

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)	Qantac Pty Ltd
Contact name (only applicable for companies)	Reel Planning Pty Ltd -
Postal address (P.O. Box or street address)	1/9 Camford Street
Suburb	Milton
State	QLD
Postcode	4064
Country	Australia
Contact number	
Email address (non-mandatory)	
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	
1.1) Home-based business	
☐ Personal details to remain private in accordance with section 264(6) of <i>Planning Act 2016</i>	
2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
☐ Yes – the written consent of the owner(s) is attached to this development application	
☒ No – proceed to 3)	

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
			Leichhardt Highway	Dululu
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		243	D6741	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)
		☐ WGS84 ☐ GDA94 ☐ Other:	

☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

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

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

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

Name of port authority for tidal area (if applicable)

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

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

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

☒ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

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

6.3) Additional aspects of development
☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application ☒ Not required
6.4) Is the application for State facilitated development?
☐ Yes - Has a notice of declaration been given by the Minister? ☒ No

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	☒ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☐ Yes – complete division 2
Operational work	☐ Yes – complete division 3
Building work	☐ Yes – complete <i>DA Form 2 – Building work details</i>

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Warehouse (Storage Yard)	Warehouse	-	-
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)	
☐ Subdivision (complete 10)	☐ Dividing land into parts by agreement (complete 11)
☐ Boundary realignment (complete 12)	☐ Creating or changing an easement giving access to a lot from a constructed road (complete 13)

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

10.2) Will the subdivision be staged?	
☐ Yes – provide additional details below ☐ No	
How many stages will the works include?	
What stage(s) will this development application apply to?	

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

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)
12.2) What is the reason for the boundary realignment?			

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

Division 3 – Operational work

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

14.1) What is the nature of the operational work?	
☐ Road work ☐ Drainage work ☐ Landscaping ☐ Other – please specify:	☐ Stormwater ☐ Earthworks ☐ Signage ☐ Water infrastructure ☐ Sewage infrastructure ☐ Clearing vegetation
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

☐ 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 <i>(from a watercourse or lake)</i> ☐ Water-related development – referable dams ☐ Water-related development – levees <i>(category 3 levees only)</i> ☐ Wetland protection area
Matters requiring referral to the local government: ☐ Airport land ☐ Environmentally relevant activities (ERA) <i>(only if the ERA has been devolved to local government)</i> ☐ 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 <i>(where inconsistent with the Brisbane port LUP for transport reasons)</i> ☐ 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 <i>(below high-water mark)</i>
Matters requiring referral to the Chief Executive of the relevant port authority: ☐ Ports – Land within limits of another port <i>(below high-water mark)</i>
Matters requiring referral to the Gold Coast Waterways Authority: ☐ Tidal works or work in a coastal management district <i>(in Gold Coast waters)</i>
Matters requiring referral to the Queensland Fire and Emergency Service: ☐ Tidal works or work in a coastal management district <i>(involving a marina (more than six vessel berths))</i>

18) Has any referral agency provided a referral response for this development application?		
☐ 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 <i>(if applicable)</i> .		

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

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

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

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

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

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

PART 7 – FURTHER DETAILS

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

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

☒ No

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

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

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

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

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

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

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

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

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

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

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

Proposed ERA number:

Proposed ERA threshold:

Proposed ERA name:

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

Hazardous chemical facilities

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

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

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

Clearing native vegetation

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

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

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

Environmental offsets

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

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

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

Koala habitat in SEQ Region

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

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

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

Water resources

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

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

☒ No

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

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

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

Waterway barrier works

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

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

☒ No

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

Marine activities

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

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

☒ No

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

Quarry materials from a watercourse or lake

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

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

☒ No

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

Quarry materials from land under tidal waters

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

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

☒ No

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

Referable dams

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

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

☒ No

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



Tidal work or development within a coastal management district

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

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

☒ No

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

Queensland and local heritage places

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

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

☒ No

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

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

Name of the heritage place:

Place ID:

Decision under section 62 of the Transport Infrastructure Act 1994

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

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

☐ No

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

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

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

☒ No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

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

☒ Yes

Note: See the Planning Regulation 2017 for referral requirements

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

☐ Yes

☒ Not applicable

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

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			

TOWN PLANNING REPORT

Leichhardt Highway, Dululu (Lot 243 on D6741)

DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE
FOR A WAREHOUSE (STORAGE YARD)

Qantac

September 2025

BRISBANE

1/9 Camford Street,
Milton Qld 4064

(07) 3217 5771

mail@reelplanning.com

CENTRAL QUEENSLAND

138 East Street,
Rockhampton Qld 4700

(07) 4927 3878

mail@reelplanning.com

FAR NORTH QUEENSLAND

Unit 101, 27-29 Wharf Street,
Cairns City Qld 4870

(07) 4281 6885

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www.reelplanning.com

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EXECUTIVE SUMMARY

This application applies to land at Leichhardt Highway, Dululu (Lot 243 on D6741) and seeks a Development Permit for a Material Change of Use for a Warehouse (Storage Yard).

The site is located within the Banana Shire Council local government area and assessment of the development is administered under the Banana Shire Council Planning Scheme 2021 (Planning Scheme).

The purpose of this report is to carry out an assessment of the proposal against the applicable planning instruments, including any relevant Local and State planning instruments.

The report begins with an overview of the site and a description of the proposal. This is followed by a detailed assessment of the relevant assessment benchmarks and matters prescribed in the State planning instruments and the Local planning instruments. The report concludes with a discussion on overall compliance with those planning instruments.

1.0 APPLICANT DETAILS

Address:	Leichhardt Highway, Dululu
Lot Description:	Lot 243 on D6741
Site Area:	73,350 m ²
Current Use:	Vacant
Applicant:	Qantac Pty Ltd
Land Owner:	Qantac Pty Ltd
Application Type:	Development Permit for Material Change of Use for Warehouse (Storage Yard)
Local Government Area:	Banana Shire Council
Planning Scheme:	Banana Shire Council Planning Scheme 2021
Zone:	Rural
Relevant Overlays:	Agricultural Land Overlay • Agricultural Land • Stock Route
Category of Development:	Assessable Development
Category of Assessment:	Impact Assessment
Prescribed Assessable Development (Planning Regulations):	Not applicable
Assessment Manager:	Banana Shire Council
Referral Agencies:	SARA – Material Change of Use within 25m of State-controlled road
Primary Contact:	Reel Planning Pty Ltd Tim O'Leary 0431 756 163

2.0 THE SITE

This section of the report provides a description of the site, details about the existing use and notable characteristics of the site and the surrounding land use within the immediate locality.

2.1 SITE DESCRIPTION

The site is located on the corner of the Leichhardt Highway and Burnett Highway (road reserve), Dululu, formally described as Lot 243 on D6741 as shown by the red outline in [Figure 1](#). The subject site has a combined area of 8.3ha and is located within a rural area approximately 250m from the Dululu village area. The site is currently vacant and entirely cleared.



Figure 1: Aerial Photograph of the Site (Source: Qld Globe)

2.2 TOPOGRAPHY

The subject site has a gentle slope (approx. 3%) from the north east to south west.

2.3 ENCUMBERANCES

There are no easements located on the subject site.

2.4 DEVELOPMENT HISTORY OF THE SITE

The subject site currently has no history of existing uses or approved applications.

3.0 ADJOINING LAND USES AND THE LOCALITY

The site is located 250m north of the Dululu village and is bordered by the Leichhardt Highway to the west and Burnett Highway road reserve to the south. The site is adjoined to the east and north by large rural parcels. There are two (2) dwelling houses and ancillary outbuildings located to the south west of the site.



Figure 2: Locality Map (Source: Qld Globe)

4.0 PROPOSAL DETAILS

This section of the report provides a description of the proposed development.

4.1 APPLICATION TYPE

This application formally seeks approval for:

- Development Permit for Material Change of Use for a Warehouse (Storage Yard).

The Planning Scheme defines Warehouse as follows:

Warehouse –

The use of premises for:

- (a) storing or distributing goods, whether or not carried out in a building, or*
- (b) the wholesale of goods, if the use is ancillary to the use in paragraph (a).*

4.2 DESCRIPTION OF THE PROPOSAL

The proposal involves the storage of manufactured accommodation units on the site. A nominal area of 40,000m² has been nominated for vehicle manoeuvring, forklift operation and for the storage of accommodation units. Storage will not be required on the entire 40,000m² area, and is likely to only occur on part of this area. The storage of accommodation units will be spread out across the area to allow sufficient room for loading onto vehicles. The storage area will remain as a natural surface. No buildings or earthworks are proposed.

The site will store accommodation units when required and not out for hire. The accommodation units are available for hire and will be periodically moved to and from the site based on demand. The units are not hired as individual buildings but as an Accommodation Village generally for large renewable, resource or infrastructure projects and are hired from 12 months to 3 or 4 years at a time. Storage is required for temporary storage of surplus equipment as each site has different requirements. Additionally, there will be infrequent periods of use generally a few days where there will be traffic movement and then months of inactivity.

The site will be unmanned and will be fenced for security purposes.

Figure 3 below illustrates a Site Plan for the proposal.



Figure 2: Site Plan (Source: Andre Melville Building Design)

4.3 SERVICES

The subject site does not contain any services. As the site is unmanned, it is not proposed to provide services to the site other than electricity and telecommunications.

4.4 ACCESS

The site does not currently have access. Access is proposed to be provided from the service road adjoining the site which runs along the southern boundary of the site. The access location will be approximately 140m east of the Leichhardt Highway and 70m north of the Burnett Highway. The access will be designed to cater for a semi-trailer, the largest design vehicle that will access the site. It is noted that the access will be infrequently used.

5.0 STATE PLANNING INSTRUMENTS

5.1 OVERVIEW

This section of the report includes an assessment of the proposal against the State Planning Instruments. The State Planning Instruments are:

- Planning Regulation 2017.
- State Planning Policy; and
- Regional Plan.

5.2 PLANNING REGULATION 2017

The Planning Regulation 2017 (PR 2017) is a categorising instrument that can:

- (A) **Prescribe the assessment manager** for a development application.
- (B) **Categorise development** as prohibited, assessable or accepted development or development a planning scheme cannot make assessable; specify the category of assessment for assessable development; and set out assessment benchmarks.
- (C) **Prescribe referral agencies** for an application.

Each of these matters is addressed in turn below.

(A) Assessment Manager

The Assessment Manager prescribed in Schedule 8 of the Regulation is the Local Government – Banana Shire Council as the proposal involves assessable development under Banana Shire Planning Scheme 2021.

(B) Categorising Development

- (i) ***Development a local categorising instrument is prohibited from making assessable development***

This application is not for development identified in Schedule 6 of the PR 2017 as development a local categorising instrument is prohibited from making assessable development.

- (ii) ***Accepted Development***

This application is not for development identified as accepted development in Schedule 7 of the PR 2017.

(iii) Prohibited Development

The application does not involve prohibited development identified in Schedule 10 of the PR 2017.

(iv) Assessable Development & Assessment Benchmarks

The application does not include development identified as Assessable Development in Schedule 10 on the Regulation.

(C) Referral Agencies

This application requires referral to the State Assessment Referral Agency (SARA) as the site is within 25m of a state-controlled road.

5.3 STATE PLANNING POLICY

The State Planning Policy (July 2017) (SPP) commenced on the 3 July 2017 and is effective at the time of writing this report. The overall purpose of the SPP is to ensure that State interests are appropriately reflected in the planning instruments and development decisions. The State interest statements relate to the following five themes:

- Liveable communities and housing.
- Economic growth.
- Environment and heritage.
- Safety and resilience to hazards.
- Infrastructure.

The State interests in the SPP apply to development, only when a local planning instrument such as a planning scheme does not appropriately integrate the State interests and only to the extent of an inconsistency with the local planning instrument.

The State Planning Policy is not reflected in full in the planning scheme. Assessment against the SPP is, therefore, required. Assessment against Part E – State Interests Policies and Assessment Benchmarks where relevant to development assessment is provided in [Appendix C](#).

5.4 REGIONAL PLAN

The Regional Plan effective at the time of writing this report is the Central Queensland Regional Plan 2013. The site is located within the Priority Living Area.

The Regulation states the assessment must be carried out against the assessment benchmarks stated in the Regional Plan to the extent they are not appropriately integrated into the planning scheme. The Banana Shire Planning Scheme 2021 did not include integration of the Central Queensland Regional Plan.

6.0 LOCAL PLANNING INSTRUMENTS**6.1 OVERVIEW**

This section of the report includes an assessment of the proposal against the Local Planning Instruments. Local Planning Instruments are:

- Planning Scheme and associated Planning Scheme Policies

- Temporary Local Planning Instruments (TLPIs).

The relevant planning scheme, and its associated planning scheme policies, is the Banana Shire Council Planning Scheme 2021.

6.2 TEMPORAY LOCAL PLANNING INSTRUMENT

The Banana Shire Council adopted the Temporary Local Planning Instrument No. 1 of 2024 – Workforce Accommodation (the TLPI) on 24 January 2024. The purpose of the TLPI is to provide an interim response to the significant increase in the demand for workforce accommodation within the Banana Shire.

The TLPI has no effect on the proposed Material change of use for a Warehouse (Storage Yard).

6.3 CATEGORY OF ASSESSMENT AND ASSESSMENT BENCHMARKS

The level of assessment of the application is typically determined by reference to the tables of assessment in section 5 of the Planning Scheme. Table 5.10.1 of the Planning Scheme details the level of assessment for a Material Change of Use in the Rural zone. Warehouse is not listed in table of assessment and therefore is categorised as being subject to Impact Assessment.

The application is subject to impact assessment and therefore requires an assessment against the entire Planning Scheme. The parts of the scheme considered to be relevant to the assessment of the application are identified in [Table 2](#) below.

Table 2: Summary of Assessment Benchmarks

Assessment Benchmarks	Location of Assessment
Strategic Framework	Section 6.4 of Town Planning Report
Zone Code	
Rural Zone code	Section 6 of Town Planning Report (Appendix B) Code Assessment
Industry Zone code	(Appendix B) Code Assessment
Development Codes	
Development Design code	(Appendix B) Code Assessment
Other	
State Planning Policy	(Appendix B) Code Assessment

6.4 STRATEGIC FRAMEWORK

The following is an assessment of the proposal against the relevant outcome in the Strategic Framework. The Planning Scheme contains a Strategic Framework Map, identifying the settlement pattern of the Shire. The site is identified as being within an area categorised as a village. The site and surrounds are generally classified as being an Important agricultural area. (see [Figure 4](#) below).

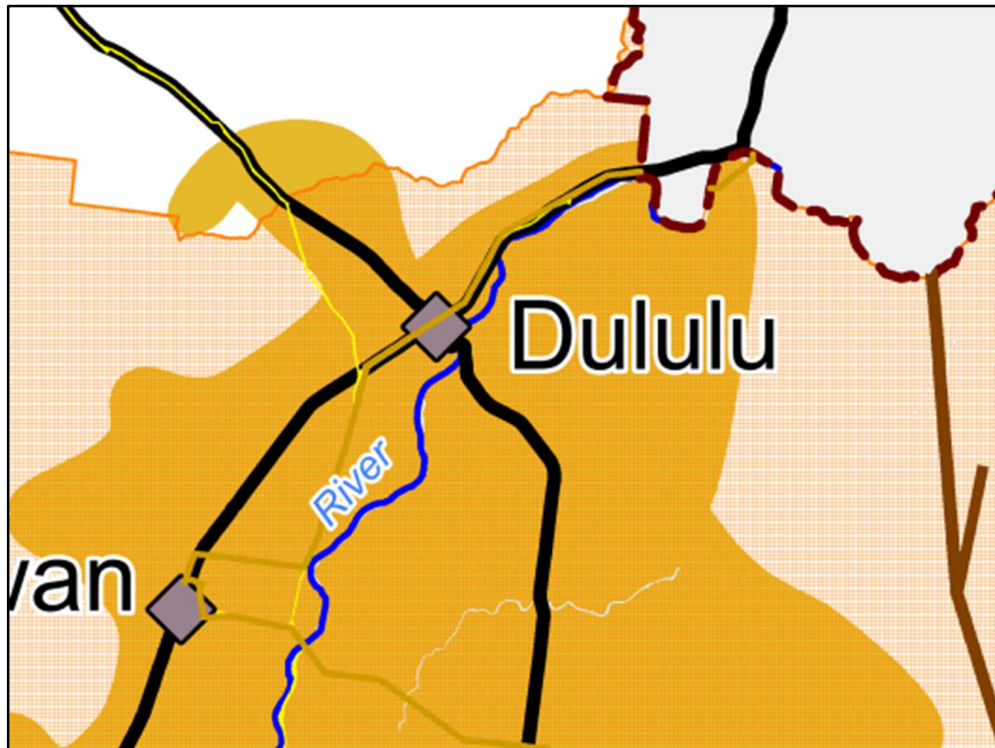


Figure 4: Strategic Framework Map (Source: Banana Shire Council)

The strategic framework includes a strategic intent (in Section 2.2) followed by a policy intent with 6 themes:

- (i) Settlement pattern;
- (ii) Rural areas
- (iii) Strong communities;
- (iv) Natural systems and hazards;
- (v) Strong economy; and
- (vi) Infrastructure and servicing.

The below sections address the relevant outcomes in the Strategic framework.

2.3 Settlement Pattern

2.3.1.1 Specific outcomes

Criteria	Comment
(3) The smaller townships have access to facilities and services that provide a local level of service and opportunities to generate local employment and economic activity, and where appropriate may also provide some higher order services and functions important to the Shire.	The proposed development is for the storage of accommodation units that are available for hire to renewable, resource and infrastructure projects that service the shire and region. The operation has the potential to generate local employment and economic activity within the shire.

2.4 Rural Areas

2.4.1 Strategic outcomes and 2.4.1.1 Specific outcomes

Criteria	Comment
(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.	The proposed development is for the storage of accommodation units that are available for hire to renewable, resource and infrastructure projects that service the shire and region. The operation has the potential to generate local employment and economic activity within the shire.
(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.	Due to the size of the storage space required, the proposed use cannot reasonably be sited in a township area. The site is ideally located due to its proximity to State-controlled roads, allowing it to service the shire and wider region. The operation has the potential to generate local employment and economic activity within the shire. The proposal will not change the characteristics of the land as the accommodation units will be stored on the natural surface meaning if the use ceases a rural activity could start (where viable). Therefore, the proposal will not alienate agricultural land.
(1) Agricultural lands are preserved for productive rural activities by only supporting rural develop	Although the site is identified as being important agricultural land it is not of a size that would support a productive rural activity. Despite this the use will be established in a way that will not alter the characteristics of the land, therefore ensuing the site can used for a future rural activity if desired.
(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.	The proposal is considered to be value adding in terms of benefits to the economy. The site is extremely well located in terms of access to the shire and wider region and is an ideal location for the use.
(4) The stock route network is protected from developments with potential to impact on the capacity of the network.	The proposal is not expected to impact the stock route network. The storage area is significantly setback from the stock route network. Further, access to the site will be infrequent.

Criteria	Comment
(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.	The use is linked to the mining and resources sector as the accommodation units are widely used by these industries. Due to the size of the storage space required, the proposed use cannot reasonably be sited in a township area. The site is ideally located due to its proximity to State-controlled roads, allowing it to service the shire and wider region.
(10) Land uses adjoining rural areas incorporate adequate separation, screening or buffering to rural activities.	The storage area is significantly setback from rural activities. Due to the nature of the use, outdoor storage, it is not expected that it will cause amenity or reverse amenity issues for rural activities.

2.5 Strong Communities

2.5.1 Strategic outcomes

Criteria	Comment
(2) Development occurs in a manner that provides access to a range of employment, commercial, cultural, recreational, education and community opportunities in serviceable locations throughout the Shire that respond to community needs	The site is ideally located due to its proximity to State-controlled roads, allowing it to service the shire and wider region. The use provides a valuable service to the shire and wider region.

2.7 Strong Economy

2.7.1 Strategic outcomes

Criteria	Comment
(1) Business and industry leverage growth from the agricultural, tourism, mining and resource extraction sectors and improve access to local services that support these sectors.	The use is linked to the mining and resources sector as the accommodation units are widely used by these industries.
(5) 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.	The operation has the potential to generate local employment and economic activity within the village and wider shire.

6.5 RURAL ZONE CODE

The site is located within the Rural zone. The purpose of the Rural zone 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.*

Response:

The site is a relatively small parcel for a rural site which lends itself to not being a viable parcel of land for agricultural activities. The surrounding rural activities are predominantly low scale grazing uses. The proposed use will be carried out on the natural surface to ensure agricultural land is not alienated and that if the use ceases a rural activity could proceed if desired.

The site has limited environmental, or character features widely seen in the Rural zone. The site is not identified as being subject to the biodiversity overlay and the site is completely cleared.

The use involves outdoor storage that will not cause amenity impacts to existing or future rural uses. Also existing rural activities are unlikely to cause reverse amenity impacts as the site is unmanned.

A full assessment against the Rural zone code is included in [Appendix B](#).

6.6 DEVELOPMENT CODES

6.6.1 Development Design code

The proposal does not involve any built form, and storage will be on natural ground without the need for earthworks or impervious services.

The subject site does not contain any services. As the site is unmanned, it is not proposed to provide services to the site other than electricity and telecommunications.

Access is proposed to be provided from the service road adjoining the site which runs along the southern boundary of the site. The access location will be approximately 140m east of the Leichhardt Highway and 70m north of the Burnett Highway. The access will be designed to cater for a semi-trailer, the largest design vehicle that will access the site.

A full assessment against the Development design code is included in [Appendix B](#).

7.0 CONCLUSION

This application applies to land at Leichhardt Highway, Dululu (Lot 243 on D6741) seeks a Development Permit for a Material Change of Use for a Warehouse (Storage Yard). The site is located in the Rural zone.

The proposed use is a of a scale that is suitable for a rural area. Due to the size of the storage space required, the proposed use cannot reasonably be sited in a township area. The site is ideally located due to its proximity to State-controlled roads, allowing it to service the shire and wider region.

The storage area on the site is significantly setback from rural activities. Due to the nature of the use, outdoor storage, it is not expected that it will cause amenity or reverse amenity issues for rural activities.

The use is linked to the mining and resources sector as the accommodation units are widely used by these industries. The operation has the potential to generate local employment and economic activity within the shire.

The proposal has been assessed against the relevant assessment benchmarks prescribed in the applicable Local and State planning instruments. The report and appendices have demonstrated that the application complies with the relevant assessment benchmarks.

As such the application should be approved subject to reasonable conditions. Should you wish to discuss any aspect of this development please contact the undersigned

Kind Regards,

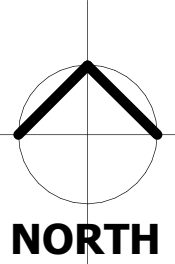


Tim O'Leary | **Principal Planner**
REEL PLANNING

APPENDIX A: PROPOSAL PLAN

SITE INFO

LOT 243 ON D6741
SITE AREA 73350m²
BUILDING TOTAL AREA 0m²
TOTAL SITE COVER 0%



VACANT LAND

VACANT LAND

PROPOSED ZONE OF LAY
DOWN/ STORAGE AREA
40,000m² approx.

SPEED REDUCTION
FROM 100 TO 60kph
SIGN LOCATION

SPEED REDUCTION
FROM 100 TO 60kph
SIGN LOCATION

EXISTING UNFORMED ROAD

ADJOINING RESIDENCE

EXISTING POWER POLE
LOCATION

PROPOSED NEW SITE
ENTRY

CP-SITE PLAN
1 : 2000@A3

NOT FOR CONSTRUCTION

NOTE:
- VERIFY ALL DIMENSIONS ON SITE
- NOTED DIMENSIONS TAKE PRESEDENT OVER
SCALED DIMENSIONS

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PROJECT : PROPOSED NEW LAY DOWN/ STORAGE AREA
CLIENT : QANTAC
LOCATION: LOT 243 D6741 BURNETT HIGH WAY, DULULU, QLD
4702



QANTAC PTY LTD



QBCC No. 1222804
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ENDORSED
Sustainable Building Designer
Townsville - Brisbane - Goldcoast

No.	Description	Date	DESIGNED	AM	SITE PLAN
A	CLIENT ISSUE	25/08/25	DRAWN	AM	
B	REVISED CLIENT ISSUE	26/08/25	DATE	NOV 2016	
C	REVISED CLIENT ISSUE - SECOND ENTRY OPTION	29/08/25	SCALE	A3 As indicated	
D	REVISED CLIENT ISSUE - NEW LAY DOWN YARD AREA AND PROPOSED FENCE	05/09/25	ISSUED	08/09/25	
E	REVISED CLIENT ISSUE	08/09/25			15-24C - SK-01 - E

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APPENDIX B: ASSESSMENT AGAINST ASSESSMENT BENCHMARKS

5.10.2 Rural Zone Code

5.10.2.2 Purpose

Overall Outcomes	Response
(2) The purpose of the Code will be achieved through the overall outcomes:	
(a) intensive animal industries minimise or avoid adverse impacts on surrounding land uses;	Not Applicable.
(b) development is sensitive and responsive to the rural character and scenic amenity and maintains vegetation cover in significant areas;	Complies. The development involves infrequent outdoor storage and not any permanent fixtures that will impact rural character. The site is void of any vegetation.
(c) development, having regard to its location and design, protects people and premises from natural hazards and contamination;	Complies. The site is not affected by natural hazards.
(d) extractive industries and associated processing occur in a way that significant environmental impacts are contained within the site and provides for the effective site rehabilitation;	Not Applicable.
(e) development adjacent to an extractive resource or transport route permits the efficient extraction of the entire resource, the safe and efficient transport of materials to and from the site and provides effective and on-going separation of extractive industry activity from any sensitive uses;	Complies. The site adjoins transport routes, however will be setback a sufficient distance to ensure it does not impeded the route.
(f) non-resident workforce accommodation is incompatible with the purpose of the Rural Zone and are located in a more suitable zone;	Not Applicable.
(g) tourism uses only locate where they have a nexus with the surrounding rural activities or places with high environmental values;	Not Applicable.
(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;	Complies. The proposal generally complies with the Development Design Code.
(i) development is separated from existing and potential industry land uses located in rural areas including established uses identified in the Special Industry Zone;	Complies. The site is not in proximity existing or potential industry land uses.

Overall Outcomes	Response
(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; (ii) biodiversity: (A) adverse impacts on ecological features and processes are avoided or minimised through the location, design and management of development and activities; (B) development retains the biodiversity and ecological connectivity functions of natural features such as waterways, wetlands and bushland; (C) areas of significant ecological and environmental value are protected from the intrusive impacts of adjacent development; (D) development includes effectual biosecurity management practices; (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	Complies. (i) Agricultural land The site is a relatively small parcel for a rural site which lends itself to not being a viable parcel of land for agricultural activities. The surrounding rural activities are predominantly low scale grazing uses. The proposed use will be carried out on the natural surface to ensure agricultural land is not alienated and that if the use ceases a rural activity could proceed if desired. The site has limited environmental, or character features widely seen in the Rural zone. The site is not identified as being subject to the biodiversity overlay and the site is completely cleared. The use involves outdoor storage that will not cause amenity impacts to existing or future rural uses. Also existing rural activities are unlikely to cause reverse amenity impacts as the site is unmanned.

Overall Outcomes	Response
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; (iv) extractive or mining resources: (A) the establishment, continuation and productivity of mining tenements and designated Key Resource Areas is facilitated and protected from irreversible alienation; (B) uses and works for extractive industry are located, designed and managed to contain significant environmental impacts within the site, maintain safety on and off the site, avoid significant adverse effects on the natural environment and minimise impacts on existing incompatible uses in the surrounding area; (C) development for mining tenements or extractive resources provides access from transport infrastructure of a standard suitable to the volume and weight of traffic generated by the development; (D) existing or future development of mining tenements and within designated Key Resource Areas and their identified transport routes is not prejudiced by the intrusion of incompatible uses; (E) land used for extractive industry is effectively rehabilitated on cessation of extraction activities so the	

Overall Outcomes	Response
environmental, social and economic value of the land is restored; (v) heritage: (A) the cultural heritage values, the context and setting of a heritage place are conserved and (where feasible) enhanced; (B) development on a heritage place facilitates the appropriate use (including adaptive reuse) of the place; (C) demolition of identified buildings and structures only occurs where there is no prudent and feasible alternative to the demolition or removal; (D) development adjoining a heritage place is sympathetic to the cultural heritage significance of that place and does not have an adverse impact in terms of visibility, public accessibility or physical change; (vi) historical subdivisions: (A) land included in the Historic Subdivisions Overlay remains undeveloped for non-rural purposes where it is unable to access a reasonable level of service without direct intervention from Council; (vii) infrastructure: (A) the viability of essential community infrastructure is protected by requiring onsite buffering and separation of new development on adjoining sites that could limit the on-going operation of existing infrastructure; (B) an appropriate level of amenity is maintained for development in the vicinity of identified infrastructure; (C) the interaction between transport infrastructure and sensitive land uses is managed to maintain the efficiency of the transport network and to protect community health and amenity; (viii) water resources:	

Overall Outcomes	Response
(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;	
(k) for land in the Muirs Road Precinct: (i) development does not result in an increase to unacceptable risk to people or property as a result of exposure to flood hazard associated with Callide Dam water releases;	Not Applicable. The proposal is not within the Muirs Road Precinct.

5.10.2.3 Requirements for accepted development or assessment benchmarks

Performance Outcomes	Acceptable Outcomes	Response
General		
Built form		
PO1 Development maintains the rural character of the locality. and PO2 Vegetation clearing is limited to the immediate development area, vehicle accesses and maintenance trails.	AO1.1 Buildings are setback from road frontages: (a) primary road frontage - 10m; and (b) secondary road frontage – 6m; and AO1.2 Maximum building height is 12m above ground level. and Only for development in the Muirs Road Precinct AO1.3 Building work is (a) limited to 50m²; and	Not applicable. No buildings or structures are proposed.

Performance Outcomes	Acceptable Outcomes	Response
	(b) an ancillary use to animal husbandry (and not to be occupied by any animals), cropping or a permanent plantation;	
Amenity		
PO3 Light spill from the premises does not create a nuisance outside the site. and PO4 The air quality objectives of the Environmental Protection (Air) Policy 2019 are maintained for the ongoing operation of the use. and PO5 The acoustic objectives of the Environmental Protection (Noise) Policy 2019 are maintained for the ongoing operation of the use.	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. and AO2.2 Development achieves the applicable requirements of: (a) the Environmental Protection (Air) Policy 2019; and (b) the Environmental Protection (Noise) Policy 2019;	Complies. The proposal does not involve outdoor lighting. The outdoor storage of accommodation units will not impact air quality or create noise above levels set out in the Environmental Protection policies.
Servicing		
PO6 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.	AO3.1 A 45kl water tank is provided for consumption purposes. and 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. and	Complies. The proposal does not require potable water or wastewater services as the use is unmanned. Access to the site will be via a service road.

Performance Outcomes	Acceptable Outcomes	Response
	AO3.3 On-site sewage treatment is provided in accordance with the Queensland Plumbing and Wastewater Code. and AO3.4 Development provides direct access or via a granted easement to a surveyed road constructed in accordance with the CMDG.	
Site suitability		
PO7 Development is not exposed to risk from natural hazard relating to landslide. and PO8 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.	AO4.1 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 with Performance Outcomes. The site is not susceptible to landslide and is not on the CLR or EMR.
Separation distances		
PO9 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; and	AO5.1 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;	Not Applicable. The proposal is not a sensitive land use.

Performance Outcomes	Acceptable Outcomes	Response
PO10 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.	(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);	
Contamination		
PO11 Development prevents the introduction to or departure from the site of species identified as invasive biosecurity matters. and	AO6.1 Development includes an approved biosecurity plan. and	Not Applicable. The proposal does not include potentially contaminating substances. No dangerous

Performance Outcomes	Acceptable Outcomes	Response
PO12 Areas where potentially contaminating substances are stored or used are covered and bunded. and PO13 Provision is made for spills to be controlled on-site for removal and disposal by an approved means. and PO14 Liquid or solid wastes are not discharged directly to land or waters.	AO6.2 Development for sensitive land uses does not occur on sites listed on the Contaminated Land Register or Environmental Management Register. and AO6.3 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 AO6.4 Materials stored on site are not hazardous or contaminating in nature.	goods are required for the operation of the use, nor will they be stored on site.
Specific uses		
Not Applicable. The proposal is for outdoor storage and landscaping is not required.		
For development affected by one or more overlays		
Agricultural Land		
PO40 An agricultural sustainability report prepared by a qualified agronomist demonstrates that: (a) the proposed development sustains or improves the productivity and viability of agricultural land identified on Overlay Map OM-01; and	AO14.1 The proposal is not located on agricultural land identified on Overlay Map OM-01. or AO14.2 The proposal is necessary for efficient agricultural production and processing on the site. or	Complies with Performance Outcome. The proposal is not for a rural use of activity, and it is noted that the site is mapped as Agricultural Land Classification – Class A and B. The site is a relatively small parcel for a rural site which lends itself to not being a viable parcel of land for agricultural activities. The

Performance Outcomes	Acceptable Outcomes	Response
(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. and 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. and 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. and PO43 Development maintains the operational efficiency and ongoing integrity and function of stock routes. For reconfiguring a lot only PO44 Lot reconfigurations maintain the opportunity for agricultural production on agricultural land.	AO14.3 The proposal provides an alternate productive rural activity that supports regionally significant agricultural industry. and 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: (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; and 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. and AO14.6 Boundary fencing is maintained to the road boundary adjoining a stock route.	surrounding rural activities are predominantly low scale grazing uses. The proposed use will be carried out on the natural surface to ensure agricultural land is not alienated and that if the use ceases a rural activity could proceed if desired. The site has limited environmental, or character features widely seen in the Rural zone. The site is not identified as being subject to the biodiversity overlay and the site is completely cleared. The use involves outdoor storage that will not cause amenity impacts to existing or future rural uses. Also existing rural activities are unlikely to cause reverse amenity impacts as the site is unmanned. Access to the site and the fencing proposed will not impact the operation of the stock route.

Performance Outcomes	Acceptable Outcomes	Response
and PO45 Subdivision: (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 or PO46 Boundary realignment: (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		
Biodiversity		
Not Applicable. The proposal is not mapped within this overlay.		
Bushfire Risk		
Not Applicable. The proposal is not mapped within this overlay.		

Performance Outcomes	Acceptable Outcomes	Response
Extractive and Mining Resources		
Not Applicable. The proposal is not mapped within this overlay.		
Flood Risk		
Not Applicable. The proposal is not mapped within this overlay.		
Heritage		
Not Applicable. The proposal is not mapped within this overlay.		
Historic Subdivisions		
Not Applicable. The proposal is not mapped within this overlay.		
Infrastructure		
Not Applicable. The proposal is not mapped within this overlay.		
Water Resources		
Not Applicable. The proposal is not mapped within this overlay.		

6.3.1 Development Design Code

6.3.1.2 Purpose

Overall Outcomes	Response
(2) The purpose of the Code will be achieved through the overall outcomes:	
(a) infrastructure services development in a cost-effective, safe, efficient and co-ordinated manner to a standard ordinarily expected in the locality;	Complies. The proposal will be provided with electricity and telecommunication services. The site will be unmanned.
(b) development is planned, designed, constructed and operated to manage stormwater and wastewater in ways that protect environmental values and achieve water quality objectives;	Complies. The proposal does not involve any impervious areas.
(c) safe and functional transport networks meet the reasonable demands generated by development;	Complies. The proposal will include access in accordance with the <i>CMDG (Capricorn Municipal Development Guidelines)</i> .
(d) development is serviced by a suitable standard of vehicle access, parking, servicing and manoeuvring areas that enhance streetscape appeal and character and discourage crime and anti-social behaviour;	Complies. The proposal is unmanned and will only require occasional access when accommodation units are hired or stores. It is intended to utilise existing access and tracks (other than a new crossover) to minimise impacts on the rural landscape.
(e) landscaping enhances visual amenity, integrates the built and natural environments, maximises water efficiency, minimises soil loss, provides shade in large paved areas and does not adversely impact on infrastructure;	Not Applicable. The proposal does not require landscaping due to its rural setting and climate.
(f) filling or excavation maintains the safety, amenity and health of the community and environment;	Not Applicable. No earthworks are proposed.
(g) infrastructure responds to the environmental constraints and avoids or safely manages the adverse impacts of floodwaters to mitigate the effects of a natural hazard event;	Not Applicable. The site is not subject to natural hazards.
(h) generated waste is stored in an environmentally friendly and nuisance free manner;	Not Applicable. The proposal does not require waste management.

6.3.1.3 Requirements for accepted development or assessment benchmarks

Performance Outcomes	Acceptable Outcomes	Response
Vehicular access and driveway crossovers		
PO1 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. and PO2 There is no damage to or interference with the location, function or access to any utility infrastructure.	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. and AO2.2 In all circumstances, a vehicular access and driveway crossover: (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;	Complies with Performance Outcomes. The proposal will include access in accordance with the <i>CMDG (Capricorn Municipal Development Guidelines)</i>.
Filling and excavation		

Performance Outcomes	Acceptable Outcomes	Response
PO3 Any off-site impact from earthworks is minimised and acceptable having regard to: (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; and PO4 The earthworks are safe and stable and PO5 Community safety is ensured in the event that Category 3 earthworks fail. and PO6 Retaining walls protect the visual amenity of development on adjoining premises. and PO7 Fill material provides support for the proposed development in accordance with certified geotechnical engineering requirements. and PO8 Filling or excavation does not result in the contamination of land or water bodies, wetlands and waterways. and PO9 Filling or excavation does not cause environmental nuisance impacts.	AO1.1 Earthworks do not result in any change beyond the property boundaries to: (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; and AO1.2 A retaining wall is set back at least half the height of the wall from any boundary of the site. and AO1.3 Retaining walls over 1.5m are stepped a minimum depth of 0.75m for every 1.5m in height, and landscaped. and AO1.4 The fill material comprises any of the following: (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; and	Complies. No earthwork are proposed.

Performance Outcomes	Acceptable Outcomes	Response
	AO1.5 Works occur in accordance with AS3798 Guidelines on Earthworks for Commercial and Residential Developments. and AO1.6 Contaminated material is not used for filling purposes. and AO1.7 There is no filling or excavation on land included on the Contaminated Land Register or Environmental Management Register under the Environmental Protection Act 1994. or 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 Environmental Protection Act 1994. and AO1.9 Dust emissions and other air emissions stay within the site boundaries in accordance with a management plan detailing measures such as: (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; and	

Performance Outcomes	Acceptable Outcomes	Response
	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. and AO1.11 Filling or excavation operations occur only between 7am to 6pm Monday to Saturday.	
Roads		
Not Applicable. The proposal does not include new roads.		
On-site parking and movement		
PO11 The development provides car parking spaces to accommodate the demonstrated demand generated by the use. and PO12 The site provides safe and convenient movement areas for pedestrians and persons in wheelchairs. and PO13 The movement of vehicles on to and from the site does not create a traffic hazard. and PO14 Vehicle parking areas protect the character of surrounding development.	AO3.1 The number of parking spaces provided for the use is consistent with Table 7.3.3 - Vehicle parking rates. and AO3.2 Parking spaces comply with the requirements of AS/NZS 2890.1-2004. and 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.	Complies with Performance Outcomes. The proposal is for outdoor storage only and car parking spaces are not required as no customer will visit the site. There is ample room on site for any parking required.
Landscaping		
Not Applicable.		

Performance Outcomes	Acceptable Outcomes	Response
The proposal does not include landscaping.		
Street lighting and street signs		
Not Applicable.		
The proposal does not include street lighting or street signs.		
Water supply infrastructure		
If in a water supply area 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. and PO25 The installation and location of water meters allows lawful access by the relevant authority. If outside a water supply area PO26 A water supply is provided to meet the development demand of the intended use.	If in a water supply area AO6.1 The premises is connected to the reticulated water supply system in accordance with Table 7.3.4 - Provision of Infrastructure. and AO6.2 The design and construction of the water distribution network is in accordance with the relevant parts of the CMDG. and AO6.3 The installation of water meters occurs in accordance with the relevant parts of the CMDG. If outside a water supply area 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. and 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.	Complies. The site will be unamend and it is not intended to provide a water connection.

Performance Outcomes	Acceptable Outcomes	Response
Sewerage infrastructure		
Not Applicable. The proposal does not include sewerage infrastructure.		
Developments accessed by common private title		
Not Applicable. The proposal does not include common private title.		
Stormwater drainage		
PO33 Stormwater drainage: (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; and PO34 Development has no significant impact on the concentration or discharge rate of surface water flows from a development site. and	AO8.1 Stormwater and irrigation runoff diverts to a wet retention and sedimentation pond that: (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; and AO8.2 Uses and associated works are confined to areas outside overland flow paths and natural drainage features. and AO8.3 The provision of stormwater drainage, including inter-allotment drainage and subsurface drainage is in accordance with the	Complies with Performance Outcomes. No impervious areas are proposed and existing stormwater arrangements and characteristics will not change.

Performance Outcomes	Acceptable Outcomes	Response
PO35 Works effectively control onsite erosion and the release of sediment or sediment-laden stormwater from the site. and PO36 Works do not result in an increased risk to people and property from the effects of stormwater drainage or containment structure failure.	CMDG and the Queensland Urban Drainage Manual (QUDM). and AO8.4 There is no increase in the volume, frequency, duration and velocity of stormwater at the premises boundaries. and AO8.5 Overland flow paths cater for the water from a 1 per cent AEP storm event. and AO8.6 Stormwater flows are directed away from areas of exposed soil. and AO8.7 Soil exposure and construction works are staged to minimise the area of exposed soil at any one time. and 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. and AO8.9 Where involving exposure of soil of more than 2,500m²: (a) prepare a sediment and erosion control plan for Council approval; and (b) implement the requirements of the approved plan; and	

Performance Outcomes	Acceptable Outcomes	Response
	AO8.10 All discharged waters are free from gross pollutants, litter, oils or chemical contaminants.	
Parks		
Not Applicable. The proposal does not include parks.		
Waste		
PO39 Waste generated by the development is collected and stored in a manner that: (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; and PO40 The development utilises waste management systems that promote recycling, reuse and reduction of waste being disposed of to landfill. and PO41 The discharge of trade waste protects: (a) the health and safety of people working in and around the sewerage system;	AO9.1 On-site waste storage areas are: (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; and AO9.2 All organic food waste is composted or provided to a facility specifically dedicated to the transformation of organic waste to energy. and AO9.3 Vegetation that is removed to accommodate the development is mulched on-site.	Not Applicable. The proposal does not require waste management.

Performance Outcomes	Acceptable Outcomes	Response
(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;	and AO9.4 No waste is to be burned on the development site. and AO9.5 Non-organic waste that is recyclable is separated and disposed of to an approved facility or provider. and AO9.6 Trade waste discharge to Council's reticulated sewerage system is in accordance with Council's adopted Trade Waste Policy. and AO9.7 Contaminants, including contaminated water, are not directly or indirectly released from the premises except as approved by an administering authority.	

APPENDIX C: ASSESSMENT AGAINST STATE PLANNING POLICY

State interest – agriculture

State Interest Policies	Response
All of the following state interest policies must be appropriately integrated in planning and development outcomes, where relevant.	
(1) Agriculture and agricultural development opportunities are promoted and enhanced in important agricultural areas (IAAs).	Complies. The site is mapped in Important Agricultural Areas (IAAs). It is noted that the entire village and surrounding area of Dululu is mapped as an IAA. The proposed use will be carried out on the natural surface to ensure agricultural land is not alienated and that if the use ceases a rural activity could proceed if desired.
(2) Agricultural Land Classification (ALC) Class A and Class B land is protected for sustainable agricultural use by: (a) avoiding fragmentation of ALC Class A or Class B land into lot sizes inconsistent with the current or potential use of the land for agriculture (b) avoiding development that will have an irreversible impact on, or adjacent to, ALC Class A or Class B land (c) maintaining or enhancing land conditions and the biophysical resources underpinning ALC Class A or Class B land.	Complies. The site is a relatively small parcel for a rural site which lends itself to not being a viable parcel of land for agricultural activities. The surrounding rural activities are predominantly low scale grazing uses. The proposed use will be carried out on the natural surface to ensure agricultural land is not alienated and that if the use ceases a rural activity could proceed if desired. The site has limited environmental, or character features widely seen in the Rural zone. The site is not identified as being subject to the biodiversity overlay and the site is completely cleared. The use involves outdoor storage that will not cause amenity impacts to existing or future rural uses. Also existing rural activities are unlikely to cause reverse amenity impacts as the site is unmanned.
(3) Fisheries resources are protected from development that compromises long-term fisheries productivity, sustainability and accessibility.	Not Applicable. The proposal is not mapped in declared fish habitat areas.
(4) Growth in agricultural production and a strong agriculture industry is facilitated by: (a) promoting hard to locate intensive agricultural land uses, such as intensive animal industries, aquaculture, and intensive horticulture in appropriate locations	Complies. The storage area is significantly setback from rural activities. Due to the nature of the use, outdoor storage, it is not expected that it will cause amenity or reverse amenity issues for rural activities.

State Interest Policies	Response
(b) protecting existing intensive agricultural land uses, such as intensive animal industries, aquaculture, and intensive horticulture, from encroachment by development that is incompatible and/or would compromise the safe and effective operation of the existing activity (c) locating new development (such as sensitive land uses or land uses that present biosecurity risks for agriculture) in areas that avoid or minimise potential for conflict with existing agricultural uses through the provision of adequate separation areas or other measures (d) facilitating opportunities for co-existence with development that is complementary to agricultural uses that do not reduce agricultural productivity (e.g. on-farm processing, farm gate sales, agricultural tourism etc) (e) considering the provision of infrastructure and services necessary to support a strong agriculture industry and associated agricultural supply chains (f) ensuring development on, or adjacent to, the stock route network does not compromise the network's primary use for moving stock on foot, and other uses and values including grazing, environmental, recreational, cultural heritage, and tourism values.	

State interest – natural hazards, risk and resilience

State Interest Policies	Response
All of the following state interest policies must be appropriately integrated in planning and development outcomes, where relevant.	
(1) Natural hazard areas are identified, including: (a) bushfire prone areas (b) flood hazard areas (c) landslide hazard areas (d) storm tide inundation areas (e) erosion prone areas.	Complies. The site is outside of bushfire and flood hazards.
(2) A fit-for-purpose risk assessment is undertaken to identify and achieve an acceptable or tolerable level of risk for personal safety and property in natural hazard areas.	Not Applicable. The site is outside of bushfire and flood hazards.
Bushfire, flood, landslide, storm tide inundation, and erosion prone areas:	
(3) Land in an erosion prone area is not to be used for urban purposes, unless the land is located in: (a) an urban area in a planning scheme; or (b) an urban footprint identified in a regional plan.	Not Applicable. The proposal is not mapped in Erosion prone areas.
(4) Development in bushfire, flood, landslide, storm tide inundation or erosion prone natural hazard areas: (a) avoids the natural hazard area; or (b) where it is not possible to avoid the natural hazard area, development mitigates the risks to people and property to an acceptable or tolerable level.	Complies. The site is outside of bushfire and flood hazards.
(5) Development in natural hazard areas: (a) supports, and does not hinder disaster management capacity and capabilities (b) directly, indirectly and cumulatively avoids an increase in the exposure or severity of the natural hazard and the potential for damage on the site or to other properties (c) avoids risks to public safety and the environment from the location of the storage of hazardous materials and the release of these materials as a result of a natural hazard	Complies. The site is outside of bushfire and flood hazards.

State Interest Policies	Response
(d) maintains or enhances the protective function of landforms and vegetation that can mitigate risks associated with the natural hazard.	
(6) Community infrastructure is located and designed to maintain the required level of functionality during and immediately after a natural hazard event.	Not Applicable. The proposal does not involve community infrastructure.
(7) Coastal protection work in an erosion prone area is undertaken only as a last resort where coastal erosion or inundation presents an imminent threat to public safety or existing buildings and structures, and all of the following apply: (a) The building or structure cannot reasonably be relocated or abandoned. (b) Any erosion control structure is located as far landward as practicable and on the lot containing the property to the maximum extent reasonable. (c) Any increase in coastal hazard risk for adjacent areas from the coastal protection work is mitigated.	Not Applicable. The proposal is not mapped in Erosion prone areas.
Erosion prone areas within a coastal management district:	
(8) Development does not occur unless the development cannot feasibly be located elsewhere and is: (a) coastal-dependent development; or (b) temporary, readily relocatable or able to be abandoned development; or (c) essential community infrastructure; or (d) minor redevelopment of an existing permanent building or structure that cannot be relocated or abandoned.	Not Applicable. The proposal is not mapped in Erosion prone areas.
(9) Development permitted in policy 8 above, mitigates the risks to people and property to an acceptable or tolerable level.	Not Applicable. The proposal is not mapped in Erosion prone areas.

State interest – Transport infrastructure

State Interest Policies	Response
All of the following state interest policies must be appropriately integrated in planning and development outcomes, where relevant.	
All transport infrastructure:	
(1) Transport infrastructure and existing and future transport corridors are reflected and supported through compatible land uses.	Complies. The proposal will not impact the transport network and relies on its location to service its clients effectively and efficiently.
(2) Development is located in areas currently serviced by transport infrastructure, and where this cannot be achieved, development is facilitated in a logical and orderly location, form and sequence to enable cost-effective delivery of new transport infrastructure to service development.	Complies. The site is ideally located due to its proximity to State-controlled roads, allowing it to service the shire and wider region. The scale of the development can be accommodated by the existing road network.
(3) Development achieves a high level of integration with transport infrastructure and supports public passenger transport and active transport as attractive alternatives to private transport.	Complies. The site is ideally located due to its proximity to State-controlled roads, allowing it to service the shire and wider region. There are no public or active transport options nearby.
(4) Development is located and designed to mitigate adverse impacts on development from environmental emissions generated by transport infrastructure.	Complies. The site is ideally located due to its proximity to State-controlled roads, allowing it to service the shire and wider region. The site is unmanned and therefore not susceptible to emissions.
State transport infrastructure:	
(6) Development in areas surrounding state transport infrastructure, and existing and future state transport corridors, is compatible with, or support the most efficient use of, the infrastructure and transport network.	Complies. The site is ideally located due to its proximity to State-controlled roads, allowing it to service the shire and wider region. The scale of the development can be accommodated by the existing road network.
(7) The safety and efficiency of existing and future state transport infrastructure, corridors, and networks is not adversely affected by development.	

Your Reference: ---
Our Reference: TF: GR: mw: 25-09 (FID97442, MCU003-25/26, FID11691, 13020110)
Contact: enquiries@banana.qld.gov.au

23 September 2025

Qantac Pty Ltd
C/- Reel Planning Pty Ltd
Attention: Tim O'Leary
1/9 Camford Street
MILTON QLD 4064

Dear Sir,

Confirmation Notice
Planning Act 2016 Section 68(1)
Development Assessment Rules Section 2

Application Number: MCU003-25/26
Description: Material Change of Use – Warehouse (Storage yard)
Level of Assessment: Impact assessable
Site Address: Burnett Highway, DULULU
Lot & Plan Details: Lot 243 on D6741
Relevant Planning Scheme: *Banana Shire Planning Scheme 2021*

The development application described above was received by Council on 10 September 2025 and determined to be properly made on 11 September 2025.

1. Details of the Application

The application seeks development approval for:

	Planning Regulation 2017	Development Permit	Preliminary Approval
Material Change of Use – Warehouse	Section 20 – Assessable development	☒	☐

2. Referral Agencies

The development application requires referral to the State Assessment and Referral Agency (SARA) in accordance with Schedule 10 of the *Planning Regulation 2017*.

The referrals for this application are:

Planning Regulation Reference	Referral Trigger	Agency
<i>State transport infrastructure</i>		
Schedule 10 Part 9 Division 4 Subdivision 2 Table 4 Item 1	Material change of use of premises within 25m of a state transport corridor.	SARA/DTMR Concurrence

You are required to give each referral agency a copy of:

- The application (including application form and supporting material);
- This confirmation notice; and
- Any applicable concurrence agency application fee.

The development application must be referred to all relevant referral agency(s) within 10 business days, or a further period agreed with the assessment manager. If the application is not referred within that time, the application will lapse.

You must also advise Council in writing of the date the application and supporting material was given to the referral agency within five (5) business days of referring the application.

3. 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 in 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. 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.

4. Information Request

An information request will be made by the assessment manager.

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 section on (07) 4992 9500, quoting application number MCU003-25/26

Yours Sincerely

A handwritten signature in blue ink, appearing to be 'TF' with a long horizontal stroke extending to the right.

Tarnya Fitzgibbon

MANAGER DEVELOPMENT & REGULATORY SERVICES

Enc Adjoining landowner details
 Adjoining landowner map

Attachment 1

MCU003-25/26 Adjoining Land Owners Details

Lot & Plan: 276RN1601
Name:
Address:

Property Location: Burnett Highway, Dululu

Lot & Plan: 4RP620052
Name:
Address:

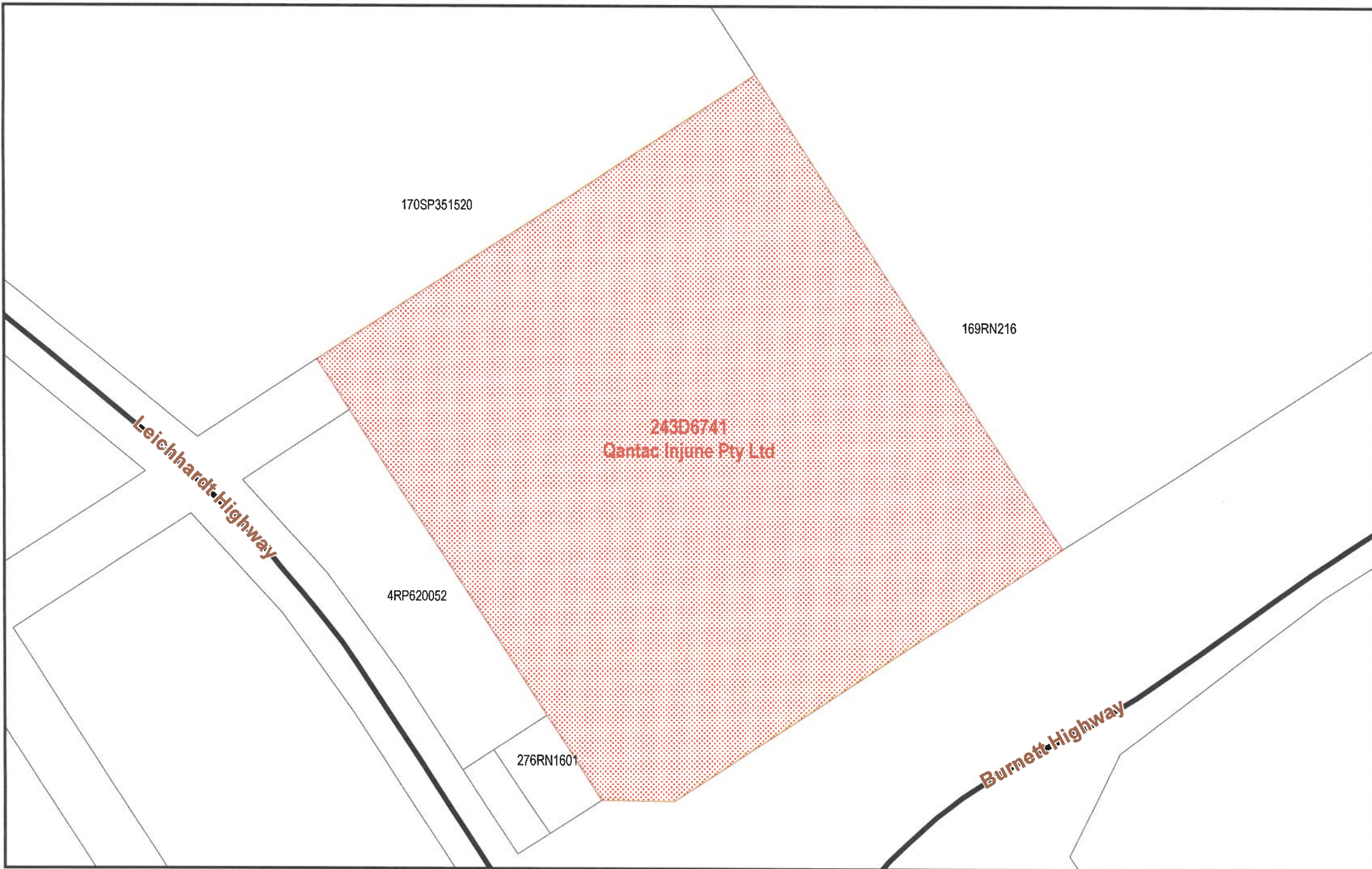
Property Location: Leichhardt Highway, Dululu

Lot & Plan: 170SP351520
Name:
Address:

Property Location: Leichhardt Highway, Dululu

Lot & Plan: 169RN216
Name:
Address:

Property Location: Burnett Highway, Dululu



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0 100
metres

Scale 1 : 2,415 (A4 Original Size)

Transverse Mercator projection, GDA94, MGA Zone 56



MCU003-25/26 Adjoining Land Owners Map



Printed: 23 Sep 2025

Your Reference: ---
Our Reference: TF: GR: mw: 25-09 (FID97442, MCU003-25/26, FID11691, 13020110)
Contact: enquiries@banana.qld.gov.au

23 September 2025

Qantac Pty Ltd
C/- Reel Planning Pty Ltd
Attention: Tim O'Leary
1/9 Camford Street
MILTON QLD 4064

Dear Sir,

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

Application Number: MCU003-25/26
Description: Material Change of Use – Warehouse
(Storage yard)
Level of Assessment: Impact assessable
Site Address: Burnett Highway, DULULU
Lot & Plan Details: Lot 243 on D6741
Relevant Planning Scheme: *Banana Shire Planning Scheme 2021*

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

1. Planning

1.1 Rural Zone Code

1.1.1 PO3

The response to PO3 states that the proposed development does not involve any outdoor lighting. It is not clear if this also applies to security lighting.

Information requested

Please provide an amended response to PO3 clarifying if security lighting is to be installed and if so how will it be located to avoid light spill to adjacent dwellings and the Burnett Highway.

1.1.2 PO4

The proposed development site involves frequent movement of heavy vehicles and lifting equipment on the site. This creates a potential for air quality impacts to adjacent dwellings from dust.

Information requested

Please provide an amended response to PO4 addressing how potential dust nuisance will be managed.

1.1.3 PO5

The proposed development site involves frequent movement of heavy vehicles and lifting equipment on the site. This creates a potential for noise impacts to adjacent dwellings from these vehicles and equipment.

Information requested

Please provide an amended response to PO5 addressing how potential noise nuisance will be managed.

1.1.4 PO6

The response to PO6 states that a water connection or wastewater disposal is not required as the site will be unmanned. During times when the site is attended what amenities are available to staff?

The response does not address how firefighting has been considered.

Information requested

Please provide an amended response to PO6 clarifying if staff amenities will be provided for use during times the site is attended and how provision of firefighting water supply has been considered.

1.1.5 PO11

The proposed development is for Warehouse (Storage yard) within the Rural Zone and involves the movement of vehicles and transportable/relocatable buildings to and from various locations within the region. This poses a potential biosecurity risk which the response to PO11 has not addressed.

Information requested

Please provide an amended response to PO11 detailing how the potential biosecurity risk of moving vehicles, equipment and buildings throughout the region will be managed.

1.1.6 PO90

The response to PO90 states that the development site is not identified as being within the Infrastructure overlay. Infrastructure overlay mapping clearly identifies the development site is within the buffer area of an electricity transmission line.

The proposed vehicle access would require works within the buffer area and over the transmission line located in the Burnett Highway road reserve.

Information requested

Please provide an amended response to PO90 addressing how the proposed development has considered potential impacts upon the transmission line and the associated buffer area.

1.1.7 PO93

The response to PO93 states that the development site is not identified as being within the Water Resources overlay. Water Resources overlay mapping clearly identifies the development site is within the Dee and Don Groundwater Management Area.

Information requested

Please provide an amended response to PO93 addressing how the proposed development has considered potential impacts upon the Dee and Don Groundwater Management Area.

1.2 Development Design Code

1.2.1 PO1

No details have been provided concerning the design and construction of the proposed access apart from its general location. Council cannot fully assess the suitability of the proposed access without this detail.

Information requested

Please provide an amended response to PO1 that addresses how the location and design of the proposed access protect the efficient functioning of the transport network and provide safe access to development in direct response to the demonstrated demand of the development. This must include an estimate of the number, type, timing and frequency of vehicles required to operate the proposed development.

1.2.2 PO2

The proposed vehicle access would require works within the buffer area and over the electrical transmission line located in the Burnett Highway road reserve.

Information requested

Please provide an amended response to PO2 clarifying how the location and works required to construct the access will not damage or interfere with the location, function, or access to this infrastructure.

1.2.3 PO3

The proposed access will require earthworks to construct an access to the required standard. No details have been provided of the design and construction of the proposed access.

Information requested

Please provide an amended response to PO3 to clarify the design and construction details of the proposed access.

1.2.4 PO33, PO34, and PO35

The proposed development involves the outdoor storage of transportable/relocatable buildings which will increase the impervious surface area of the site. No details have been provided to clarify the number of buildings anticipated to be stored on the site to qualify the statement that existing stormwater characteristics will not change.

Information requested

Please provide amended responses to PO33, PO34, and PO35 that clarifies the number of buildings to be stored on the site and how this has been considered in the relation to stormwater management (drainage, discharge, erosion/sediment control).

1.3 Town Planning Report

1.3.1 *Plans*

The submitted Site Plan, 15-24C – SK-01 – E, No. E prepared by Andre Melville Building Design dated 8 September 2025 indicates a blue dashed line that is not annotated to explain its purpose.

Information requested

Please provide clarification of the purpose of the blue dashed line.

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 23 December 2025, and forwarded to:

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

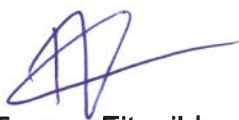
Post: Banana Shire Council
Development Services Section
PO Box 412
BILOELA QLD 4715

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 MCU003-25/26.

Yours Sincerely

A handwritten signature in blue ink, consisting of a stylized 'A' followed by a horizontal line.

Tarnya Fitzgibbon

MANAGER DEVELOPMENT AND REGULATORY SERVICES

26 September 2025



The Chief Executive Officer
Banana Shire Council
PO Box 412
Biloela QLD 4715

Attention: Tarnya Fitzgibbon

Via email: enquiries@banana.qld.gov.au

Dear Tarnya,

**RE: RESPONSE TO INFORMATION REQUEST – MATERIAL CHANGE OF USE FOR
WAREHOUSE (STORAGE YARD) AT BURNETT HIGHWAY, DULULU
COUNCIL REF: MCU003-25/26**

Reference is made to the abovementioned development application and Council's Information Request dated 23 September 2025. In accordance with Section 13.2 of the DA Rules, we provide a full response to the matters raised, and request that Council proceed with assessment of the application.

In support of this response, the following information is provided:

- Amended Site Plan (**Appendix A**)

1. Planning

1.1 Rural zone code

1.1.1 PO3

No outdoor lighting or security lighting is proposed. All removal and storage will be carried out during business hours and therefore lighting is not required.

1.1.2 P04

Truck movements and forklift movements will be infrequent and only required when buildings are either transported to the site or removed from the site. All buildings will be stored on rails (please see below images) and placed around the boundary of the fenced area to provide a further buffer to ensure dust is not emitted to surrounding properties. Vehicle manoeuvring areas and forklift movement areas will be of a gravel surface to limit dust emissions.

BRISBANE
1/9 Camford Street,
Milton Qld 4064
(07) 3217 5771
mail@reelplanning.com

CENTRAL QUEENSLAND
138 East Street,
Rockhampton Qld 4700
(07) 4927 3878
mail@reelplanning.com

FAR NORTH QUEENSLAND
Unit 101, 27-29 Wharf Street,
Cairns City Qld 4870
(07) 4281 6885
mail@reelplanning.com

www.reelplanning.com



Figure 1 – Building on rails (source – Qantac)



Figure 2 – Building rails (source – Qantac)

1.1.3 P05

Truck movements and forklift movements will be infrequent and only required when buildings are either transported to the site or removed from the site. All removal and storage works will be carried out between 7am – 6pm to avoid impacting adjoining uses.

1.1.4 P06

No staff will be stationed at the site. The only personal that will be present onsite sporadically are truck drivers who deliver and remove the buildings. Each truck is provided with its own facilities and truck drivers can use nearby establishments and facilities where needed.

A 5,000 litre water tank fitted with firefighting fittings can be provided onsite.

1.1.5 P011

A Biosecurity Plan has not yet been prepared; however it is the intention to do so. It is requested that Council impose a condition requiring the preparation of a Biosecurity Plan prior to the commencement of the use.

1.1.6 P090

Noted. The access has been located to avoid the power pole, and the transmission line is of height that trucks entering and exiting the site will not impact it. Please see below image showing the clearance to the transmission line.



Figure 3 – Clearance to transmission line (source – landowner supplied)

1.1.7 P090

Noted. The proposal does not involve land disturbing works other than the construction of the access, filling and levelling any holes created by the tree clearing process that has already occurred and smoothing and rolling the existing surface to enable the buildings to be placed on level ground. The natural fall of the land in its current state requires no alteration or any proposed changes to groundwater characteristics.

1.2 Development Design Code

1.2.1 PO1

The access will be a 6m wide Rural type access in accordance with the Capricorn Municipal Development Guidelines Rural Property Access (Standard drawing CMDG-R-040).

1.2.2 PO2

The access has been located to avoid the power pole, and the transmission line is of height that trucks entering and exiting the site will not impact it.

1.2.3 PO3

The access will be a 6m wide Rural type access in accordance with the Capricorn Municipal Development Guidelines Rural Property Access (Standard drawing CMDG-R-040).

1.2.4 PO33, PO34, PO35

In the current economic climate, it is estimated there will be a maximum of 50 buildings on the site. The buildings will not be stored onsite for extended periods of time. It is noted that the buildings will increase the overall roofed area for short periods of time, however due to the size of the site and the direction of the existing natural fall it is considered that stormwater runoff can sheet flow across the site without impacting adjoining properties.

1.3 Town Planning Report

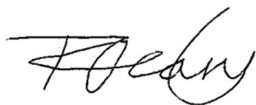
1.3.1 Plans

The Site Plan has been amended to notate the blue dotted line as a fence and to confirm the access type. The fence will be up to a height of 1.8 metres and of Colourbond material.

Thank you for your attention to this matter. We anticipate that this information is sufficient for your purposes and ask that you proceed with the assessment of this application.

Should you have any queries, please do not hesitate to contact Tim O'Leary

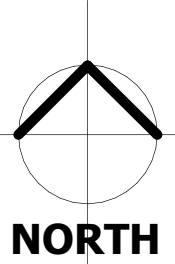
Yours sincerely,



Tim O'Leary
Principal Town Planner
REEL PLANNING

SITE INFO

LOT 243 ON D6741
SITE AREA 73350m²
BUILDING TOTAL AREA 0m²
TOTAL SITE COVER 0%



VACANT LAND

VACANT LAND

PROPOSED ZONE OF LAY
DOWN/ STORAGE AREA
40,000m² approx.

SPEED REDUCTION
FROM 100 TO 60kph
SIGN LOCATION

SPEED REDUCTION
FROM 100 TO 60kph
SIGN LOCATION

EXISTING UNFORMED ROAD

ADJOINING RESIDENCE

EXISTING POWER POLE
LOCATION

PROPOSED NEW SITE
ENTRY

CP-SITE PLAN
1 : 2000@A3

NOT FOR CONSTRUCTION

NOTE:
- VERIFY ALL DIMENSIONS ON SITE
- NOTED DIMENSIONS TAKE PRESEDENT OVER
SCALED DIMENSIONS

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DESIGN & DRAFTING SERVICES (AMBD)
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without the express written permission of AMBD

PROJECT : PROPOSED NEW LAY DOWN/ STORAGE AREA
CLIENT : QANTAC
LOCATION: LOT 243 D6741 BURNETT HIGH WAY, DULULU, QLD
4702



QANTAC PTY LTD



QBCC No. 1222804
ABN No. 37 155 932 675

ANDRE MELVILLE BUILDING DESIGN
& DRAFTING SERVICES
P.O BOX 8, LABRADOR, QLD 4814
Ph: 0498 001 535
E-MAIL: admin@ambd.com.au
www.ambd.com.au



ENDORSED
Sustainable Building Designer
Townsville - Brisbane - Goldcoast

No.	Description	Date	DESIGNED	AM	SITE PLAN
A	CLIENT ISSUE	25/08/25	DRAWN	AM	
B	REVISED CLIENT ISSUE	26/08/25	DATE	NOV 2016	
C	REVISED CLIENT ISSUE - SECOND ENTRY OPTION	29/08/25	SCALE	A3 As indicated	
D	REVISED CLIENT ISSUE - NEW LAY DOWN YARD AREA AND PROPOSED FENCE	05/09/25	ISSUED	08/09/25	
E	REVISED CLIENT ISSUE	08/09/25			15-24C - SK-01 - E

8/09/2025 3:18:44 PM

Our reference: 2509-48412 SRA
Your reference: -

1 October 2025

Qantac Pty Ltd
c/- Reel Planning Pty Ltd
1/9 Camford Street
MILTON QLD 4064

Attention: Tim O'Leary

Dear Qantac Pty Ltd

Action notice

(Given under section 8 of the Development Assessment Rules)

The State Assessment and Referral Agency (SARA) received your referral agency material for the following premises on 24 September 2025.

Location details

Street address:	Burnett Highway, Dululu
Real property description:	Lot 243 on D6741
Local government area:	Banana Shire Council

Under the Planning Regulation 2017, the relevant referral requirements for the development application are as follows:

- | | |
|---|---|
| • Schedule 10, Part 9, Division 4, Subdivision 2,
Table 4, Item 1 (10.9.4.2.4.1) | State transport corridors and future
State transport corridors |
|---|---|

The application does not meet the requirements for a properly referred application under section 54 of the *Planning Act 2016*. The reason for this decision is:

- the correct fees have not been paid.
 - o The application identifies that the premises is within 25m of a state-controlled road (Burnett Highway).
 - o SARA has identified that the premises is also adjacent to a local road (road parcel adjacent to the northwest corner of the premises) and within 100m of the intersection of the local road and a state-controlled road (Leichhardt Highway).
 - o Two state-controlled roads are relevant when calculating the applicable fee.
 - o The applicable fee for trigger 10.9.4.2.4.1 is \$5,639.
 - o You have advised SARA that \$3,760 has been paid.

The application will not be accepted as properly referred until the following action is taken:

- the total development application fee is paid to SARA. Based on the information provided above, SARA calculates that \$1,879 is currently outstanding.

The above action must be completed within 20 business days of receiving this notice, or a further period agreed with SARA, to avoid your application lapsing.

To ensure the application is properly referred, you are required to:

- complete the above action; and
- give us notice advising that you have complied with the action notice within 20 business days, starting the day after receiving the action notice, or a further agreed period.

For further information please contact Tracey Beath, Senior Planning Officer, on 07 4924 2917 or via email RockhamptonSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'AW', is positioned above the printed name of the sender.

Anthony Walsh
Manager Planning

cc Banana Shire Council, enquiries@banana.qld.gov.au (council reference: MCU003-25/26)

Our reference: 2509-48412 SRA
Your reference: -

1 October 2025

Qantac Pty Ltd
c/- Reel Planning Pty Ltd
1/9 Camford Street
MILTON QLD 4064

Attention: Tim O'Leary

Dear Qantac Pty Ltd

Referral confirmation notice

(Given under section 8.2 of the Development Assessment Rules)

The development application described below is taken to be properly referred to the State Assessment and Referral Agency (SARA) under Part 2: Referral of the Development Assessment Rules.

Location details

Street address:	Burnett Highway, Dululu
Real property description:	Lot 243 on D6741
Local government area:	Banana Shire Council

Application details

Development permit	Material change of use for Warehouse (Storage yard)
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The referral confirmation period ended on 1 October 2025. SARA's assessment will be under the following provisions of the Planning Regulation 2017:

- Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (10.9.4.2.4.1) State transport corridors and future State transport corridors

For further information please contact Tracey Beath, Senior Planning Officer, on 07 4924 2917 or via email RockhamptonSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely

A handwritten signature in dark ink, appearing to be 'AW', written in a cursive style.

Anthony Walsh
Manager Planning

cc Banana Shire Council, enquiries@banana.qld.gov.au (council reference: MCU003-25/26)