



Town Planning Assessment Report

**Charleville Aerodrome
Lots 1 and 53 on SP253460**

**Material Change of Use (Development Permit)
Reconfiguring a Lot (Development Permit)**

**Undefined Use (Non-Resident Workforce Accommodation)
&**

Boundary Realignment and Access Easement

**Prepared by Plan A Town Planning Pty Ltd
For Royal Flying Doctor Service**

**Version 1.0
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1.0 INTRODUCTION

This Town Planning Report has been prepared by Plan A Town Planning Pty Ltd on behalf of the Royal Flying Doctor Service Architects Pty Ltd to accompany an application to Murweh Shire Council for the purpose of a Material Change of Use for the purpose of an Undefined Use (Non-Resident Workforce Accommodation) and Reconfiguring a Lot involving a boundary realignment and access easement, over land located at the Charleville Aerodrome and described as Lots 1 and 53 on SP253460.

The information contained in this report demonstrates compliance with the relevant assessment benchmarks and confirms the proposal's suitability for the site.

1.1 DESCRIPTION OF PROPOSAL

The Applicant is seeking a Development Permit for a Material Change of Use for the purpose of an Undefined Use (Non-Resident Workforce Accommodation) and Reconfiguring a Lot for the purpose of a boundary realignment and access easement in the Township Zone.

The proposal seeks to establish a new Non-Resident Workforce Accommodation use to support the functions of the Charleville Royal Flying Doctor Service which is an essential service of the Murweh Shire Council.

In addition, the proposal seeks to create a new lot adjacent to the existing RFDS Aeromedical Base and access easement granted from Mitchell Highway.

The key details of the proposal are as follows:

- Establishment of townhouse style Non-Resident Workforce Accommodation comprising a total of fourteen (14) dwellings and a site cover of 15%;
- Proposed parking of fourteen (14) bays and six (6) visitor spaces;
- Proposed boundary realignment of Lot 1 on SP253460 amounting a total area of 7,120m²; and
- Proposed access easement to be granted from Mitchell Highway.

The proposed accommodation is consistent with the established Charleville locality and is provided with appropriate setbacks, building separation and articulation as to not adversely impact on adjoining properties.

Further, the height, bulk, scale and siting of the proposal are in accordance with the requirements of the planning scheme.

On this basis, we request that the proposal be considered favourably by Council and subsequently approved subject to reasonable conditions.

2.0 APPLICATION DETAILS

2.1 SITE DETAILS

Site Address	Charleville Aerodrome
RPD	Lot 53 on SP253460
Site Area	418.2ha
Proposed Lot Area	7,120m ²
Current Land Use	Air Services
Local Government	Murweh Shire Council
Planning Scheme Requirements	
Planning Scheme	Murweh Shire Planning Scheme
Zoning	Township Zone
Overlays	Not Applicable
Neighbourhood / Local Plan	Not Applicable
Neighbourhood / Local Plan Precinct	Not Applicable

2.2 USE(S) AND IMPROVEMENTS

Site Improvements	The subject site is located at the Charleville Aerodrome and is currently improved by Air Services including the Royal Flying Doctor Service.
Site History	A search of Council's online records has revealed that no development history is available online for the site.
Site Context	The site is located in the suburb of Charleville. The area has largely been developed for the purpose of rural uses, with supporting residential and commercial devices.
Street Frontage	The site has a frontage approximately 2.2km to Charleville Bollon Road and 565m to Mitchell Highway.
Access	Access will be provided from the service road granted from Mitchell Highway.
Vegetation	The site contains regulated vegetation.
Topography	The subject site varies in topography.
Flooding	The site is not identified as being impacted by flooding.
Infrastructure	All necessary services and infrastructure can be provided to the site.
Road Widening	Road widening will not be required for the proposal and the site does not appear to be subject to any proposed Council upgrades.
Easements	There is one easement on the site.

The below aerial photo extract that shows the location of the site –



Figure 1- Aerial photo of subject site (Source: Nearmap)

Subject Site

2.3 DEVELOPMENT APPLICATION DETAILS

Applicant	<p>Royal Flying Doctor Service c/- Plan A Town Planning Pty Ltd PO Box 13 FORTITUDE VALLEY QLD 4006</p> <p>Contact Person: Garrett McVilly Phone: (07) 3846 0807 Email: planning@planatp.com.au</p>
File Reference	25-162
PLANNING SCHEME CONSIDERATIONS	
Development Type	Material Change of Use (Development Permit) and Reconfiguring a Lot (Development Permit)
Planning Scheme Definition	Undefined Use (Non-Resident Workforce Accommodation)
Description of Proposal	Accommodation for the use of RFDS employees Boundary realignment and access easement
Level of Assessment	Impact Assessable
OTHER CONSIDERATIONS	
State Interests (SPP)	<p>AGRICULTURE</p> <ul style="list-style-type: none"> Stock route network <p>BIODIVERSITY</p> <ul style="list-style-type: none"> MSES - Regulated vegetation (essential habitat) MSES - Wildlife habitat (endangered or vulnerable) <p>NATURAL HAZARDS RISK AND RESILIENCE</p> <ul style="list-style-type: none"> Flood hazard area - local government flood mapping area <p>STRATEGIC AIRPORTS AND AVIATION FACILITIES</p> <ul style="list-style-type: none"> Aviation facility
SEQ Regional Plan Land Use Category	Not Applicable
Referral triggers (See Section 3.1.4)	No
Specialist reports provided	Not Applicable

Prelodgement advice sought	Yes - Preliminary advice on proposed RFDS staff accommodation at Charleville airport prepared by Teresea Schmidt Reel Planning on behalf of Murweh Shire Council.
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2.4 RELEVANT ASSESSMENT CRITERIA

Building height	4.2m
Number of storeys	One (1) storey
Site cover	15% (within lease area / proposed lot)
Setbacks	Setbacks are to the proposed lease area boundary as follows. Front (southeast): 6m Side Boundary (northeast): 5m Side Boundary (southwest): 5m Rear Boundary (northwest): 5m
Materials and finishes	Metal sheet roofing, brick, glazing
Access arrangements / crossover	Access will be granted from a proposed access easement from Mitchell Highway.
Removal of street trees	Not Applicable.
Proposed lot size	6,450m ²
Proposed lot dimensions	Northeast boundary – 72m Southwest boundary – 81m Northwest boundary – 85m Southeast boundary – 86m
Access arrangements / crossover	Access is proposed via an easement from Mitchell Highway

3.0 TOWN PLANNING STATUTORY CONSIDERATIONS

3.1 STATE GOVERNMENT CONSIDERATIONS

3.1.1 Planning Act 2016

In accordance with the provisions of the Planning Act 2016, the application is for a Material Change of Use (Development Permit) and Reconfiguring a Lot (Development Permit). The application is subject to Impact Assessment.

The Regulatory provisions of the South East Queensland Regional Plan do not apply to the site as it is contained within the Urban Footprint.

3.1.2 State Planning Policy

The current state interests detailed within the State Planning Policy are listed below:

Liveable communities and housing:

- Liveable communities
- Housing supply and diversity

Economic growth:

- Agriculture
- Development and construction
- Mining and extractive resources
- Tourism

Environment and heritage:

- Biodiversity
- Coastal environment
- Cultural heritage
- Water quality

Hazards and safety:

- Emissions and hazardous activities
- Natural hazards

Infrastructure:

- Energy and water supply
- State transport infrastructure
- Strategic airports and aviation facilities
- Strategic ports

The Murweh Shire Planning Scheme has adopted all elements of the SPP. As such, an assessment against the development assessment provisions of the SPP is not required.

3.1.3 State Development Assessment Provisions

The proposal has been assessed against the State Development Assessment Provisions listed below:

- State Code 1: Development in a State-Controlled Road Environment
- State Code 2: Development in a Railway Environment
- State Code 3: Development in a Busway Environment
- State Code 4: Development in a Light Rail Environment
- State Code 5: Development in a State-Controlled Transport Tunnel Environment
- State Code 6: Protection of State Transport Networks
- State Code 7: Maritime Safety
- State Code 8: Coastal Development and Tidal Works
- State Code 9: Great Barrier Reef Wetland Protection Areas
- State Code 10: Taking or Interfering with Water
- State Code 11: Removal, Destruction or Damage of Marine Plants

- State Code 12: Development in a Declared Fish Habitat Area
- State Code 13: Unexploded Ordnance
- State Code 14: Queensland Heritage
- State Code 15: Removal of Quarry Material from a Watercourse or Lake
- State Code 16: Native Vegetation Clearing
- State Code 17: Aquaculture
- State Code 18: Constructing or Raising Waterway Barrier Works in Fish Habitats
- State Code 19: Category 3 Levees
- State Code 20: Referable Dams
- State Code 21: Hazardous Chemical Facilities
- State Code 22: Environmentally Relevant Activities
- State Code 23: Wind Farm Development
- State Code 24: Urban Design Outcomes for Significant Projects
- State Code 25: Development in South East Queensland Koala Habitat Areas

A copy of the SDAP Mapping Search is attached. The following referral triggers have been identified and the relevant state codes have been included in the Appendices.

Type	Trigger	Relevant State Codes
State Transport Corridors – Material Change of Use Use when within 25m of State Controlled Road and within 100m of an intersection.	<i>Schedule 10, Part 9, Division 4, Subdivision 1, Table 4</i> <i>Development application for a material change of use, other than an excluded material change of use, that is assessable development under a local categorising instrument, if all or part of the premises—</i> (a) are within 25m of a State transport corridor; (b) are a future State transport corridor; or (c) are— (i) adjacent to a road that intersects with a State-controlled road; and (ii) within 100m of the intersection or	<i>If near a state controlled road or future state controlled road:</i> <ul style="list-style-type: none"> • State code 1: Development in a state-controlled road environment
State Transport Corridors – Reconfiguring a Lot Reconfiguring a Lot within 25m of State Controlled Road and within 100m of an intersection.	<i>Development application for reconfiguring a lot that is assessable development under section 21, if –</i> (a) All or part of the premises are within 25m of a State transport corridor (b) 1 or more of the following apply– (i) the total number of lots is increased; (ii) the total number of lots adjacent to the State transport corridor is increased; (iii) there is a new or changed access between the premises and the State transport corridor (iv) an easement is created adjacent to a railway as defined under the Transport Infrastructure Act, schedule 6 and (c) the reconfiguration does not relate to government supported transport infrastructure	<i>If near a state controlled road or future state controlled road:</i> <ul style="list-style-type: none"> • State code 1: Development in a state-controlled road environment

3.2 LOCAL GOVERNMENT CONSIDERATIONS

The Murweh Shire Planning Scheme is the relevant Planning Scheme for the Local Government Area of Murweh Shire Council. This section provides details of the relevant requirements which influence how the proposal is assessed against the Planning Scheme.

3.2.1 Zoning

The site is included within the Township Zone of the Murweh Shire Planning Scheme which states:

“Provide for the urban development of the towns and villages of the Shire as community and service centres. Development located in this zone provides for a mix of uses which support the needs of the local rural community.”

3.2.2 Local / Neighbourhood Plan

The site is not identified as being located within a local plan area.

3.2.3 Defined Development

The proposal is for an Undefined Use however we consider it is most consistent with the land use definition for a Non-Resident Workforce Accommodation under the Murweh Shire Planning Scheme definition/s as follows:

“Non-Resident Workforce Accommodation means the use of premises for—

- (a) accommodation of non-resident workers; or*
- (b) recreation and entertainment facilities for persons residing at the premises and their visitors, if the use is ancillary to the use in paragraph (a).”*

In addition to the above, the proposal also includes Reconfiguring a Lot for the purpose of a boundary realignment and access easement.

3.2.4 Level of Assessment

The application is seeking approval for Material Change of Use (Development Permit) for the purpose of an Undefined Use (Non-Residential Workforce Accommodation) and Reconfiguring a Lot (Development Permit) for the purpose of a boundary realignment and access easement. The proposal is subject to Impact Assessment.

3.2.5 Planning Scheme Assessment Benchmarks

The relevant assessment benchmarks have been identified and addressed in section 4.3 of this Report.

4.0 PLANNING SCHEME ASSESSMENT

This section includes an assessment of the proposal against the relevant assessment benchmarks within the planning scheme.

4.1 OVERVIEW OF RELEVANT MATTERS

The proposed development is considered appropriate for the site and beneficial to the sites future use. Reasons that the proposal should be granted approval are as follows:

- The proposal is for a Material Change of Use for the purpose of Non-Resident Workforce Accommodation and Reconfiguring a Lot for the purpose of a boundary realignment and access easement in the Township Zone, which is sited and designed in accordance with the relevant provisions;
- The proposal is consistent with development in the surrounding area. The proposal achieves setbacks and building separations which are appropriate to maintain amenity and privacy for adjoining properties;
- The proposed townhouse style accommodation will provide workers appropriate private living space, whilst in close proximity to the Charleville RFDS base located at the Charleville Airport;
- Proposed boundary realignment of Lot 1 on SP253460 amounting a total area of 7120m²;
- The proposed lease area is 7,120m² and the proposal achieves a site cover of 15% as prescribed for the relevant zone;
- The proposal is located outside of Natural Risk Hazard Areas and is not subject to flooding or bushfires;
- The proposal will be provided connections with the relevant infrastructure where available, where not available the site will achieve appropriate site based solutions such as a potable water and sewerage;
- Access is proposed via an access easement from the existing service road internal to the site which is granted from Mitchell Highway;
- Car parking is provided in the order of fourteen (14) parking bays and six (6) visitor bays in accordance with the relevant provisions; and
- The proposal generally complies with the planning scheme requirements as they relate to the site.

4.2 KEY CONSIDERATIONS

The proposal is compliant with all relevant assessment benchmarks to the extent of below.

Vegetation Clearing

The proposed boundary realignment is identified within MSES – Regulated Vegetation (Essential Habitat) and MSES – Wildlife Habitat (Endangered or Vulnerable) mapping layers of the SPP.

We acknowledge vegetation within these mapped areas will have to be removed. Notwithstanding this, the subject site is very large, amounting a total area of 418.2ha, and the proposed lot is 7,120m² which is 0.15% of the entire site.

Based on the above, the proposed vegetation clearing is minimised in context of the site as a whole and is required to facilitate the construction of the proposed units.

4.3 PLANNING SCHEME ASSESSMENT BENCHMARKS

The below codes have been identified as assessment benchmarks under the planning scheme and an assessment against these provisions are included in the following section of this report.

Zone Code	<ul style="list-style-type: none">• Township Zone Code
Development Codes	<ul style="list-style-type: none">• General Development Code• Non-Resident Workforce Accommodation Code• Reconfiguring a Lot Code
Local / Neighbourhood Plan Code	<ul style="list-style-type: none">• Not Applicable

4.3.1 Rural Residential Zone Code

Performance Solution	Acceptable Outcomes	Proposed Solutions
For assessable development		
P01 Development is consistent with the existing built form in terms of size, design, siting and physical characteristics. The appearance and siting of buildings, other structures, car parking areas or signage is compatible with the local streetscape character, the style and design of nearby buildings, and is respectful and sympathetic to any heritage place identified in the SPP mapping – Environment, Cultural heritage.	AO1 No Acceptable Outcome provided.	P01 Complies The proposed Non-Resident Workforce Accommodation is designed and sited to provide a built form reflective to that of a residential amenity and character. The proposed townhouses are appropriately separated to provide a dwelling density which is similar to that of Racecourse Drive, High Street and Delta Court which is within the immediate locality. Further, the proposed townhouses are setback from adjoining dwellings to the north west at 11m and the south east at 18m. In addition to this the height, bulk and scale will not unduly overlook adjoining properties.
P02 Development with frontage to a highway must have safe access points that do not adversely impact on the safety and efficiency of the road.	AO2 No Acceptable Outcome provided.	P02 Complies The site will be granted access from the existing internal service road which is provided via Mitchell Highway.
P05 Tourist accommodation in the form of a caravan park or motel is provided in locations where serviced with existing infrastructure, and where it: (a) is complementary to the existing character of the area; (b) does not have an adverse impact on residential amenity; and (c) Contributes to the quality and diversity of accommodation experiences available within the area.	AO5 No Acceptable Outcome provided.	P05 Not Applicable The proposal does not involve Tourist Accommodation.
P06 Commercial and industrial uses that support and service the residential areas are centrally located where they can be conveniently and safely accessed without having an adverse impact on residential amenity.	AO6 No Acceptable Outcome provided.	P06 Not Applicable The proposal is not for a commercial or industrial use.
P07 Sensitive land uses do not compromise the viability and operation of existing or future industrial, major recreational, extractive, hazardous or intensive	AO7 No Acceptable Outcome provided.	P07 Not Applicable The proposal is for a Material Change of Use for the purpose of an Undefined Use (Non-Resident Workforce Accommodation)

animal industries land uses and are not located within close proximity to waste and sewage treatment plants.		
Charleville Commercial Precinct		
PO1-PO3 Not Applicable The subject site is not contained within the Charleville Commercial Precinct.		
Charleville Residential Precinct		
PO1-PO6 Not Applicable The subject site is not contained within the Charleville Residential Precinct.		
Charleville Industrial precinct		
PO1-PO3 Not Applicable The subject site is not contained within the Charleville Industrial Precinct.		

4.3.2 General Development Code

Performance outcomes	Acceptable outcomes	Proposed Solutions
Site Layout		
PO1 The size and bulk of new buildings associated with development: (a) maintains and enhances the intended local character of the location (zone and/or precinct); (b) avoids over-development of the site; and (c) results in development at a consistent scale, siting and intensity to nearby development.	AO1 Total development on the site has a maximum site cover as follows: (a) Rural Residential Zone - 10% (b) Recreation and Open Space Zone – 10% (c) Township Zone (where not in a precinct) - 50% (d) Township Zone (Charleville Commercial Precinct) - 90% (e) Township Zone (Charleville Residential Precinct) - 85% (f) Township Zone (Charleville Industrial Precinct) - 40% (g) Rural Zone – no acceptable outcome prescribed	AO1 Complies The proposal will have a site cover of 15% within the lease area.
PO2 Landscaping is provided to enhance the visual appeal of the development and soften the appearance of the built form. The majority of landscaping is to be undertaken on the principal street frontage of the development.	AO2 Except in the Charleville commercial precinct and the Rural zone, a minimum of 10% of the total development area is landscaped.	AO2 Complies The proposal will ensure there will be minimum 10% landscaping to enhance the visual appeal and soften the development.
PO3 New development retains the character and amenity of the area, including minimising or avoiding adverse impacts from: (a) Heavy vehicle or traffic generation on residential or rural residential roads; (b) Reduction in visual amenity by way of layout of the premises and inappropriate presentation to the street; and (c) Emissions such as air pollutants, noise, stormwater run off or other pollutants.	No acceptable outcome provided.	PO3 Complies The subject site has an area of 7,120m ² and will comprise of townhouse style accommodation for a non-resident workforce a part of the Royal Flying Doctor Service. Townhouses will comprise an overall GFA of 985m ² and a site cover of 15% within the proposed lease area. The proposal provides a building footprint which will not adversely impact visual amenity as it is configured to a low profile.
Building Design		
PO4 The height of development:	AO4 The height of development does	AO4 Complies The proposal does not exceed two

<ul style="list-style-type: none"> (a) maintains the overall low rise scale and character of development in the Shire; (b) reflects the intended form, function and character of development in the respective zone or zone precinct; and (c) comfortably integrates with existing surrounding development without introducing adverse amenity impacts. 	<p>not exceed:</p> <ul style="list-style-type: none"> (a) Recreation and Open Space Zone – 8.5m above ground level; (b) Rural Residential Zone – 2 storeys and 8.5m above ground level; (c) Rural Zone – no acceptable outcome provided; (d) Township Zone (where not in a precinct) – 8.5m above ground level; (e) Township Zone (Charleville Commercial Precinct) – 2 storeys or 8m above ground level; (f) Township Zone (Charleville Industrial Precinct) – 15m above ground level; and (g) Township Zone (Charleville Residential Precinct) – 2 storeys and 8.5m above ground level. 	<p>(2) storeys and 8m in building height.</p>
<p>PO5 New buildings or structures present an articulated and traditional façade to the street featuring design elements that reduce the appearance of scale and bulk.</p>	<p>AO5 Except where in the Charleville commercial and industrial precincts, at least three of the six elements below must be incorporated into the façade of a new buildings:</p> <ul style="list-style-type: none"> (a) verandas or porches; (b) awnings and shade structures; (c) variations to the roof and building lines; (d) recesses and projections of the external facade; (e) doors and window openings; or (f) a range of building materials, colours and textures matching or complementing those prevailing in neighbouring buildings. 	<p>AO5 Complies The proposal provides a variation in form and articulation through the use of patios, roof form recesses and projections, doors and windows.</p>
<p>PO6 Buildings and structures are setback from the front, side and rear boundaries generally consistent with:</p> <ul style="list-style-type: none"> (a) The intended form, function and character of development in the respective zone or zone precinct; and (b) prevailing setbacks of existing development in the same zone or zone precinct in the locality; and (c) amenity outcomes for adjoining development, streetscapes and public spaces. 	<p>No acceptable outcome provided.</p>	<p>PO6 Complies The proposal will be setback in excess of 400m to the Mitchell Highway frontage.</p>
Dual Occupancy and Multiple Dwelling		

PO7-PO9 Not Applicable The proposal is not for a Dual Occupancy or Multiple Dwelling.		
Ancillary Users		
PO10 Other than where located in the Rural Zone, buildings and structures for ancillary uses and activities such as sheds are subordinate in use and size to the primary use of the premises.	AO10 Other than where located in the Rural Zone, buildings and structures for ancillary uses and activities do not exceed 10% of the gross floor area of the primary use on the site.	AO10 Not Applicable The proposal does not involve an ancillary use
Access, manoeuvring and parking		
PO11 The proposed development accommodates sufficient car parking on site to meet the peak parking demand of the use at any point in time.	AO11 Car parking is provided at rates as per table 7.3.1.2.	AO11 Complies The proposal provides fourteen (14) parking bays and six (6) visitor bays in accordance with the relevant provisions.
PO12 The proposed driveway is clear of all impediments.	AO12 The proposed driveway is clear of street furniture, gully pits, man holes, power poles, street trees and bus stops.	AO12 Complies Access will be provided from the existing service road which is granted via Mitchell Highway.
PO13 The location of driveways does not create a danger to the safety and efficiency of existing intersections.	AO13.1 Driveway access is from the secondary lower order road where located on a corner allotment.	AO13.1 Not Applicable The subject site is not a corner lot.
	AO13.2 The minimum distance of a driveway from an intersection of one street with another is 6 metres.	AO13.2 Complies The nearest intersection is in excess of 6m distance away.
PO14 The design of access, parking and manoeuvring within the site: (a) is adequate for the type and volume of traffic generated by the use; (b) does not adversely impact on the traffic network external to the site; (c) caters for safe pedestrian access; and (d) provides appropriate parking space/s and access for people with a disability.	AO14.1 Vehicle crossovers are designed in accordance with: (a) Figure 1; or (b) Figure 2	AO14.1 Complies The proposed driveway will be provided in compliance with the relevant provisions.
	AO14.2 Car parking and manoeuvring areas are designed in accordance with: (a) AS2890.1 – Parking Facilities; and (b) Austroads AP-34/95 - Design Vehicles and Turning Path Templates.	AO14.2 Complies The proposed parking areas will be provided in accordance with the relevant provisions.
Infrastructure and Services		
PO15 The development is supplied with an appropriate level of infrastructure to support the intended use.	AO15 Telecommunications and electricity supplies are designed and installed to supplier standards.	AO15 Complies The proposal will be connected to the relevant telecommunications and electricity suppliers in accordance with the relevant provisions.

<p>PO16 All development has an adequate supply of potable water and can provide for appropriate treatment and disposal of effluent and other waste water.</p>	<p>AO16.1 In the Township zone, all development is connected to MSC's reticulated water supply network in accordance with:</p> <ul style="list-style-type: none"> (a) Water Services Association of Australia (WSAA), 2011, "WSA 03-11 Water Supply Code of Australia" Version 3.1. (b) Queensland Department of Energy and Water Supply, 2010, Planning Guidelines for Water Supply and Sewerage. <p>In the Public and Open Space, Rural and Rural Residential Zones, a potable water supply is provided.</p> <p>AO16.2 In the Township zone, all development is connected to MSC's reticulated sewerage network. In the Public and Open Space, Rural, and Rural residential zones, sewage disposal is provided generally in accordance with the Queensland Plumbing and Wastewater Code.</p>	<p>AO16.1-AO16.2 Complies The proposal will be connected to Council's reticulated service infrastructure in accordance with the relevant provisions.</p>
<p>PO17 Stormwater is collected and discharged to ensure no impacts on adjoining land owners, MSC or state infrastructure while also ensuring environmental values of waters in the Shire are maintained.</p>	<p>AO17 In all zones, stormwater drainage is provided in accordance with:</p> <ul style="list-style-type: none"> (a) Queensland urban drainage manual, 3rd Edition, Queensland Department of Energy and Water Supply, 2013. (b) Pilgrim, DH, (ed)., Australian Rainfall & Runoff – A Guide to Flood Estimation, Institution of Engineers, Australia, Barton, ACT, 1987. 	<p>AO17 Complies The proposal will ensure stormwater drainage is provided in accordance with the relevant provisions.</p>
<p>PO18 Wastewater discharge to a waterway is avoided or managed in a way that maintains ecological processes, riparian vegetation, waterway integrity, and downstream ecosystem health. Editor's Note: Where wastewater discharge to a waterway is unavoidable, compliance with the performance outcome may be able to be demonstrated by the submission of a wastewater management plan (WWMP) which provides a waste management hierarchy that minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater. This WWMP is prepared by a suitably qualified</p>	<p>AO18.1 Wastewater from development is not discharged to a waterway.</p>	<p>AO18.1 Complies The proposal will not discharge wastewater into a waterway.</p>

<p>person and addresses:</p> <ul style="list-style-type: none"> (a) wastewater type; (b) climatic conditions; (c) water quality objectives (WQOs); and (d) best-practice environmental management. 		
MSC assets		
<p>PO19 Development does not adversely impact on MSC infrastructure.</p>	<p>AO19.1 All proposed structures and buildings are clear of MSC easements and underground infrastructure within the site boundaries.</p>	<p>AO19.1 Complies The proposed lease area does not contain any easements.</p>
	<p>AO19.2 All invert crossing(s) and driveways are clear of all gully pits, street lights, power poles and other infrastructure located within the road reserve with a minimum separation distance of 1-metre.</p>	<p>AO19.2 Complies No invert crossings are proposed.</p>
Development located in a Bushfire Hazard Area		
<p>PO20-PO23 Not Applicable The subject site is not identified within a Bushfire Hazard Area.</p>		
Development located in a Flood Hazard Area		
<p>PO24-PO25 Not Applicable The subject site is not located within a Flood Hazard Area.</p>		
Stock Route Network		
<p>PO26</p> <ul style="list-style-type: none"> (a) Development of lots fronting the stock route network (SPP mapping – Economic Growth, Agriculture, Stock Route Network) has no adverse impact on the operational efficiency or safety of the stock route. (b) The amenity of the stock route is protected (especially from any residential or sensitive commercial or community use) and any potential for conflict between access to the lot and use of the stock route is mitigated. 	<p>AO26 No acceptable outcome is provided.</p>	<p>PO26 Not Applicable The subject site does not front a Stock Route Network.</p>
Petroleum Pipeline		
<p>PO27 The integrity and function of pipelines carrying petroleum and gas is maintained</p>	<p>AO27 No development is located within 200m of petroleum and gas pipelines or pipeline easement identified on Schedule 2 - Context Map.</p>	<p>AO27 Not Applicable The subject site is not located within 200m of a petroleum and gas pipelines or pipeline easement.</p>
Local heritage places		
<p>PO28 Development maintains the values and cultural heritage significance of local heritage places, and facilitates their adaptive reuse</p>	<p>AO28.1 Development retains the fabric, features and contents listed as significant for the local heritage place and requires no building or operational work in relation to it; OR</p>	<p>AO28.1-28.2 Not Applicable The subject site is not, nor does it contain a local or state heritage place.</p>

	<p>Development is in accordance with the guideline Developing heritage places: using the development criteria as made under the Queensland Heritage Act 1992.</p> <p>OR</p> <p>Development is undertaken in accordance with an exemption certificate issued under the Queensland Heritage Act 1992.</p>	
	<p>AO28.2</p> <p>Development does not involve the demolition of key parts of the place's cultural heritage significance.</p> <p>Note: Where there is no feasible or prudent alternative to partial demolition or removal of the place:</p> <p>(a) a report is provided that demonstrates there is no prudent and feasible alternative to the substantial demolition of the local heritage place or its removal to another location; and</p> <p>(b) an archival record is prepared to document the changes.</p> <p>Editor's note: the report must be prepared by suitably qualified consultants, such as conservation architects or engineers, and detail alternative options investigated.</p>	
Biodiversity		
<p>PO29</p> <p>Development:</p> <p>(a) identifies matters of state environmental significance as identified in SPP mapping – Environment and Heritage, Biodiversity;</p> <p>(b) facilitates the protection and enhancement of matters of state environmental significance; and</p> <p>(c) protects and enhances ecological connectivity.</p>	<p>AO29</p> <p>Where development is located in a zone other than the Township Zone, buildings, ancillary structures and all other development are constructed:</p> <p>(a) at least 100m from the top bank of all water courses and the full supply level of storages;</p> <p>(b) a minimum of 100m from areas identified as Matters of State Environmental Significance (MSES) in SPP mapping –Environment and Heritage, Biodiversity.</p> <p>No acceptable outcome is provided for development located in the Township Zone.</p>	<p>AO29 Not Applicable</p> <p>The subject site is not within 100m of a water course nor is it identified in any relevant SPP Mapping areas.</p>
Aviation facilities		
<p>PO30</p> <p>Development does not interfere with the function of aviation facilities.</p>	<p>AO30</p> <p>Development located within the building restriction area for an aviation facility does not create:</p> <p>(a) permanent or temporary physical obstructions in the line of sight between antenna;</p> <p>(b) an electrical or electromagnetic field that</p>	<p>AO30 Not Applicable</p> <p>The proposal is not for an Aviation Facility.</p>

	<p>interferes with the signals transmitted by the facility; and</p> <p>(c) reflective surfaces that could deflect or interfere with signals transmitted by the facility;</p> <p>OR</p> <p>Development located within the building restricted area for an aviation facility is designed and constructed to mitigate adverse impacts on the function of the facility;</p> <p>OR</p> <p>Development complies with this outcome where written confirmation from Air Services Australia confirms that the development will not impair the functioning of the aviation facility.</p>	
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4.3.3 Non-Resident Workforce Accommodation Code

Performance outcomes	Acceptable outcomes	Proposed Solutions
<p>PO1</p> <p>The location of NRWA does not adversely affect existing industrial, residential and commercial uses, and maintains the amenity of the locality.</p>	<p>AO1</p> <p>All buildings are set back:</p> <p>(a) a minimum of 500 metres from rural residential and residential precinct areas;</p> <p>(b) a minimum of 15 metres from all side boundaries; and</p> <p>(c) a minimum of 25 metres from the front and rear boundaries.</p>	<p>AO1 Complies</p> <p>The proposed lease area is located within excess of 500m to rural residential and residential precinct areas and exceeds all boundary setbacks.</p>
<p>PO2</p> <p>The location of the NRWA is located the proximate distance to Charleville and the major road network that:</p> <p>(a) enables convenient access to services and facilities in the town where the use is able to support the economic development of the town; and</p> <p>(b) supports the long term development of infrastructure in the Shire.</p>	<p>AO2</p> <p>No acceptable outcome provided.</p>	<p>PO2 Complies</p> <p>The proposed lease area is contained within the Charleville Aerodrome adjacent to the existing RFDS Aeromedical Base.</p>
<p>PO3</p> <p>The layout of NRWA buildings does not substantially detract from the character of the area through overdevelopment of the site.</p>	<p>AO3</p> <p>Buildings and ancillary facilities occupy no more than 25% of the site area.</p>	<p>AO23 Complies</p> <p>The proposal achieves a site cover of 15% within the proposed lease area.</p>
<p>PO4</p> <p>Development is connected to infrastructure required for the use including; water supply, waste water disposal, stormwater control, telecommunications and electricity. (Where MSC infrastructure is available, this is</p>	<p>AO4</p> <p>No Acceptable outcome proposed</p>	<p>AO4 Complies</p> <p>The subject site is located within the Township Zone and will be connected to the relevant infrastructure where available.</p>

required in lieu of on-site infrastructure.)		
PO5 NRWA buildings and waste disposal areas are screened and landscaped from site boundaries.	AO5 No Acceptable Outcome proposed.	PO5 Complies Waste disposal areas will be screened to reduce any adverse residential amenity impacts in regard to visual dominance
PO6 NRWA developments are temporary in nature.	AO6.1 NRWA are only in operation for a maximum period of 5 years.	AO6.1-AO6.2 Complies The proposal will operate in accordance with the relevant provision.
	AO6.2 When not used for more than 6 months the site is restored to its pre-NRWA condition.	

4.3.4 Reconfiguring a Lot Code

Performance Outcomes	Acceptable Outcomes	Proposed Solutions
PO1 The land is physically suitable for the anticipated future land use in terms flooding hazard, bushfire hazard and practical access.	AO1.1 All lots have a flood free access from a constructed road to an area on a site where a building can be constructed.	AO1.1-AO1.2 Complies Access to proposed lot will be granted from an access easement which is proposed via Mithcell Highway. The proposed access is easement is not constrained by the bushfire or flooding.
	AO1.2 All lots have a bushfire free access to an area on a site where a building can be constructed.	
PO2 The proposed lots have a legal point of access from local or state controlled road networks.	AO2 No Acceptable Outcome proposed.	PO2 Complies Access will be granted from a proposed access easement Via Mitchell Highway.
PO3 The proposed lots are of a size and dimension to meet the outcomes for development in the zones and precincts in respect of: preserving land for agriculture and <ul style="list-style-type: none"> animal production in the Rural Zone; achieving a safe and pleasant residential environment; consistent with the nature and layout of existing subdivision patterns; and providing a variety of lot sizes for residential living, industry and commerce. 	AO3 Allotments dimensions comply with Table 7.4.2.2.	AO3 Complies The proposed boundary realignment results in a lot size that is in excess of the relevant requirements. It is noted the proposed lot does not have a road frontage.
PO4 The development is planned, designed, constructed and managed to avoid: <ul style="list-style-type: none"> adverse impacts on surrounding development; and compromising the natural health and functioning of adjoining waters. 	AO4 No Acceptable Outcome proposed. Note: A site stormwater quality management plan (SQMP) is prepared and implemented , and which: <ul style="list-style-type: none"> (a) provides for achievable stormwater quality treatment measures meeting design objectives listed in Table A (construction phase) or current best practice environmental managements, reflecting land use constraints, such as: <ul style="list-style-type: none"> (i) erosive, dispersive, sodic and/or saline soil types; (ii) landscape features (including landform); and (iii) rainfall erosivity; and 	PO4 Complies The subject site is a very large lot which contains a variety of Air Services and associated uses. Stormwater discharge will not compromise the operations of the Charleville Aerodrome.

	(b) is consistent with any local area stormwater management planning. Editor's note: Local area stormwater management planning may include Catchment or waterway management plans, Healthy Waters Management Plans or Natural Resource Management Plans.	
PO5 The impacts of development on matters of state environmental significance (identified in SPP mapping – Environmental and Heritage – Biodiversity) are avoided or if avoidance is not possible, minimised.	AO5 No Acceptable Outcome proposed.	PO5 Performance Solution The proposed boundary realignment is identified within MSES – Regulated Vegetation (Essential Habitat) and MSES – Wildlife Habitat (Endangered or Vulnerable) mapping layers of the SPP. We acknowledge vegetation within these mapped areas will have to be removed. Notwithstanding this, the subject site is very large, amounting a total area of 418.2ha, and the proposed lot is 6,450m ² which is 0.15% of the entire site. Based on the above, the proposed vegetation clearing is minimised in context of the site as a whole and is required to facilitate the construction of the proposed units.
PO6 The proposed lots will not lead to diminished productivity of rural land, or compromise the long term viability of rural activities on the land.	AO6 No Acceptable Outcome proposed.	PO6 Not Applicable The subject site is not a rural lot.
PO7 A potable water supply and adequate sewerage services are available to each lot in a development that will be used for residential, commercial or industrial purposes.	AO7.1 All lots within the Township zone, where reticulated water and sewerage is available, are connected to the reticulated water and sewerage service.	AO7.1 Complies The subject site is contained within the Township Zone and will be connected to the reticulated service network if available.
	AO7.2 All lots within the Rural and Rural Residential Zone have a potable water supply and on site sewerage.	AO7.2 Not Applicable The subject site is located within the Township Zone.
Flood		
PO8 Lot design in areas of flood hazard maintains personal safety and minimises property impacts at all times, through siting and layout of lots and access. Safe egress is provided to all building areas within lots in emergencies in all floods.	AO8 Reconfiguration on land identified as flood hazard on the flood hazard maps is sited and designed so that: (a) all new lots contain a building envelope located: i. outside of the mapped flood area in Schedule 2 – Flood mapping; or ii. can achieve the flood immunity level of 295.85 AHO (Charleville), 366.5 AHO (Augathella); and (b) there is a least one (1) evacuation route that	AO8 Not Applicable The proposed boundary realignment is not contained within the Flood Hazard Overlay Map.

	achieves safe egress for emergency evacuations during all floods.	
Bushfire		
PO9 Where reconfiguration is undertaken in an urban area or is for urban purposes or smaller scale rural residential purposes, a separation distance from hazardous vegetation can be established at the edge of the proposed lot(s). Editor's note: "Urban purposes" and "urban area" are defined in the Planning Regulation 2017. Reconfiguration will be taken to be for rural residential purposes where proposed lots are between 2000m ² and 2ha in area. "Smaller scale" rural residential purposes will be taken to be where the average proposed lot size is 6000m ² or less.	AO9.1 No new lots are created within the bushfire hazard area . (Editor's note: bushfire prone area as shown in SPP mapping – Hazards and Safety, Natural hazards, , Risk and Resilience. OR	AO9.1-AO9.2 Not Applicable The subject site is not identified within a Bushfire prone Area shown in SPP Mapping.
PO9.1 Where reconfiguration is undertaken for other purposes, a building envelope of reasonable dimensions is provided on each lot which achieves radiant heat flux level of 29kW/m ² at any point.	AO9.2 Lots are separated from hazardous vegetation by a distance that: (a) achieves radiant heat flux level of 29kW/m ² at all boundaries; and (b) is contained wholly within the development site. Editor's notes: • Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation. • For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages. • The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme require protection of certain ecological, slope, visual or character features or functions.	
PO10 Where reconfiguration is undertaken in an urban area or is for urban purposes, a constructed perimeter road with reticulated water supply is established between the lots and the hazardous vegetation and is readily accessible at all times for urban fire fighting vehicles. The access is available for both firefighting and maintenance/defensive works.	AO10.1 Lot boundaries are separated from hazardous vegetation by a public road which: (a) has a two lane sealed carriageway; (b) contains a reticulated water supply; (c) is connected to other public roads at both ends and at intervals of no more than 500m; (d) accommodates geometry and turning radii in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (e) a minimum of 4.8m vertical clearance above the road; (f) is designed to ensure	AO10.1-AO10.2 Not Applicable The subject site is not identified within a Bushfire prone Area shown in SPP Mapping.

	<p>hydrants and water access points are not located within parking bay allocations; and</p> <p>(g) incorporates roll-over kerbing.</p> <p>AO10.2 Fire hydrants are designed and installed in accordance with AS2419.1 2005, unless otherwise specified by the relevant water entity. Editor's note: Applicants should have regard to the relevant standards set out in the reconfiguration of a lot code and works codes in this planning scheme.</p>	
<p>PO11 Where reconfiguration is undertaken for smaller scale rural residential purposes, either a constructed perimeter road or a formed, all weather fire trail is established between the lots and the hazardous vegetation and is readily accessible at all times for the type of fire fighting vehicles servicing the area. The access is available for both firefighting and maintenance/hazard reduction works.</p>	<p>AO11 Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:</p> <ul style="list-style-type: none"> (a) a reserve or easement width of at least 20m; (b) a minimum trafficable (cleared and formed) width of 4 metres capable of accommodating a 15 tonne vehicle and which is at least 6 metres clear of vegetation; (c) no cut or fill embankments or retaining walls adjacent to the 4 metres wide trafficable path; (d) a minimum of 4.8 metres vertical clearance; (e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (f) a maximum gradient of 12.5%; (g) a cross fall of no greater than 10 degrees; (h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy; (i) vehicular access at each end which is connected to the public road network at intervals of no more than 500 metres; (j) designated fire trail signage; (k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and (l) if a fire trail, has an access easement that is granted in favour of MSC and Queensland Fire and Emergency Services. 	<p>AO11 Not Applicable The subject site is not identified within a Bushfire prone Area shown in SPP Mapping.</p>

PO13 The development design responds to the potential threat of bushfire and establishes clear evacuation routes which demonstrate an acceptable or tolerable risk to people.	AO13 The lot layout: (a) 33 4320 Editor's note: For example, developments should avoid finger-like or hour-glass subdivision patterns or substantive vegetated corridors between lots. In order to demonstrate compliance with the performance outcome, a bushfire management plan prepared by a suitably qualified person may be required. The bushfire management plan should be developed in accordance with the Public Safety Business Agency (PSBA) guideline entitled "Undertaking a Bushfire Protection Plan Advice from the Queensland Fire and Emergency Services should be sought as appropriate.	AO13 Not Applicable The subject site is not identified within a Bushfire prone Area shown in SPP Mapping.
PO14 Critical infrastructure does not increase the potential bushfire hazard.	AO14 Critical or potentially hazardous infrastructure such as water supply, electricity, gas and telecommunications are undergrounded.	AO14 Not Applicable The subject site is not identified within a Bushfire prone Area shown in SPP Mapping.
Local Heritage Places		
PO15 Development maintains an intact context and setting that is compatible with the cultural heritage significance of the place.	AO15 No acceptable outcome is provided	AO15 Not Applicable The subject site does not contain a Local Heritage Place.
Stock Route Network		
PO16 The stock route network identified in SPP mapping – Agriculture, Development and Construction, Mining and Extractive Resources and Tourism is protected from incompatible development on adjoining sites.	AO16 No new allotments are created within or adjacent to the stock route network.	AO16 Not Applicable The proposed boundary realignment does not front a stock route network.
PO17 The integrity of pipelines carrying petroleum is maintained	AO17 No development is located closer than 200m from a pipeline or pipeline easement identified on Schedule 2 - Strategic Map.	AO17 Complies The proposed boundary realignment is not located within 200m from a pipeline or pipeline easement.

5.0 CONCLUSION

The proposal relates to a Material Change of Use for the purposes of a Non-Resident Workforce Accommodation and Reconfiguring a Lot for the purpose of a boundary realignment and access easement at the Charleville Aerodrome.

Council's mapping indicates that the site is located in the Township Zone under the Murweh Shire Planning Scheme.

The proposal is to be located adjacent to the Charleville Rural Flying Doctor Service and is considered to be appropriate for the site.

The proposal will support the functions of the Charleville RFDS and provides appropriate accommodation for the employees of an organisation which services the entirety of Murweh Shire.

The information contained in this report demonstrates that the proposal complies with the relevant assessment benchmarks and that the proposal is suitable for the site.

We therefore request that the proposed development be considered favourably by Council and subsequently approved subject to reasonable conditions.

6.0 APPENDICES

DA Form 1

Owner's Consent

Proposal Plans

SARA Mapping



22 May, 2025

The Chief Executive Officer
Murweh Shire Council
PO Box 63
CHARLEVILLE QLD 4470

Dear Sir / Madam,

**Re: LETTER OF CONSENT TO LODGE A DEVELOPMENT APPLICATION FOR A
DEVELOPMENT OVER LAND AT – CHARLEVILLE AERODROM, CHARLEVILLE**

Royal Flying Doctor Service of Australia (Queensland Section) Limited A.C.N. 009 663 478, being the Owner of land described as:

- Lot 1 on SP253460

Hereby consents to a Development Application being made by Plan A Town Planning Pty Ltd on behalf of the Royal Flying Doctor Service for the purpose of a Material Change of Use (Non-Resident Workforce Accommodation) and Reconfiguring a Lot (boundary realignment and access easement) that includes the above-mentioned land.

Please note that this consent does not constitute nor imply approval of the subject Development Application which is subject to normal development assessment requirements as set out under the Planning Act 2016.

Please forward all correspondence to the address nominated by Plan A Town Planning.

Yours faithfully,



Signature

Meredith Staib

Name

AUTHORISED REPRESENTATIVE, CEO

Position

22 May 2025

Date

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)	Royal Flying Doctor Service
Contact name (only applicable for companies)	C/- Plan A Town Planning Pty Ltd
Postal address (P.O. Box or street address)	PO Box 13
Suburb	FORTITUDE VALLEY
State	QLD
Postcode	4006
Country	AUSTRALIA
Contact number	(07) 3846 0807
Email address (non-mandatory)	planning@planatp.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	25-162

1.1) Home-based business

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

2) Owner's consent

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

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

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
			Charleville Aerodrome	Charleville
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4470	53	SP253460	Murweh Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
			Charleville Aerodrome	Charleville
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4470	1	SP253460	Murweh Shire Council

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

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

- ☐ Coordinates of premises by longitude and latitude

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

- ☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

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

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

<input type="checkbox"/> In or adjacent to a water body or watercourse or in or above an aquifer	
Name of water body, watercourse or aquifer:	
<input type="checkbox"/> On strategic port land under the <i>Transport Infrastructure Act 1994</i>	
Lot on plan description of strategic port land:	
Name of port authority for the lot:	
<input type="checkbox"/> In a tidal area	
Name of local government for the tidal area (if applicable):	
Name of port authority for tidal area (if applicable)	

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

5) Are there any existing easements over the premises?

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

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

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

Undefined Use (Non-Resident Workforce Accommodation)

e) Relevant plans

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

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

6.2) Provide details about the second development aspect

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

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

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

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

c) What is the level of assessment?

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

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

Boundary alignment and access easement

e) Relevant plans

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

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

6.3) Additional aspects of development

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

6.4) Is the application for State facilitated development?

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

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

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

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Undefined Use (Non-Resident Workforce Accommodation)	Non-resident workforce accommodation means the use of premises for— (a) accommodation of non-resident workers; or (b) recreation and entertainment facilities for persons residing at the premises and their visitors, if the use is ancillary to the use in paragraph (a).	14	985

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?

1

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)

<input checked="" type="checkbox"/> Boundary realignment <i>(complete 12)</i>	<input checked="" type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road <i>(complete 13)</i>
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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)
1SP253460	6294		

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
Proposed	Approx 7m	Approx 900m	Vehicle access	53SP253460

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 ☐ Stormwater ☐ Water infrastructure
- ☐ Drainage work ☐ Earthworks ☐ Sewage infrastructure
- ☐ Landscaping ☐ Signage ☐ Clearing vegetation
- ☐ Other – please specify: _____

14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)☐ Yes – specify number of new lots: _____☐ No

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

\$

PART 4 – ASSESSMENT MANAGER DETAILS

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

Murweh 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 *(from a watercourse or lake)*
- ☐ Water-related development – referable dams
- ☐ Water-related development – levees *(category 3 levees only)*
- ☐ Wetland protection area

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

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

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

- ☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

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

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

- ☐ Ports – Brisbane core port land

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

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

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

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

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

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

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

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

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

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

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

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

Referral requirement	Referral agency	Date of referral response

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

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

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

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

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

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

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

PART 7 – FURTHER DETAILS

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

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

☒ No

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

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

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

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

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

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

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

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

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

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

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

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

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

Hazardous chemical facilities

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

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

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

Clearing native vegetation

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

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

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

Environmental offsets

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

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

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

Koala habitat in SEQ Region

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

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

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

Water resources

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

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

☒ No

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

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

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

Waterway barrier works

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

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

☒ No

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

Marine activities

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

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

☒ No

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

Quarry materials from a watercourse or lake

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

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

☒ No

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

Quarry materials from land under tidal waters

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

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

☒ No

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

Referable dams

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

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

☒ No

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

Tidal work or development within a coastal management district

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

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

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

Queensland and local heritage places

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

- ☐ Yes – details of the heritage place are provided in the table below
- ☒ No

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

Name of the heritage place:		Place ID:	
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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	<input checked="" type="checkbox"/> Yes
Note: See the Planning Regulation 2017 for referral requirements	
If building work is associated with the proposed development, Parts 4 to 6 of DA Form 2 – Building work details have been completed and attached to this development application	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Supporting information addressing any applicable assessment benchmarks is with the development application	<input checked="" type="checkbox"/> Yes
Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template .	
Relevant plans of the development are attached to this development application	<input checked="" type="checkbox"/> Yes
Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans .	
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable

25) Applicant declaration

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

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

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

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

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

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

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

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

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

QLeave notification and payment

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	