p>Complies – the proposed accommodation and kitchen/dining demountable buildings will be approximately 3.5m, which will not exceed the height of the existing dwelling on-site.</p> <p>Not applicable – development is not in the Muirs Road Precinct.</p>
Amenity	
<p>AO2.1 The vertical illumination resulting from direct or indirect light from the premises is 8lux or less when measured at ground level at any point 1.5m outside the site.</p> <p>and</p> <p>AO2.2 Development achieves the applicable requirements of:</p> <ul style="list-style-type: none"> (a) the <i>Environmental Protection (Air) Policy 2019</i>; and (b) the <i>Environmental Protection (Noise) Policy 2019</i>; 	<p>Complies – lighting on premises will be appropriately screened by surrounding vegetation, ensuring the illumination from off-site is below 8lux.</p> <p>Complies</p>
Servicing	
<p>AO3.1 A 45kl water tank is provided for consumption purposes.</p> <p>and</p> <p>AO3.2 A storage system that permanently holds a minimum of 5,000 litres (e.g. dam, swimming pool, or water tank) is located within 50 metres of new buildings.</p> <p>and</p> <p>AO3.3 On-site sewage treatment is provided in accordance with the <i>Queensland Plumbing and Wastewater Code</i>.</p> <p>and</p> <p>AO3.4 Development provides direct access or via a granted easement to a surveyed road constructed in accordance with the CMDG.</p>	<p>Alternative solution – the development will be provided with a water supply from the bores servicing the adjoining Teys Abattoir site.</p> <p>Complies – an appropriate water storage system will be provided in proximity to all buildings on site for fire-fighting purposes.</p> <p>Complies – on-site sewage will be provided in accordance with the relevant code. Provision of on-site septic systems will require an ERA, which will be managed separately from this application.</p> <p>Complies – development will retain existing access driveway to Teys Road.</p>

Site suitability	
A04.1 Uses and associated works are confined to slopes not exceeding: (a) 6% for residential uses; (b) 10% for treated effluent disposal areas; (c) 15% for non-residential uses.	Complies – subject site is generally flat.
Separation distances	
A05.1 New development achieves the following separation distances between sensitive uses and lawfully existing or approved activities: (a) 30m – stables; (b) 100m – Rural Industry, Low Impact Industry, commercial pigeon or quail facility (up to 2,000 breeding pairs); (c) 100m – either side of an extractive industry transport route; (d) 200m – cattle dips, dairy bails and associated yards, extractive industry (where not involving blasting); (e) 250m – Medium Impact Industry; (f) 300m – Intensive Horticulture, Cropping (spray drift); (g) 500m – stock saleyards, kennels, commercial pigeon or quail facility (more than 2,000 breeding pairs), High Impact Industry, Moura Cotton Gin; (h) 1km – Teys Abattoir, extractive industry (where involving blasting), cattle feedlot (0 – 1,000 standard cattle units), piggery (0 – 400 standard pig units), poultry farm (up to 1,000 birds); (i) 1.5km – Moura Queensland Nitrate Plant; (j) 2km – cattle feedlot (1,001 – 10,000 standard cattle units), piggery (401 – 5,000 standard pig units), poultry farm (1,001 – 5,000 birds); (k) 5km – cattle feedlot (more than 10,000 standard cattle units), piggery (more than 5,000 standard pig units), poultry farm (more than 5,000 birds);	Alternative solution – the development is approximately 450m from the adjoining Teys Abattoir. However, the development is owned by and directly associated with Teys and therefore will not create any land use conflicts.
Contamination	
A06.1 Development includes an approved biosecurity plan. and A06.2 Development for sensitive land uses does not occur on sites listed on the Contaminated Land Register or Environmental Management Register. and A06.3 Contaminating substances are stored in buildings or under roofed structures, with an imperviously sealed and bunded area and designed and constructed to prevent the release of contaminants. and Only for development in the Muirs Road Precinct A06.4 Materials stored on site are not hazardous or contaminating in nature.	Not applicable – the subject site is not on the Contaminated Land Register or Environmental Management Register Complies – the subject site is not on the Contaminated Land Register or Environmental Management Register. Not applicable – development does not involve contaminating substances. Not applicable – development is not

	in the Muirs Road Precinct.
Specific uses	
Animal husbandry and cropping	
<p>AO7.1 Animal husbandry and cropping only occur on rural lots with an area greater than 2 hectares and a width greater than 100 metres.</p> <p>and</p> <p>AO7.2 Non-residential buildings, animal enclosures with a gross floor area up to 100m², and storage facilities are setback 50 metres from any dwelling on surrounding land.</p> <p>or</p> <p>AO7.3 Animal enclosures with a gross floor area in excess of 100m² and faecal storage areas locate at least 75 metres from any dwelling on surrounding land.</p> <p>and</p> <p>AO7.4 Cropping on lots less than 20 hectares does not involve chemical spraying unless a 40 metre vegetated buffer is provided between crops and adjoining land.</p>	<p>Not applicable – development is for Rooming Accommodation.</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p>
Caretaker's accommodation	
<p>AO8.1 Only one caretaker's accommodation locates on each site.</p> <p>and</p> <p>AO8.2 The gross floor area of the caretaker's accommodation does not exceed 150m².</p> <p>and</p> <p>AO8.3 A caretaker's accommodation is not located at the front of the primary major use on the site.</p> <p>and</p> <p>AO8.4 A caretaker's accommodation is separated from the principal activity areas of the primary use of the site by at least 10m.</p> <p>and</p> <p>AO8.5 A separate entry from the non-residential use entry is provided for the caretaker's accommodation for the exclusive use of the residents.</p> <p>and</p> <p>AO8.6 A caretaker's accommodation is provided with a private landscaped recreation area of at least 35m² which is directly accessible from a habitable room.</p> <p>and</p>	<p>Not applicable – development is for Rooming Accommodation.</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p>

AO8.7 The caretaker's accommodation is provided with 1 car parking space segregated from the car parking supply for the non-residential use of the site.	Not applicable
Rural dwelling	
AO9.1 Rural dwellings (new) and primary dwellings (existing) are serviced by the same access crossing and driveway. and AO9.2 Rural dwellings are separated from other dwellings on the site by a minimum of 50m.	Not applicable – development is for Rooming Accommodation. Not applicable
Secondary dwelling	
AO10.1 The minimum site area is 100ha. and AO10.2 The maximum separation between the secondary dwelling and the existing dwelling is 50m. and AO10.3 The secondary dwelling uses the same property access as the principal dwelling.	Not applicable – development is for Rooming Accommodation. Not applicable Not applicable
Home-based business	
AO11.1 Only one non-resident employee is on the premises at any one time. and AO11.2 The maximum gross floor area used is 50m ² . and AO11.3 There is no: (a) sale of any goods from the premises other than those manufactured or serviced on the site; (b) hiring out of materials, goods, appliances or vehicles; (c) display of goods visible from outside the dwelling; (d) re-fuelling of vehicles; or (e) storage of chemicals, gases or other hazardous materials; and AO11.4 Signs displayed on the premises do not exceed 1.0m ² in area. and AO11.5 The use does not rely on delivery vehicles larger than a 2.5t rigid vehicle. and AO11.6 The use operates between 8.00am and 6.00pm Monday to Saturday.	Not applicable – development is for Rooming Accommodation. Not applicable Not applicable Not applicable Not applicable Not applicable

and	Not applicable
AO11.7 The use operates for a maximum of 25 hours in any week.	
and	Not applicable
AO11.8 A maximum of one parking space is provided in addition to the requirements of the principal dwelling.	
and	Not applicable
AO11.9 The use utilises the same vehicle access as the existing dwelling.	
Intensive animal industry	
AO12.1 Sites for intensive animal industry have a minimum area of: (a) cattle feedlot up to 150 standard units – 100ha; (b) piggery up to 400 standard units – 100ha; (c) poultry farm up to 1,000 birds – 40ha; (d) commercial pigeon or quail facility up to 2,000 breeding pairs – 40ha;	Not applicable – development is for Rooming Accommodation.
and	
AO12.2 Areas for intensive animal industry have a minimum road frontage setback of: (a) cattle feedlot up to 150 standard units – 50m; (b) piggery up to 400 standard units – 100m; (c) poultry farm up to 1,000 birds – 50m; (d) commercial pigeon or quail facility up to 2,000 breeding pairs – 100m;	Not applicable
and	
AO12.3 Land used for buildings, waste disposal areas and animal enclosures: (a) has a slope between 3-6%; and (b) is located a minimum 100m from a watercourse;	Not applicable
and	
AO12.4 The site has frontage to and permanent all weather access from a public road.	Not applicable
and	
AO12.5 On-farm processing facilities are setback a minimum of 500 metres from any sensitive land use or boundary of a vacant property.	Not applicable
and	
AO12.6 Animal enclosures and waste storage areas: (a) have a constructed floor or base with a permeability of no more than 0.1mm per day; and (b) are bunded to prevent the release of wastes;	Not applicable
and	
AO12.7 Heavy vehicle movements associated with the	Not applicable

activity do not exceed 5 return movements per week.	
Permanent plantation	
AO13.1 Permanent plantations do not occur on agricultural land.	Not applicable – development is for Rooming Accommodation.
For development affected by one or more overlays	
Agricultural Land	
<p>AO14.1 The proposal is not located on agricultural land identified on Overlay Map OM-01.</p> <p>or</p> <p>AO14.2 The proposal is necessary for efficient agricultural production and processing on the site.</p> <p>or</p> <p>AO14.3 The proposal provides an alternate productive rural activity that supports regionally significant agricultural industry.</p> <p>and</p> <p>AO14.4 Except for a dwelling directly associated with rural activities on the same site, sensitive land uses provide buffering to adjoining agricultural activities of:</p> <ul style="list-style-type: none"> (a) 40m – where a vegetated buffer provides a screen of a minimum 50% porosity and achieves a mature height exceeding 1.5 times the height of the sensitive land use; or (b) 300m – in all other circumstances; <p>and</p> <p>AO14.5 All new access points from a road serving as a stock route incorporate a grid or effective gate to prevent stock entry between the stock route and adjoining premises.</p> <p>and</p> <p>AO14.6 Boundary fencing is maintained to the road boundary adjoining a stock route.</p>	<p>Complies – the development will be providing accommodation for the neighbouring Teys Abattoir, one of Biloela's most significant agricultural industries.</p> <p>Complies – development is surrounded by dense vegetation and is located over 35m from the nearest agricultural activity.</p> <p>Not applicable – development does not access a road serving as a stock route.</p> <p>Not applicable – development does not adjoin a stock route.</p>
Biodiversity	
<p>AO15.1 Uses and associated works are confined to areas not identified on Overlay Maps OM-0201 - OM-0204.</p> <p>or</p> <p>AO15.2 For areas identified as Regulated Vegetation Category R and where an assessment confirms the presence of a defined drainage feature, watercourse or native vegetation, development is excluded from the mapped area.</p> <p>or</p> <p>AO15.3 Where a PMAV is approved by an administering authority following the commencement of this</p>	<p>Not applicable – subject site is not impacted by a biodiversity overlay.</p> <p>Not applicable</p> <p>Not applicable</p>

<p>planning scheme, development may occur in mapped Regulated Vegetation Areas on Overlay Maps OM-0201 - OM-0204 where the PMAV identifies no regulated vegetation exists.</p> <p>or</p> <p>AO15.4 Where development within an area identified on Overlay Maps OM-02 - OM-0204 is unavoidable, measures recommended by a qualified ecologist to minimise adverse impacts on the mapped feature are implemented.</p> <p>and</p> <p>AO15.5 Development is setback from land identified as Wildlife Habitat, Watercourses or Wetlands on Overlay Maps OM-0201 - OM-0204 a minimum of: (a) 20 metres if in an urban or rural residential area; (b) 50 metres in other areas;</p> <p>and</p> <p>AO15.6 Development adjacent to Protected Areas identified on Overlay Maps OM-0201 - OM-0204 is set back a minimum of 100m from the feature boundaries in the absence of any current 'Management Plans' for these areas.</p> <p>and</p> <p>AO15.7 Development does not involve the removal of native vegetation from an area identified as regulated vegetation on Overlay Maps OM-0201 - OM-0204 without the express consent of the relevant administering authority, except where identified as exempt clearing work under the Regulation.</p> <p>and</p> <p>AO15.8 A biosecurity plan is prepared and implemented to control the threat of species identified as invasive biosecurity matters.</p>	<p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p>
Bushfire Risk	

<p>AO16.1 Development does not occur in areas mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area;</p> <p>or</p>	<p>Not applicable – subject site is not impacted by a Bushfire Hazard overlay.</p>
<p>AO16.2 A written assessment by an experienced or qualified bushfire management consultant confirms that the site is not a Bushfire Prone Area as mapped on Overlay Maps OM-0301 - OM-0304;</p> <p>or</p>	<p>Not applicable</p>
<p>AO16.3 Except for residential dwelling classes, development in areas mapped on Overlay Maps OM-0301- OM-0304 as Medium Potential Bushfire Intensity Areas or Potential Impact Buffer Area complies with an approved Bushfire Management Plan incorporating:</p> <ul style="list-style-type: none"> (a) lot design and the siting of buildings and uses such that: <ul style="list-style-type: none"> (i) high intensity uses are located on the least bushfire prone area on the site and activities least susceptible to fire are sited closest to the bushfire hazard; (ii) efficient emergency access is optimised; (iii) bushfire risk is effectively minimised having regard to aspect, elevation, slope and vegetation; (b) firebreaks that provide adequate: <ul style="list-style-type: none"> (i) setbacks between buildings/ structures and hazardous vegetation; (ii) access for fire-fighting or other emergency vehicles; (c) provision for water supply dedicated to fire-fighting purposes; (d) the required extent of vegetation clearing and landscaping and where required modified development design and/or lot layout to minimise clearing of regulated vegetation and impacts on matters of environmental significance; (e) landscaping species that are less likely to exacerbate a bushfire event; <p>and</p>	<p>Not applicable</p>
<p>AO16.4 No hazardous materials, manufactured or stored in bulk, are on land mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area.</p> <p>and</p>	<p>Not applicable</p>
<p>AO16.5 New dwellings on land mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area are:</p> <ul style="list-style-type: none"> (a) located centrally within existing cleared areas on a lot which allows a regular shaped area (with a minimum dimension of 50m) of 5,000m² to be identified that: <ul style="list-style-type: none"> (i) is free of highly combustible vegetated areas; and (ii) is on southerly to easterly facing slopes not 	<p>Not applicable</p>

<p>exceeding 15% gradient; or</p> <p>(iii) on flat lands at the base of north to western facing slopes not exceeding 15% gradient</p> <p>(b) provided with a fire protection buffer around the complete perimeter of the dwelling unit for a minimum width of 50m;</p> <p>and</p> <p>AO16.6 Where a reticulated water supply is not available, water supply tanks are provided for fire-fighting purposes within the development. The water tanks must:</p> <ul style="list-style-type: none"> (a) have 25,000 litres dedicated for fire-fighting purposes; (b) have a minimum pressure and flow of 10 litres a second at 200 kPa; (c) be of concrete construction; (d) have an outlet pipe of 50mm in diameter, fitted with a 50mm male camlock (standard rural fire brigade fitting) and an isolating valve; <p>and</p> <p>AO16.7 The water supply outlet is located at least 9m from any potential fire hazards, such as venting gas bottles and combustible structures.</p> <p>and</p> <p>AO16.8 A safe and accessible hard stand area capable of accommodating a fire fighting vehicle is provided not more than 3m from the water supply outlet.</p> <p>and</p> <p>AO16.9 Development includes road access for fire-fighting appliances that has:</p> <ul style="list-style-type: none"> (a) a minimum cleared width of 6m and a minimum formed width of 4m; (b) a minimum of 4.8m vertical clearance; (c) a cross-fall of no greater than 10 degrees; (d) a maximum gradient of 12.5%, with adequate drainage to prevent soil erosion and minimise ongoing trail maintenance; <p>and</p> <p>AO16.10 Essential community infrastructure is not located on land identified on Overlay Maps OM-0301 - OM-0304 as Very High to Medium Potential Intensity Areas.</p>	<p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p>
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Extractive and Mining Resources	
<p>AO17.1 Development in the resource or processing area depicted on Overlay Map OM-09 is for:</p> <ul style="list-style-type: none"> (a) extractive or resource industries or is directly associated therewith, or (b) other uses that would not constrain existing or future extractive or resource activities, or (c) a temporary use. <p>and</p> <p>AO17.2 Extraction or processing does not occur within the Key Resource Areas separation areas.</p> <p>and</p> <p>AO17.3 New residential, business and community activities are not located within the separation areas for the Key Resource Areas depicted on Overlay Map OM-09.</p> <p>and</p> <p>AO17.4 Sensitive land uses on lots which share a boundary with land identified as a mining tenement or designated Key Resource Areas are a minimum of 1000m from blasting-based extraction or 200m from mechanical extraction e.g. ripping.</p> <p>and</p> <p>AO17.5 Development does not increase the total number of lots within the separation areas for the Key Resource Areas depicted on Overlay Map OM-09.</p> <p>and</p> <p>AO17.6 Development does not increase the number of properties with access points to the Key Resource Areas transport route.</p> <p>or</p> <p>AO17.7 Access points are designed to avoid adversely affecting the safe and efficient operation of vehicles transporting extractive materials.</p>	<p>Not applicable – subject site is not impacted by an Extractive and Mining Resources overlay.</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p>
Flood Risk	

<p>AO18.1 New buildings are not located within the area identified as Flood Hazard Area on Overlay Maps OM-0401 - OM-0404.</p> <p>or</p> <p>AO18.2 Development is sited above the defined flood level, or the highest known flood event, in accordance with the requirements of Council's adopted Floodplain Resolution.</p> <p>or</p> <p>AO18.3 Building work below the nominated flood level allows for the flow through of flood water at ground level by:</p> <ul style="list-style-type: none"> (a) leaving the structure below flood level unenclosed; or (b) aligning any enclosure below flood level with the direction of water flow; or (c) ensuring any enclosure below flood level and not aligning with the direction of water flow have openings that are at least 50% of the enclosed area with a minimum opening of 75mm; <p>and</p> <p>AO18.4 In Theodore, development other than for a dwelling house is subject to a fit-for-purpose Flood Risk Assessment prepared by a suitably qualified person in accordance with the Flood Planning Scheme Policy.</p> <p>and</p> <p>AO18.5 Buildings in an area with a Flood Hazard Vulnerability Class of H5 or H6 as identified on Overlay Map OM-0402 are constructed in accordance with a structural engineer's recommendations that have considered the potential impacts from flood waters and debris on structural integrity.</p> <p>and</p> <p>AO18.6 Resilient building materials are used below the nominated flood level in accordance with current building assessment provisions.</p> <p>and</p> <p>AO18.7 Signage is provided on site indicating at least one clear and direct pedestrian and vehicle evacuation route that remains passable during all floods up to and including the defined flood event.</p> <p>and</p> <p>AO18.8 Works associated with the proposed development do not:</p> <ul style="list-style-type: none"> (a) involve 	<p>Complies – all proposed buildings will be raised a minimum of 300mm above the defined flood level. Refer to <i>Appendix E – Stormwater Management Plan</i>.</p> <p>Not applicable – development is not in Theodore.</p> <p>Not applicable – development is within the Flood 1 per cent AEP plus climate change area.</p> <p>Complies – resilient building materials will be used in all areas below the nominated flood level.</p> <p>Complies – an appropriately signed and flood-free pedestrian and vehicle access route will be provided for the development.</p> <p>Complies – development does not involve filling, reductions of on-site flood storage capacity, or</p>
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<p>(i) a net increase in filling greater than 500m³; or</p> <p>(ii) filling in excess of 1m vertical height; or</p> <p>(iii) filling exceeding 250m in unbroken length; or</p> <p>(b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or</p> <p>(c) change flood characteristics outside the site in ways that result in:</p> <p>(i) loss of flood storage;</p> <p>(ii) loss of/changes to flow paths;</p> <p>(iii) acceleration or retardation of flows; and</p> <p>(iv) any reduction in flood warning times.</p> <p>and</p> <p>AO18.9 There is no manufacture or storage of hazardous or contaminating materials on site or the floor level of buildings involving the manufacture or bulk storage of hazardous materials is located 300mm above the level of a defined flood event, or the highest known flood event.</p> <p>and</p> <p>AO18.10 Works in rural areas:</p> <p>(a) do not involve a net increase in filling greater than 50m³ if within 100 metres of a wetland or waterway;</p> <p>(b) do not result in any reductions of on-site flood storage capacity;</p> <p>(c) contain within the subject site any changes to the depth, duration or velocity of flood waters;</p> <p>and</p> <p>AO18.11 Essential community infrastructure is not located on land identified as Flood Hazard Area on Overlay Maps OM-0401 - OM-0404.</p>	<p>changes to flood characteristics outside the site.</p> <p>Complies – the development does not involve the manufacturing or storage of hazardous goods.</p> <p>Complies – development does not involve filling, reduction of on-site flood storage capacity, or changes to the depth, duration or velocity of flood waters.</p> <p>Complies – development is not for essential community infrastructure.</p>
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Heritage	
<p>AO19.1 Works do not alter, remove or conceal significant features of the heritage place.</p> <p>and</p> <p>AO19.2 Where part of a building is intended to be demolished or adapted for an adjusted need (i.e. to provide disabled access) the works are limited to the immediate area of need, use materials matching similar aspects of the original building and the remaining parts of the building are retained.</p> <p>and</p> <p>AO19.3 Development is minor and necessary to maintain a significant use for the heritage place.</p>	<p>Not applicable – subject site is not impacted by a Heritage overlay.</p> <p>Not applicable</p> <p>Not applicable</p>
Historic Subdivisions	
<p>AO20.1 The site is:</p> <ul style="list-style-type: none"> (a) connected to a reticulated town water supply; or (b) provided with a rainwater tank or other supplementary water supply system is installed with a minimum capacity of 45,000 litres; <p>and</p> <p>AO20.2 The site has sufficient area to provide for on-site effluent disposal in accordance with the requirements of the <i>Queensland Plumbing and Wastewater Code</i>;</p> <p>and</p> <p>AO20.3 The site is within 5km distance by constructed road of a school if not on a current school bus route.</p> <p>and</p> <p>AO20.4 The site has direct access to a surveyed road constructed in accordance with the CMDG.</p> <p>and</p> <p>AO20.5 Stormwater is discharged to:</p> <ul style="list-style-type: none"> (a) a lawful point of discharge; or (b) downstream properties, subject to the written consent of the affected landowners; or (c) a natural drainage system; <p>and</p> <p>AO20.6 New buildings are confined to areas outside of overland flow paths and natural drainage features.</p> <p>Note: This does not apply to outbuildings and extensions to an existing house.</p>	<p>Not applicable – subject site is not impacted by a Historic Subdivisions overlay.</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p>
Infrastructure	

Water treatment, wastewater treatment and waste disposal facilities

AO21.1 Development does not result in an increase in the number of people on a site for a sensitive land use in the separation area associated with the solid waste management, sewerage and water treatment facilities as identified on Infrastructure Overlay Maps OM-07A01 - OM-07A05.

and

Roads and railway

AO21.2 Development for a sensitive land use fronting a road identified on Infrastructure Overlay Maps OM-07A01 - OM-07A05 incorporates a landscaped buffer along the frontage of the site:

- (a) a minimum width of two metres to a State-controlled road or one metre to any other identified road;
- (b) incorporating species with a minimum mature height of three metres;

and

AO21.3 Sensitive land uses are:

- (a) designed with outdoor living areas that are shielded from the emission source associated with the road;
- (b) designed with emission-sensitive rooms furthest from the road corridor;
- (c) constructed of materials that achieve the weighted sound reduction value;

Editor's Note: Refer to Part 4.4 of the Queensland Development Code weighted sound reduction values.

and

AO21.4 Works not associated with the rail corridor provide a minimum separation of 20 metres from a rail corridor boundary or the Surat Basin Infrastructure Corridor identified on Infrastructure Overlay Maps OM-07B01 – OM-07B04.

and

Coal load-out facility and transport road

AO21.5 Development for a sensitive land use is separated a minimum of 300 metres from any boundary adjacent to a Coal Train Load-Out Facility or Coal Transport Road identified on Overlay Map OM-07B01 or OM-07B03.

and

AO21.6 Access to the coal transport road is designed and constructed in accordance with the CMDG.

and

Oil and gas pipelines

AO21.7 A minimum of 200 metres separates buildings and

Not applicable – subject site is not in the separation area of a water treatment, wastewater treatment or waste disposal facility.

Not applicable – subject site does not front a road identified on Infrastructure Overlay maps.

Not applicable

Not applicable

Not applicable – subject site is not nearby a coal load-out facility or transport road

Not applicable

Not applicable – subject site is not

<p>structures from the identified petroleum and natural gas pipeline infrastructure on Infrastructure Overlay Maps OM-07B01 – OM-07B02 if the development:</p> <ul style="list-style-type: none"> (a) increases the number of people living, working or congregating on the site; or (b) involves the storage of flammable, explosive or other hazardous materials <p>and</p> <p>Power station AO21.8 Development does not establish a sensitive land use in the separation area associated with the power station as identified on Infrastructure Overlay Map OM-07C05.</p> <p>and</p> <p>Electricity For sites 5 hectares or larger AO21.9 Sensitive land uses maintain the following separation distances from the following electricity infrastructure:</p> <ul style="list-style-type: none"> (a) 20 m for transmission lines up to 132 kilovolts; (b) 30 m for transmission lines between 133 kilovolts and 275 kilovolts; (c) 40 m for transmission lines exceeding 275 kilovolts; (d) 50 m for high voltage substations; <p>and</p> <p>AO21.10 A minimum 3m wide densely planted landscaped buffer is provided along the boundary adjoining the major electricity infrastructure or easement, including provision for advanced trees and shrubs that will grow to a minimum height of 10m.</p>	<p>nearby an identified oil or gas pipeline.</p> <p>Not applicable – subject site is not nearby a power station.</p> <p>Not applicable – subject site is not larger than 5 hectares.</p> <p>Not applicable</p>
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Water Resources	
<p>AO22.1 The following activities do not establish within the Callide and Kroombit Dam Water Resource Catchment Areas or within the weir buffers shown on Overlay Map OM-08:</p> <ul style="list-style-type: none"> (a) intensive horticulture; (b) intensive animal industry; <p>and</p> <p>AO22.2 Development occurs in a sewerage serviced area and is connected to the reticulated sewerage network.</p> <p>or</p> <p>AO22.3 Development does not involve the establishment or expansion of an on-site wastewater treatment facility.</p> <p>and</p> <p>AO22.4 Development does not involve:</p> <ul style="list-style-type: none"> (a) any increase in ground level impervious area; and (b) there is no discharge of potential water contaminants; 	<p>Complies – development does not involve intensive horticulture or intensive animal industry.</p> <p>Alternative solution – while the development will involve the expansion of the existing on-site septic system, this expansion will be conducted in accordance with a new ERA managed by a suitably qualified environmental consultant.</p> <p>Alternative solution – the development will only involve ground level impervious area where required for building foundations. The proposed vehicle parking areas will be constructed from gravel to allow water infiltration.</p>

Table 5.10.3 For assessable development

Performance Outcomes	Assessment
General	
Built form	
<p>PO1 Development maintains the rural character of the locality.</p> <p>and</p> <p>PO2 Vegetation clearing is limited to the immediate development area, vehicle accesses and maintenance trails.</p>	<p>Complies – development takes place amongst dense vegetation and will incorporate additional landscaping where required to maintain the rural character of the area.</p> <p>Complies – existing vegetation will be retained to the greatest extent possible.</p>
Amenity	
<p>PO3 Light spill from the premises does not create a nuisance outside the site.</p> <p>and</p> <p>PO4 The air quality objectives of the <i>Environmental Protection (Air) Policy 2019</i> are maintained for the ongoing operation of the use.</p> <p>and</p> <p>PO5 The acoustic objectives of the <i>Environmental Protection (Noise) Policy 2019</i> are maintained for the ongoing operation of the use.</p>	<p>Complies – light spill will be managed through landscaping and screening.</p> <p>Complies – development will maintain the relevant air quality objectives.</p> <p>Complies – the development is for a residential use which will not impact the relevant acoustic objectives.</p>
Servicing	

P06	Development has access to water supply, including fire-fighting, and approved wastewater disposal to a standard that meets the demonstrated demand of the proposed use.	Complies – development will be provided with sufficient on-site water storage for consumption and fire-fighting. An appropriate on-site wastewater management system will also be provided.
Site suitability		
P07	Development is not exposed to risk from natural hazard relating to landslide.	Complies – subject site is generally flat.
and		
P08	Development of sites on the Contaminated Land Register or Environmental Management Register do not expose sensitive land uses to any health risks associated with the previous or current use of the land.	Not applicable – subject site is not on the Contaminated Land register or Environmental Management Register.
Separation distances		
P09	New sensitive land uses are separated from agricultural production uses and activities so that they: (a) do not result in any loss of agricultural productivity in the Rural Zone; (b) are not exposed to impacts associated with chemical spray drift, noise, dust, odours or other emissions; and (c) do not represent a biosecurity risk to agriculture;	Complies – development takes place within a densely vegetated area, separated by over 35m from the nearest agricultural activity. The development is for a residential use that will not compromise the agricultural productivity in the surrounding area.
and		
P010	The siting of new sensitive uses protects the ongoing operation of special or extractive industries operating in the Rural or Special Industry Zones and any associated transport routes.	Complies – development is directly associated with the adjoining Teys Abattoir in the Special Industry zone.
Contamination		
P011	Development prevents the introduction to or departure from the site of species identified as invasive biosecurity matters.	Complies – development will incorporate measures to manage the introduction or departure of invasive biosecurity matters.
and		
P012	Areas where potentially contaminating substances are stored or used are covered and bunded.	Not applicable – development does not involve the storage or use of contaminating substances.
and		
P013	Provision is made for spills to be controlled on-site for removal and disposal by an approved means.	Not applicable – development does not involve materials at risk for spill.
and		
P014	Liquid or solid wastes are not discharged directly to land or waters.	Complies – development will not discharge liquid or solid waste to land or waters.
Specific uses		
Residential uses (other than a dwelling house)		
P015	Residential development has a direct connection with and does not compromise the operational integrity of the rural use of the land.	Not applicable – subject site does not accommodate a rural use and is of insufficient size to accommodate future rural uses.
and		
P016	Residential development retains the rural amenity and	Complies – the development takes place amongst dense vegetation,

<p>character of the area.</p> <p>and</p> <p>PO17 Home-based businesses support the economic viability of existing lawful commercial and industrial uses in the Centre, Industry, Mixed Use and Township zones.</p> <p>and</p> <p>PO18 Development for a rural dwelling does not create any additional traffic hazard potential or exacerbate any existing traffic hazard.</p> <p>and</p> <p>PO19 Development for a rural dwelling establishes adequate residential privacy and amenity and maintains the rural character of the area.</p>	<p>screening the majority of buildings on-site from view and maintaining the rural character of the area.</p> <p>Not applicable – development does not involve a home-based business.</p> <p>Not applicable – development does not involve a rural dwelling.</p> <p>Not applicable</p>
Extractive industry	
<p>PO20 Extractive industry operations:</p> <ul style="list-style-type: none"> (a) do not increase the potential for landslip; (b) restrict vegetation clearing to the nominated extraction area; (c) are located outside natural drainage features, except where extracting sand or other riverine materials; (d) avoid impacts on groundwater recharge and discharge areas; (e) design internal movement areas to: <ul style="list-style-type: none"> (i) avoid running parallel to waterways; (ii) cross waterways by bridging at right angles; (iii) drain tracks using erosion resistant table and cross drains; (iv) incorporate dust-suppression techniques; (f) divert stormwater runoff away from disturbed areas and provide sediment basins and other runoff controls; (g) manage discharge from washing plants, maintenance and cleaning areas to allow holding and treatment prior to release to settlement ponds; (h) harvest water for re-use on-site; (i) dispose of sewage, oil, grease and solvents to an approved disposal system; <p>and</p> <p>PO21 Operation of the use has no negative visual or acoustic impact on existing sensitive land uses within 1km of the site.</p> <p>and</p> <p>PO22 Blasting, crushing, screening and loading activities do not create a public safety risk or disturb the early morning, late evening or public holiday amenity of the locality.</p> <p>and</p> <p>PO23 Extractive industries are designed, implemented and</p>	<p>Not applicable – development is for a Rooming Accommodation.</p> <p>Not applicable</p> <p>Not applicable</p>

<p>operated to promote the efficient extraction of economic resources in a responsible manner through an approved site-based management plan that includes, but is not limited to:</p> <ul style="list-style-type: none"> (a) a description of the nature, location and extent of the resource, site access and proposed internal roads, stockpiling areas, water detention/treatment areas and the location of other services and infrastructure; (b) details of any proposed staging, geological and geotechnical information, the amount of material to be extracted (both total and annual tonnage), method of extraction and on-site processing and transportation method and frequency of trips; (c) amenity impacts and method of amelioration, including noise, hours of operation, lighting and landscaping; (d) processes for monitoring the environmental impacts on water quality objectives, management of waste water, overland flows and stormwater controls, vegetation clearing and weed management; (e) assessment of risks and hazards; (f) rehabilitation plans; <p>and</p>	<p>Not applicable</p>
<p>PO24 The transportation of materials from the site utilises, or provides access to, a transport route that is constructed and maintained to a standard capable of carrying heavy vehicles.</p>	<p>Not applicable</p>
<p>and</p> <p>PO25 Site access provides a safe vehicle operating environment on the adjoining road.</p>	<p>Not applicable</p>
<p>and</p> <p>PO26 The design, operation and staging of the extractive industry incorporate a plan for the progressive rehabilitation of the site to provide for the optimal future land use and form following cessation of the extraction operations.</p>	<p>Not applicable</p>
<p>Intensive animal industry</p>	
<p>PO27 Intensive animal industries are located and designed:</p> <ul style="list-style-type: none"> (a) to protect the amenity and environmental impacts on the surrounding area; (b) with effective separation of emissions generating activities from site boundaries, public roads, sensitive land uses, water courses, drainage lines, supply catchments, wells and bores and other natural features; (c) to achieve sustainable stocking rates that contribute to animal welfare and minimisation of land degradation and other impacts; (d) with effective bio-security and disease risk management practices; (e) allow for regular maintenance and cleaning; (f) maintain a sustainable portion of the land 	<p>Not applicable – development is for Rooming Accommodation.</p>

<p>for other ongoing agricultural production and associated activities;</p> <p>and</p> <p>PO28 Intensive animal industries are:</p> <ul style="list-style-type: none"> (a) located on slopes that facilitate ventilation and environmental management; (b) free of weeds, pest animals, disease or significant land degradation; (c) supplied with a reliable, good quality water supply; (d) utilise, or provide access to, a transport route that is constructed and maintained to a standard capable of carrying heavy vehicles; (e) serviced by site access that provides a safe vehicle operating environment on the adjoining road; <p>and</p> <p>PO29 Intensive animal industries are located within areas of the site which are of the lowest agricultural quality.</p> <p>and</p> <p>PO30 On farm processing facilities have no negative impact on existing sensitive land uses within 500m of the site.</p> <p>and</p> <p>PO31 Following cessation of the intensive animal industry:</p> <ul style="list-style-type: none"> (a) all disused buildings, enclosures and infrastructure are removed from the site; (b) all waste is removed from the land or recycled onsite; (c) effluent ponds are filled or rehabilitated to provide water quality of a standard that can support aquatic vertebrates and invertebrates; (d) contaminated soil is remediated or removed from the land; 	<p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p>
Renewable energy facility	

<p>PO32 The proposal demonstrates that the capacity of the electricity infrastructure network is sufficient to accommodate the design electricity output to be generated by the facility.</p> <p>and</p> <p>PO33 The development is designed to include provision for the location of a battery storage component, either as part of the current proposal or in the future.</p> <p>and</p> <p>PO34 Renewable energy facilities do not create a glare nuisance potential above the Low Potential for After-Image category for a sensitive land use or transport operations external to the site.</p> <p>and</p> <p>PO35 Operations do not disturb the early morning or late evening amenity of the locality.</p> <p>and</p> <p>PO36 Renewable energy facilities:</p> <ul style="list-style-type: none"> (a) restrict vegetation clearing to the nominated operation area; (b) design internal movement areas to: <ul style="list-style-type: none"> (i) avoid running parallel to waterways; (ii) cross waterways by bridging at right angles; (iii) drain tracks using erosion resistant table and cross drains; (iv) incorporate dust-suppression techniques; (c) divert stormwater runoff away from disturbed areas; <p>and</p> <p>PO37 Following cessation of the renewable energy facility, all associated infrastructure is removed, the disturbed area of land is revegetated and the land is returned to agricultural use.</p> <p>and</p> <p>PO38 Rehabilitation of the site does not result in any increase in waste being deposited at a Council landfill facility.</p>	<p>Not applicable – development is for Rooming Accommodation.</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p>
Permanent plantations	
<p>PO39 Permanent plantations do not result in any loss of agricultural productivity.</p>	<p>Not applicable – development is for Rooming Accommodation.</p>
For development affected by one or more overlays	
Agricultural Land	
<p>PO40 An agricultural sustainability report prepared by a qualified agronomist demonstrates that:</p> <ul style="list-style-type: none"> (a) the proposed development sustains or improves the productivity and viability of agricultural land identified on Overlay Map OM-01; and 	<p>Not applicable – subject site is a relatively small lot that would not otherwise be viable for primary production. Instead, the site is to be used in conjunction with the adjoining major industry. The</p>

<p>(b) the proposed development is financially viable, requiring a viability assessment that includes capital costs, operational costs, sustainable yields to support a family, climate, soils and geological factors affecting crop growth, nutrients, salinity, topography, susceptibility to flooding and erosion and an assessment of market robustness (both recent and projected) and alternative practices in the event of failure.</p>	<p>development does not compromise the viability of surrounding land for agricultural purposes.</p>
<p>and</p>	
<p>PO41 Development for non-agricultural purposes does not constrain agricultural land being used for production of broadacre or horticultural crops on land identified on Overlay Map OM-01.</p>	<p>Complies – the development has sufficient separation and screening from surrounding agricultural uses so as not to constrain agricultural land.</p>
<p>and</p>	
<p>PO42 Uses and works that do not have a specific locational requirement to be situated on agricultural land do not cause adverse impacts on such areas.</p>	<p>Complies – the development is located on agricultural land for convenient access to the adjoining Teys Abattoir.</p>
<p>and</p>	
<p>PO43 Development maintains the operational efficiency and ongoing integrity and function of stock routes.</p>	<p>Not applicable – development is not in proximity to a stock route.</p>
<p>For reconfiguring a lot only</p>	
<p>PO44 Lot reconfigurations maintain the opportunity for agricultural production on agricultural land.</p>	<p>Not applicable – development does not involve reconfiguring a lot.</p>
<p>and</p>	
<p>PO45 Subdivision:</p> <ul style="list-style-type: none"> (a) results in a more productive use and management of agricultural land for agricultural use; (b) does not lead to increased fragmentation of agricultural land; (c) does not increase the potential conflict between agricultural and non-agricultural land uses; (d) does not result in any loss of flexibility in the way landholdings are used for agricultural production 	<p>Not applicable</p>
<p>or</p>	
<p>PO46 Boundary realignment:</p> <ul style="list-style-type: none"> (a) results in consolidation of agricultural land and maximisation of agricultural utility of the site (b) provides improved land management; (c) does not give rise to, or worsen, land use conflicts between agricultural and incompatible land uses 	<p>Not applicable</p>
<p>Biodiversity</p>	

<p>PO47 Development avoids land containing matters of environmental significance or provides protection for the values associated with those areas.</p> <p>and</p> <p>PO48 Development establishes and maintains effective buffers to significant vegetation and wildlife habitat.</p> <p>and</p> <p>PO49 Development protects ecological linkages between potential habitat areas to facilitate unimpeded, safe and effective movement of fauna.</p> <p>and</p> <p>PO50 Development retains, maintains and enhances the environmental and biodiversity values, hydrological characteristics, water quality objectives, habitat and visual amenity values of watercourses and wetlands.</p> <p>and</p> <p>PO51 The development prevents the incursion or spread of species identified as invasive biosecurity matters.</p>	<p>Not applicable – subject site is not impacted by biodiversity overlays.</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p>
Bushfire Risk	
<p>PO52 Development avoids any areas mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area, does not increase the extent or severity of bushfire or exposure to the identified risk, taking into consideration:</p> <ul style="list-style-type: none"> (a) vegetation type; (b) slope; (c) aspect; (d) bushfire history; (e) ecological values of the site; (f) ongoing maintenance; and (g) on-site and off-site fire hazard implications; <p>and</p> <p>PO53 Essential community infrastructure in any area mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area is able to function effectively during and immediately after bushfire events.</p> <p>and</p> <p>PO54 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.</p> <p>and</p> <p>PO55 Adequate water storage is provided for firefighting purposes that is safely located, accessible at all times and fitted with the standard rural fire brigade fittings.</p> <p>and</p>	<p>Not applicable – subject site is not impacted by Bushfire Risk overlays.</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p>

<p>PO56 Bushfire hazard mitigation avoids impacts on matters of environmental significance such as fragmentation, habitat loss and edge effects.</p> <p>For reconfiguring a lot by subdivision only</p> <p>PO57 Subdivision design incorporates a perimeter road that:</p> <ul style="list-style-type: none"> (a) is located between the boundary of the proposed lots and the bushfire hazard area; (b) has a minimum cleared width of 20m and a constructed minimum road width of 6m; (c) has a maximum gradient of 12.5%; (d) is constructed to an all-weather standard and ensures any culverts and bridges have a minimum load bearing of 15 tonnes; <p>and</p> <p>PO58 Fire trails are provided to:</p> <ul style="list-style-type: none"> (a) mitigate against bushfire hazard; (b) enable access for fire fighters, residents and equipment; and (c) allow access for hazard reduction management programs; <p>and</p> <p>PO59 Development does not create additional lots in any areas mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area.</p>	<p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p>
<p>Extractive and Mining Resources</p>	
<p>PO60 The long term availability of the extractive or mining resource for extraction or processing is maintained.</p> <p>and</p> <p>PO61 Development does not increase the number of people living in the separation areas for the Key Resource Areas identified on Overlay Map OM-09.</p> <p>and</p> <p>PO62 Extractive industry development maintains the function and integrity of the Key Resource Areas separation areas as an efficient and effective buffer between extractive/processing operations and incompatible uses beyond the separation area.</p> <p>and</p> <p>PO63 Development does not adversely affect the safe and efficient operation of vehicles transporting extractive materials along identified transport routes.</p> <p>and</p> <p>PO64 Development in the vicinity of mining tenements:</p> <ul style="list-style-type: none"> (a) does not compromise the utilisation of mining resources and transport routes or access routes to the mining resources; (b) does not adversely affect the safe and efficient 	<p>Not applicable – subject site is not impacted by Extractive and Mining Resources overlays.</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p>

<p>(c) operation of the mining related activities; is sited, designed or of a nature that ensures that the use is not sensitive to the potential impacts of mining related activities such as noise and dust emissions; and</p> <p>(d) makes provision for adequate buffers between the mining resources and new development.</p>	
Flood Risk	
<p>For development in the Muirs Road Precinct</p> <p>PO65 Development only includes:</p> <ul style="list-style-type: none"> (a) animal husbandry if for grazing on open pasture; or (b) cropping; or (c) permanent plantation; <p>and</p> <p>PO66 Building work or extensions to existing buildings are:</p> <ul style="list-style-type: none"> (a) small scale; and (b) not for habitable use or occupation by people or animals; <p>Editor's Note: Buildings should not be used for storage of expensive equipment or livestock that would be subject to risk in the event of a flood.</p> <p>Elsewhere</p> <p>PO67 Development does not result in any increase in exposure to flood risk for all flood events up to and including the defined flood event.</p> <p>and</p> <p>PO68 Siting and layout provides safe pedestrian and vehicular access and egress for all flood events up to and including the defined flood event.</p> <p>and</p> <p>PO69 Development directly, indirectly and cumulatively avoids any increase in water flow depth, duration or velocity and does not increase the potential for flood damage either on site or on other properties.</p> <p>and</p> <p>PO70 Public safety and the environment are protected from the detrimental impacts of the release of hazardous materials into floodwaters.</p> <p>and</p> <p>PO71 Essential community infrastructure in any area mapped on Overlay Maps OM-0401 - OM-0404 as Flood Hazard Area is able to function effectively during and immediately after flood.</p> <p>and</p> <p>For reconfiguring a lot only</p> <p>PO72 The number of lots exposed to flood risk for all flood events up to and including the defined flood event is not increased.</p>	<p>Not applicable – subject site is not within the Muirs Road Precinct.</p> <p>Not applicable</p> <p>Complies – refer to <i>Appendix E – Stormwater Management Plan</i>.</p> <p>Complies – development will be sited with an appropriate, flood-free pedestrian and vehicle access</p> <p>Complies – refer to <i>Appendix E – Stormwater Management Plan</i>.</p> <p>Complies – development does not involve hazardous materials.</p> <p>Not applicable – development does not involve essential community infrastructure.</p> <p>Not applicable – development does not involve reconfiguring a lot.</p>

Heritage	
<p>P073 Development of a heritage place conforms to a conservation management plan for the site prepared in accordance with <i>The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance</i>.</p> <p>and</p> <p>P074 All alterations to a heritage place are documented by a suitably qualified person.</p> <p>and</p> <p>P075 New buildings or structures and extensions to new buildings and structures incorporate but do not replicate the valued architectural features of the heritage place.</p> <p>and</p> <p>P076 Demolition of significant components of a heritage place only occurs where options for the restoration of the existing building have been investigated and deemed to be impractical.</p> <p>and</p> <p>P077 Reconfiguring a lot does not:</p> <ul style="list-style-type: none"> (a) reduce public access to the heritage place; (b) result in the heritage place being obscured from public view; (c) obscure or destroy the following elements relating to the heritage place: <ul style="list-style-type: none"> (i) established pattern of subdivision; (ii) the landscape setting; <p>and</p> <p>P078 Works conserve the features and values that contribute to the significance of the heritage place and are visually unobtrusive in the setting of the heritage place.</p> <p>and</p> <p>P079 Development adjoining a heritage place is designed, sited and constructed so that the cultural heritage significance of the heritage place, including its context, setting, appearance and archaeology is not adversely affected.</p>	<p>Not applicable – subject site is not impacted by Heritage overlays.</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p>
Historic Subdivisions	
<p>P080 A site in the Historic Subdivisions Overlay is not developed for a non-rural use where:</p> <ul style="list-style-type: none"> (a) the site characteristics, including impacts from natural hazards, make it unsuitable for development; and (b) infrastructure, including water, sewerage, stormwater and roads are not adequate or result in environmental harm. <p>Note: This does not apply to outbuildings and extensions to an existing house.</p>	<p>Not applicable – subject site is not impacted by the Historic Subdivisions overlay.</p>

Infrastructure	
<p>Water treatment, wastewater treatment and waste disposal facilities</p> <p>PO81 Separation distances are established between solid waste management facilities, water or sewerage treatment plants and incompatible land uses that protects the ongoing operation of the facility and the amenity for occupants or users of nearby premises.</p> <p>and</p> <p>Roads and railway</p> <p>PO82 Development on premises with a frontage to the road corridors shown on Infrastructure Overlay Maps OM-07A01 - OM-07A05 mitigates the potential adverse impacts of the road corridor including traffic noise, headlights and streetlights.</p> <p>and</p> <p>PO83 Sensitive land uses on land with a frontage to the road corridors shown on Infrastructure Overlay Maps OM-07A01 - OM-07A05 achieve a level of amenity consistent with the intended use.</p> <p>and</p> <p>PO84 Development provides protection for site users from unreasonable interference associated with rail operations noise.</p> <p>and</p> <p>PO85 Development protects rail corridors from intrusion of incompatible land use by incorporating separation distances consistent with the intended use.</p> <p>and</p> <p>Coal load-out facility and haul route</p> <p>PO86 Uses are protected from adverse noise, vibration, air emissions and traffic safety impacts associated with the intensive haulage of coal along a Coal Train Load-Out Facility Haul Route and operation of a Coal Train Load-Out Facility identified on Overlay Map OM-07B01.</p> <p>and</p> <p>Oil and gas pipelines</p> <p>PO87 Separation distances between petroleum and natural gas pipeline infrastructure and people, property and hazardous materials establishes a low risk of harm or damage to people, property and the infrastructure.</p> <p>and</p> <p>Power station</p> <p>PO88 Separation distance between sensitive land uses and the power station protects the safety and amenity for occupants or users of nearby premises and the continued and unimpeded operation of the power station.</p>	<p>Not applicable – subject site is not within the separation distances of water treatment, wastewater treatment or waste disposal facilities.</p> <p>Not applicable – subject site does not front a road corridor identified on Infrastructure Overlay Maps.</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable – subject site is not nearby a coal load-out facility or haul route.</p> <p>Not applicable – subject site is not nearby an oil or gas pipeline.</p> <p>Not applicable – subject site is not nearby a power station.</p>

and	
PO89 There is no increase in the number of lots in the separation area associated with the power station as identified on Infrastructure Overlay Map OM-07C05.	Not applicable
and	
Electricity	
PO90 Development is separated from major electricity infrastructure or substations and incorporates buffers to maintain public health and safety, residential amenity and allow access to infrastructure for maintenance.	Not applicable – subject site is not nearby major electricity infrastructure.
and	
PO91 Development dedicates part of the site to establish landscaping which screens or otherwise softens the visually obtrusive impacts of electricity infrastructure.	Not applicable
Water Resources	
PO92 Development within the Callide and Kroombit Dam Water Resource Catchment Areas or the weir buffers shown on Overlay Map OM-08 protects the quality and availability of raw water for consumption, as determined by a suitably qualified water quality expert.	Complies – refer to <i>Appendix E – Stormwater Management Plan</i> .
and	
PO93 Stormwater releases and development discharges do not compromise the achievement of water quality objectives of receiving waters, including the groundwater management areas identified on Overlay Map OM-08.	Complies – Refer to <i>Appendix E – Stormwater Management Plan</i> .
and	
PO94 Development does not deteriorate the quality of water supplies obtainable from a town water supply bore identified on Overlay Map OM-08.	Not applicable – development is not in proximity to a water supply bore.

Development Design Code

6.3.1.1 Requirements for accepted development or assessment benchmarks

Table 6.3.1 For accepted development

Acceptable Outcomes	Assessment
Filling and excavation	
<p>AO1.1 Earthworks do not result in any change beyond the property boundaries to:</p> <ul style="list-style-type: none"> (a) the path of overland water flow or where floodwater enters or exits the property; and (b) the flow velocity of water off-site; and (c) the flooded area off-site; and (d) the flood height off-site; <p>and</p>	<p>Not applicable – development does not involve filling or excavation.</p>
<p>AO1.2 A retaining wall is set back at least half the height of the wall from any boundary of the site.</p> <p>and</p>	<p>Not applicable</p>
<p>AO1.3 Retaining walls over 1.5m are stepped a minimum depth of 0.75m for every 1.5m in height, and landscaped.</p> <p>and</p>	<p>Not applicable</p>
<p>AO1.4 The fill material comprises any of the following:</p> <ul style="list-style-type: none"> (a) soil or earth; (b) rocks less than 150mm diameter; (c) sand; (d) gravel; or (e) other clean, inert material free of organic, putrescible or refuse material; <p>and</p>	<p>Not applicable</p>
<p>AO1.5 Works occur in accordance with AS3798 Guidelines on Earthworks for Commercial and Residential Developments.</p> <p>and</p>	<p>Not applicable</p>
<p>AO1.6 Contaminated material is not used for filling purposes.</p> <p>and</p>	<p>Not applicable</p>
<p>AO1.7 There is no filling or excavation on land included on the Contaminated Land Register or Environmental Management Register under the <i>Environmental Protection Act 1994</i>.</p> <p>or</p>	<p>Not applicable</p>

<p>AO1.8 Filling or excavation on land included in the Contaminated Land Register or Environmental Management Register occurs in accordance with an approved site management plan or disposal permit issued under the <i>Environmental Protection Act 1994</i>.</p> <p>and</p> <p>AO1.9 Dust emissions and other air emissions stay within the site boundaries in accordance with a management plan detailing measures such as:</p> <ul style="list-style-type: none"> (a) water spraying of exposed areas (where in accordance with an erosion and sediment control plan); (b) placing of protective coverings or sealing of exposed earthworks; and (c) installation of wind barriers; <p>and</p> <p>AO1.10 Haul routes used for transportation of fill or excavated material to or from the site avoid land included in a Residential Zone where possible and are otherwise the most direct routes via the highest order roads.</p> <p>and</p> <p>AO1.11 Filling or excavation operations occur only between 7am to 6pm Monday to Saturday.</p>	<p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p>
<p>Vehicular access and driveway crossovers</p>	
<p>AO2.1 For a caretaker's accommodation, dual occupancy, dwelling house or home-based business a vehicular access and driveway crossover provides a single access to the property.</p> <p>and</p> <p>AO2.2 In all circumstances, a vehicular access and driveway crossover:</p> <ul style="list-style-type: none"> (a) is not on a bend in the road of more than 45 degrees; (b) is designed and constructed in accordance with the relevant sections of the CMDG; (c) is separated from an intersection by a minimum of 10m; (d) is separated from any street signage, street trees, power poles, street lights, manholes, stormwater gully pit transitions, or other Council asset by a minimum of 1m; (e) does not front a car parking bay or bus stop; (f) does not require any change to the level of the existing footpath or verge profiles; <p>Note: Council approval is required for minor works on road reserves.</p>	<p>Not applicable – development is for a rooming accommodation.</p>
<p>On-site parking and movement</p>	

<p>AO3.1 The number of parking spaces provided for the use is consistent with Table 7.3.3 - Vehicle parking rates.</p> <p>and</p> <p>AO3.2 Parking spaces comply with the requirements of AS/NZS 2890.1-2004.</p> <p>and</p> <p>AO3.3 The development design allows service and collection vehicles to enter and exit in a forward gear with a maximum of 3 on-site manoeuvres. The use of staff car parking areas to accommodate internal manoeuvring is permissible.</p>	<p>Alternative solution – the development proposes 30 parking spaces. The employees residing at the premises will be primarily interstate and overseas workers, with minimal private vehicle ownership. Commute to the adjoining Teys Abattoir will be primarily via shuttle bus/carpooling.</p> <p>Complies</p> <p>Complies – the development site has ample room to accommodate service vehicle manoeuvring.</p>
<p>Landscaping</p>	
<p>AO4.1 Landscaping within 6m of an intersection has a maximum mature height of 500mm.</p> <p>and</p> <p>AO4.2 Landscaping along all road frontages has either a maximum height of 0.5m or a minimum clear trunk height of 1.5m at maturity, except as required by AO4.1.</p> <p>and</p> <p>AO4.3 Non-residential development that adjoins a sensitive land use or land in a residential zone provides a 3m wide landscaped buffer along all adjoining land boundaries.</p> <p>and</p> <p>AO4.4 Landscaping is provided along the street frontage of car parking areas and includes one shade tree, or alternative shade structure, for every 8 parking spaces, distributed evenly throughout such areas.</p> <p>and</p> <p>AO4.5 Landscaping is clear of any separation areas established by utility service providers.</p> <p>and</p> <p>AO4.6 Plant species for landscaping include acceptable species identified in Schedule 5.3.</p>	<p>Not applicable – development does not feature landscaping with 6m of an intersection.</p> <p>Not applicable – landscaping is not proposed along the road frontage.</p> <p>Not applicable – development is for a residential use.</p> <p>Not applicable – car parking areas are not located along street frontages. Subject site features ample vegetation for shading.</p> <p>Complies</p> <p>Complies</p>
<p>Street lighting and street signs</p>	

<p>AO5.1 Street lighting is provided in accordance with the relevant parts of the CMDG.</p> <p>and</p> <p>AO5.2 Street signs are provided for all new roads in accordance with the relevant parts of the CMDG.</p>	<p>Not applicable – street lighting is not proposed.</p> <p>Not applicable – development does not create new roads.</p>
Water supply infrastructure	
<p>If in a water supply area</p> <p>AO6.1 The premises is connected to the reticulated water supply system in accordance with Table 7.3.4 - Provision of Infrastructure.</p> <p>and</p> <p>AO6.2 The design and construction of the water distribution network is in accordance with the relevant parts of the CMDG.</p> <p>and</p> <p>AO6.3 The installation of water meters occurs in accordance with the relevant parts of the CMDG.</p>	<p>Not applicable – development is not in a water supply area.</p> <p>Not applicable</p> <p>Not applicable</p>
<p>If outside a water supply area</p> <p>AO6.4 The premises connect to an on-site water supply with a minimum capacity of 45kL that meets the accepted quality for drinking water.</p> <p>and</p> <p>AO6.5 A separate storage system that permanently holds a minimum of 5,000L (e.g. dam, swimming pool, or water tank) is located within 50m of new buildings, exclusively for firefighting purposes.</p>	<p>Alternative solution – the development will be provided with a water supply from the bores servicing the adjoining Teys Abbatoir site.</p> <p>Complies – an appropriate water storage system will be provided in proximity to all buildings on site for fire-fighting purposes.</p>
Sewerage infrastructure	
<p>If in a reticulated sewerage area</p> <p>AO7.1 The premises connect to the Council's reticulated sewerage system in accordance with Table 7.3.4 - Provision of Infrastructure.</p> <p>and</p> <p>AO7.2 The design and construction of the reticulated sewerage system is in accordance with the relevant parts of the CMDG.</p>	<p>Not applicable – development is not within a reticulated sewerage area.</p> <p>Not applicable</p>
<p>If outside a reticulated sewerage area</p> <p>AO7.3 The provision of on-site sewerage facilities is in compliance with:</p> <ul style="list-style-type: none"> (a) the Plumbing and Drainage Act 2002; (b) the Queensland Plumbing and Wastewater Code; and (c) AS/NZS 1547:2000 On-site domestic Wastewater Management; 	<p>Complies – on-site sewerage facilities will be in accordance with the relevant standards.</p>
Stormwater drainage	

<p>AO8.1 Stormwater and irrigation runoff diverts to a wet retention and sedimentation pond that:</p> <ul style="list-style-type: none"> (a) provides permanent retention for first flush capture equivalent to the amount of runoff occurring during a 1%AEP storm event over a period equal to the time of concentration plus five minutes; (b) provides a permanent retention component for first flush capture of suspended matter; (c) retains for a period of not less than 24 hours; <p>and</p> <p>AO8.2 Uses and associated works are confined to areas outside overland flow paths and natural drainage features.</p> <p>and</p> <p>AO8.3 The provision of stormwater drainage, including inter-allotment drainage and subsurface drainage is in accordance with the <i>CMDG</i> and the <i>Queensland Urban Drainage Manual (QUDM)</i>.</p> <p>and</p> <p>AO8.4 There is no increase in the volume, frequency, duration and velocity of stormwater at the premises boundaries.</p> <p>and</p> <p>AO8.5 Overland flow paths cater for the water from a 1 per cent AEP storm event.</p> <p>and</p> <p>AO8.6 Stormwater flows are directed away from areas of exposed soil.</p> <p>and</p> <p>AO8.7 Soil exposure and construction works are staged to minimise the area of exposed soil at any one time.</p> <p>and</p> <p>AO8.8 Exposed soil areas are effectively stabilised preceding any predicted rainfall, before the removal of sediment control controls and at the completion of construction.</p> <p>and</p> <p>AO8.9 Where involving exposure of soil of more than 2,500m²:</p> <ul style="list-style-type: none"> (a) prepare a sediment and erosion control plan for Council approval; and (b) implement the requirements of the approved 	<p>Alternative solution – the minimal increase in stormwater runoff will be appropriately managed as described within <i>Appendix E – Stormwater Management Plan</i>. Stormwater retention is not proposed.</p> <p>Complies</p> <p>Complies – refer to <i>Appendix E – Stormwater Management Plan</i>.</p> <p>Complies – refer to <i>Appendix E – Stormwater Management Plan</i>.</p> <p>Complies – refer to <i>Appendix E – Stormwater Management Plan</i>.</p> <p>Complies</p> <p>Complies – development involves demountable buildings which will require minimal soil exposure.</p> <p>Complies</p> <p>Not applicable – development utilises demountable buildings which will require minimal soil exposure.</p>
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<p>plan;</p> <p>and</p> <p>AO8.10 All discharged waters are free from gross pollutants, litter, oils or chemical contaminants.</p>	<p>Complies – discharged waters will be free of pollutants, litter, oils and contaminants.</p>
Waste	
<p>AO9.1 On-site waste storage areas are:</p> <ul style="list-style-type: none"> (a) located no closer than 5m to any site boundary; (b) segregated from the site's stormwater drainage; (c) provided with an impervious base that is drained to an approved waste disposal system; (d) provided with a dedicated hose cock; and (e) enclosed on 3 sides to a minimum height of 0.2m above the height of the waste bins; <p>and</p> <p>AO9.2 All organic food waste is composted or provided to a facility specifically dedicated to the transformation of organic waste to energy.</p> <p>and</p> <p>AO9.3 Vegetation that is removed to accommodate the development is mulched on-site.</p> <p>and</p> <p>AO9.4 No waste is to be burned on the development site.</p> <p>and</p> <p>AO9.5 Non-organic waste that is recyclable is separated and disposed of to an approved facility or provider.</p> <p>and</p> <p>AO9.6 Trade waste discharge to Council's reticulated sewerage system is in accordance with Council's adopted Trade Waste Policy.</p> <p>and</p> <p>AO9.7 Contaminants, including contaminated water, are not directly or indirectly released from the premises except as approved by an administering authority.</p>	<p>Complies – waste storage areas will be centrally located within the development, separated from stormwater drainage, and provided with sufficient screening.</p> <p>Complies – food waste will be composted.</p> <p>Complies</p> <p>Complies – waste will not be burned on site.</p> <p>Complies – recyclable materials will be separated and disposed of responsibly.</p> <p>Not applicable – development does not involve trade waste.</p> <p>Complies – contaminants will not be released from the premises.</p>

Table 6.3.2 For assessable development

Performance Outcomes	Assessment
Vehicular access and driveway crossovers	
<p>P01 Access arrangements protect the efficient functioning of the transport network and provide safe access to development in direct response to the demonstrated demand of the development.</p> <p>and</p>	<p>Complies – development will retain the existing access driveway, which is sufficient for the expected demand from the development.</p>
<p>P02 There is no damage to or interference with the location, function or access to any utility infrastructure.</p>	<p>Not applicable – development does not impact any utility infrastructure.</p>
Filling and excavation	
<p>P03 Any off-site impact from earthworks is minimised and acceptable having regard to:</p> <ul style="list-style-type: none"> (a) the environment in which the earthworks are located; (b) the measures proposed to mitigate any off-site impact; (c) any compensation measures for an impact that are proposed by the applicant; <p>and</p>	<p>Not applicable – development does not involve filling or excavation.</p>
<p>P04 The earthworks are safe and stable</p> <p>and</p>	<p>Not applicable</p>
<p>P05 Community safety is ensured in the event that Category 3 earthworks fail.</p> <p>and</p>	<p>Not applicable</p>
<p>P06 Retaining walls protect the visual amenity of development on adjoining premises.</p> <p>and</p>	<p>Not applicable</p>
<p>P07 Fill material provides support for the proposed development in accordance with certified geotechnical engineering requirements.</p> <p>and</p>	<p>Not applicable</p>
<p>P08 Filling or excavation does not result in the contamination of land or water bodies, wetlands and waterways.</p> <p>and</p>	<p>Not applicable</p>
<p>P09 Filling or excavation does not cause environmental nuisance impacts.</p>	<p>Not applicable</p>
Roads	

<p>PO10 Road infrastructure is:</p> <ul style="list-style-type: none"> (a) of a width and standard as detailed in Table 6.3.4 - Provision of Infrastructure; or (b) of a width and standard as detailed in an infrastructure agreement; and (c) designed and constructed in accordance with the relevant part of the CMDG; 	<p>Not applicable – development does not involve road infrastructure.</p>
<p>On-site parking and movement</p>	
<p>PO11 The development provides car parking spaces to accommodate the demonstrated demand generated by the use.</p> <p>and</p> <p>PO12 The site provides safe and convenient movement areas for pedestrians and persons in wheelchairs.</p> <p>and</p> <p>PO13 The movement of vehicles on to and from the site does not create a traffic hazard.</p> <p>and</p> <p>PO14 Vehicle parking areas protect the character of surrounding development.</p>	<p>Complies – Private vehicle ownership will be minimal among residents, with workers generally carpooling between the development and the adjoining Teys Abattoir.</p> <p>Complies – appropriate movement corridors will be provided for pedestrians and persons in wheelchairs.</p> <p>Complies – the development gains access to Teys Road, a local road, and therefore will not create a traffic hazard.</p> <p>Complies – parking areas will be appropriately designed and screened from view by surrounding vegetation.</p>
<p>Landscaping</p>	
<p>PO15 Landscaping does not interfere with motorists' sightlines.</p> <p>and</p> <p>PO16 Landscaping provides buffering and screening, shades activity areas and allows casual surveillance of the street.</p> <p>and</p> <p>PO17 Landscaped areas with species selected to suit the streetscape are provided adjacent to all road frontages (excluding crossover and pedestrian access).</p> <p>and</p> <p>PO18 Landscaping provides shading for the majority of spaces in outdoor parking areas.</p> <p>and</p> <p>PO19 Landscaping does not pose a potential risk to the ongoing operation of public infrastructure.</p>	<p>Complies – development does not involve landscaping in proximity to road reserves.</p> <p>Complies – subject site features ample existing vegetation, while additional landscaping will be provided where required.</p> <p>Not applicable – development is within a rural area, with ample existing vegetation on-site.</p> <p>Complies – existing vegetation on-site will provide sufficient shading.</p> <p>Complies – any landscaping will not impact public infrastructure.</p>

<p>PO20 Plant species used in landscaping are suited to the local climate and proposed purpose and do not increase the risk of pest species infestation.</p> <p>Editor's Note: Schedule 5.3 provides assistance in the selection of suitable species.</p> <p>and</p> <p>PO21 Existing native vegetation that already contribute to these requirements are retained where their removal is not required to site the use.</p>	<p>Complies</p> <p>Complies – existing vegetation will be retained to the greatest extent possible.</p>
<p>Street lighting and street signs</p>	
<p>PO22 If reconfiguring a lot –street lighting is provided to meet public safety needs in compliance with Australian best practice standards, methodology and design.</p> <p>and</p> <p>PO23 If reconfiguring a lot – street signage identifies street names in compliance with Australian best practice standards, methodology and design.</p>	<p>Not applicable – development does not involve reconfiguring a lot.</p> <p>Not applicable</p>
<p>Water supply infrastructure</p>	
<p>If in a water supply area</p> <p>PO24 The reticulated water supply has sufficient capacity and water quality to meet the development demand for potable use, operational use and emergency purposes without interfering with supply to existing development.</p> <p>and</p> <p>PO25 The installation and location of water meters allows lawful access by the relevant authority.</p> <p>If outside a water supply area</p> <p>PO26 A water supply is provided to meet the development demand of the intended use.</p>	<p>Not applicable – development is not in a water supply area.</p> <p>Not applicable</p> <p>Complies – on-site water storage will be provided commensurate to the scale of the development.</p>
<p>Sewerage infrastructure</p>	
<p>If in a reticulated sewerage area</p> <p>PO27 The reticulated sewerage has sufficient capacity to meet the development demand of the proposed use without interfering with supply to existing development.</p> <p>In all circumstances</p> <p>PO28 The disposal of effluent and other wastewater protects public health and safety and the environment.</p>	<p>Not applicable – development is not in a reticulated sewerage area.</p> <p>Complies – the development will be provided with an expanded septic system in accordance with a future ERA.</p>
<p>Developments accessed by common private title</p>	
<p>PO29 Development is located on streets where fire hydrants are provided at no more than:</p> <ul style="list-style-type: none"> (a) 90m intervals for non-residential streets; or (b) 120m intervals for residential streets; and (c) at each street intersection; <p>or</p>	<p>Not applicable – development is not accessed via common private title.</p>

<p>PO30 Development provides internal fire hydrants at intervals no less than as identified in PO29.</p> <p>and</p> <p>PO31 Fire hydrants are identified by reflective blue road surface markers or reflective marker posts.</p> <p>and</p> <p>PO32 Road access minimum clearances of 3.5m width and 4.8m height are provided.</p>	<p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p>
Stormwater drainage	
<p>PO33 Stormwater drainage:</p> <ul style="list-style-type: none"> (a) detains, collects, reuses or otherwise manages stormwater without adversely affecting upstream or downstream premises; (b) directs stormwater to one or more legal points of discharge or to downstream properties, subject to the consent of the affected landowners; (c) protects the efficiency of downstream drainage; (d) protects and maintains environmental values and quality of downstream water by removing or reducing sediment, nutrients and other pollutants; <p>and</p> <p>PO34 Development has no significant impact on the concentration or discharge rate of surface water flows from a development site.</p> <p>and</p> <p>PO35 Works effectively control onsite erosion and the release of sediment or sediment-laden stormwater from the site.</p> <p>and</p> <p>PO36 Works do not result in an increased risk to people and property from the effects of stormwater drainage or containment structure failure.</p>	<p>Complies – stormwater will be appropriately managed on-site. Refer to <i>Appendix X – Stormwater Management Plan</i>.</p> <p>Complies</p> <p>Complies</p> <p>Complies</p>
Parks	
<p>PO37 The design and construction of parks and park infrastructure is in accordance with current Australian standards.</p> <p>and</p> <p>PO38 No land is dedicated open space recreation parkland that is subject to inundation during a 2% AEP rainfall event.</p>	<p>Not applicable – development does not involve parks or park infrastructure.</p> <p>Not applicable – development does not involve dedicated open space recreation parkland.</p>
Waste	
<p>PO39 Waste generated by the development is collected and stored in a manner that:</p>	<p>Complies – development will appropriately store waste on-site</p>

<ul style="list-style-type: none"> (a) prevents the intrusion of vermin; (b) does not create an odour nuisance; (c) contains all litter and refuse; (d) is kept clean; (e) screens the storage area and waste receptacles from view from external to the site; (f) does not result in any contamination of the environment; <p>and</p> <p>PO40 The development utilises waste management systems that promote recycling, reuse and reduction of waste being disposed of to landfill.</p> <p>and</p> <p>PO41 The discharge of trade waste protects:</p> <ul style="list-style-type: none"> (a) the health and safety of people working in and around the sewerage system; (b) receiving environments from harmful substances; (c) the sewerage treatment plants and sewage systems from damage from harmful substances; (d) assists treatment plants to process sewage and produce recycled water and bio-solids of a guaranteed quality; 	<p>in a location that is screened from view and easy to clean.</p> <p>Complies – development will promote appropriate waste management practices.</p> <p>Not applicable – development does not involve trade waste.</p>
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APPENDIX E

STORMWATER MANAGEMENT PLAN

Workers Accommodation at 11 Teys Road Biloela (Lot 210 on RN473)

Stormwater Management Plan

DATE
29 January 2025
REF
R038-24-25
CLIENT
Tey Australia Biloela
COMMERCIAL IN CONFIDENCE

Contact Information

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Document History

Revision	Date	Description of Revision	Prepared by	Approved by		
				Name	Signature	RPEQ No
A	29/01/2025	Original Issue	D. Sleaford	C. Hewitt		05141

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Appendices

Appendix A: Site Layout Plan

1 Introduction

McMurtrie Consulting Engineers have been commissioned by Teys Australia Biloela (the Client) to undertake a site-based Stormwater Management Plan to support a Development Application for a Material Change of Use, for a workers accommodation site. The site is located at 11 Teys Road, Biloela, on land described as Lot 210 on RN473, and is shown in Figure 1.



Figure 1 - Site Location Plan

The aim of this SMP is to demonstrate that the proposed development will comply with Council planning scheme requirements, QUDM (IPWEAQ, 2016), Australian Rainfall and Runoff (Ball, et al., Australian Rainfall and Runoff: A Guide to Flood Estimation, 2019) and the State Planning Policy (DILGP, 2017).

1.1 Methodology

The assessment methodology adopted for this SMP is summarised below.

- Broadly identify the contributing catchments to the project.
- Identify Lawful Point of Discharge (LPOD) for the site stormwater runoff.
- Estimate peak discharge runoff for pre-development and post-development scenarios.
- Identify potential mitigation and management strategies to ensure no worsening to downstream catchments and infrastructure.

1.2 Data Sources

The background data used to undertake this assessment were collected from the following sources:

- ARR'16 data hub
 - Rainfall data
- Elvis - Elevation and Depth - Foundation Spatial Data hub
 - 2011 Biloela 1m DEM

2 Site Characteristics

2.1 Pre-Development

The site is a generally vacant lot, with an existing dwelling located roughly centrally. As shown in Figure 1, the site is fronted by Teys Road, which is a privately owned road, which connects to Jambin-Dakenba Road. The surrounding uses to the north, west and south boundaries are agricultural (cropping).

2.1.1 Internal Catchments

The site has two internal catchments that discharge to various locations, as shown in Figure 2.



Figure 2 – Internal catchments – existing

As can be seen, catchment 1 discharges to the southern boundary of the lot and covers the majority of the subject site, while catchment 2 discharges across the western boundary of the lot.

2.1.2 Lawful Point of Discharge

The site has two lawful points of discharge (LPOD), which are defined by the pre-existing drainage regime of the land:

- Lot 5 on SP341684, which is to the southern boundary of the site; and,
- Lot 36 on RN1038, which is to the western boundary of the site.

Both LPOD's are located on the shared boundary of a rural lot.

2.1.3 Flooding

The site is affected by flooding, as mapped by the Banana Shire Planning Scheme – refer to Figure 3.



Figure 3 - Flood Hazard Overlay (Banana Shire Council, 2021)

2.2 Post-Development

The development proposes to construct 12 rooming accommodation blocks, 4 dining/kitchen blocks, a waste storage area, effluent disposal area, as well as associated parking and vehicle circulation areas. All structures are to be above ground, typically described as 'donga' style construction.

2.2.1 Internal Catchments

The internal catchments of the development will remain unchanged. Refer to Figure 8 for the developed internal catchment layout.

2.2.2 Lawful Point of Discharge

The lawful point of discharge for both catchments remains unchanged.

2.2.3 Flooding

Generally it is assumed that negligible earthworks are required to facilitate the construction of the carpark area, and therefore no impacts are expected as a result of the development.

A flood report, provided by Banana Shire Council, identifies the maximum flood levels across the site as shown in Table 1, with the Finished Floor Level provided as the DFE level + 300mm freeboard.

Table 1 - DFE and Finished Floor Levels

	Defined Flood Event Level (1% AEP + Climate Change)	Finished Floor Level (DFE Level + Freeboard)
Workers Accommodation (NCC Class 3)	167.12m AHD	167.42m AHD
Kitchen (NCC Class 6)	167.12m AHD	167.42m AHD

3 Hydrology

3.1 Rational Method

A rational method check site has been completed to determine the likely runoff from the pre-development and post-development scenarios.

Time of Concentration			Catchment Info						
t _c	28.158 mins	Time of concentration	Area	1.6265 ha	Catchment area				
Friend's Equation			f _i	0.0224 decimal	Fraction impervious				
L	200 m	Sheet flow length	¹ I ₁₀	56.9 mm/hr	10% AEP 1hr rainfall intensity				
n	0.045 unitless	Horton's Roughness	C ₁₀	0.53 unitless	Discharge coefficient				
S	1 %	Slope of surface	Climate Change Factor		N/A				
t	28.158 min	Overland travel time	Urbanisation	Urban					
Rational Method									
Event	63.21%	0.5EY	0.2EY	10%	5%	2%	1%	1% + CC	
F _y	0.80	0.85	0.95	1.00	1.05	1.15	1.20	1.20	factor
¹ I _y	54.3	66.878	80.357	91.326	103.49	119.42	131.79	131.79	mm/hr
C _y	0.424	0.4505	0.5035	0.53	0.5565	0.6095	0.636	0.636	factor
Q _y	0.104	0.1361	0.1828	0.2187	0.2602	0.3289	0.3787		m ³ /s

Figure 4 – Catchment 1 Rational Method (Pre-Development)

Time of Concentration			Catchment Info						
t _c	27.043 mins	Time of concentration	Area	1.6265 ha	Catchment area				
Friend's Equation			f _i	0.1322 decimal	Fraction impervious				
L	50 m	Sheet flow length	¹ I ₁₀	56.9 mm/hr	10% AEP 1hr rainfall intensity				
n	0.045 unitless	Horton's Roughness	C ₁₀	0.5763 unitless	Discharge coefficient				
S	0.5 %	Slope of surface	Climate Change Factor		N/A				
t	20.376 min	Overland travel time	Urbanisation	Urban					
Channel Flow Time									
L	200 m	Length of flow							
V	0.5 m/s	Channel Velocity							
t	6.6667 min	Channel Flow Time							
Rational Method									
Event	63.21%	0.5EY	0.2EY	10%	5%	2%	1%	1% + CC	
F _y	0.80	0.85	0.95	1.00	1.05	1.15	1.20	1.20	factor
¹ I _y	55.571	68.44	82.209	93.4	105.79	122.1	134.69	134.69	mm/hr
C _y	0.461	0.4898	0.5475	0.5763	0.6051	0.6627	0.6915	0.6915	factor
Q _y	0.1158	0.1515	0.2033	0.2432	0.2892	0.3656	0.4208		m ³ /s

Figure 5 – Catchment 1 Rational Method (Post-Development)

Time of Concentration			Catchment Info						
t _c	22.349 mins	Time of concentration	Area	0.3181 ha	Catchment area				
Friend's Equation			f _i	0 decimal	Fraction impervious				
L	100 m	Sheet flow length	¹ I ₁₀	56.9 mm/hr	10% AEP 1hr rainfall intensity				
n	0.045 unitless	Horton's Roughness	C ₁₀	0.53 unitless	Discharge coefficient				
S	1 %	Slope of surface	Climate Change Factor		N/A				
t	22.349 min	Overland travel time	Urbanisation	Urban					
Rational Method									
Event	63.21%	0.5EY	0.2EY	10%	5%	2%	1%	1% + CC	
F _y	0.80	0.85	0.95	1.00	1.05	1.15	1.20	1.20	factor
¹ I _y	61.717	75.965	91.167	103.46	116.89	134.95	148.48	148.48	mm/hr
C _y	0.424	0.4505	0.5035	0.53	0.5565	0.6095	0.636	0.636	factor
Q _y	0.0231	0.0302	0.0406	0.0484	0.0575	0.0727	0.0834		m ³ /s

Figure 6 – Catchment 2 Rational Method (Pre-Development)

Time of Concentration				Catchment Info			
t _c	22.349	mins	Time of concentration	Area	0.3181	ha	Catchment area
Friend's Equation				f _i	0.033	decimal	Fraction impervious
L	100	m	Sheet flow length	i ₁₀	56.9	mm/hr	10% AEP 1hr rainfall intensity
n	0.045	unitless	Horton's Roughness	C ₁₀	0.5416	unitless	Discharge coefficient
S	1	%	Slope of surface	Climate Change Factor		N/A	
t	22.349	min	Overland travel time	Urbanisation	Urban		
Rational Method							
Event	63.21%	0.5EY	0.2EY	10%	5%	2%	1% 1% + CC
F _y	0.80	0.85	0.95	1.00	1.05	1.15	1.20 factor
i _y	61.717	75.965	91.167	103.46	116.89	134.95	148.48 mm/hr
C _y	0.4332	0.4603	0.5145	0.5416	0.5686	0.6228	0.6499 factor
Q _y	0.0236	0.0309	0.0414	0.0495	0.0587	0.0743	0.0853 m ³ /s

Figure 7 – Catchment 2 Rational Method (Post-Development)

The rational method results are summarised in Table 2.

Table 2 - Summary of Rational Method Results

	Catchment 1			Catchment 2		
	Pre	Post	Change	Pre	Post	Change
63.21% AEP	0.104	0.1158	11.35%	0.0231	0.0236	2.16%
0.5 EY	0.1361	0.1515	11.32%	0.0302	0.0309	2.32%
0.2 EY	0.1828	0.2033	11.21%	0.0406	0.0414	1.97%
10% AEP	0.2187	0.2432	11.20%	0.0484	0.0495	2.27%
5% AEP	0.2603	0.2892	11.10%	0.0575	0.0587	2.09%
2% AEP	0.3289	0.3656	11.16%	0.0727	0.0743	2.20%
1% AEP	0.3787	0.4208	11.12%	0.0834	0.0853	2.28%

As can be seen, the proposal results in an approximately 11% increase to Catchment 1 runoff and a 2% increase in Catchment 2 runoff.

4 Hydraulics

4.1 Stormwater Management Strategy

The stormwater management strategy for the site involves maintaining the existing catchment layout to ensure no change in runoff volume, while directing stormwater runoff through the site via a channel which will discharge at the southern boundary of the site. This discharge point currently receives the runoff from the pre-development scenario. The channel also serves to direct runoff around the effluent area at the southern end of the site. To accommodate the anticipated flow rate of $0.1836 \text{ m}^3/\text{s}$ (1% AEP, as determined in Section 3.1), the channel must be designed with sufficient capacity.



Figure 8 – Drainage Infrastructure

4.2 Channel Size

The capacity of the channel has been calculated in the following, with the runoff expected from Catchment 1 as the input.

Channel Capacity					
Project:	Teys Road				
W	2.5 m	Channel width			
A	6 1:x	Grade of channel banks			
S _n	0.5 %	Slope of channel			
n	0.035 unitless	Manning's "n"			
d _n	0.2 m	Depth of flow			
			Q	0.4208 m ³ /s	
			Freeboard	0.3 m	
Calculations					
Area of Flow	0.740 m ²				
Wetted Perimeter	4.933 m				
Hydraulic Radius	0.150 m				
Normal Velocity, V _n	0.570 m/s				
Normal Discharge, Q _n	0.422 m ³ /s	OK			
dv Check	0.114 unitless	OK			
Top Flow Width	4.9 m				
Width + Freeboard	8.5 m				

Figure 9 – Mannings Channel Calculations

As can be seen, a channel with a width of 2.5m, 1:6 batters and depth of 0.2m will provide sufficient capacity with 0.3m freeboard.

4.3 Impacts

Given the relatively small increase in runoff shown in Table 2., there is no nuisance expected from the development. A level spreader can be provided to the outlet of the table drain, which will return channelised flow to sheet flow, as well as nullifying any velocity increase at the LPOD.

5 Stormwater Quality

The proposed development is of an urban purpose of greater than 2,500m², however is located in the Western Queensland climatic region with a population of less than 25,000 persons, being 5,694 persons as at 2021 Census (Australian Bureau of Statistics, 2022), and therefore does not trigger the water quality assessment benchmarks set out in the SPP (DILGP, 2017) for MCU or ROL works.

5.1 Construction Phase

The application is for operational works being for an urban purpose that involves disturbing a land area 2500m² or greater in size.

5.1.1 Design Objectives

The relevant design objectives for Operational Works during the construction phase are as presented in Appendix 2, Table A of the SPP.

The following subsections propose strategies to address each issue category identified in the Design Objectives.

5.1.1.1 Drainage Control

1. Implementation of clean water diversion drains to direct external and uncontaminated flows around the construction site.
2. Limiting sheet flow lengths to ensure concentrated flows are avoided.
3. Providing adequately sized and lined temporary drainage paths to ensure in-situ materials are maintained on the site.
4. Providing adequately sized and designed emergency spillways to all sediment basins.

5.1.1.2 Erosion Control

1. Implementation of a staging plan (where feasible) to ensure clearing and construction works minimise the exposure time for soils.
2. Protection of exposed soils from wind and rain driven erosion by way of temporary surface cover.
3. Implementation of short-term stabilisation of exposed soils prior to the removal of sediment controls from the site.

5.1.1.3 Sediment Control

1. Implementation of dirty water diversion drains to direct internal and contaminated flows to the site sediment controls.
2. Where exposed areas exceed 2500m², provide sediment controls that are designed, implemented and maintained to a standard which would achieve at least 80% of the average annual runoff volume of the contributing catchment treated to 50mg/L of TSS and pH in the range of 6.5-8.5.
 - a. This will generally be achieved by providing a Type F (or Type D where dispersive soils are expected on the site) sediment basin.

5.1.1.4 Litter, Hydrocarbons and Other Contaminants

1. Provide, as part of the Contractor's site management plans, appropriate consideration for gross pollutant and litter disposal to avoid their release to the site or site drainage.
2. Maintain on the site adequate spill kits and ensure appropriate measures are in place in the event of a spill.
3. Identify and implement a procedure, as part of the Contractor's site management plans, for the lawful disposal of contaminants at an authorised facility.

5.1.1.5 Waterway Stability and Flood Flow Management

1. Where measures are required to meet post-construction waterway stability objectives, generally this will be achieved by over-sizing the sediment basin.
2. All drainage, erosion and sediment controls to be located within a flood prone area are designed to ensure non-worsening for all events up to and including the 1% AEP event.

5.1.2 Erosion Hazard Assessment

The determination of the site erosion hazard level is to be based on the annual soil loss due to erosion, as determined by the Revised Universal Soil Loss Equation (RUSLE):

$$A = R \cdot K \cdot LS \cdot C \cdot P$$

$$A = 2289.067 \times 0.05 \times 0.18 \times 1 \times 1.3$$

$$A = 26.78$$

where;

<i>A</i>	=	annual soil loss due to erosion (t/ha/yr)
<i>R</i>	=	rainfall erosivity factor
<i>K</i>	=	soil erodibility factor
<i>LS</i>	=	topographic factor derived from slope length and slope gradient
<i>C</i>	=	cover and management factor
<i>P</i>	=	erosion control practice factor

The annual soil loss due to erosion can be used, in conjunction with the *Best Practice Erosion and Sediment Control* (IECA, 2018) manual to determine the standard of sediment control device required to achieve 'best practice'. Table 3 presents a reproduction of Table B1 from the Appendix B of the manual.

Table 3 - Sediment control standard (default) based on soil loss rate, reproduced from (IECA, 2018)

Catchment Area (m2)	Soil Loss (t/ha/yr)		
	Type 1	Type 2	Type 3
250	N/A	N/A	Type 3 sediment trap
1000	N/A	N/A	All cases
2500	N/A	>75	75
>2500	>150	150	75
>10,000	>75	N/A	75

Therefore, 'Type 3' controls are required for the site.

5.1.3 Legislative Context

Section 493A of the Environmental Protection Act 1994 states that an act that causes serious or material environmental harm, or a breach of s.440ZG of the same, is unlawful unless it is authorised by one of the provisions listed in s.493A(2). If a release is not expressly permitted by a condition provision listed under s.493A, or the approval is silent on the matter, the lawfulness of the release needs to be determined by assessing compliance with s.319 General Environmental Duty (GED).

Section 319 (GED) requires that all reasonable and practicable measures be taken to prevent or minimise environmental harm including water contamination and environmental nuisance. Demonstrating compliance with the GED constitutes a defence against offences.

In the context of sites greater than 2500m², which as per the State Planning Policy require treatment of runoff to 50mg/L total suspended solids, that a Type A or Type B sediment basin cannot reasonably or practicably be provided, effective erosion control can be implemented in lieu of requiring sediment controls (Department of Environment and Science, 2023).

5.1.4 Drainage Control

Drainage controls are to include clean and dirty water diversion drains that limit the effective catchment of the construction site. All drainage controls are to be lined to limit erosion.

The hydraulic design criteria provided by the SPP will be adopted as per Table 4. Details of drainage control works will be provided at the Operational Works design stage.

Table 4 - Stormwater management design objectives for temporary drainage works, reproduced from (DILGP, 2017)

Temporary Drainage Works	Anticipated Operational Design Life and Minimum Design Storm Event		
	< 12 Months	12-24 Months	> 24 Months
Drainage structure	39% AEP	18% AEP	10%AEP
Where located immediately up-slope of an occupied property that would be adversely affected by the failure or overtopping of the structure	10% AEP		
Culvert crossing	63% AEP		

5.1.5 Erosion and Sediment Control

5.1.5.1 Erosion Controls

Type 3 sediment controls are unlikely to measurably achieve the treatment requirements (50mg/L total suspended solids) for exposed areas greater than 2500m² as prescribed by the SPP. In order to ensure compliance, it is recommended that exposed areas be minimised during construction (to less than 2500m²). This can be achieved by effectively stabilising surfaces, which is defined as a surface that does not have visible evidence of soil loss (including subsoil) caused by sheet, rill or gully erosion, or lead to sedimentation or water contamination.

Appropriate methods of stabilising exposed surfaces could include:

- Staging clear and grub works to maintain the maximum natural/existing cover, where that cover is reasonably likely to effectively stabilise the surface.
- Hydromulch, bonded fibre matrix or other sprayed surface protection layers.
- Erosion control blankets.
- Compost/mulch blankets.

All clear and grubbing, earthworks, site works, and landscaping works should be appropriately staged to ensure that effective stabilisation is achieved.

Details of erosion control works will be provided at the Operational Works design stage.

5.1.5.2 Sediment Controls

Type 3 sediment controls should be implemented as part of the operational works design in accordance with Table 5, as reproduced from Table 4.5.3 of the manual.

Table 5 - Default classification of sediment control techniques, reproduced from (IECA, 2008)

Type 1	Type 2	Type 3
Sheet flow treatment techniques		

<ul style="list-style-type: none"> – Buffer zone capable of infiltrating 100% of stormwater runoff or process water – Infiltration basin or sand filter bed capable of infiltrating 100% of flow 	<ul style="list-style-type: none"> – Buffer zone capable of infiltrating the majority of flows from design storms – Compost/mulch berm 	<ul style="list-style-type: none"> – Buffer zone – Filter fence – Modular sediment trap – Sediment fence
Concentrated flow treatment techniques		
<ul style="list-style-type: none"> – Sediment basin (sized in accordance with design standard) 	<ul style="list-style-type: none"> – Block & aggregate drop inlet protection – Excavated sediment trap with Type 2 outlet – Filter sock – Filter tube dam – Mesh & aggregate drop inlet protection – Rock & aggregate drop inlet protection – Rock filter dam – Sediment trench 	<ul style="list-style-type: none"> – Coarse sediment trap – Excavated drop inlet protection – Excavated sediment trap with Type 3 outlet – Fabric drop inlet protection – Fabric wrap field inlet sediment trap – Modular sediment trap – Straw bale barrier – U-Shaped sediment trap
De-watering sediment control techniques (selection not based on soil loss rate)		
<ul style="list-style-type: none"> – Type F/D sediment basin – Stilling pond 	<ul style="list-style-type: none"> – Filter bag or filter tube – Filter pond – Filter tube dam – Portable sediment tank – Settling pond – Sump pit 	<ul style="list-style-type: none"> – Compost berm – Filter fence – Grass filter bed – Hydrocyclone – Portable sediment tank – Sediment fence
Instream sediment control techniques (selection not based on soil loss rate)		
<ul style="list-style-type: none"> – Pump sediment-laden water to an off-stream Type F or Type D sediment basin or higher filtration system 	<ul style="list-style-type: none"> – Filter tube barrier – Modular sediment barrier – Rock filter dam – Sediment weir 	<ul style="list-style-type: none"> – Modular sediment barrier – Sediment filter cage

Details of sediment control works will be provided at the Operational Works design stage.

6 Summary

As discussed throughout this report, the development of Lot 210 on RN473 for the purpose of workers accommodation blocks will result in an increase in runoff for the design events relevant to the use of the land. Hydrologic and hydraulic calculations determined the expected runoff from the proposed catchment areas and used these values to determine the dimensions of the channel. It was determined that based on the quantum of change in runoff, the impact of the development would be negligible, and not result in nuisance.

6.1 Qualifications

This stormwater management memorandum has been prepared by MCE to support a Development Application for Material Change of Use, for workers accommodation blocks. The site is located at 11 Teys Road, Biloela, on land described as Lot 210 on RN473.

The analysis and overall approach were specifically catered to the requirement of this project and may not be applicable beyond this scope. For this reason, any other third parties are not authorised to utilise this report without further input and advice from MCE.

Whilst this report accurately assesses the catchment hydrology performance using industry-standard theoretical techniques and engineering practices, actual future observed catchment flows may vary from those predicted herein.

It is acknowledged that, due to the general course of coordination of a development application, some discrepancies may arise between the architectural layout shown within this document and the finalised architectural plans submitted by the Applicant. Generally, this does not constitute a material impact to the proposed development from an engineering perspective. Conservative engineering principles have been applied with consideration to earthworks, stormwater and servicing. As such, any concern should be suitable for conditioning as part of the detailed design process (i.e. to be finalised at the Operational Works stage).

6.2 References

- Ball, J., Babister, M., Nathan, R., Weeks, W., Weinmann, E., Retallick, M., & Testoni, I. (Eds.). (2019). *Australian Rainfall and Runoff: A Guide to Flood Estimation*. Commonwealth of Australia (Geoscience Australia).
- Ball, J., Babister, M., Nathan, R., Weeks, W., Weinmann, E., Retallick, M., & Testoni, I. (2019). *Australian Rainfall and Runoff: A Guide to Flood Estimation*. Commonwealth of Australia (Geoscience Australia).
- Department of Environment and Science. (2023). Releases to waters from land development sites and construction sites 2500m2 and greater. *Procedural Guide: Environmental Protection Act 1994*.
- DILGP. (2017, July). State Planning Policy. Department of Infrastructure, Local Government and Planning.
- IECA. (2008). *Best Practice Erosion and Sediment Control*. Picton NSW: International Erosion Control Association (Australasia).
- IECA. (2018). *Best Practice Erosion and Sediment Control - Appendix B*. Picton NSW: International Erosion Control Association (Australasia).
- IPWEAQ. (2016). *Queensland Urban Drainage Manual - Fourth Edition*. Institute of Public Works Engineering Australasia, Queensland.

Appendix A: Site Layout Plan

REFER TO ATTACHMENT

EXISTING
DEWLLING



SITE PLAN LEGEND	
<div></div>	ACCOMMODATION
<div></div>	KITCHEN/ DINING
<div></div>	EXISTING DWELLING
<div></div>	PARKING AREA
<div></div>	WASTE STORAGE
<div></div>	SEPTIC SYSTEM

DO NOT SCALE DRAWING			
ALL DIMENSION IN MILLIMETERS			
No:	Description:	Date:	REVISIONS
-	-	-	

ISSUED FOR
PRELIMINARY

Project:	TEYS WORKERS ACCOMODATION
Address:	11 TEYS RD, BILOELA, QLD, 4715 LOT210 RN473
Drawing Title:	SITE PLAN

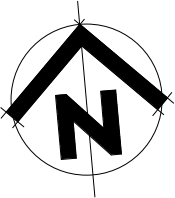


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info@deaignelements.com.au **E**
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Date: NOV 2024	-	
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Project No:	Drawing No:	
24_251	S-02	

Site Plan

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APPENDIX F

TRAFFIC IMPACT ASSESSMENT

Teys Road

Access Assessment Report

DATE
31 January 2025

REF
R038-24-25

CLIENT
Tey Australia Biloela

COMMERCIAL IN CONFIDENCE

Contact Information

McMurtrie Consulting Engineers Pty Ltd
ABN 25 634 181 294


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North Rockhampton, QLD 4701

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Document Information

Prepared for	Teys Australia Biloela
Document Name	Access Assessment Report
Job Reference	R038-24-25
Revision	A

Document History

Revision	Date	Description of Revision	Prepared by	Approved by		
				Name	Signature	RPEQ No
A	31/01/2025	Original Issue	D.Sleaford	C. Hewitt		05141

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2.3	Background Traffic	7
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2.5	Impact Assessment	9
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1 Introduction

This report seeks to identify the key road infrastructure requirements associated with the proposed development of 11 Teys Road, Biloela (Lot 210 on RN473). This will be completed by comparing the existing traffic conditions with those expected post development and, if necessary, recommending mitigation measures. The proposed development includes formalising the temporary housing arrangement already on the site, along with adding an additional 8 accommodation blocks and 3 kitchen/dining blocks, as well as internal car parking and waste storage.

2 Traffic

2.1 Existing Conditions

2.1.1 Site Locality

Situated on Teys Road, in close proximity to Jambin Dakenba Road, the site offers convenient access to Biloela and neighbouring towns including Jambin and Thangool, as shown in Figure 1.

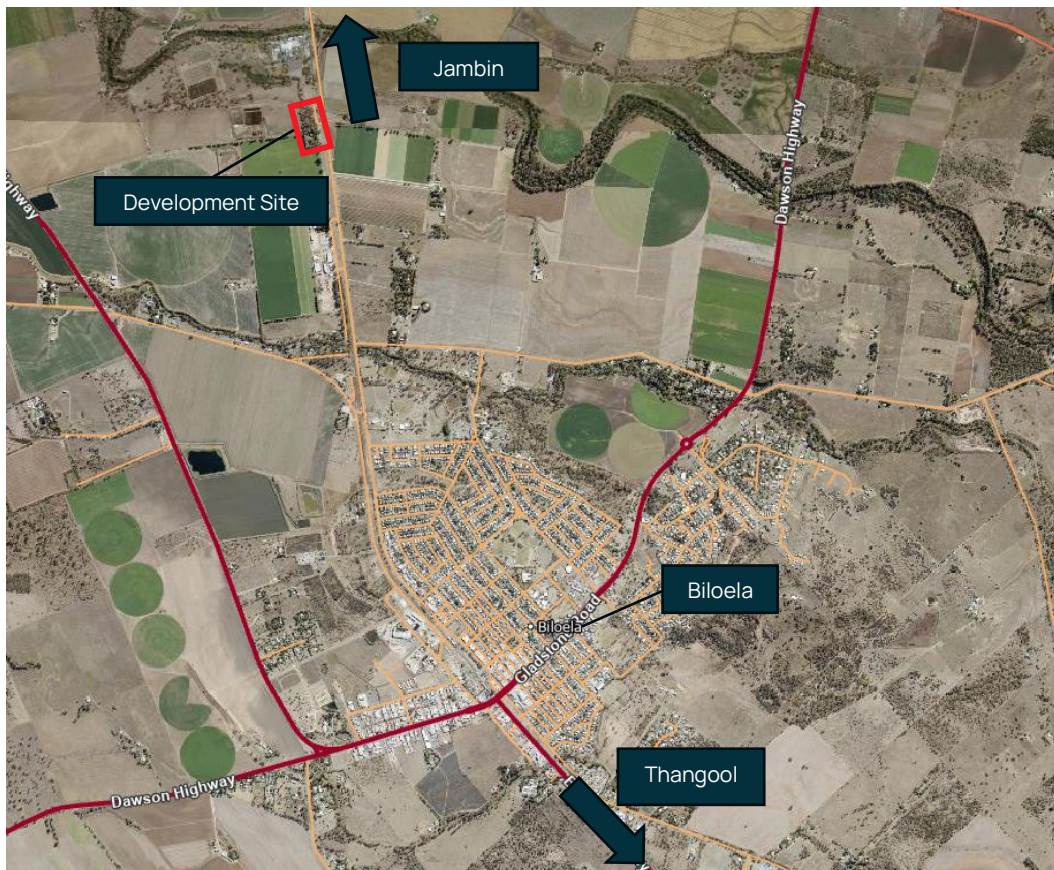


Figure 1 – Site Locality

2.1.2 Existing Use

The subject site accommodates a two-story, single dwelling (approx. 200m²GFA) positioned centrally within the lot boundaries. The zoning classification for this property is residential.

2.1.3 Surrounding Road Network Links

There are two surrounding road links that are relevant to the site, as shown in Figure 2.



Figure 2 - Surrounding Road Links

Jambin Dakenba Road

Jambin Dakenba Road is a Local Government Road that connects the northern end of Biloela to Jambin. It is a single lane, two-way highway, and is currently an approved B-Double route with a posted speed limit of 100km/hr. The road connects to Teys Road at an unsignalized intersection.

Teys Road

Teys road is a Local Government Road that runs parallel to Jambin Dakenba Road. It is a one lane, two-way road that provides access to existing industrial uses. It has a posted speed limit of 60 km/hr, however, a suggested speed limit of 40 km/hr is indicated at the start of Teys Road due to the sharp turn. It joins Jambin Dakenba Road at an unsignalized intersection. Vehicles accessing Jambin Dakenba Road at this intersection must yield to oncoming traffic.

2.2 Proposed Development

2.2.1 Operational Details

The proposed development is rooming accommodation for a total of 52 employees. The proposed development represents the final form of the site, and no further development is anticipated.

The development will provide 12 rooming accommodation blocks (total 572.16m² GFA), 4 dining/kitchen blocks (total 283.11m² GFA) and a waste storage area (125m² GFA). There will be no changes to the existing dwelling.

The traffic elements of the proposed development are discussed further in the following sections.

2.2.2 Site Access

Vehicular access for passenger traffic will be provided via a commercial driveway located at the north-eastern end of the site. The driveway will provide direct access to the south end of Teys Road.

A commercial driveway slab will be provided generally in accordance with CMDG Standard Drawing R-042 and amended to accommodate the largest vehicle accessing the site.

2.2.3 Car Parking

The existing single dwelling on the allotment includes two parking spaces, which satisfies the parking requirements outlined in the Banana Shire Development Code for this use.

The Banana Shire Development Codes identifies a minimum parking standard of 0.5 spaces per bedroom, plus 0.25 visitor spaces per bedroom. A minimum standard of 1 parking space for each manager is also required. Given each of the 12 accommodation blocks will have 4 rooms, and assuming there will be one manager at the development, the minimum number of parking spaces for the proposed development is 37. A total of 37 parking spaces are currently proposed, and therefore the development will be compliant with the local government's parking requirements.

All parking spaces proposed for light vehicles (cars) are 5.4m long and 2.5m wide and are accessed by a parking aisle of 5.8m width, which meets the requirements stipulated in AS2890.1 for employee and commuter parking (Class 2).

2.2.4 Queuing and Vehicle Circulation

The largest vehicle expected to traffic the site on a regular basis is a light vehicle, which will enter and exit via the driveway connected to the south end of Teys Road. Figure 3 shows the swept paths for these manoeuvres.



Figure 3 – Light Vehicle Swept Paths

No queuing facilities are required for this development.

2.2.5 Service Vehicle Access, Circulation and Loading

While the Banana Shire Development Code does not stipulate any specific servicing requirements for the use, it can be reasonably inferred that waste collection will be required. To accommodate this, service vehicles will access the site via the connection to Teys Road. Waste bins will be placed at the property boundary for convenient collection. Under this arrangement service vehicles are not required to access internal areas and have sufficient space on Teys Road for collecting waste.

2.3 Background Traffic

2.3.1 Existing Volumes

A traffic count completed on Jambin Dakenba Road by Banana Shire Council indicates an annual average daily traffic (AADT) value of 1189 vehicles per day. This data was collected from 13th October 2023 to 26th October 2023 (a period of 13 days) during which the meatworks site was operational. Therefore, the workers commuting to the site via Jambin Dakenba Road are included in this data. As the proposed development will allow workers to commute to the site without utilising the Teys Road/Jambin Dakenba Road intersection, it is expected that the traffic along this road will decrease. The main use of this intersection will now be for workers housed at the rooming accommodation who are travelling into Biloela (or neighbouring towns) on weekends or outside of work hours. Therefore, the anticipated traffic flow will primarily consist of light vehicle trips during off-peak hours and the potential impact on existing traffic conditions is expected to be minimal.

A traffic count completed by Banana Shire Council on Teys Road indicates an AADT value of 489 vehicles per day. This data was collected from 30th May 2023 to 13th June 2023 (a period of 14 days), during which the meatworks site was operational. This data includes the workers commuting to and from the site. The proposed development provides housing for these workers; therefore, it is anticipated that there will be no increase of traffic on Teys Road.

The peak hour traffic generation from the existing single dwelling was estimated with reference to the RTA *Guide to Traffic Generating Developments*. The peak trip rate was established at 1 trip per hour, as outlined in Table 1.

Table 1 - Peak Hour Traffic Generation (Existing)

	Number of dwellings	Peak Hour Trips per Dwelling	Peak Hour Trips
Dwelling house	1	0.85	0.85
			1 trip/hr

As there is expected to be a decrease in AADT and peak hour traffic volumes at this intersection post development, no further analysis will be undertaken in this report.

2.3.2 Existing Peak Hour Turn Volumes

Existing turn volumes on the intersection of Teys Road with the access to the proposed development include those of the existing residential dwelling and is estimated as per Figure 1Figure 4.



Figure 4 – Existing Turn Volumes (Tey Road and Site Access)

2.4 Development Generated Traffic

The main use of the development associated with its operation is rooming accommodation. Table 2 below presents an estimate of the peak hour traffic generation for this use based on the *RTA Guide to Traffic Generating Developments*.

Table 2 – Peak Hour Traffic Generation

	Number of dwellings	Peak Hour Trips per Dwelling	Peak Hour Trips
Residential Use (Larger units 3+ bedrooms)	12	0.65	7.8
			8 trips/hr

Given the uses of the development, it is expected that the peak hour will align with the network peak hours for both AM and PM.

2.4.1 Traffic Distribution

Table 3 outlines the proposed traffic distribution patterns for the development, showing the expected arrival and departure movements between the development access point and Teys Road during both AM and PM peak hours.

Table 3 - Proposed Development Traffic distribution – From Access to Teys Road

AM Peak	PM Peak
Arrival/Departure Split	
– 100% traffic outbound from development.	– 100% traffic inbound to development.
“New” Trip Distribution (100% Overall Trips)	
Inbound – 0% from Teys Road.	Inbound – 100% from Teys Road.
Outbound – 100% to Teys Road.	Outbound – 0% to Teys Road.

2.4.2 Development Traffic Volumes on the Network

Based on the expected traffic generation rates and distributions, the development traffic shown in Figure 5 is expected.

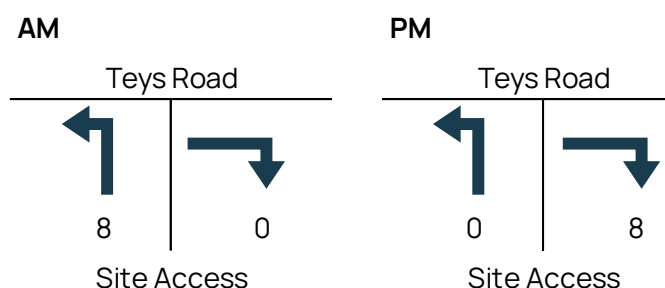


Figure 5 – Rooming Accommodation Use Peak Hour Development Traffic

2.5 Impact Assessment

2.5.1 Existing and Development Traffic Volumes on the Network

Using the expected traffic generation rates and distributions for both the existing dwelling and the proposed development, the traffic shown in Figure 6 is expected.

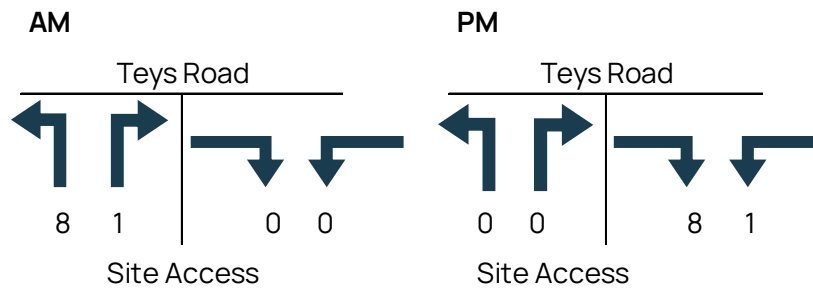


Figure 6 - Existing and Development Peak Hour Traffic

2.5.2 Turn Warrants

Assuming the peak hour traffic for Teys Road is equivalent to 10% of the AADT, a peak hour volume of 49 vehicles per hour can be estimated. As shown in Figure 7, a CHR(s)/AUL(s) is not triggered until background traffic reaches 200 vehicles per hour. Teys Roads background traffic during peak hour is only 49 Veh/h for both directions and therefore a BAR and BAL are sufficient for access.

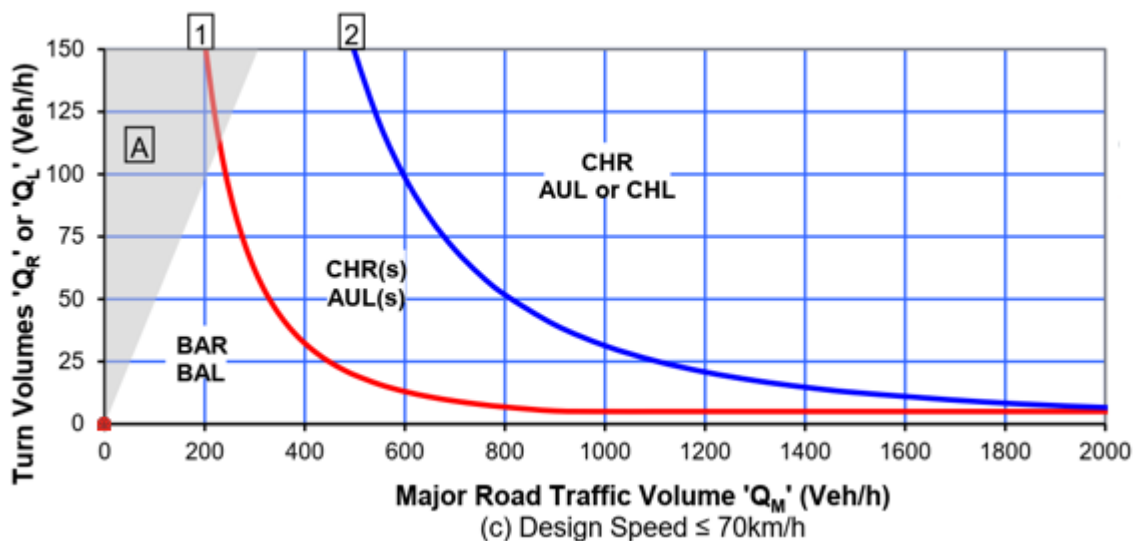


Figure 7 - Road Turn Treatments

2.6 Conclusion

Staff vehicle movements from Jambin Dakenba Road to Teys Road would have been accounted for in the original access design for the meatworks site. The proposed development does not introduce any new vehicle movements on the intersection of Teys and Jambin Dakenba Road but rather, reduces the number of movements and redirects them outside of peak hour. Similarly, the number of vehicles on Teys Road at peak hour is not expected to increase. The proposed access to the workers accommodation will experience new traffic movements however, the impact is negligible and will not compromise the operation of Teys Road. It is therefore concluded the proposed development will have negligible impact on the operation of the surrounding road network.

APPENDIX G

ABN HISTORICAL DETAILS



Historical details for ABN 17 009 669 265

ABN details

Entity name	From	To
TEYS AUSTRALIA BILOELA PTY LTD	11 Jul 2011	(current)
TEYS BROS. (BILOELA) PTY. LTD.	29 May 2000	11 Jul 2011
TEYS BROS (BILOELA) PTY LTD	06 Feb 2000	29 May 2000
ABN Status	From	To
Active	06 Feb 2000	(current)
Entity type	Australian Private Company	
Good & Services Tax (GST)	From	To
Registered	01 Jul 2000	(current)
Main business location	From	To
QLD 4715	06 Feb 2000	(current)

ASIC registration - ACN or ARBN or ARSN or ARFN

009 669 265 [View record on the ASIC website](#)

Deductible gift recipient status

Not entitled to receive tax deductible gifts

Disclaimer

The Registrar makes every reasonable effort to maintain current and accurate information on this site. The Commissioner of Taxation advises that if you use ABN Lookup for information about another entity for taxation purposes and that information turns out to be incorrect, in certain circumstances you will be protected from liability. For more information see [disclaimer](#)

Warning Statement

If you use ABN Lookup for information about a person or entity that provides financial or investment products or advice, make sure they have an Australian Financial Services (AFS) licence. You can check licenced professional registers [here](#)

Your Reference: GTP2438
Our Reference: TF: GR: mw: 25-03 (MCU007-24/25, FID96135, 13048194, FID14392, ID1941409)
Contact: enquiries@banana.qld.gov.au

11 March 2025

Teys Australia Biloela Pty Ltd
C/- Gideon Town Planning
PO Box 450
ROCKHAMPTON QLD 4700

Email: info@gideontownplanning.com.au

Dear Sir/Madam

Confirmation Notice

Planning Act 2016 Section 68(1)

Development Assessment Rules Section 2

Application Number: MCU007-24/25
Description: Rooming Accommodation (52 rooms)
Level of Assessment: Impact Assessable
Site Address: 11 Teys Road BILOELA
Lot & Plan Details: Lot 210 on RN473
Relevant Planning Scheme: *Banana Shire Planning Scheme 2021*

The development application described above was received by Council on 13 February 2025 and determined to be properly made on 05 March 2025.

1. Details of the Application

The application seeks development approval for:

	Planning Regulation 2017	Development Permit	Preliminary Approval
Material Change of Use	Section 20 – Assessable development	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2. Public Notification

Public notification is to be carried out for this development application in accordance with the provisions of Part 4 of the *Development Assessment Rules* under Section 68(1) of the *Planning Act 2016*. This includes advising adjoining owners, placing a public notice the paper circulating in the area and placing a sign on each street frontage of the site.

Please note that public notification is required to be undertaken within legislative timeframes. Generally speaking, this will be at least 15 business days. You can electronically access public notification templates, the *Development Assessment Rules* and the *Planning Act 2016* on the State Planning Department's website.

Failure to commence public notification or provide a Notice of Compliance within the legislative timeframes will result in your application lapsing.

Please find attached the adjoining owner's details to assist with public notification.

3. Referral Agencies

There are no Referral Agencies for this application.

4. Information Request

An information request will be made by the assessment manager and is enclosed with this confirmation notice.

If you find an inaccuracy in any of the information provided above or have a query or seek clarification about any of these details, please contact Council's Development Services team on (07) 4992 9500, quoting application number MCU007-24/25.

Yours Sincerely



Tarnya Fitzgibbon

MANAGER DEVELOPMENT & REGULATORY SERVICES

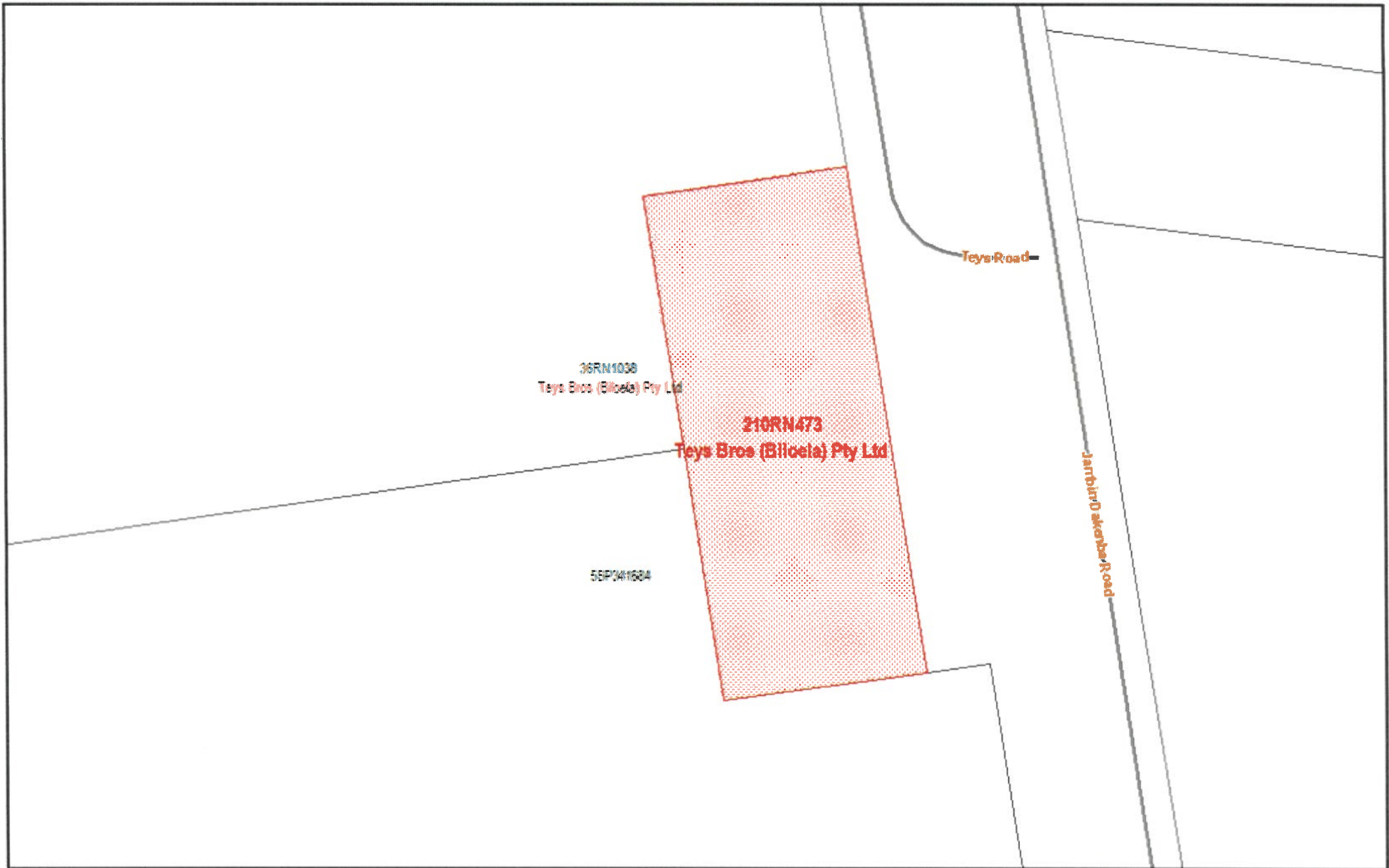
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Attachment 1 – Adjoining Land Owner Details
Attachment 2 – Adjoining Land Owner Map

Attachment 1
MCU007-24/25 Adjoining Landowners Details

Lot & Plan: 36RN1038

Lot & Plan: 5SP341684



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Scale 1 : 1,000 (A4 Original Size)
Non-proprietary information. Do not rely on it.

Attachment 2 - Adjoining Land Owner Details

Your Reference: GTP2438
Our Reference: TF: GR: mw: 25-03 (FID96135, MCU007-24/25, FID14392, 13048194, ID1941409)
Contact: Geoff Reid

11 March 2025

Teys Australia Biloela Pty Ltd
c/ Gideon Town Planning
PO Box 450
ROCKHAMPTON QLD 4700

Email: info@gideontownplanning.com.au

Dear Sir

Information Request
Planning Act 2016 Section 68(1)
(Development Assessment Rules Part 3)

Application Number: MCU007-24/25
Description: Material Change of Use – Rooming accommodation (52 rooms)
Level of Assessment: Impact assessable
Site Address: 11 Tey's Road, Biloela
Lot & Plan Details: Lot 210 on RN473

Council has received the above-mentioned development application and advises that the following further information is required to properly assess the application.

1. Engineering

1.1 Vehicle movement and car parking

The submitted application material does not sufficiently demonstrate how various aspects of the proposed parking arrangements comply with applicable provisions:

- i. Plans do not provide dimensions for the proposed internal circulation road and parking area.
- ii. There are no turnaround provisions at the dead-ends of each aisle. If there are no available spaces, motorists will need to reverse significant distances to be able to turnaround at the mouth of the intersection.

Information requested

Please provide additional information demonstrating:

- i. Provision of a dimensioned carparking plan demonstrating compliance with Australian Standard 'AS/NZS 2890.1-2009 Off-street parking'.

- ii. A revised plan demonstrating that turnaround manoeuvres at the ends of aisles can be completed.

2. Planning

2.1 Rural Zone Code

PO1 – The response to this PO contradicts responses to other PO's where it is stated that no additional landscaping will be provided.

Information requested

Please provide clarification on the proposed approach to maintaining the rural character of the locality using additional landscaping.

PO2 – The response to this PO states some clearing of existing vegetation is required which appears to contradict responses to other PO's which state that the existing dense vegetation will be used to visually screen the development and provide mitigation from chemical spray drift, noise, dust, odours, or other emissions.

Information requested

Please provide clarification on the extent of clearing of existing vegetation and how it is limited to the immediate development area and vehicle access.

PO3 – The response to this PO does not demonstrate or explain how potential light spill will be managed only that it will. Where and how will landscaping and screening be used to manage the potential for light spill nuisance?

Information requested

Please provide details of the proposed landscaping and screening to be used to mitigate light spill nuisance.

PO6 – The response to this PO does not demonstrate how and where potable water storage will occur on the site. Furthermore, no detail has been provided to qualify '*Development will be provided with sufficient on-site water storage for consumption and firefighting*'.

Information requested

Please provide details of the potable water source, and the size and location of potable water storage for consumption and fire firefighting purposes. This must include the assumptions made to calculate the required volumes of potable water and firefighting water.

PO9 – The response to this PO states the development site is densely vegetated. However, responses to other PO's state that some of the existing vegetation will be removed. Will the removal of the vegetation expose the proposed development (a sensitive land use) to impact

associated with chemical spray drift, noise, dust, odours, or other emissions?

Information requested

Please provide details of the extent of clearing of the existing vegetation required to establish the proposed development and how removal of the vegetation will not increase exposure to chemical spray drift, noise, dust, odours, or other emissions.

PO16 – The response to this PO states dense vegetation on the site will screen the development. However, responses to other PO's state that removal of some existing vegetation is required

Information requested

Please provide details of the extent of clearing of the existing vegetation required to establish the proposed development and how removal of the vegetation will not impact the screening of the development and facilitate the maintenance of the rural character of locality.

2.2 Development Design Code

PO11 – Parking must be provided to accommodate the expected demand generated by the development. The response to this PO does not address the outcome the PO is seeking. Simply stating that future residents will have low vehicle ownership is not a supportable statement and does not demonstrate compliance with the PO.

The submitted site plan indicates 30 onsite parking spaces. However, the submitted Traffic Impact Assessment (TIA), section 2.2.3 states 39 spaces will be provided to comply with Planning Scheme requirements. It is noted no PWD spaces have been provided.

The Planning Scheme requires 40 parking spaces per Table 6.3.3 – Vehicle parking rates.

Information requested

Please provide confirmation of the number of parking spaces to be provided, including PWD, demonstrating compliance with Planning Scheme requirements. If a reduced number of parking spaces are proposed, please provide reasoning for the reduction in parking spaces.

PO12 – The submitted plans and documents do not demonstrate how the required movement corridors will be provided. In fact, the plans do not indicate any pedestrian facilities at all. Such movement corridors must be provided to allow safe and convenient access to and from all areas and buildings of the proposed development, including the parking area.

Information requested

Please provide revised plans (to scale and appropriately annotated/labeled) demonstrating how safe and convenient movement areas for pedestrians and people in wheelchairs will be provided.

PO14 – The submitted plans and documents do not demonstrate how the parking area will be screened from view by surrounding vegetation. The submitted site plan indicates parking immediately adjacent to the front boundary and the road reserve with no screening. Furthermore, as discussed above in the Rural Zone Code assessment it has been stated numerous times that some existing vegetation will be removed.

Information requested

Please provide revised plans (to scale and appropriately annotated/labeled) demonstrating how the parking area will be screened using existing vegetation. If additional landscaping is proposed, please include such details on the revised site plan.

PO15 – PO21 - The submitted plans and documents and responses to these PO's do not demonstrate where and how additional landscaping will be utilized to satisfy the outcomes of these PO's.

Information requested

Please provide plans and documents detailing the location and type of landscaping used to complement the existing vegetation on the site to satisfy the outcomes of PO15-PO21. The plans must be scaled and appropriately annotated/labeled.

PO26 – The response to this PO does not demonstrate how and where potable water storage will occur on the site. Furthermore, no detail has been provided to qualify '*Commensurate to the scale of the development*'.

Information requested

Please provide details of the potable water source, and the size and location of potable water storage. This must include the assumptions made to calculate the required volume of potable water.

PO39 - PO40– The submitted plans and documents and the responses to these PO's do not demonstrate the suitability of the proposed location and size of the waste storage area or a waste reduction/recycling strategy.

No details have been provided as to how waste is to be collected and managed and whether access to the waste storage area is required or appropriate to allow for regular service by a waste collection vehicle.

The submitted Traffic Impact Assessment (TIA) states

"It can be reasonably inferred that waste collection will be required. To accommodate this, service vehicles will access the site via the connection to Teys Road. Waste bins will be placed at the property boundary for convenient collection. under this arrangement service vehicles are not required to access internal areas and have sufficient space on Teys Road for collecting waste"

The scale of the development means that use of wheelie bins is not appropriate and a commercial waste arrangement (such as commercial front lift bins) will need to be entered into between the Applicant and a commercial waste removal company. If front lift bins are proposed and there is no internal access to the bin compound (as per the TIA) then the collection vehicle will have to service the bins from Teys Road. This would require a reversing maneuver onto Teys Road after service is completed, which is not permitted.

Information requested

Please provide details of the proposed waste storage area demonstrating it is appropriately sized for the number and type of bins, is located to allow for ease of servicing by a waste collection vehicle without the need to reverse on to a public roadway and is easily accessible by occupants to deposit their waste.

Please provide details of the type and number of bins to be used and the proposed collection method and demonstrate there is suitable area adjacent to the Teys Road frontage for presentation and servicing of the bins and for the waste collection vehicle to safely turnaround on site.

Please provide details of a waste reduction/recycling management strategy.

2.3 Plans

Site plan - The submitted site plan is not drawn to scale and lacks sufficient detail to accurately assess matters such as the location and size of all existing and proposed buildings/structures, location of services, dimensions of car parking and maneuvering areas, landscaping, internal pedestrian pathways, vegetation to be removed/retained, and lighting.

Floor plans and Elevations - The submitted floor plans and elevations do not include the proposed laundry and recreation buildings and do not demonstrate that a minimum of 3 PWD accessible accommodation units/rooms and access to all communal buildings/areas is provided.

Information requested

Site plan - Please provide a revised site plan demonstrating:

- the location and size of all existing and proposed buildings/structures.
- the location of all existing and proposed services.

- the dimensions of car parking and maneuvering areas.
- the location and type of landscaping treatments.
- the location of internal pedestrian pathways.
- vegetation to be removed and retained.
- location of lighting to pathways, parking and communal areas.

The revised site plan must be drawn to scale, fully dimensioned, and labeled.

Floor plans and Elevations - Please provide floor plans and elevations demonstrating:

- the proposed laundry and recreation buildings.
- a minimum of 3 PWD accessible accommodation units/rooms.
- PWD accessibility of all communal buildings/areas.

The floor plans and elevations must be drawn to scale, fully dimensioned, and labeled.

Responding to the Information Request

The applicant must give notice to the Assessment Manager (in this instance Banana Shire Council) that either:

1. All the information requested will be provided
2. Part of the information requested will be provided
3. None of the information requested will be provided

Your written response to this information request must be provided by the 11 June 2025, and forwarded to either:

Email: enquiries@banana.qld.gov.au; or

Post: Banana Shire Council
Development Services Section
PO Box 412
BILOELA QLD 4715

The assessment of your application will be based on the information provided. It is recommended that you provide all the information requested in accordance with section 13 of the Development Assessment Rules.

If you do not provide a response before the above due date (or a further agreed period), it will be taken as if you have decided not to respond to the information request and Council will continue with the assessment of your application without the information requested.

Should you require further assistance in relation to this matter, please contact Council's Development Services team on (07) 4992 9500, quoting application number MCU007-24/25.

Yours Sincerely

A handwritten signature in blue ink, appearing to be 'Tarnya', with a stylized flourish extending to the right.

Tarnya Fitzgibbon

MANAGER DEVELOPMENT AND REGULATORY SERVICES

24 June 2025

Banana Shire Council
PO BOX 412
BILOELA QLD 4715

Attention: Tarnya Fitzgibbon
Via Email: enquiries@banana.qld.gov.au



Dear Tarnya,

RESPONSE TO INFORMATION REQUEST – DEVELOPMENT APPLICATION MCU007-24/25 FOR A MATERIAL CHANGE OF USE FOR ROOMING ACCOMMODATION SITUATED AT 11 TEYS ROAD, BILOELA – DESCRIBED AS LOT 210 ON RN473

On behalf of our client, **Teys Australia Biloela Pty Ltd**, and in accordance with part 3, section 13 of the Development Assessment Rules, we provide a response to all items included in the Information Request issued by Banana Shire Council on 11 March 2025.

Should Council require any further discussion on this matter, please do not hesitate to contact me on 07 4806 6959 or info@gideontownplanning.com.au.

Yours Faithfully,



Gideon Genade
Principal Town Planner

Encl.: Appendix A – Response to Information Request
Appendix B – Amended Proposal Plans

APPENDIX A

Response to Information Request

1.0 ENGINEERING

1.1 VEHICLE MOVEMENT AND CAR PARKING

The submitted application material does not sufficiently demonstrate how various aspects of the proposed parking arrangements comply with applicable provisions:

- i. Plans do not provide dimensions for the proposed internal circulation road and parking area.
- ii. There are no turnaround provisions at the dead-ends of each aisle. If there are no available spaces, motorists will need to reverse significant distances to be able to turnaround at the mouth of the intersection.

INFORMATION REQUESTED

Please provide additional information demonstrating:

- i. Provision of a dimensioned carparking plan demonstrating compliance with Australian Standard 'AS/NZS 2890. 1-2009 Off-street parking'.
- ii. A revised plan demonstrating that turnaround manoeuvres at the ends of aisles can be completed.

RESPONSE:

A dimensioned carparking plan with turnaround facilities at each end has been provided. Refer to *Appendix B – Amended Proposal Plans*.

2.0 PLANNING

2.1 RURAL ZONE CODE

PO1 – The response to this PO contradicts responses to other PO's where it is stated that no additional landscaping will be provided.

INFORMATION REQUESTED

Please provide clarification on the proposed approach to maintaining the rural character of the locality using additional landscaping.

RESPONSE:

While the development will involve clearing an area of approximately 0.5 hectares, additional landscaping will be provided within a 3 metre wide strip along the Teys Road frontage boundary. Refer to *Appendix B – Amended Proposal Plans*.

PO2 – The response to this PO states some clearing of existing vegetation is required which appears to contradict responses to other PO's which state that the existing dense vegetation will be used to visually screen the development and provide mitigation from chemical spray drift, noise, dust, odours, or other emissions.

INFORMATION REQUESTED

Please provide clarification on the extent of clearing of existing vegetation and how it is limited to the immediate development area and vehicle access.

RESPONSE:

The proposed clearing area is indicated in S-03 within *Appendix B – Amended Proposal Plans*.

PO3 – The response to this PO does not demonstrate or explain how potential light spill will be managed only that it will. Where and how will landscaping and screening be used to manage the potential for light spill nuisance?

INFORMATION REQUESTED

Please provide details of the proposed landscaping and screening to be used to mitigate light spill nuisance.

RESPONSE:

A 3 metre wide landscaping strip is proposed along the Teys Road frontage. Sufficient setbacks and existing vegetation will manage light spill along the western and southern boundaries. Refer to *Appendix B – Amended Proposal Plans*.

PO6 – The response to this PO does not demonstrate how and where potable water storage will occur on the site. Furthermore, no detail has been provided to qualify 'Development will be provided with sufficient on site water storage for consumption and fire fighting'.

INFORMATION REQUESTED

Please provide details of the potable water source, and the size and location of potable water storage for consumption and fire firefighting purposes. This must include the assumptions made to calculate the required volumes of potable water and firefighting water.

RESPONSE:

The site currently sources water from the nearby registered bore RN34067 under Sunwater account 103217. A water line connects the residences directly to this bore. The site's available water through the Sunwater scheme is 688 ML, more than sufficient for both consumption and firefighting purposes.

PO9 – The response to this PO states the development site is densely vegetated. However, responses to other PO's state that some of the existing vegetation will be removed. Will the removal of the vegetation expose the proposed development (a sensitive land use) to impact associated with chemical spray drift, noise, dust, odours, or other emissions?

INFORMATION REQUESTED

Please provide details of the extent of clearing of the existing vegetation required to establish the proposed development and how removal of the

vegetation will not increase exposure to chemical spray drift, noise, dust, odours, or other emissions.

RESPONSE:

The proposed clearing area is indicated in S-03 within *Appendix B – Amended Proposal Plans*. A 3 metre wide landscaping strip will be provided along the Teys Road frontage. Sufficient setbacks and existing landscaping will prevent any emission impacts from the southern and western boundaries. The site to the north is owned by the applicant, with no emission producing activities occurring within proximity to the boundary.

PO16 – The response to this PO states dense vegetation on the site will screen the development. However, responses to other PO's state that removal of some existing vegetation is required.

INFORMATION REQUESTED

Please provide details of the extent of clearing of the existing vegetation required to establish the proposed development and how removal of the vegetation will not impact the screening of the development and facilitate the maintenance of the rural character of locality.

RESPONSE:

The proposed clearing area is indicated in S-03 within *Appendix B – Amended Proposal Plans*. Sufficient vegetation buffers will be maintained along the western and southern boundaries, with additional landscaping proposed along the Teys Road frontage.

2.2 DEVELOPMENT DESIGN CODE

PO11 – Parking must be provided to accommodate the expected demand generated by the development. The response to this PO does not address the outcome the PO is seeking. Simply stating that future residents will have low vehicle ownership is not a supportable statement and does not demonstrate compliance with the PO.

The submitted site plan indicates 30 onsite parking spaces. However, the submitted Traffic Impact Assessment (TIA), section 2. 2.3 states 39 spaces will be provided to comply with Planning Scheme requirements. It is noted no PWD spaces have been provided.

The Planning Scheme requires 40 parking spaces per Table 6. 3. 3 - Vehicle parking rates.

INFORMATION REQUESTED

Please provide confirmation of the number of parking spaces to be provided, including PWD, demonstrating compliance with Planning Scheme requirements. If a reduced number of parking spaces are proposed, please provide reasoning for the reduction in parking spaces.

RESPONSE:

A total of 40 parking spaces have been provided, including 3 PWD spaces. Refer to *Appendix B – Amended Proposal Plans*.

PO12 – The submitted plans and documents do not demonstrate how the required movement corridors will be provided. In fact, the plans do not indicate any pedestrian facilities at all. Such movement corridors must be provided to allow safe and convenient access to and from all areas and buildings of the proposed development, including the parking area.

INFORMATION REQUESTED

Please provide revised plans (to scale and appropriately annotated/labeled) demonstrating how safe and convenient movement areas for pedestrians and people in wheelchairs will be provided.

RESPONSE:

Pedestrian paths have been provided throughout the development. Refer to *Appendix B – Amended Proposal Plans*.

PO14 – The submitted plans and documents do not demonstrate how the parking area will be screened from view by surrounding vegetation. The submitted site plan indicates parking immediately adjacent to the front boundary and the road reserve with no screening. Furthermore, as discussed above in the Rural Zone Code assessment it has been stated numerous times that some existing vegetation will be removed.

INFORMATION REQUESTED

Please provide revised plans (to scale and appropriately annotated/labeled) demonstrating how the parking area will be screened using existing vegetation. If additional landscaping is proposed, please include such details on the revised site plan.

RESPONSE:

A 3 metre wide landscaping strip will be provided between the parking area and the Teys Road frontage. Refer to *Appendix B – Amended Proposal Plans*.

PO15 - PO21 – The submitted plans and documents and responses to these PO's do not demonstrate where and how additional landscaping will be utilized to satisfy the outcomes of these PO's.

INFORMATION REQUESTED

Please provide plans and documents detailing the location and type of landscaping used to complement the existing vegetation on the site to satisfy the outcomes of P015-P021. The plans must be scaled and appropriately annotated/labeled.

RESPONSE:

A 3 metre wide landscaping strip will be provided along the Teys Road frontage to complement the existing vegetation. Refer to *Appendix B – Amended Proposal Plans*.

PO26 – The response to this PO does not demonstrate how and where potable water storage will occur on the site. Furthermore, no detail has been provided to qualify 'Commensurate to the scale of the development'.

INFORMATION REQUESTED

Please provide details of the potable water source, and the size and location of potable water storage. This must include the assumptions made to calculate the required volume of potable water.

RESPONSE:

The development will receive water from the nearby registered bore RN34067 under Sunwater account 103217. The site's available water through the Sunwater scheme is 688 ML, more than sufficient for both consumption and firefighting purposes.

PO39 - PO40 – The submitted plans and documents and the responses to these PO's do not demonstrate the suitability of the proposed location and size of the waste storage area or a waste reduction/recycling strategy.

No details have been provided as to how waste is to be collected and managed and whether access to the waste storage area is required or appropriate to allow for regular service by a waste collection vehicle.

The submitted Traffic Impact Assessment (TIA) states:

"It can be reasonably inferred that waste collection will be required. To accommodate this, service vehicles will access the site via the connection to Teys Road. Waste bins will be placed at the property boundary for convenient collection, under this arrangement service vehicles are not required to access internal areas and have sufficient space on Teys Road for collecting waste"

The scale of the development means that use of wheelie bins is not appropriate and a commercial waste arrangement (such as commercial front lift bins) will need to be entered into between the Applicant and a commercial waste removal company. If front lift bins are proposed and there is no internal access to the bin compound (as per the TIA) then the collection vehicle will have to service the bins from Teys Road. This would require a reversing maneuver onto Teys Road after service is completed, which is not permitted.

INFORMATION REQUESTED

Please provide details of the proposed waste storage area demonstrating it is appropriately sized for the number and type of bins, is located to allow for ease of servicing by a waste collection vehicle without the need to reverse on to a public roadway and is easily accessible by occupants to deposit their waste.

Please provide details of the type and number of bins to be used and the proposed collection method and demonstrate there is suitable area adjacent to the Teys Road frontage for presentation and servicing of the bins and for the waste collection vehicle to safely turnaround on site.

Please provide details of a waste reduction/recycling management strategy.

RESPONSE:

Refer to *Appendix B – Amended Proposal Plans*. The development provides a 10m x 12m waste storage area. This provides ample room for the 3-4 proposed commercial-sized waste bins, each being 3m x 1.5m, as well as sufficient space for manoeuvring within the area. The storage area will have a main gate entry alongside the car park for collection vehicles, as well as a separate pedestrian entry via the internal pedestrian pathway.

The waste collection vehicle will enter the site via Teys Road, collect the waste from the bins, and exit the site via the internal car parking area.

2.3 PLANS

Site plan - The submitted site plan is not drawn to scale and lacks sufficient detail to accurately assess matters such as the location and size of all existing and proposed buildings/structures, location of services, dimensions of car parking and maneuvering areas, landscaping, internal pedestrian pathways, vegetation to be removed/retained, and lighting.

Floor plans and Elevations - The submitted floor plans and elevations do not include the proposed laundry and recreation buildings and do not demonstrate that a minimum of 3 PWD accessible accommodation units/rooms and access to all communal buildings/areas is provided.

INFORMATION REQUESTED

Site plan - Please provide a revised site plan demonstrating:

- the location and size of all existing and proposed buildings/structures.
- the location of all existing and proposed services.
- the dimensions of car parking and maneuvering areas.
- the location and type of landscaping treatments.
- the location of internal pedestrian pathways.
- vegetation to be removed and retained.
- location of lighting to pathways, parking and communal areas.

The revised site plan must be drawn to scale, fully dimensioned, and labeled.

Floor plans and Elevations - Please provide floor plans and elevations demonstrating:

- the proposed laundry and recreation buildings.
- a minimum of 3 PWD accessible accommodation units/rooms.
- PWD accessibility of all communal buildings/areas.

The floor plans and elevations must be drawn to scale, fully dimensioned, and labeled.

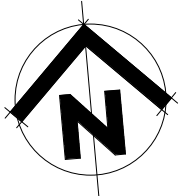
RESPONSE:

Appendix B – Amended Proposal Plans now includes floor plans and elevations for the proposed laundry areas and the proposed recreation building. Additionally, the plans include the dimensions of parking and manoeuvring areas, the location of internal pedestrian pathways and indications of the proposed clearing areas.

The development will not provide PWD accessible accommodation. Other existing accommodation options for Tey's workers within Biloela will be used to cater for PWD employees.

APPENDIX B

Amended Proposal Plans



DO NOT SCALE DRAWING

ALL DIMENSION IN MILLIMETERS

No:	Description:	Date:	REVISIONS

ISSUED FOR
PRELIMINARY

Project:	TEYS WORKERS ACCOMODATION
Address:	11 TEYS RD, BILOELA, QLD, 4715 LOT210 RN473
Drawing Title:	LOCATION PLAN



0407 271 336 **M**
info@deaignelements.com.au **E**
QBCC No: 1247120 BDAQ No: 0001677

Scale:		Rev:	20/06/2025 12:10:03 PM
Date: JUN 2025			
Drawn: NJB			
Project No: 24_251		Drawing No: S-01	

EXISTING
DEWLLING



SITE PLAN LEGEND

ACCOMMODATION

KITCHEN/ DINING

LAUNDRY

EXISTING DWELLING

PARKING AREA

FOOT PATH

WASTE STORAGE

SEPTIC SYSTEM

Site Plan

1 : 1000

DO NOT SCALE DRAWING
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No:	Description:	Date:	REVISIONS
-	-	-	

ISSUED FOR
PRELIMINARY

Project:

TEYS WORKERS
ACCOMODATION

Address:

11 TEYS RD, BILOELA,
QLD, 4715 LOT210 RN473

Drawing Title:

SITE PLAN





0407 271 336 M
info@deaignelements.com.au E
QBCC No: 1247120 BDAQ No: 0001677

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Date: JUN 2025	-	
Drawn: NJB		
Project No: 24_251	Drawing No: S-02	



SITE PLAN LEGEND

 CLEARING AREA
APPROX 4950m²

 3m WIDE
LANDSCAPING STRIP

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PRELIMINARY

Project:
**TEYS WORKERS
ACCOMODATION**

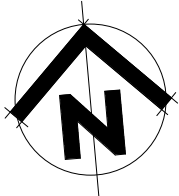
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QLD, 4715 LOT210 RN473**

Drawing Title:
**SITE PLAN-
LANDSCAPING**

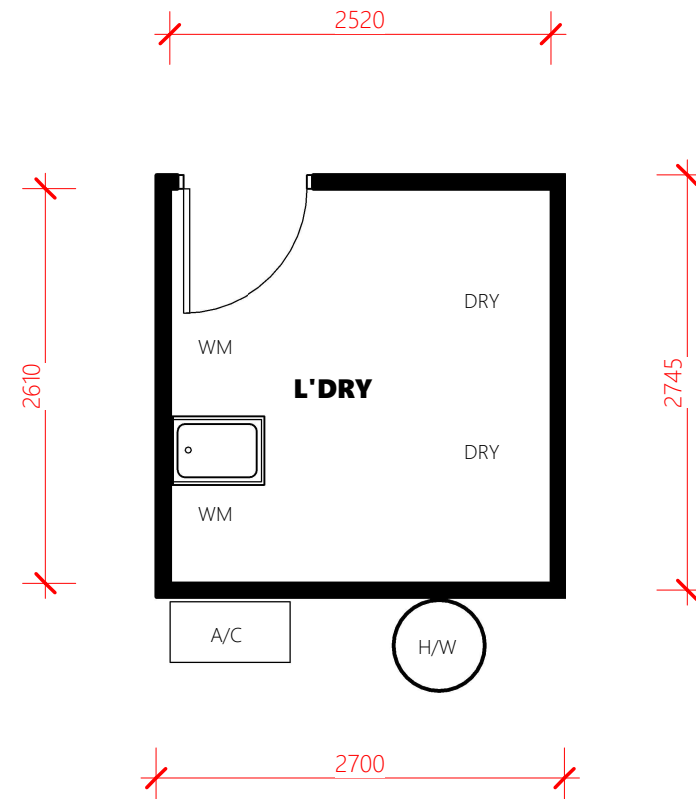


0407 271 336 **M**
info@deaignelements.com.au **E**
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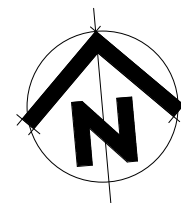


Site Plan - Landscaping Plan
1 : 1000



LAUNDRY FLOOR PLAN

1 : 50



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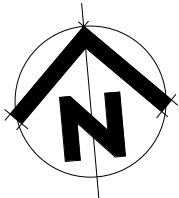
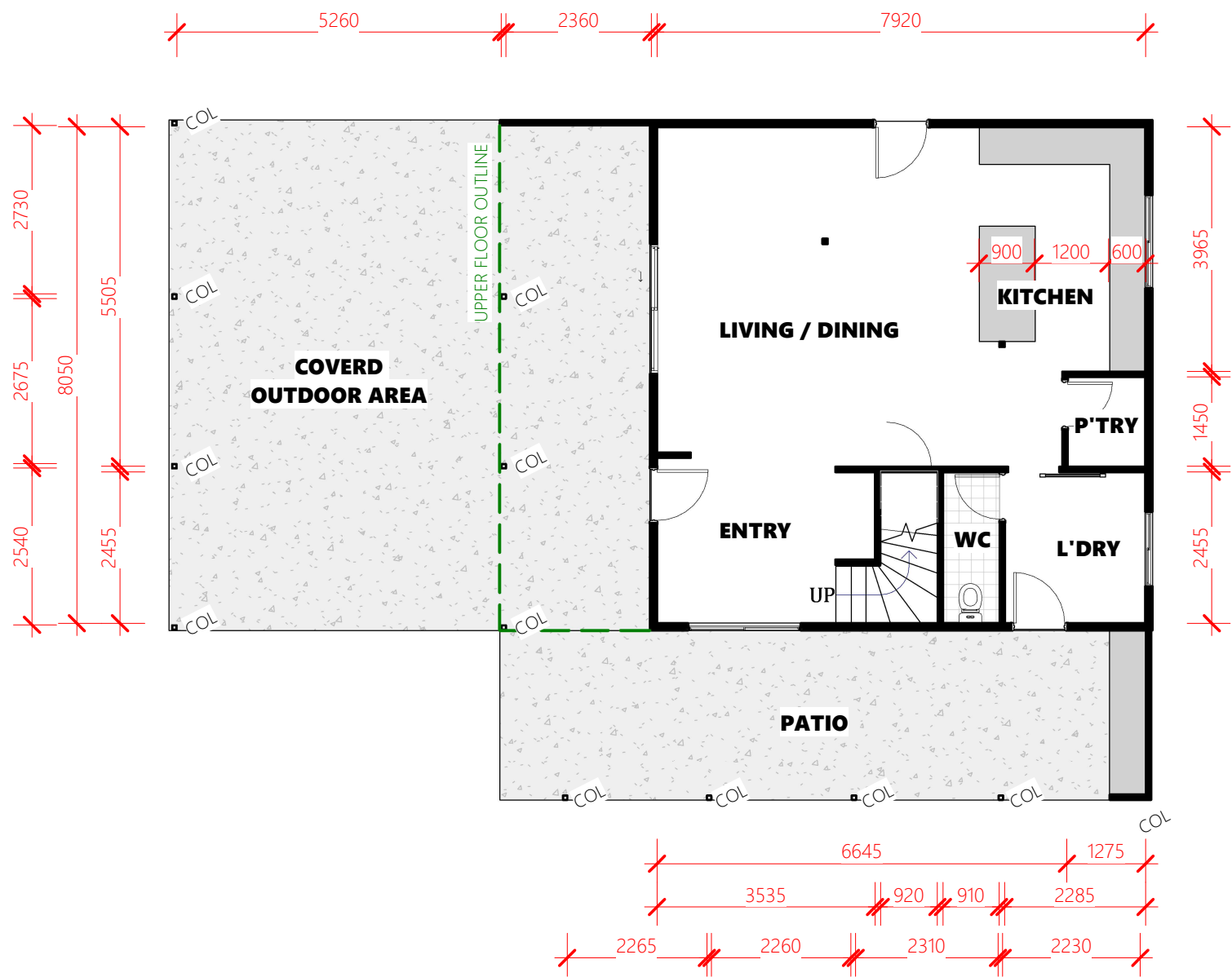
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Address:	11 TEYS RD, BILOELA, QLD, 4715 LOT210 RN473
Drawing Title:	LAUNDRY

dezignelements
BUILDING DESIGNERS
0407 271 336 M
info@deziignelements.com.au E
QBCC No: 1247120 BDAQ No: 0001677

Scale: 1 : 50	Rev: -	20/06/2025 12:10:09 PM
Date: JUN 2025		
Drawn: NJB		
Project No: 24_251 Drawing No: S-04		

Existing Dwelling - Ground Floor

1 : 100



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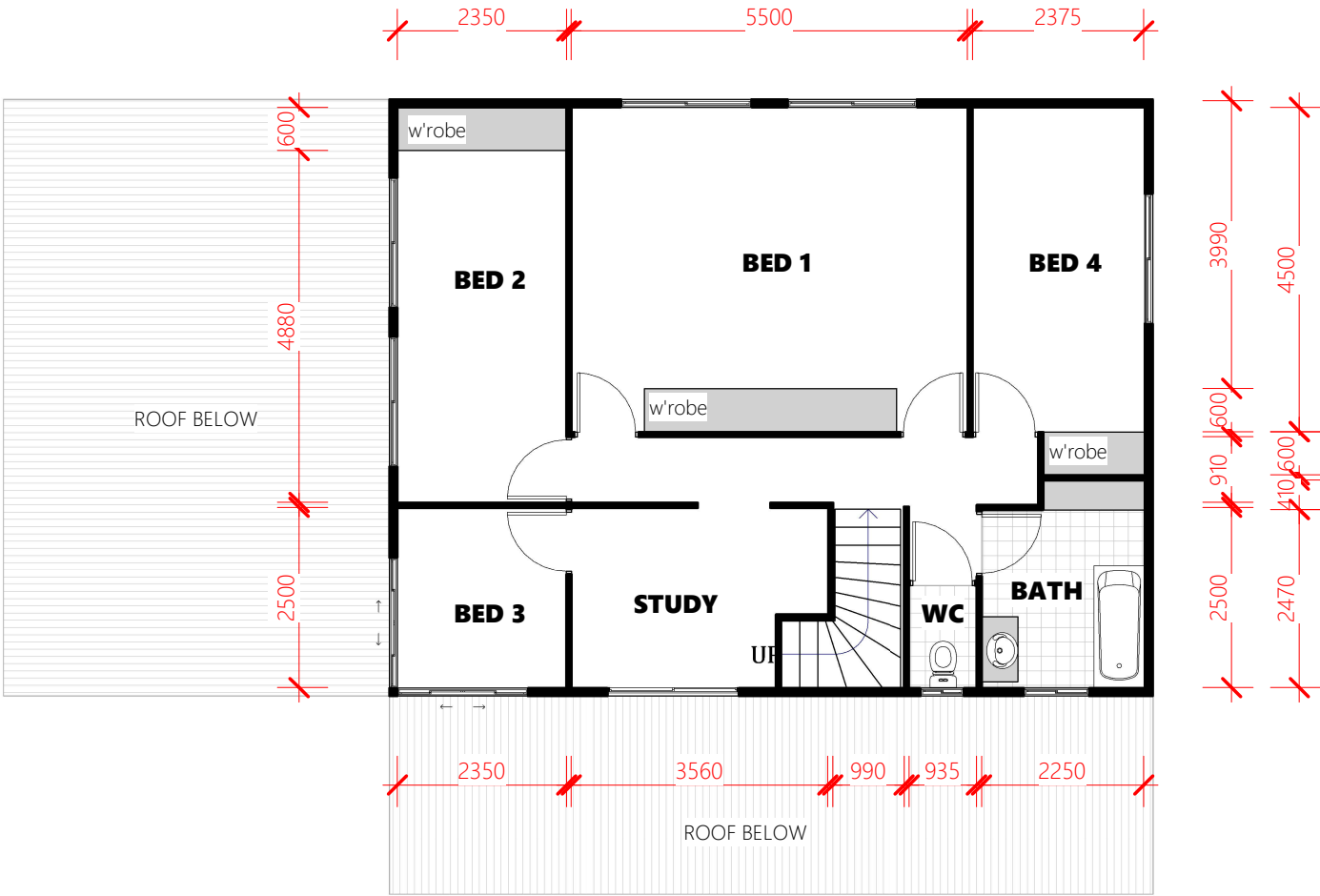
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PRELIMINARY

Project:	TEYS WORKERS ACCOMODATION
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Drawing Title:	GROUND FLOOR PLAN



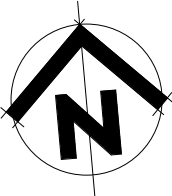
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info@deaignelements.com.au **E**
QBCC No: 1247120 BDAQ No: 0001677

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Date: JUN 2025	-	
Drawn: NJB	-	
Project No: 24_251	Drawing No: S-05	



_Existing Dwelling - Upper Floor

1 : 100



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REVISIONS

ISSUED FOR
PRELIMINARY

Project:	TEYS WORKERS ACCOMODATION
Address:	11 TEYS RD, BILOELA, QLD, 4715 LOT210 RN473
Drawing Title:	UPPER FLOOR PLAN



0407 271 336 **M**
info@deaignelements.com.au **E**
QBCC No: 1247120 BDAQ No: 0001677

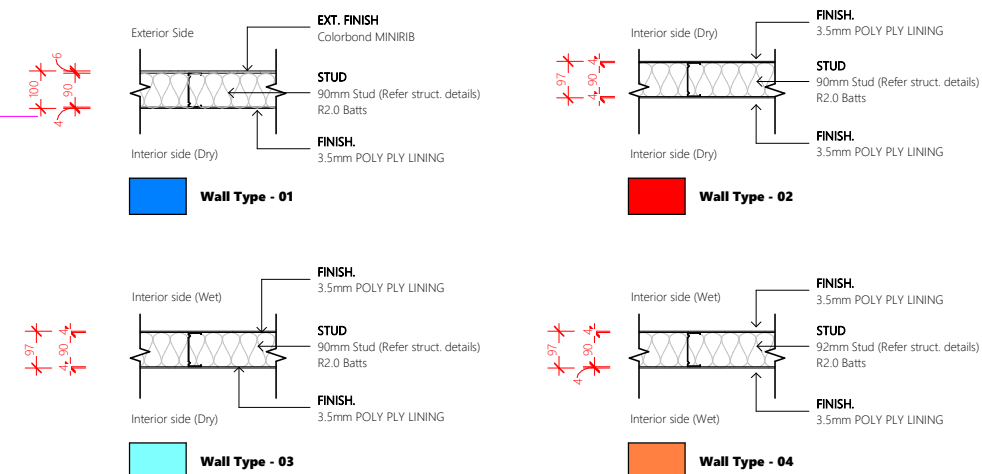
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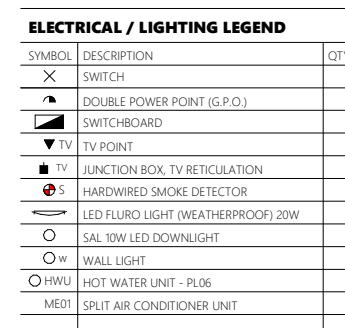
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WALL LINING - INTERNAL	3.6mm Polypty
CLADDING - EXTERNAL	Colorbond MINIRIB - Horizontal
CEILING LINING - INTERNAL	3.6mm Polypty
ROOF SHEETING	0.42mm BMT Colorbond MONOCLOD Roofing

DO NOT SCALE DRAWING		
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No:	Description:	Date:
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B	UPDATED	27.04.2023
C	UPDATED - AS BUILT	06.06.2023

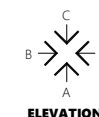
1:50



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ISSUED FOR
FOR APPROVAL

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<p>Drawing Title:</p> <p>FLOOR & ELECTRICAL PLAN</p>

Manufacturer:

modX



0407 271 336 M
info@dezsinelements.com.au E

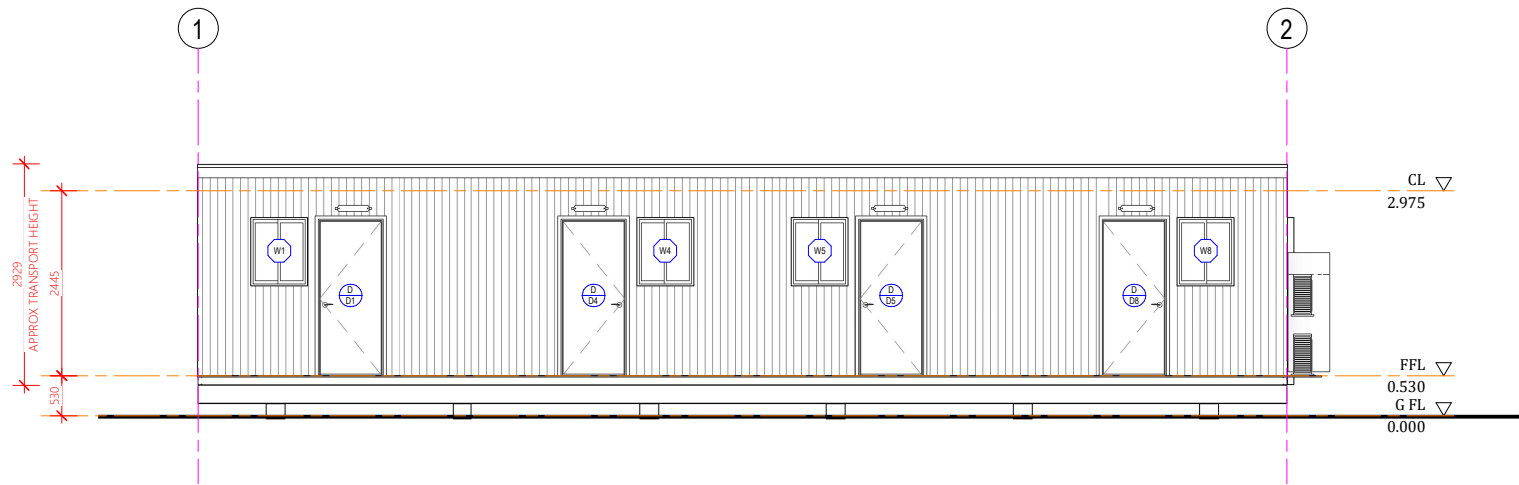
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Date: FEB 2022		
Drawn: NIR		

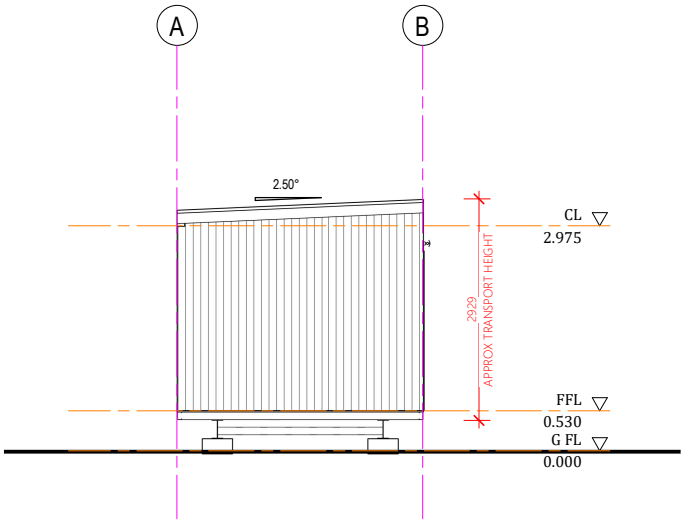
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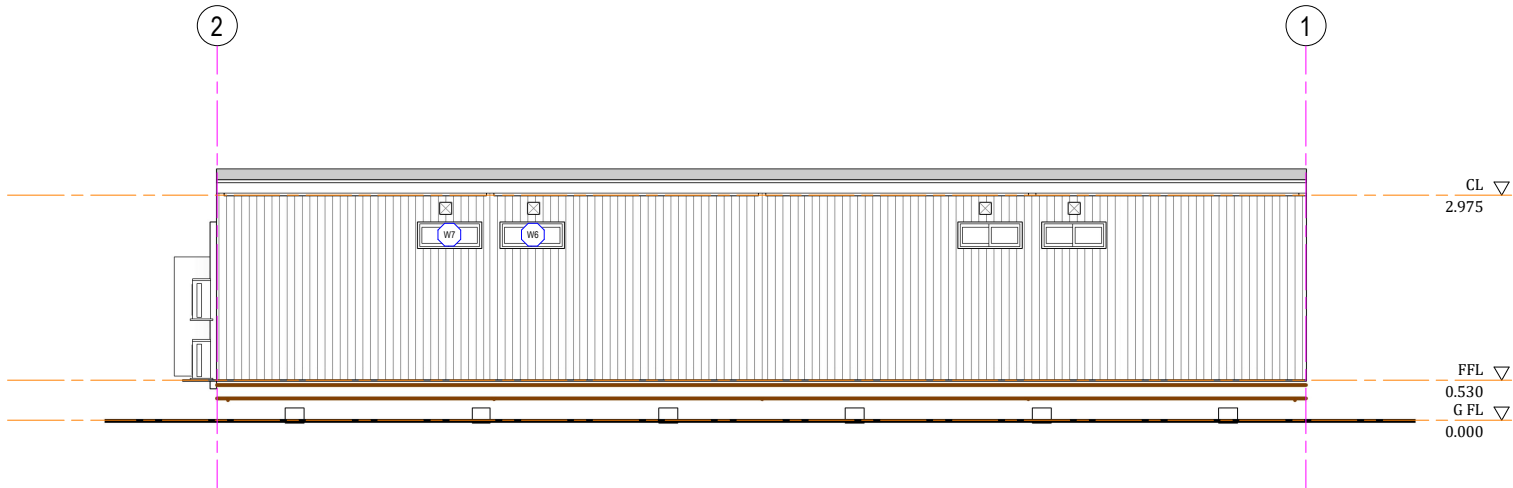
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B	UPDATED	27.04.2023	
C	UPDATED - AS BUILT	06.06.2023	



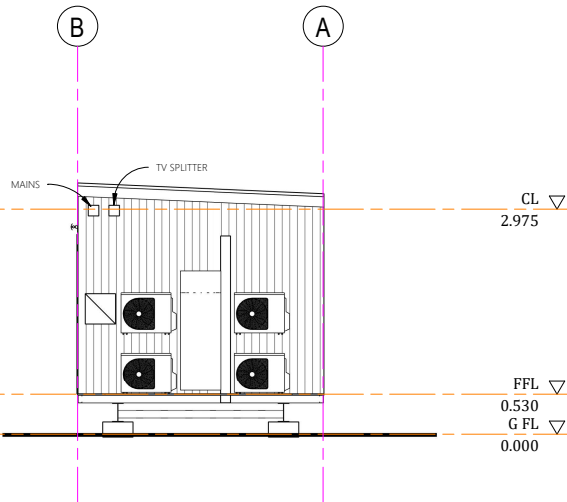
Elevation A
1 : 50



Elevation B
1 : 50



Elevation C
1 : 50



Elevation D
1 : 50

ISSUED FOR
FOR APPROVAL

Project Details:
'MODX' - 4 BED SPQ
14.4 x 3.25m FOUR PERSON ACCOMMODATION
Drawing Title:
ELEVATIONS

Manufacturer:

modX

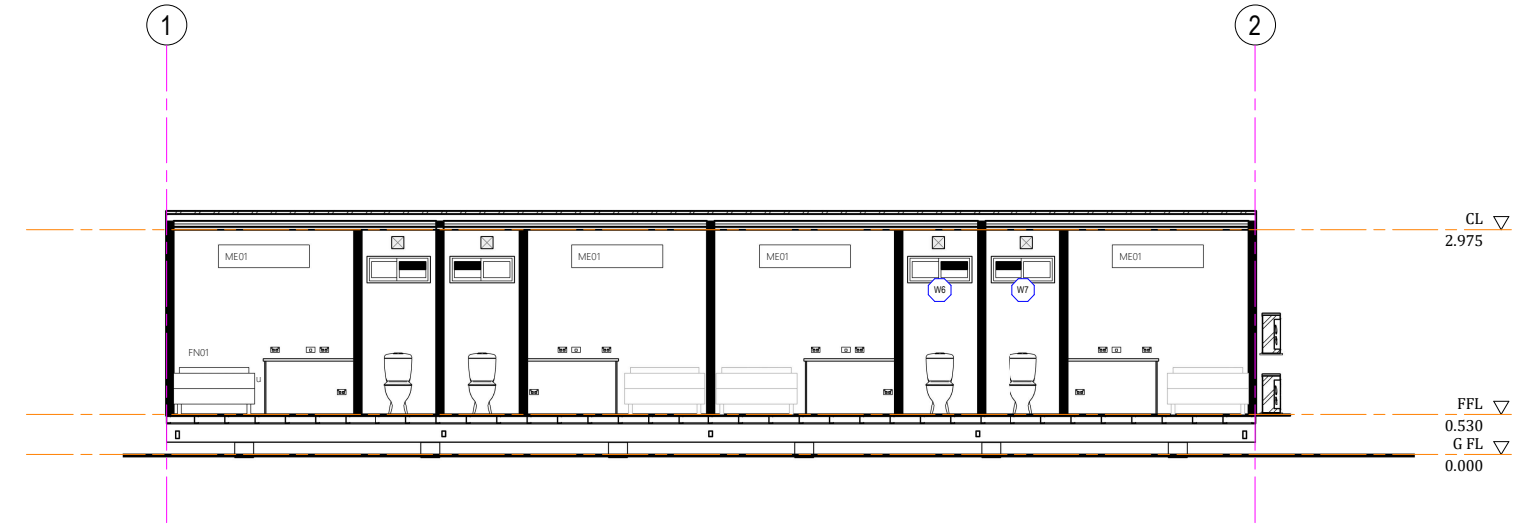
dezinelements
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QBCC No: 1247120 BDAQ No: 0001677

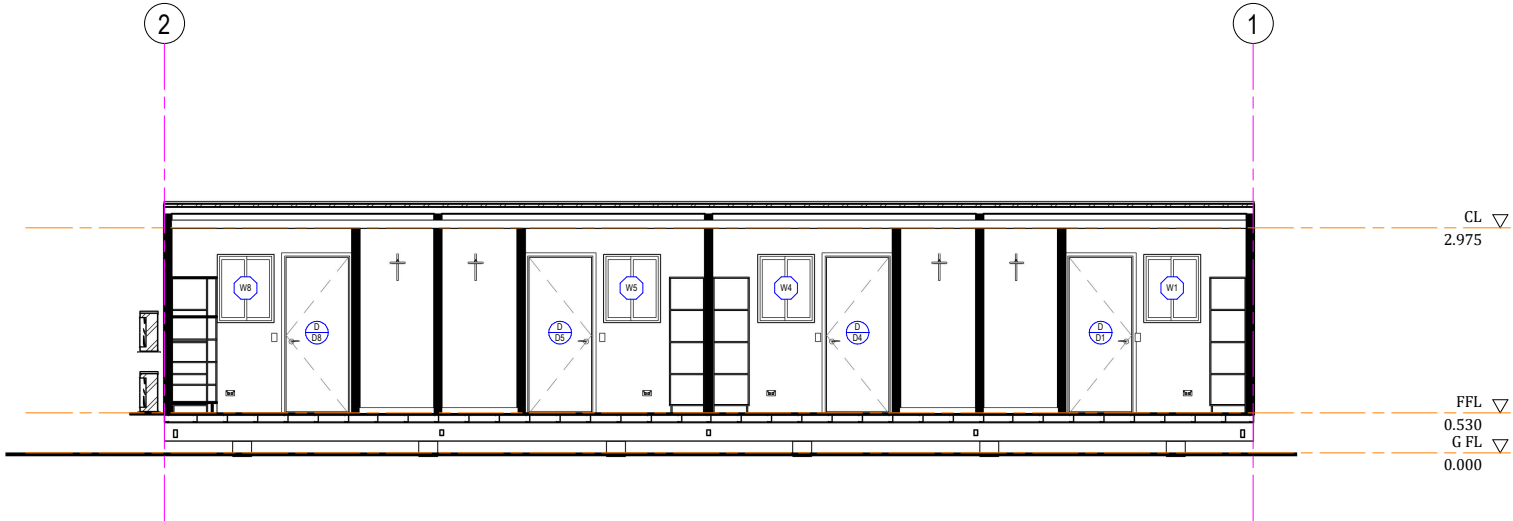
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Project No: 22_030	Drawing No: A-300

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No:	Description:	Date:	REVISIONS
A	FOR APPROVAL	11.08.2022	
B	UPDATED	27.04.2023	
C	UPDATED - AS BUILT	06.06.2023	



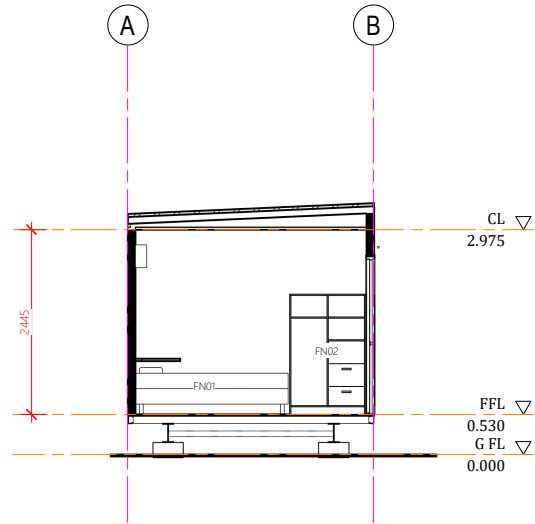
Section A

1 : 50



Section C

1 : 50



Section B

1 : 50

ISSUED FOR
FOR APPROVAL

Project Details:
'MODX' - 4 BED SPQ
14.4 x 3.25m FOUR PERSON ACCOMMODATION
Drawing Title:
SECTIONS

Manufacturer:
modX



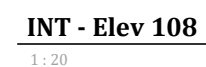
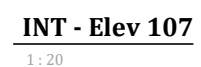
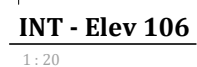
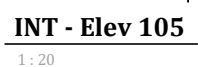
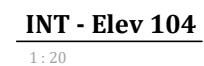
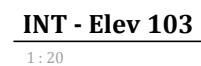
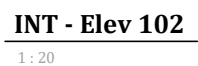
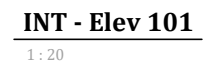
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QBCC No: 1247120 BDAQ No: 0001677

Scale: 1 : 50	Rev: C
Date: FEB 2022	
Drawn: NJB	
Project No: 22_030	Drawing No: A-400



DO NOT SCALE DRAWING		
ALL DIMENSION IN MILLIMETERS		
No:	Description:	Date:
A	FOR APPROVAL	11.08.2022
B	UPDATED	27.04.2023
C	UPDATED - AS BUILT	06.06.2023



<p>Project Details:</p> <p>'MODX' - 4 BED SPQ</p> <p>14.4 x 3.25m FOUR PERSON ACCOMMODATION</p>	
<p>Drawing Title:</p> <p>INTERNAL DETAILS</p>	

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QBCC No: 1247120		BDAQ No: 0001677	
Scale: 1 : 20		Rev:	
Date: FEB 2022		C	
Drawn: Author			
Project No:		Drawing No:	
22.030		A-500	

FLOORING SCHEDULE		
ITEM	DESCRIPTION	
	C10015 PURLINS, 17mm PLY, 2mm Commercial Grade Vinyl - 100mm Coved (throughout)	
FLOORING	17mm PLYWOOD	
FLOOR COVERING	2mm VINYL 100mm COVED	
CEILING & ROOF SCHEDULE		
ITEM	DESCRIPTION	
CEILING LINING - INTERNAL	3.6mm POLYPLY	
JOIST	REFER STRUCUTRAL DRAWINGS	
	REFER STRUCUTRAL DRAWINGS	
CEILING LINING - INTERNAL	3.6mm POLYPLY	
JOIST	REFER STRUCUTRAL DRAWINGS	
	ROOF - STEEL FRAME TO MANUF. DETAILING	
INSULATION	R2.0 FOIL BACKED FIBREGLASS INSULATION	
ROOF SHEETING	0.42mm BMT COLORBOND MONOCLAD ROOFING	
FITTING SCHEDULE		
ITEM	DESCRIPTION	QTY
Electrical Fixtures		
	ELECTRICAL - SWITCHBOARD	
	GPO, SINGLE POLE 1 x 10A	
	GPO, SINGLE POLE 2x10A	
	ISOLATION SWITH FOR AIR CONDITIONER	
	ISOLATION SWITCH FOR HOT WATER SYSTEM	
	JUNCTION BOX, SMOKE DETECTORS	
	JUNCTION BOX, TV RETICULATION	
	PHOTO ELECTRIC CELL	
	REED SWITCH	
	TV ANTENNA SOCKET	
Furniture		
FN01	BED, KING SINGLE c/w INNERSPRING MATTRESS	
FN02	WARDROBE, WC 1800H x 800W x 480D w/2 INTERNAL DRAWERS	
FN03	DESK	
FN04	COAT HOOK (2) ON TIMBER RAIL	
FN05	TOWEL RAIL, CHROME PLATED - 600mm LONG	
FN06	ALUMINUM FRAMED MIRROR	
Lighting Fixtures		
24	LIGHT, SWITCH, SINGLE	
25	LIGHT, WEATHERPROOF - 20W LED BATTEN - IP65	
26	SAL 10W WAVE DOWNLIGHT	
Plumbing Fixtures		
PL01	WC SUITE, c/w TOILET ROLL HOLDER	
PL02	SHOWER HEAD	
PL03	-	
PL04	WALL BASIN	
PL05	HOT WATER SYSTEM	
PL06	WATER INLET	
PL07	WASTE MANIFOLD OUTLET	
Speciality Equipment		
SE01	BAR REFRIGERATOR - 138Ltr	
Mechanical		
ME01	SPLIT AIR CONDITIONER UNIT	

DOOR SCHEDULE						
DOOR NO.	DOOR TYPE	Height	Width	FRAME TYPE	COMMENTS	
D1	SOLID CORE MC	2040	820	COLORBOND	METAL CLAD	
D2	TIMBER HOLLOW CORE	2040	720	COLORBOND	METAL REVIALS	
D3	TIMBER HOLLOW CORE	2040	720	COLORBOND	METAL REVIALS	
D4	SOLID CORE MC	2040	820	COLORBOND	METAL CLAD	
D5	SOLID CORE MC	2040	820	COLORBOND	METAL CLAD	
D6	TIMBER HOLLOW CORE	2040	720	COLORBOND	METAL REVIALS	
D7	TIMBER HOLLOW CORE	2040	720	COLORBOND	METAL REVIALS	
D8	SOLID CORE MC	2040	820	COLORBOND	METAL CLAD	

GLAZING SCHEDULE						
WINDOW NO.	WINDOW TYPE	FRAME SIZE		SILL HEIGHT	HEAD HEIGHT	COMMENTS
		HEIGHT	WIDTH			
1	SLIDING	900	750	1200	2100	
2	SLIDING (WITH PERMAVENT) - 3mm OBSCURE	350	850	1750	2100	
3	SLIDING (WITH PERMAVENT) - 3mm OBSCURE	350	850	1750	2100	
4	SLIDING	900	750	1200	2100	
5	SLIDING	900	750	1200	2100	
6	SLIDING (WITH PERMAVENT) - 3mm OBSCURE	350	850	1750	2100	
7	SLIDING (WITH PERMAVENT) - 3mm OBSCURE	350	850	1750	2100	
8	SLIDING	900	750	1200	2100	

DO NOT SCALE DRAWING ALL DIMENSION IN MILLIMETERS			
No:	Description:	Date:	REVISIONS
A	FOR APPROVAL	11.08.2022	
B	UPDATED	27.04.2023	
C	UPDATED - AS BUILT	06.06.2023	

ISSUED FOR
FOR APPROVAL

Project Details:
'MODX' - 4 BED SPQ

**14.4 x 3.25m FOUR PERSON
ACCOMMODATION**

Drawing Title:
**MANUFACTURING
SCHEDULES**

Manufacturer:

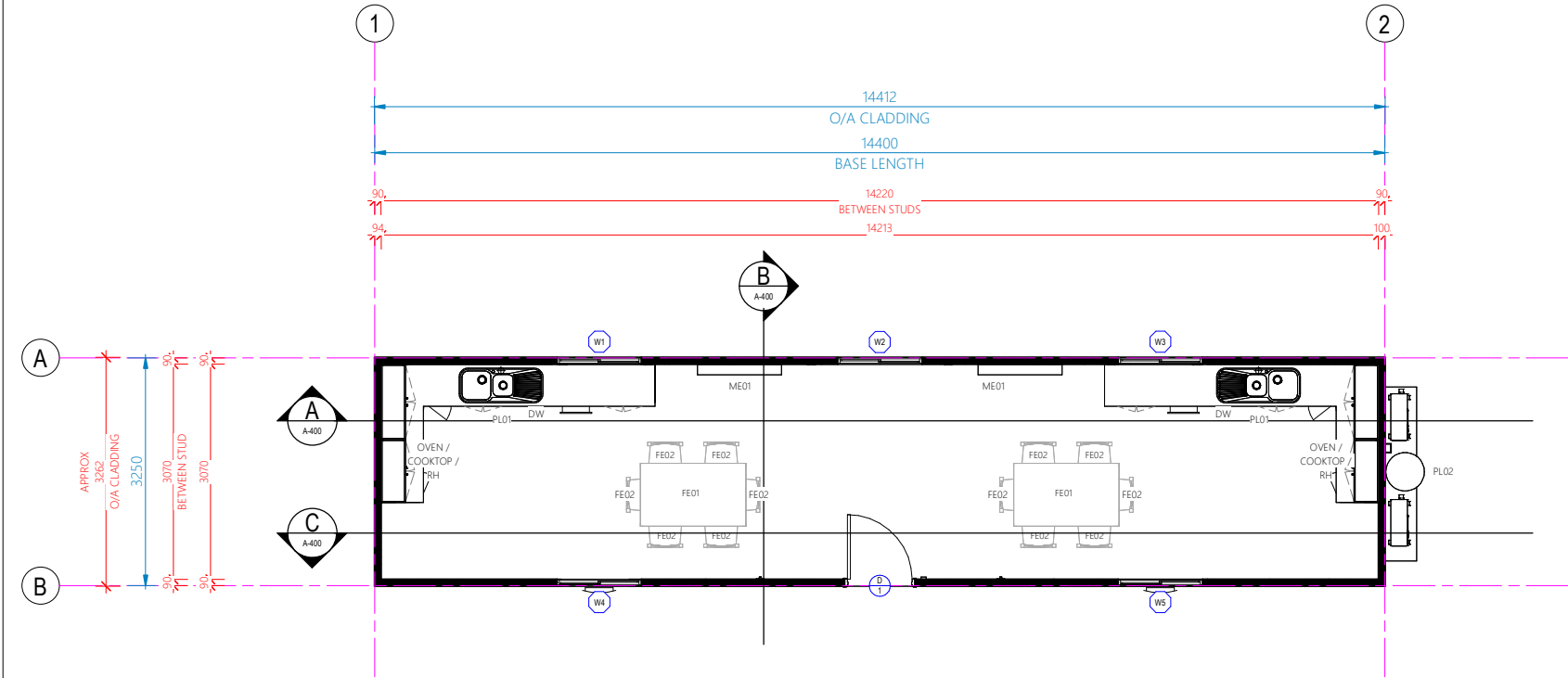



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QBCC No: 1247120 BDAQ No: 0001677

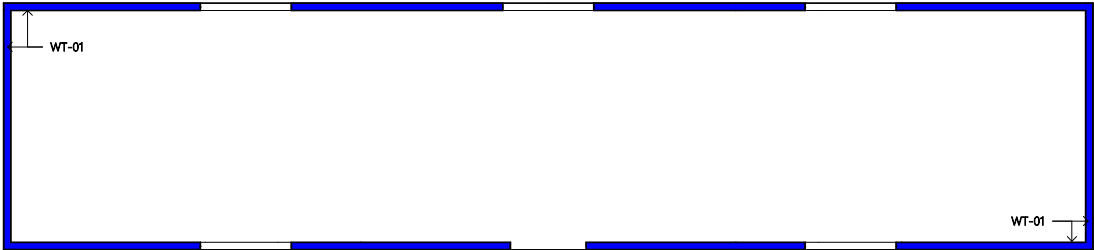
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Date: FEB 2022	C
Drawn: NJB	

Project No: 22_030
Drawing No: A-600

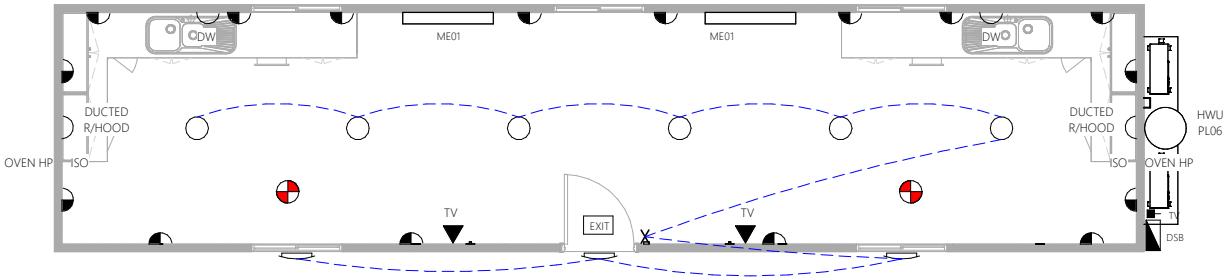
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KITCHEN - Floor Plan
1 : 50



Wall Finish Plan
1 : 50

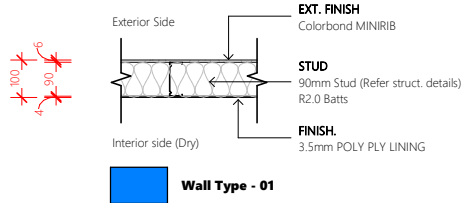


Electrical Plan
1 : 50

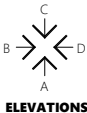
ITEM LIST		
QTY	Key Name	DESCRIPTION
	Furniture	
	PL01	DOUBLE BOWL SINK + DRAINER
	PL02	HOT WATER SYSTEM

FINISHES SCHEDULE	
FLOOR COVERING	2mm Commercial Grade Vinyl - 100mm Coved (throughout)
WALL LINING - INTERNAL	3.6mm Polyply
CLADDING - EXTERNAL	Colorbond MINIRIB - Horizontal
CEILING LINING - INTERNAL	3.6mm Polyply
ROOF SHEETING	0.42mm BMT Colorbond MONOCLAD Roofing

DO NOT SCALE DRAWING ALL DIMENSION IN MILLIMETERS			
No:	Description:	Date:	REVISIONS
A	FOR APPROVAL	28.06.2023	



ELECTRICAL / LIGHTING LEGEND		
SYMBOL	DESCRIPTION	QTY
X	SWITCH	
○	SINGLE POWER POINT (G.P.O.)	
○	DOUBLE POWER POINT (G.P.O.)	
■	SWITCHBOARD	
▼	TV POINT	
■	JUNCTION BOX, TV RETICULATION	
●	HARDWIRED SMOKE DETECTOR	
○	LED FLURO LIGHT (WEATHERPROOF) 20W	
○	LED DOWNLIGHTS	
EXIT	EXIT SIGN	
○	HWU HOT WATER UNIT - PL06	
ME01	SPLIT AIR CONDITIONER UNIT	



ISSUED FOR
FOR APPROVAL

Project Details:
KITCHEN
14.4 x 3.25m KITCHEN
Drawing Title:
FLOOR & ELECTRICAL PLAN

Manufacturer:

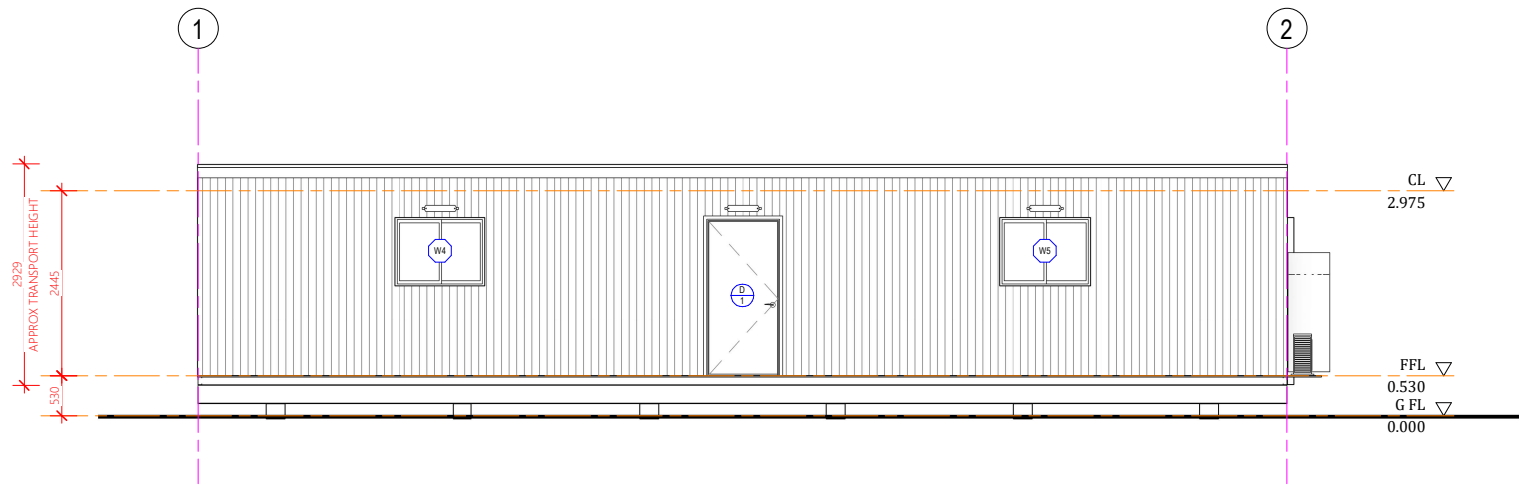
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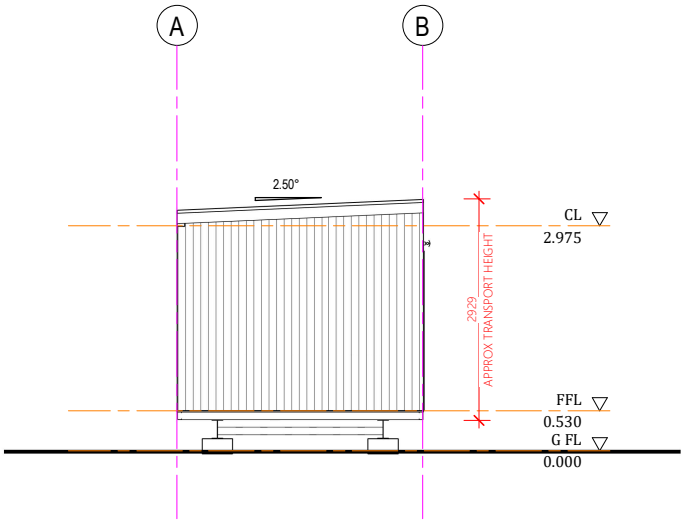
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Scale: As indicated	Rev: A
Date: FEB 2022	
Drawn: NJB	
Project No: 22_030	Drawing No: A-200

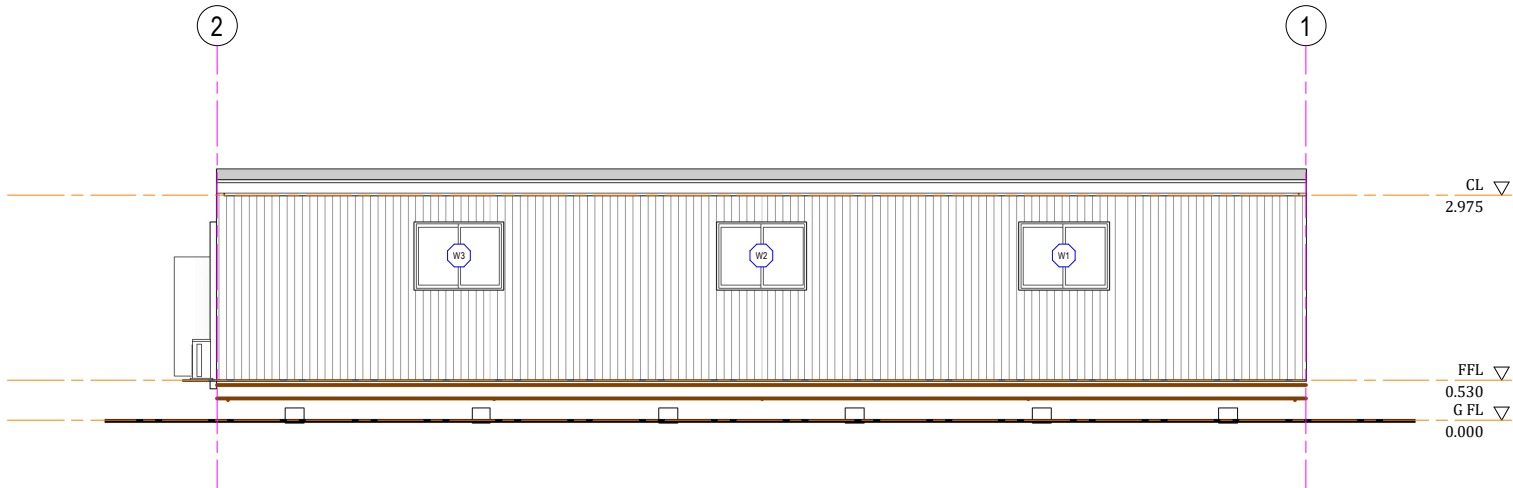
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No:	Description:	Date:	REVISIONS
A	FOR APPROVAL	28.06.2023	



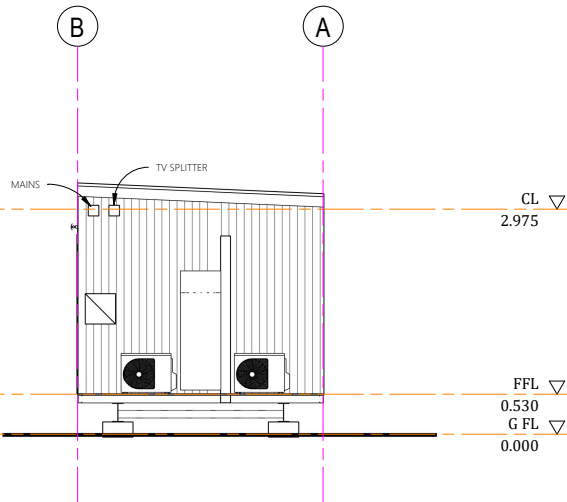
Elevation A
1 : 50



Elevation B
1 : 50



Elevation C
1 : 50



Elevation D
1 : 50

ISSUED FOR
FOR APPROVAL

Project Details:
KITCHEN
14.4 x 3.25m KITCHEN
Drawing Title:
ELEVATIONS

Manufacturer:

modX

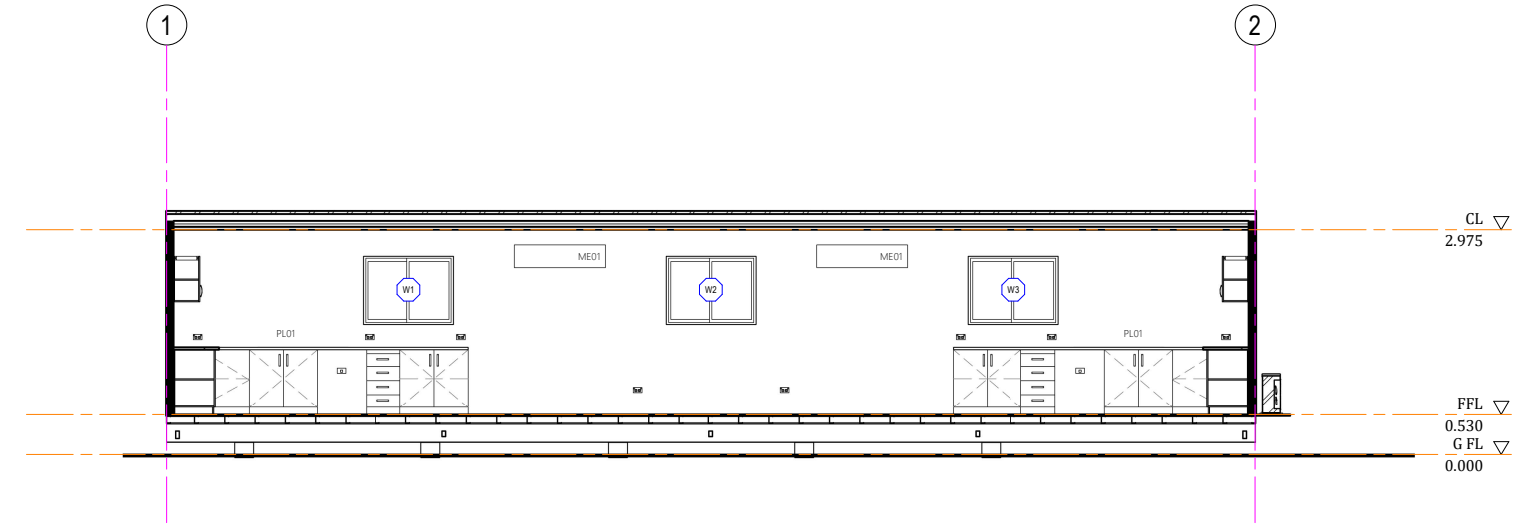
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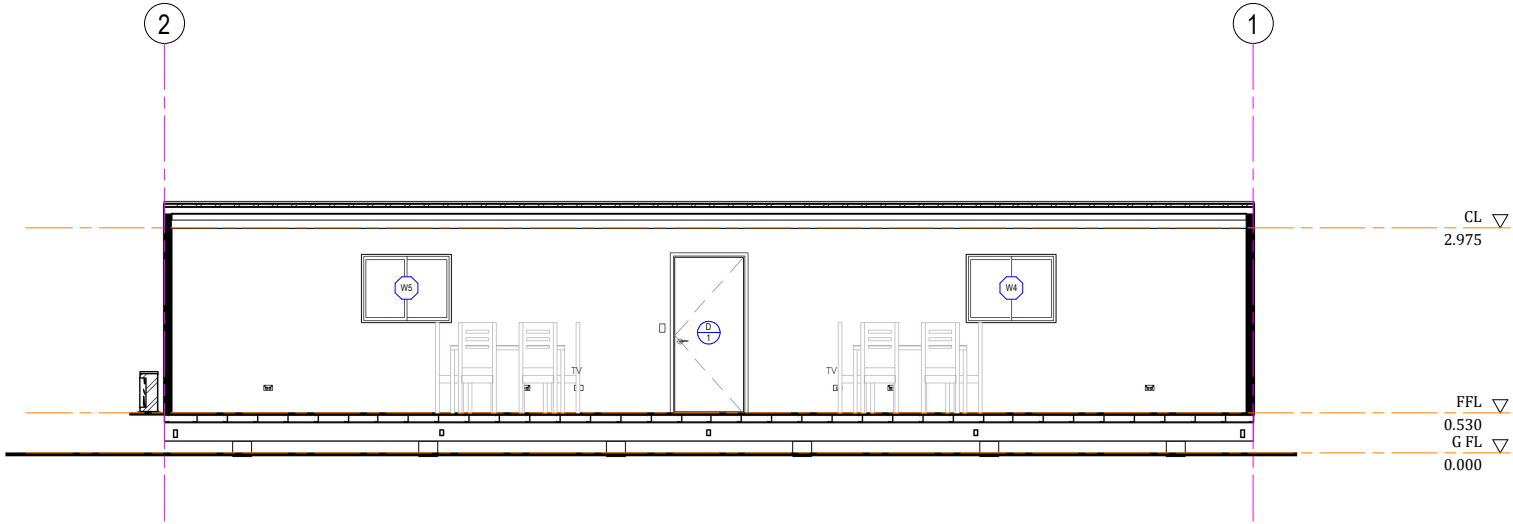
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A	FOR APPROVAL	28.06.2023	



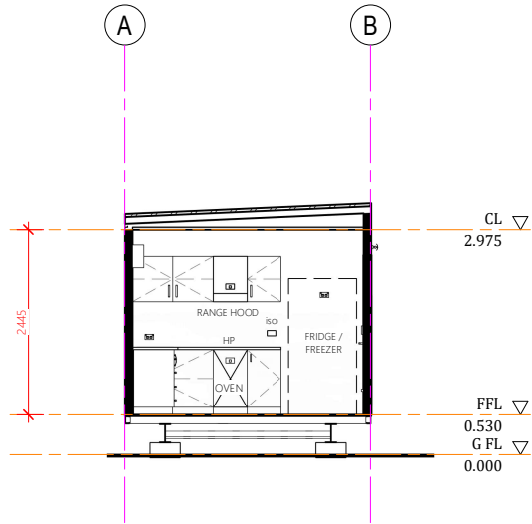
Section A

1 : 50



Section C

1 : 50



Section B

1 : 50

ISSUED FOR
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Project Details:
KITCHEN
14.4 x 3.25m KITCHEN
Drawing Title:
SECTIONS

Manufacturer:
modX



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QBCC No: 1247120 BDAQ No: 0001677

Scale: 1 : 50	Rev: A
Date: FEB 2022	
Drawn: NJB	
Project No: 22_030	Drawing No: A-400



FLOORING SCHEDULE		
ITEM	DESCRIPTION	
	C10015 PURLINS, 17mm PLYWOOD, 2mm VINYL COVERED TO WALLS	
FLOORING	17mm PLYWOOD	
FLOOR COVERING	2mm VINYL 100mm COVERED	
CEILING & ROOF SCHEDULE		
ITEM	DESCRIPTION	
CEILING LINING - INTERNAL	3.6mm POLYPLY	
JOIST	REFER STRUCUTRAL DRAWINGS	
	REFER STRUCUTRAL DRAWINGS	
CEILING LINING - INTERNAL	3.6mm POLYPLY	
JOIST	REFER STRUCUTRAL DRAWINGS	
	ROOF - STEEL FRAME TO MANUF. DETAILING	
INSULATION	R2.0 FOIL BACKED FIBREGLASS INSULATION	
ROOF SHEETING	0.42mm BMT COLORBOND MONOCLAD ROOFING	
FITTING SCHEDULE		
ITEM	DESCRIPTION	QTY
Electrical Fixtures		
	ELECTRICAL - SWITCHBOARD	
	GPO, SINGLE POLE 1 x 10A	
	GPO, SINGLE POLE 2x10A	
	ISOLATION SWITCH FOR AIR CONDITIONER	
	ISOLATION SWITCH FOR HOT WATER SYSTEM	
	JUNCTION BOX, SMOKE DETECTORS	
	JUNCTION BOX, TV RETICULATION	
	OVEN	
	COOKTOP (PER KITCHENETTE)	
	MICROWAVE (PER KITCHENETTE)	
	FRIDGE / FREEZER (PER KITCHENETTE)	
Lighting Fixtures		
24	LIGHT, SWITCH, SINGLE	
25	LIGHT, WEATHERPROOF - 20W LED BATTEN - IP65	
26	SAL 10W WAVE DOWNLIGHT	
Plumbing Fixtures		
PL01	DOUBLE BOWL SINK + DRAINER	
PL02	HOT WATER UNIT	
PL03	DISHWASHER	
Mechanical		
ME01	SPLIT AIR CONDITIONER UNIT	
Furniture		
FE01	DINING TABLE	
FE02	CHAIRS X 12	

DOOR SCHEDULE						
DOOR NO.	DOOR TYPE	Height	Width	FRAME TYPE	COMMENTS	
1	SOLID CORE MC	2040	920	COLORBOND	METAL CLAD	
GLAZING SCHEDULE						
WINDOW NO.	WINDOW TYPE	FRAME SIZE		SILL HEIGHT	HEAD HEIGHT	COMMENTS
		HEIGHT	WIDTH			
1	SLIDING - 5mm GREY GLASS	900	1200	1200	2100	
2	SLIDING - 5mm GREY GLASS	900	1200	1200	2100	
3	SLIDING - 5mm GREY GLASS	900	1200	1200	2100	
4	SLIDING - 5mm GREY GLASS	900	1200	1200	2100	
5	SLIDING - 5mm GREY GLASS	900	1200	1200	2100	

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No:	Description:	Date:	REVISIONS
A	FOR APPROVAL	28.06.2023	

ISSUED FOR

FOR APPROVAL

Project Details:

KITCHEN

14.4 x 3.25m KITCHEN

Drawing Title:

MANUFACTURING SCHEDULES

Manufacturer:

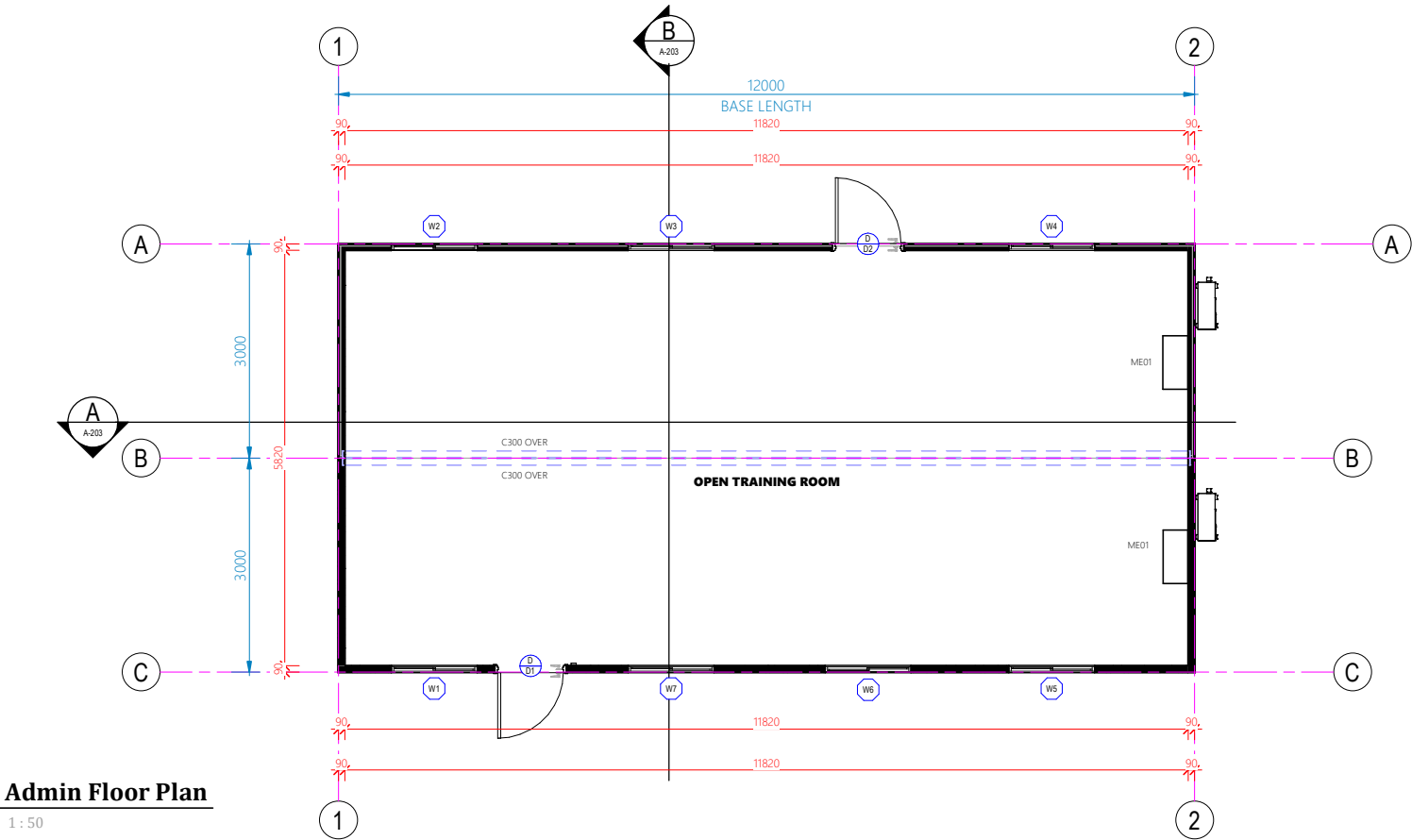



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QBCC No: 1247120 BDAQ No: 0001677

Scale:	Rev:
Date: FEB 2022	A
Drawn: NJB	
Project No: 22_030	Drawing No: A-600

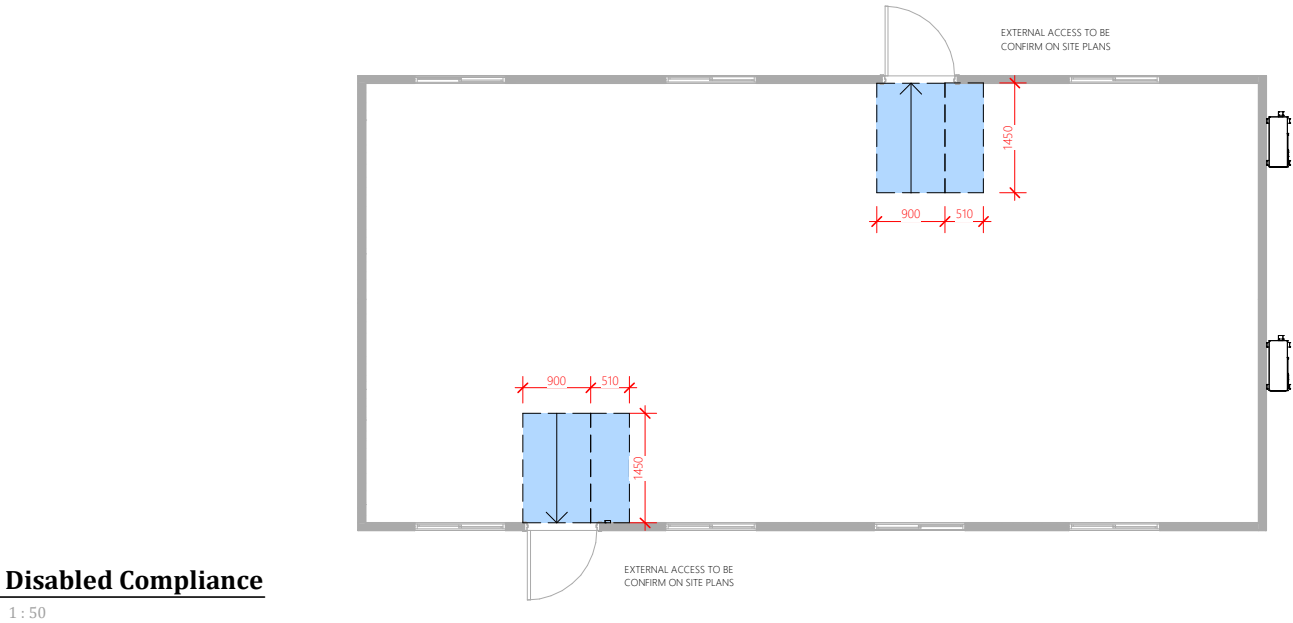
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DO NOT SCALE DRAWING			
ALL DIMENSION IN MILLIMETERS			
No:	Description:	Date:	REVISIONS



ITEM LIST		
QTY	Key Name	DESCRIPTION

FINISHES SCHEDULE	
FLOOR COVERING	2mm Commercial Grade Vinyl - 100mm Coved (throughout)
WALL LINING - INTERNAL	3.6mm Polyply
CLADDING - EXTERNAL	Colorbond MINIRIB - Horizontal
CEILING LINING - INTERNAL	3.6mm Polyply
ROOF SHEETING	0.42mm BMT Colorbond MONOCLAD Roofing
CEILING INSULATION	90mm R2.5 CEILING BATTS TO CEILING SPACE
UNDER FLOOR INSULATION	2.5 HD INSULATION
UNDER FLOOR LINING	0.35 BMT colorbond MINIRIB



ISSUED FOR

PRELIMINARY

Project Details:

Teys Biloela

Recreation Building

Drawing Title:

ADMIN - FLOOR PLANS

Manufacturer:

modX

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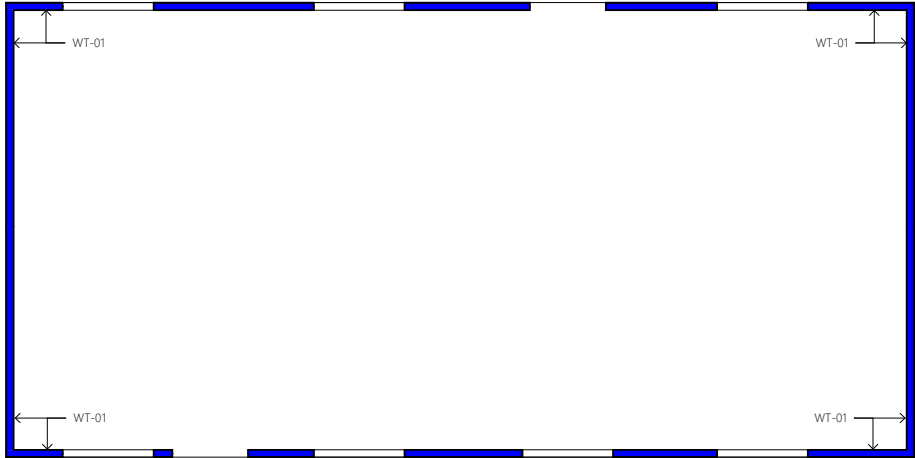
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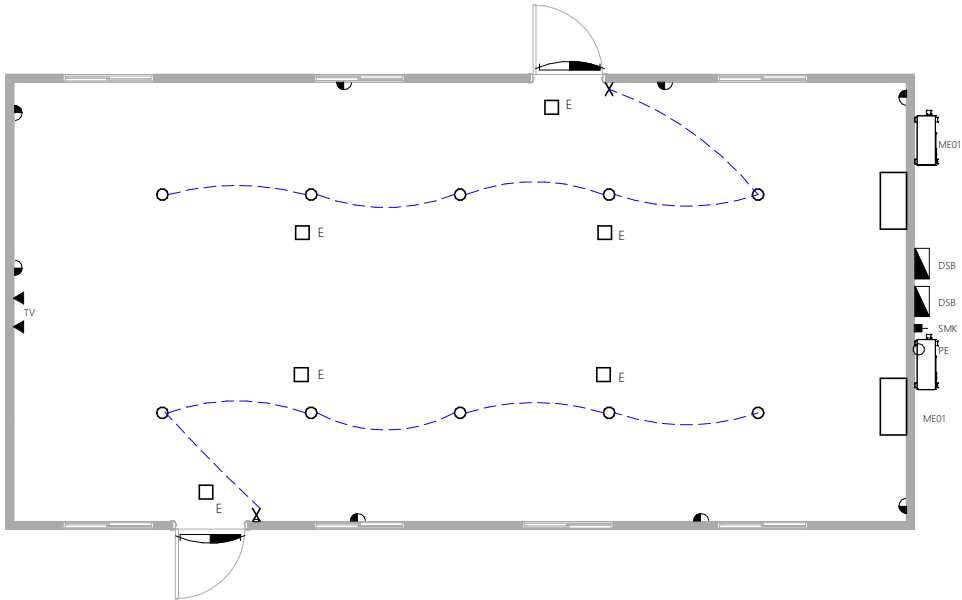
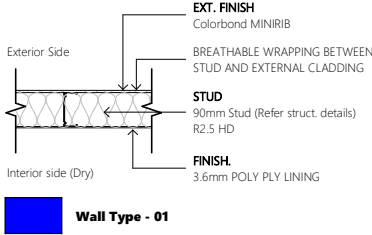
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No:	Description:	Date:	REVISIONS



Wall Finish Plan

1 : 50



Electrical Plan

1 : 50

ELECTRICAL / LIGHTING LEGEND		
SYMBOL	DESCRIPTION	QTY
X	SWITCH	2
⬤	DOUBLE POWER POINT (G.P.O.)	8
⬤ U	DOUBLE POWER POINT USB&C (G.P.O.)	-
⬤	SWITCHBOARD - 32A SINGLE PHASE	2
▼	DATA	1
▼ TV	TV POINT	1
■ TV	JUNCTION BOX, TV RETICULATION	1
⬤ S	HARDWIRED SMOKE DETECTOR	-
⬤	LED FLURO LIGHT (PE CELL) (WEATHERPROOF) 20W	-
⬤	LED FLURO LIGHT (PE CELL) (WEATHERPROOF) 20W EMERGENCY LIGHT	2
○	SAL 10W LED DOWNLIGHT	10
□ E	EMERGENCY LIGHTING POINT	6
○ HWU	HOT WATER UNIT - PL06	-
ME01	SPLIT AIR CONDITIONER UNIT -	2
BP	BLANK PLATE - 300mm FFL WITH CONDUIT THROUGH FLOOR AND SEAL FOR FUTURE USE,	-
SC	POWER REQUIRED FOR SWIPE CARD	-
- -	ELEC WIRE	
- - -	CABLE RUNS	

G.P.O's 300mm ABOVE FFL
LIGHTSWITCH 1100 ABOVE FFL
MAIN SWITCH 1800 ABOVE FFL
EXTERNAL ISOLATORS 500mm ABOVEFFL

ISSUED FOR
PRELIMINARY

Project Details:

Teys Biloela
Recreation Building

Drawing Title:

ADMIN - FLOOR PLANS

Manufacturer:

modX

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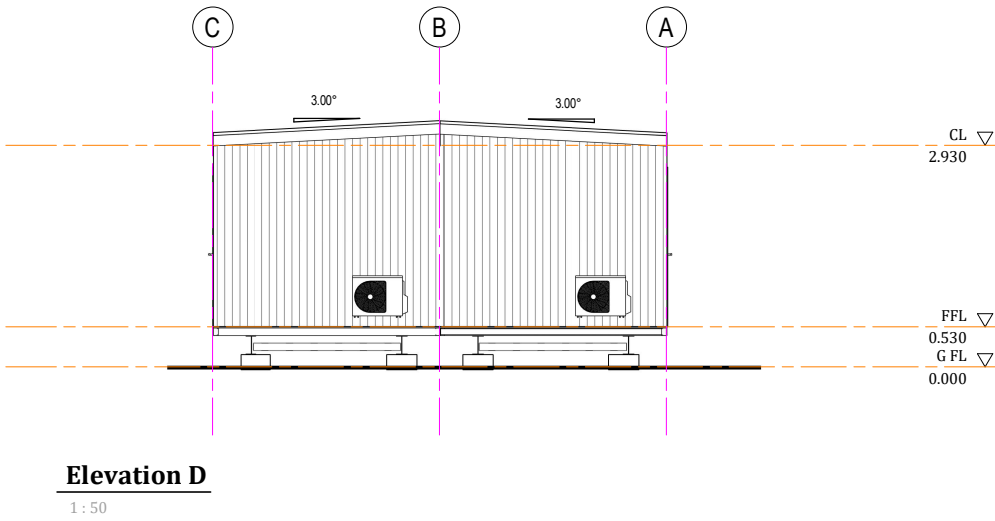
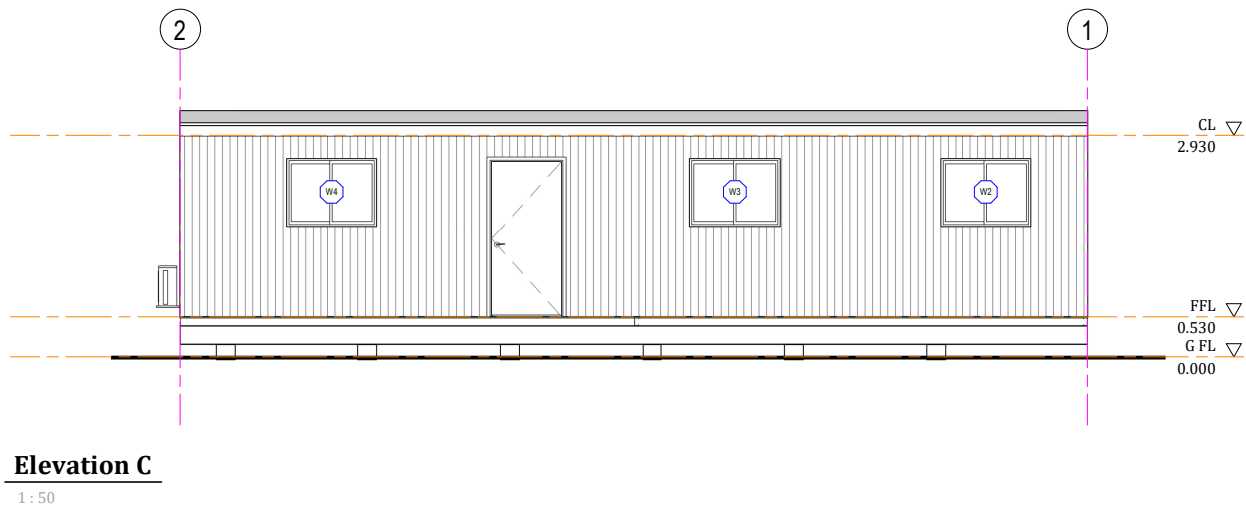
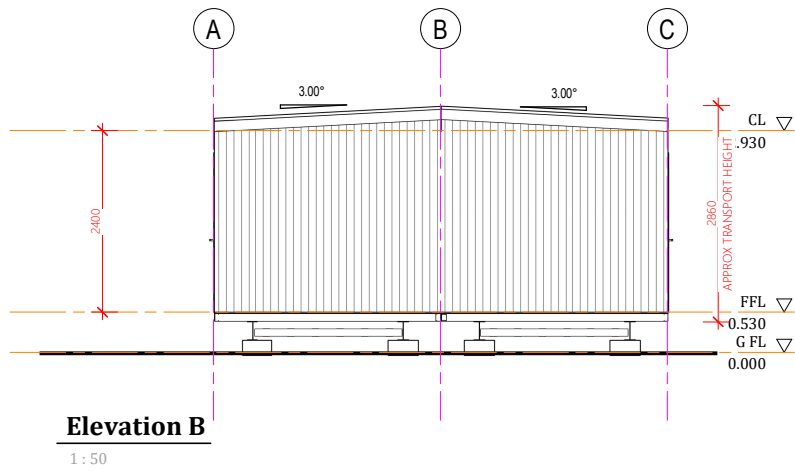
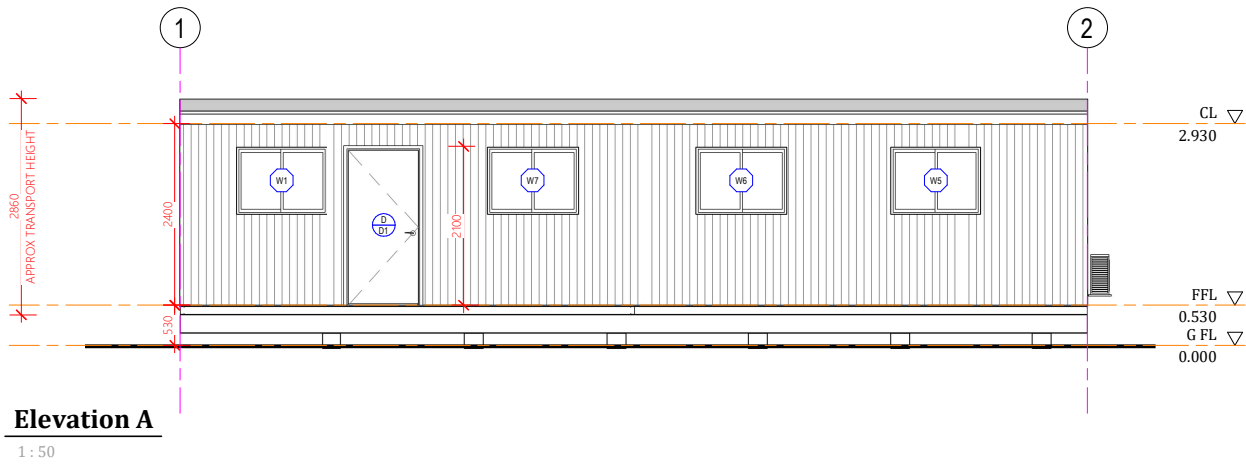
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Date: APR 2025		
Drawn: Author		

Project No: 25_110
Drawing No: A-201



DO NOT SCALE DRAWING ALL DIMENSION IN MILLIMETERS		
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		REVISIONS



ISSUED FOR
PRELIMINARY

Project Details:
Teys Biloela
Recreation Building
Drawing Title:
ADMIN - ELEVATIONS

Manufacturer:
modX

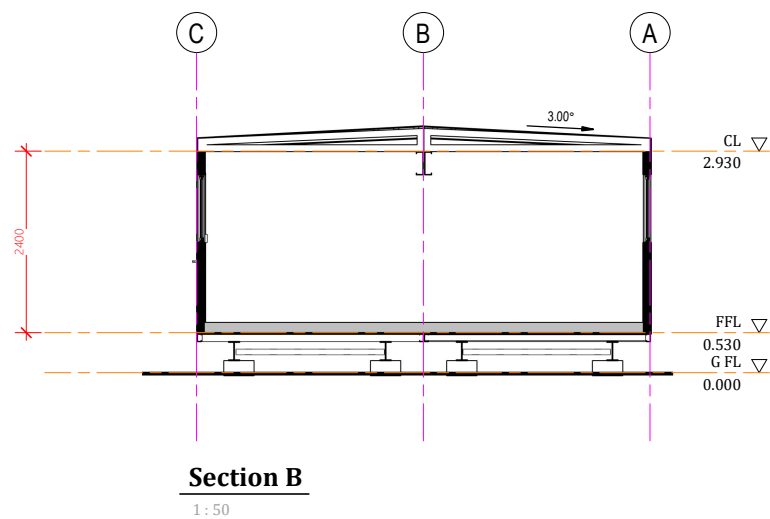
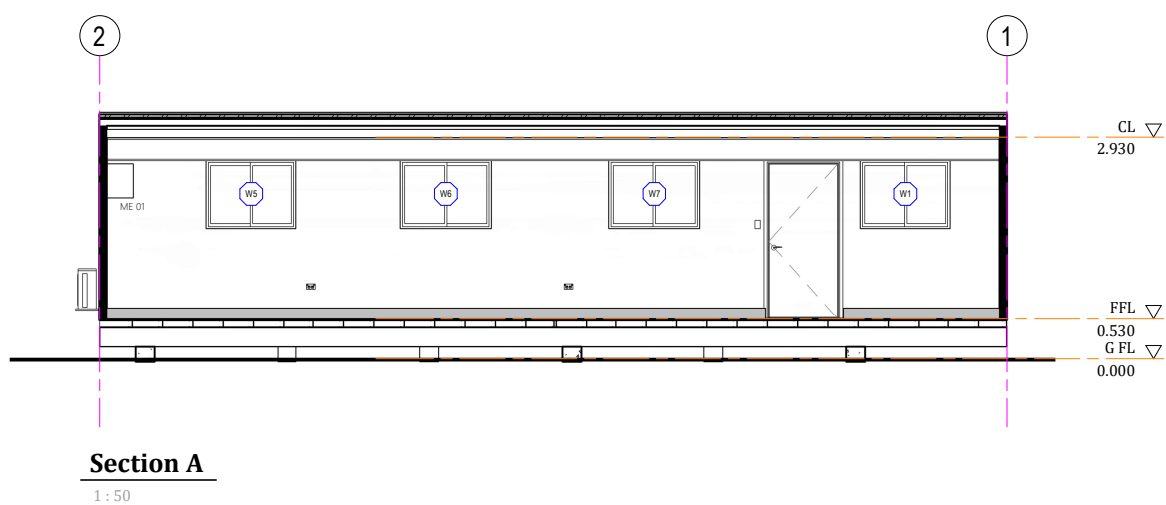


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QBCC No: 1247120 BDAQ No: 0001677

Scale: 1 : 50	Rev:
Date: APR 2025	1/05/2025 10:14:53 AM
Drawn: NJB	
Project No: 25_110	Drawing No: A-202





DO NOT SCALE DRAWING ALL DIMENSION IN MILLIMETERS			REVISIONS
No:	Description:	Date:	

ISSUED FOR
PRELIMINARY

Project Details:
Teys Biloela
Recreation Building
Drawing Title:
ADMIN - SECTIONS

Manufacturer:

0407 271 336 M
info@dezi nelements.com.au E

QBCC No: 1247120 BDAQ No: 0001677

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Date: APR 2025		
Drawn: Author		
Project No: 25_110	Drawing No: A-203	

