Your Ref:
Our Ref: F25/44

31 March, 2026

Chief Executive Officer
Mount Isa City Council
PO Box 815
MOUNT ISA QLD 4825

Attention: Development & Land Use Department

Dear Sir,

RE: APPLICATION FOR A MATERIAL CHANGE OF USE – EXTENSION TO EXISTING MULTIPLE DWELLINGS. LOT 1 ON SP130955, 15 CLARKE STREET, MOUNT ISA.

This application is for a Material Change of Use – Extension to existing Multiple Dwellings over land described as Lot 1 on SP130955, situated at 15 Clarke Street, (Townview) Mount Isa is submitted on behalf of the Society for the Mount Isa Memorial Garden Settlement for the Aged, trading as The Laura Johnson Home.

The application comprises of Application Forms, Gregory G Terzi Proposal Plans, SmartMaps, and this Town Planning Submission. It is understood that a Representative of the proponent will provide payment of the Application Fee to Council.

The Site

The subject land is described as Lot 1 on SP130955, Locality of Townview and situated at 15 Clarke Street, Mount Isa. The site is owned by the Society for the Mount Isa Memorial Garden Settlement for the Aged (trading as The Laura Johnson Home) who is also the applicant for the proposed development. The subject site comprises of a single generally regularly shaped allotment, has an area of 1.569 hectares and contains frontages to Clarke, East, and Lucy Streets along with the internal Estate Road of Alex Pavusa Drive. The site contains existing Improvements and associated structures, being the Garden Villa Estate. The site contains Easements, being Easement B and C on SP130955, which are understood to be for the provision of Stormwater Infrastructure.

In relation to the current State Governmental Mapping the site is Not Mapped as containing Remnant Vegetation, Regrowth Vegetation and Essential Habitat nor is the site designated as including a Referable Wetland or Wetland Protection Area. The site is not located within 25 metres of a State Controlled Road nor within 25 metres of an Active Railway Corridor. It is considered that the proposal does not require Referral to the State Agencies.

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The Proposed Development

The proposed development is for a Material Change of Use – Extension to existing Multiple Dwellings in the Low Density Residential Zone of the City of Mount Isa Planning Scheme. The site is located at 15 Clarke Street, (Townview) Mount Isa and is more particularly described as Lot 1 on SP130955. The site is generally regular in shape, has an area of 1.569 hectares and contains Improvements and associated structures, being the Garden Villa Estate. The site also contains Easements, being Easement B and C on SP130955 (761 m² and 609 m² respectively), which are understood to be for the provision of Stormwater Infrastructure with no change to the Easements envisaged with the proposal. Freshwater Planning Pty Ltd understands that no change to the existing Improvements and structures over the site are envisaged with the proposed expansion.

The site contains the existing Approved Multiple Dwelling development (Garden Villa Estate) incorporating six (2) Duplexes and seven (7) Dwelling Units. The site is additionally connected to the adjoining development, being the Laura Johnstone Home, which is provided with internal connections to the site. The proposal is not considered to affect the existing functioning of the existing Estate or the adjoining development (Laura Johnston Home) with the Expansion complimenting the existing Improvements and Uses over the site and area.

A Development Permit for a Material Change of Use is sought to facilitate the construction of two (2) additional Duplexes and a Dwelling Unit in the form of additional Multiple Dwellings. The proposal is to provide additional necessary Residential Accommodation supporting the immediate, surrounding Areas of Mount Isa and the Region. The proposed additional Multiple Dwellings will ensure that no change to the existing Residential nature of the site and surrounding area is envisaged.

The proposed development for Multiple Dwellings consists of the following:

Duplex Units (per Unit)

- Single Bedroom
- Living Area
- Laundry
- Kitchen
- Amenities (Toilet and Shower)
- Covered Garage
- Patio
- Storage
- Refuse
- Clothes Drying

Dwelling Unit

- Two Bedrooms
- Living Area
- Laundry
- Kitchen
- Amenities (Toilets and Showers)
- Covered Garage
- Patio
- Storage
- Refuse
- Clothes Drying

The site is connected to all available services and no change to the existing level of servicing is proposed with the construction of the additional Multiple Dwellings. Appropriate existing Landscaping, fencing and screening is/can be provided with the existing Landscaping to be maintained and enhanced as per nominated on the attached Gregory G Terzi Building Design and Drafting Proposal Plans. The proposal is considered to enhance the existing attractive streetscape enhancing the existing amenity of the site and immediately adjoining Residential Area.

The site contains frontage to the Clarke, East and Lucy Streets and is accessed via the Internal Road Network, being Alex Pavusa Drive, of which the proposed additional Dwelling Units acquire access. The proposal has been appropriately designed to ensure that all vehicles can enter and exit the site in a forward gear (forward entry and exit). The proposal provides for the provision of additional car parking spaces in the form of a covered parking space (Garage) per Dwelling Unit, and five (5) visitor spaces within the existing internal Road Network of the site as per demonstrated on the attached Gregory G Terzi Building Design and Drafting Proposal Plans. The proposal provides for sufficient parking spaces complying with the requirement of the Code. It is considered that the

proposal provides for the safe and efficient vehicle movement and access to the existing Road Network without affecting the amenity and character of the site and surrounding Residential Area.

The site is located in the Low Density Residential Zone of the City of Mount Isa's Planning Scheme. A Material Change of Use for Multiple Dwellings is an Impact Assessable Use within this Zone. The Application is Impact Assessable.

This Submission provides a comprehensive assessment of the relevant planning instruments and site context for the proposed Uses. This is supported by the attached Gregory G Terzi Building Design and Drafting Proposal Plans and the assessment against the relevant aspects of the City of Mount Isa's Planning Scheme. It is considered that the proposed development is an appropriate Use for the site, immediate vicinity and surrounding environs providing additional Accommodation to the surrounding and local residents, Commercial Activities and other Industries of Mount Isa and the Region.

Low Density Residential Zone Code

The proposal is for a Material Change of Use to facilitate the construction of additional Multiple Dwellings in the Low Density Residential Zone of the City of Mount Isa Planning Scheme. The purpose of the proposed development is to provide additional Residential Accommodation catering for a diversity of higher density residential housing accommodation within proximity to the town centre and other community facilities. The proposal is considered to provide for a range of Housing types. The proposed development is considered to provide for open attractive streetscape, generous building setbacks and significant gardens. Freshwater Planning Pty Ltd understands that a substantial Open Space and Landscaping design is currently being undertaken over the site and in particular within the nominated Estate Existing Open Recreation Areas with Proposed Upgrades area (area noted on the Proposal Plans). This Open Space and Landscaping area design will ensure additional appropriate and significant Landscaping, Opens Space and Recreation Areas.

The proposal also provides greater densities then existing, further consolidating the Urban Area. No change to the Residential nature of the area is envisaged from the proposed Material Change of Use. The proposed development will ensure to protect the existing Residential Area from the intrusion of Incompatible Land Uses as the proposal offers additional Residential Accommodation. It is considered that the proposed Multiple Dwelling is not in conflict with the Intent or Purposes for the Low Density Residential Zone.

The proposed development is considered to comply with the Purposes of the Low Density Residential Code. The proposed development is considered appropriate and not in conflict with the Low Density Residential Zone Code as it provides for additional Residential Accommodation to support and service the immediate and surrounding Mount Isa Residential Area, Commercial Activities, Industries and Townships.

Residential Activities Code

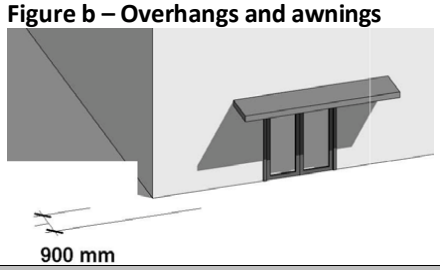
The proposed development is for the Expansion of the Approved Multiple Dwellings providing additional Residential Accommodation within the Mount Isa Township. Assessment against the relevant aspects of the Residential Activities Code is provided below.

Table 9.3.6.1 – Residential activities code:

Performance outcomes	Acceptable outcomes	Comment
Amenity and safety		
PO 1 Development does not adversely impact on the amenity of surrounding land uses or existing residential character.	**AO 1.1** Air-conditioning equipment and other plant and equipment is to be located behind the *front building line*, and screened to reduce visibility and noise.	Complies, Air-Conditioning and other plant equipment will be located behind the front building line and will be appropriately screened.

PO 2 Outdoor lighting maintains the amenity of the surrounding area and enhances safety without creating obtrusive light emissions either directly or by reflection.	**AO 2.1** Outdoor lighting is designed, installed, operated and maintained in accordance with the parameters and requirements of *AS4282-Control of the Obtrusive Effects of Outdoor Lighting.*	Complies, Any Outdoor Lighting can be provided in accordance with the appropriate Standards.
PO 3 Development addresses the street, facilitates casual surveillance of the street and provides for safe pedestrian access.	**AO 3.1** The main entry door is located on the building façade that faces the *primary road frontage.* **AO 3.2** There are windows on all building facades that face a street.	The proposal ensures that windows and porches (main entrances) will front the internal Road Network of Alex Pavusa Drive. The proposal is for additional Residential Development in the form of Multiple Dwellings within the Garden Villa Estate and is considered appropriate within this instance.
Built form, character, design, and scale		
PO 4 Development is designed and located to: (a) enhance the character of the area; and (b) integrate with other existing uses; and (c) provide for and maintain a sense of open space between buildings and other structures; and (d) not create adverse impacts on *adjoining premises*; and (e) be of a height, size, bulk and form consistent with the existing or preferred character of the zone; and (f) avoid reducing privacy; and (g) avoid increasing overshadowing of *adjoining premises*.	**AO 4.1** Buildings and other structures are *setback:* (a) in the Rural residential zone, a minimum 30 metres from any *road frontage*; or (b) in the Rural zone, a minimum 200 metres from any *road frontage*; or (c) In the Low impact industry and Medium Impact Industry zone: • 10 metres from any *road frontage* to the Barkly Highway; or • 6 metres from any other road frontage; or (d) In the Local centre zone, in accordance with **Table 9.3.1.3 – Local centre zone road and boundary *setbacks***; or (e) In the Principal centre zone, in accordance with **Table 9.3.1.4 – Principal centre zone road and boundary *setbacks***; or (f) in any other zone, a minimum 6 metres from any *road frontage.* **AO 4.2** Buildings and other structures comply with the minimum *setbacks* from the side and rear boundaries set out in **Table 9.3.6.3 *Residential activities* - minimum road and boundary *setbacks*.** **AO 4.3** There is no more than one *dwelling house*, *caretaker's accommodation*, *community residence*, *dual occupancy* or *dwelling unit* per lot. **AO 4.4** *Site cover* is not greater than: (a) 5 per cent in the following zones: • Rural residential; or • Open space; or	Complies, The proposal is setback significantly to the external Road Network of Clarke, East, and Lucy Streets. Further the proposed additional Dwelling Units contain appropriate setbacks to the Internal Road Network of Alex Pavusa Drive. Complies, The proposed development has been meticulously designed ensuring to contain appropriate setbacks. The proposal is for additional Multiple Dwellings within the Low Density Residential Zone. The proposal has been designed to incorporate five (5) additional Residential Units onsite and is considered to be of appropriate size, scale, and character to the surrounding Residential Area. Complies, The site is located within the Low Density Residential Zone, and the Expansion contains a Site Coverage of less than 50%.

	(b) 25 per cent in the Sport and recreation zone; or (c) 50 per cent in the following zones: • Low density residential; or • Township; or (d) 60 per cent in the following zones: • Medium density residential; or • Mixed use; or • Local centre; or (e) 70 per cent in the Principal centre zone; or (f) 75 per cent in the following zones: • Low impact industry; or • Medium Impact industry; or • Special industry; or • Community facilities; or • Special purpose. **AO 4.5** *Building height* is not greater than: (a) 10.5 metres and two storeys, in the following zones: • Rural; or • Rural residential; or (b) 10.5 metres, in Local centre zone: or (c) 15 metres and a maximum 8.5 metres *podium* height, in the Principal centre zone: or (d) Six metres in the Open space zone; or (e) 8.5 metres in all other zones. **AO 4.6** The number of *site* access driveways is limited to one, with vehicular access provided to the least trafficked road where the *site* has more than one *road frontage*.	Complies, The proposal is of single storey and has a Building Height (ceiling height) of 2.7 metres. Complies, The proposal Expansion will be accessed via the existing Internal Road Network, being Alex Pavusa Drive.
PO 5 The *site* is of suitable size, shape and topography to accommodate: (a) the siting of the *residential activity*; and (b) the provision of adequate private open space and *landscaping*; and (c) appropriately located vehicle parking and manoeuvring; and all other servicing requirements.	**AO 5.1** The *site* has a minimum area of: (a) 700m^2 where a *dual occupancy* is proposed; or (b) 750m^2 where a *multiple dwelling* is proposed. **AO 5.2** The *site* has sufficient dimensions to accommodate a *residential activity* building that of at least 12 metres by 15 metres. **AO 5.3** Where a *multiple dwelling* is proposed, the width of the *site*, measured parallel to the adjoining road and at the point that is 6 metres from the *site* boundary with the adjoining road, is at least 20 metres. **AO 5.4** Vehicle parking for visitors is provided	Complies, The site contains an area of 1.569 hectares and contains sufficient dimensions for the provision of the additional Multiple Dwellings. The site contains multiple significant frontages.

	at the front of the main building. **AO 5.5** Driveways are separated from the building by a one metre wide *landscaping* strip, except where a *caretaker's accommodation*, *community residence*, *dual occupancy*, *dwelling house*, or *dwelling unit*. **AO 5.6** Where a *dual occupancy*, both *dwellings* have a minimum *road frontage* of 10 metres.	
Environmental management and ecological sustainability		
PO 6 Building design facilitates the construction of energy efficient buildings that respond to local climatic conditions.	**AO 6.1** Development incorporates: (a) window tints (**Refer Figure a**); or (b) windows hoods or eaves that protrude at least 600 millimeters from the window when measured perpendicular to the window (**Refer Figure a**). **Figure a – Climatic solutions**  **AO 6.2** Pedestrian entries incorporate sun and rain shelter; such as overhangs or awnings that protrude at least 900 millimeters from the door when measured perpendicular to the door (**Refer Figure b**). **Figure b – Overhangs and awnings**  	Considered to comply, The attached Gregory G Terzi Building Design and Drafting Proposal Plans identify the position and location of windows and will ensure to facilitate the construction of energy efficient buildings responding to local climatic conditions.
Fences and gates		
PO 7 Fencing must: (a) contribute positively to the character of the *streetscape*; and (b) enable casual surveillance and improve the perceived and actual levels of safety of the street; and (c) enable use of private open space; and (d) enhance the amenity of the *site*; and (e) provide buffering from	**AO 7.1** A fence that is constructed forward of any *front building line* that faces a *road frontage* (including *front building lines* that face both *road frontages* on a corner lot): (a) has a height, measured from *ground level*, that is not greater than: (i) 1.8 metres where the fence is at least 50 per cent transparent (**Refer Figure c**); or (ii) 1.5 metres where the fence is solid or not	Can Comply, Appropriate Fencing and Gates can be provided with the additional Multiple Dwellings, if required. The proposal is for the provision of additional Dwelling Units to the existing Garden Villa Estate. The proposal has been meticulously designed to take into consideration the safety and amenity factors.

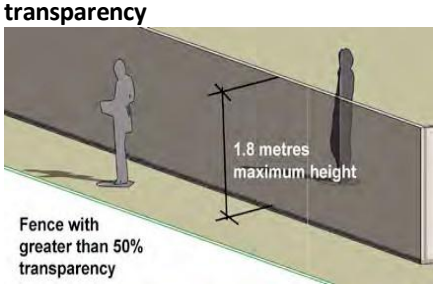
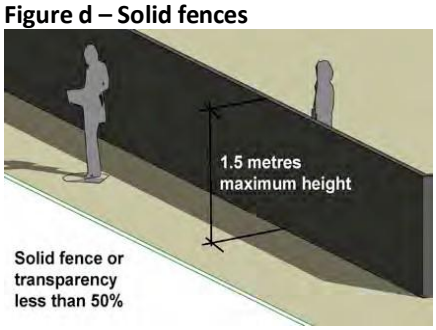
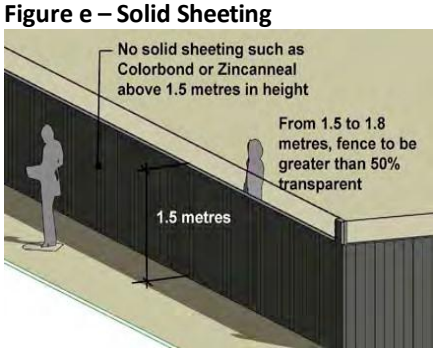
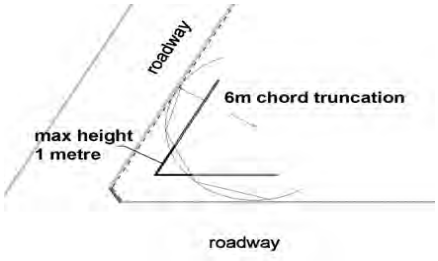
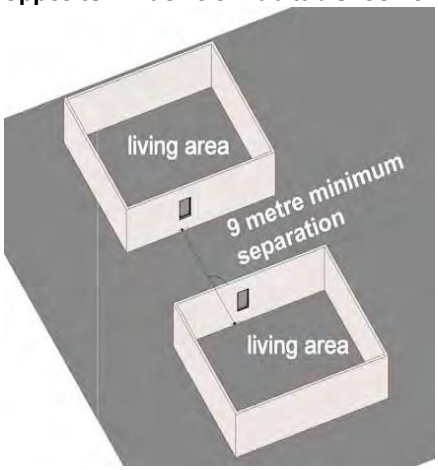
potentially incompatible adjacent uses nearby; and (f) protect the privacy of adjoining and nearby premises; and (g) be constructed of high quality materials; and provide for adequate sight lines.	greater than 50 per cent transparent (**Refer Figure d**); and (b) does not incorporate solid steel sheeting such as Colorbond or Zincanneal above 1.5 metres in height (**Refer Figure e**). **Figure c – Fences with greater than 50% transparency**  **Figure d – Solid fences**  **Figure e – Solid Sheeting**  (c) incorporates detailing or indentations where the fence is greater than 10 metres in length in any direction. **AO 7.2** The height of side or rear boundary fences must not be greater than 1.8 metres, measured from *ground level*. **AO 7.3** Where a sensitive land use is proposed adjacent to an existing lawfully established non- residential use a 1.8-metre-high solid screen fence must be erected along all common boundaries. **AO 7.4** <u>For uses not assessed against the QDC:</u> Fences on a corner lot and, within a truncation made by three equal chords of a 6 metre radius curve at the corner of the two *road frontages*, are not greater than 1 metre in height, measured from *ground level* (**Refer Figure f**).	

	Figure f – Corner truncation  	
PO 8 Gates do not open beyond the lot boundary	**AO 8.1** Gates located on a lot boundary do not open outward onto the street or an *adjoining property*.	Not Applicable. No gates proposed with the additional Multiple Dwellings.
Privacy and amenity		
PO 9 Development provides for privacy both within the *site* and between *adjoining sites*.	**AO 9.1** A window of a habitable room is at least 9 metres from: (a) a window of an opposite habitable room or bathroom of another *dwelling*; and (b) an opposite area of private open space for another *dwelling* (**Refer Figure g**). **Figure g – Minimum separation of opposite windows of habitable rooms**  **OR** **AO 9.2** Where a window of a habitable room, bathroom or an area of private open space is located opposite, and within 9 metres of a window of a habitable room or an area of private open space of an adjoining *dwelling:* (a) window sill heights are at least 1.7 metres above floor level (**Refer Figure h(a)**); or (b) opaque glazing is applied to any part of a window that is below 1.7 metres above floor level (**Refer Figure h(b)**); or (c) there is an angle of at least 45 degrees between two lines drawn from the same point on the subject window, one drawn	It is considered that the proposal has been meticulously designed to ensure sufficient privacy to any adjoining Residential Allotment. The Gregory G Terzi Building Design and Drafting Proposal Plans nominate proposed Open Space and window heights. It is considered that the proposal provides for adequate privacy between the site and adjoining Residential Allotments.

	to the nearest vertical edge of the window of the adjoining *dwelling* and the other drawn perpendicular to the subject window (**Refer Figure i**); or permanent and fixed external screening (**Refer Figure h(d)**) is incorporated that is: (i) a solid translucent screen; or (ii) perforated panels with openings not greater than 50 per cent; or (iii) trellises with openings not greater than 50 per cent; or **Note—Figure h and Figure i are located at the end of the Residential activities code.** (e) if the proposed or adjoining dwellings have located on the ground level: (i) a window of a habitable room; or (ii) an area of private open space. A solid fence is constructed at least 1.8 metres in height, measured from *ground level,* on the boundary between the proposed and adjoining *dwellings.* **AND** **AO 9.3** Any direct view from a window, private open space area, communal area or public area of the proposed *dwelling* into a private open space area of an adjoining *dwelling* is screened to block the view.	
Landscaping		
PO 10 *Landscaping*: (a) provides an attractive *streetscape* and enhances the amenity of the zone; and (b) reduces the visual and environmental impact of hard surface areas; and (c) achieves maximum on-site storm/rainwater infiltration; and minimises any additional burden on drainage infrastructure.	**AO 10.1** For development other than a single *dwelling house*, a densely planted landscape strip is provided (**Refer Figure j**) that: (a) extends along the entire length of any *road frontage*, except for the areas required for vehicle and pedestrian access; and (b) is within the boundary of the lot; and is at least 2 metres in width; and	Compiles, The proposal is provided with an acceptable level of Landscaping. The attached Gregory G Terzi Building Design and Drafting Proposal Plans nominates the Estates existing Open Recreation Areas with proposed upgrade. Freshwater Planning Pty Ltd understands that a substantial Open Space and Landscaping design is currently being undertaken over the site and in particular within the nominated Estate Existing Open Recreation Areas with Proposed Upgrades area. This Open Space and Landscaping area design will ensure additional appropriate and significant Landscaping, Opens Space and Recreation Areas.

	;**Figure j – Landscaping along road frontages**  **AO 10.2** At least 15 per cent of the *site* incorporates soft *landscaping*.	The proposal is considered to contain an attractive streetscape enhancing the existing amenity of the site and immediately adjoining Residential Area. It is understood that Landscaping is appropriate and acceptable for the additional Dwelling Units within the existing Garden Villa Estate.
PO 11 For *residential activities* excluding: • *dwelling house;* • *dual occupancy*; • *caretakers accommodation;* • *dwelling unit.* *landscaping* provides appropriate buffers to non-*residential activities.*	**AO 11.0** A densely planted 2 metre landscape buffer is provided along all boundaries abutting a non- *residential activity*.	Not Applicable.
Traffic, parking and access		
PO 12 Parking and access layout must: (a) promote safe and efficient vehicular movement; and (b) be designed to be visually unobtrusive from the street; and provide all weather parking; and (c) not adversely impact upon the amenity of the neighbourhood; and ensure minimal loss of on-street parking spaces.	**AO 12.1** Development (other than in the Rural zone) is accessed via a constructed and sealed road. **AO 12.2** A maximum of one vehicle crossing is constructed per *site*. **AO 12.3** For a *dwelling house*, *dual occupancy*, *dwelling unit* or *caretaker's accommodation*, at least one of the required minimum of two car parks is under a covered area. **AO 12.4** On-site car parking is not located between the building and the *primary road frontage.* **AO 12.5** For development involving more than eight *dwellings,* an on-site maneuvering area for service vehicles is provided and designed in accordance with **Schedule 6: Engineering works and services planning scheme policy**.	Complies, The site is fronts Clarke, East and Lucy Streets which are sealed and constructed roads. The proposal is accessed via the Internal Road Network, being Alex Pavusa Drive. The site contains appropriate vehicle manoeuvring areas as per nominated on the Gregory G Terzi Building Design and Drafting Proposal Plans. It is considered that the proposal provides for the safe and efficient vehicle movement and access to the existing Road Networks without affecting the amenity and character of the site and surrounding Residential Area.
Services		
PO 13 Development provides for communal clothes drying facilities where individual drying facilities (exclusive of open space areas) are not provided.	**AO 13.1** For a *multiple dwelling* or *rooming accommodation,* a communal outdoor clothes drying area(s) is provided that: (a) has an area of at least $5m^2$ for each: • *dwelling in a multiple dwelling;* or • room in a *community residence* or *rooming accommodation*; and (b) has a minimum dimension of 2	The proposal is for five (5) additional Dwelling Units (Multiple Dwelling) over the site. Each proposed Unit is provided with a Laundry and private clothes drying facilities.

	metres; and (a) has a maximum area of 60m^2; and (c) is screened so as not to be visible from the street; and has an impervious surface.	
Open space: where for a *caretaker's accommodation*, *dual occupancy*, *dwelling house*, *dwelling unit*, *multiple dwelling*, *residential care facility* or *retirement facility*		
PO 15 The development incorporates open space that: (a) meets the needs of the occupants with respect to leisure and privacy; and (b) is convenient and attractive to use; and (c) enhances the amenity of the development; and (d) provides sun and weather protection due to the harsh climate of Mount Isa.	**AO 15.1** Where the main living area is at *ground level*, private open space is provided that: (a) is directly accessible from the main living area; and (b) has a single area of at least 16m^2 per *dwelling*; and (c) has with a minimum width of 4 metres; and; (d) has an area with dimensions of at least 3 metres by 4 metres that is completely covered for sun and weather protection; and (e) has a maximum gradient of 1 in 10; and (f) is fenced or screened to protect privacy between adjacent *dwellings*; and (g) does not have air-conditioning units or other services located in this space; and (h) is provided with access to a tap. **Refer Figure k** **Note—Figure k is located at the end of the Residential activities code.** **OR** **AO 15.2** Where the main living area is above *ground level*, private open space is provided that: (a) has a single area of at least 10m^2 per *dwelling*; and (b) has a minimum width of 3 metres; and; (c) is directly accessible from the main living area; and (d) is completely covered for sun and weather protection; and (e) is fenced or screened to protect privacy between adjacent *dwellings*; and (f) does not have air-conditioning units or other services located in this space. **Refer Figure l** Note—**Figure l** is located at the end of the **Residential activities code.**	Generally Complies, Private Open Space is directly access via the main Living/Kitchen Area for each proposed Unit. The Private Open Space is appropriately sized to meet the needs of the occupants with respect to leisure and privacy. The proposed additional Dwelling Units provide for adequate and appropriate Private and Open Space Areas. The existing layout and configuration of the Garden Villa Estate (overall development) is considered to provide a sufficient amount of easily accessible and functional Private Open Space for the intended Residences. As abovementioned, the site contains significant Landscaping and Open Space Areas ensuring that a sufficient amount of Landscaping and Open Space is provided for its Residents conforming to the Performance Outcome PO15. Freshwater Planning Pty Ltd understands that a substantial Open Space and Landscaping design is currently being undertaken over the site and in particular within the nominated Estate Existing Open Recreation Areas with Proposed Upgrades area. This Open Space and Landscaping area design will ensure additional appropriate and significant Landscaping, Opens Space and Recreation Areas.

	AND **AO 15.3** For *multiple dwelling* developments exceeding 10 *dwellings*, communal public open space for residents of the development (in addition to private open space above) is provided that: (a) has an area of at least 10m^2 per *dwelling*; and (b) has a minimum dimension of 6 metres; and; (c) has a maximum gradient of 1 in 10; and (d) has access for people with disability; and (e) is located at least 3 metres from *dwellings* on *adjoining lots*, or screened by a 1.8-metre-high solid screen fence along the common boundary.	
Additional requirements for a *multiple dwelling*		
PO 16 *Multiple dwellings* are located and designed to achieve a density that is suitable for the *site* and surrounding area.	**AO 16.1** *Multiple dwellings* in the Medium density residential zone have a maximum density of one *dwelling* per 250m^2 of *site* area.	The proposal is for the provision of additional Multiple Dwellings within the Low Density Residential Zone and is provided with a density of one dwelling per 654 m². This Residential Density is considered appropriate achieving a suitable density for the surrounding Residential Area.
PO 17 Where mail delivery facilities are required, they are provided in an attractive and convenient manner.	**AO 17.1** Mailboxes are: (a) contained in a single structure on the *road frontage* adjoining the main pedestrian entry to the *site*; or (b) contained in, or adjoining, the building foyer and readily accessible to mail delivery services. **AO 17.2** Mailboxes are compliant with Australia Post standards for letterboxes	Complies, Appropriate Mailboxes/Mail Delivery System already exists with the existing Garden Villa Estate with no change to the existing proposed for the additional Dwelling Units. The existing is considered appropriate and acceptable.
PO 18 *Multiple dwellings* in mixed use buildings have a safe, convenient, and easily identifiable entrance that is separate from the entrance to any non- *residential activity* in the building.	**AO 18.1** The *multiple dwelling* has an entrance from the street that is: (a) separate from the entrance to the non- residential use; and clearly identifiable from the street.	Not Applicable. No mixed Use building proposed.
Additional requirements for uses other than a *caretaker's accommodation, dual occupancy, dwelling house, dwelling unit or multiple dwelling*.		
PO 21 Development does not adversely impact on the existing or future amenity of adjoining and nearby land uses, including, but not limited to, the impacts of: (a) air pollution; and (b) noise; and (c) vibration; and (d) odour; and	**AO 21.1** Development achieves the air quality design objectives set out in the *Environmental Protection (Air) Policy 2008.* **AO 21.2** Development achieves the acoustic quality objectives for sensitive receptors set out in the *Environmental Protection (Noise) Policy 2008.* **AO 21.3**	Complies, The proposal has been meticulously designed not to adversely impact on the existing or future Residential Amenity, character, or nature of the existing Residential neighbourhood. The proposal is for five (5) additional Residential Units (Multiple Dwelling) and will be provided with appropriate fencing, landscaping and open space. It is not considered that the proposed

(e) a loss of privacy; and (f) dust; and (g) other emissions.	The use does not involve an Environmentally Relevant Activity (ERA). **AO 21.4** Vibrations produced on-site do not exceed the maximum acceptable levels identified in *Australian Standard 2670.2 Evaluation of human exposure to whole of body vibration,* *Part 2: continuous and shock induced vibration in buildings (1-80Hz).* **AO 21.5** Odour emissions produced on-site cannot be detected beyond the boundaries of the *site*. **AO 21.6** Where food or cooking odour is released: (a) exhaust vents are separated from adjacent uses by at least 6 metres horizontally; and (b) odour is discharged vertically and directed away from the adjacent uses. **AO 21.7** Impacts from dust produced on-site do not extend beyond the boundaries of the *site*. **AO 21.8** Where the development has a common boundary with land located in the Low density residential zone, Medium density residential zone, Rural residential zone, Mixed use zone or Township zone, or an existing *sensitive land use*: (a) a 1.8-metre-high solid fence and a 2.5- metre-wide densely planted *landscaping* buffer are provided along all common boundaries; and (b) noise emitting devices, such as air- conditioning equipment, pumps and ventilation fans are: (i) located as far as practicable from every common boundary; and (ii) screened from the common boundary; and (c) it does not include outdoor dining, or outdoor entertainment or smoking areas between the side and/or rear wall of the building and the common boundary.	development will adversely impact the existing Garden Villa Estate, adjoining Laura Jahnson Homes, or the surrounding Residential Area via air pollution, noise, vibration, odour, privacy, and or dust and is considered appropriate and acceptable. The proposal is for additional Multiple Dwellings to support the surrounding Residential Areas of Mount Isa. Any development over the site will ensure to ameliorate any existing negative impacts. The purpose of the development is reliant on preserving the existing Residential amenity and natural character of Mount Isa.

Table 9.3.6.2 – Residential activities code:

Performance outcomes	Acceptable outcomes	
Amenity and safety		
PO 1 Development incorporates key elements of Crime Prevention Through Environmental Design (CPTED) to enhance safety of the *site*, adjoining streets and surrounding area.	**AO 1.1** Development design and layout provides: (a) opportunities for casual surveillance and sightlines; and (b) exterior building designs which promote safety; and (c) adequate identification of uses and ownership; and (d) adequate lighting; and (e) appropriate way-finding mechanisms (e.g. signage); and (f) prevention of entrapment locations; and (g) prevention of access to roof areas and other premises.	Complies, The proposed development has been meticulously designed ensuring that the proposal allows for casual surveillance and enhance the safety of pedestrians through the Crime Preventions Through Environmental Design (CPTED) principles.
PO 2 All development is located, designed, orientated and constructed to prevent any adverse impacts on the development that may be caused by noise, odour, lighting and dust emissions from existing lawful uses, including *Industry activities and rural activities.*	No acceptable outcome is prescribed.	The proposal is for additional Multiple Dwellings to support the surrounding Residential Areas within Mount Isa. Any development over the site will ensure to ameliorate any existing negative environmental impacts.
Built form, character, design and scale		
PO 3 Development addresses the street, enhances the character of the area, and facilitates casual surveillance of the street.	**AO 3.1** Buildings: (a) are oriented to the *road frontage*; and (b) facilitate casual surveillance of streets and public spaces from habitable rooms.	Complies, The proposal is considered to be oriented towards the Internal Alex Pavusa Drive frontage where appropriate and provides for casual surveillance of the street from habitable rooms.
PO 4 Buildings are designed to enhance the character of the *streetscape* and amenity of the surrounding area by achieving a high quality aesthetic standard and *built form* character.	**AO 4.1** Building design incorporates a combination of high quality, attractive, durable and low- maintenance materials.	Complies, The proposal will be constructed out of appropriate materials that will enhance the character of the Streetscape along with the amenity of the existing Garden Villa Estate, adjoining Laura Johnston Home and surrounding Residential Area.
PO 5 The visual impact of any development does not adversely impact on the character of the area.	**AO 5.1** Development displays elements of domestic residential form and character, including architectural detailing and materials.	Complies, The proposal has been meticulously designed and will incorporate appropriate materials that will enhance the existing Residential nature and character.
Environmental management and ecological sustainability		
PO 6 Building design, *site* layout and *landscaping* facilitates the construction of energy efficient buildings that respond to local climatic conditions.	**AO 6.1** Building designs: (a) maximise solar access to the north in winter; and (b) minimise solar access to the east and west in the summer; and (c) maximise access to any prevailing summer breezes; and (d) minimise exposure to prevailing	Complies, The proposal has been meticulously designed to take into consideration the environmental factors. This is evident with the proposed design and will ensure that any construction will facilitate energy efficient buildings.

	winter winds.	
PO 7 The *site* layout responds sensitively to on-site and surrounding topography, drainage patterns and vegetation.	**AO 7.1** Development ensures: (a) earthworks on site are minimised; and (b) natural drainage lines are retained; and existing vegetation (including street trees) is retained.	Complies, The proposal has been designed to incorporate the natural and physical features of the site. It is considered that minimal earthworks will be required, and the existing Stormwater Easement will be retained.
Open Space		
PO 8 The development incorporates open space that meets the needs of the occupants with respect to leisure and privacy, is convenient and attractive to use and enhances the amenity of the development.	**AO 8.1** For development involving more than 10 rooms, communal public open space for residents of the development (in addition to private open space) is provided that: (a) has an area of at least $10m^2$ per room; and (b) has a minimum dimension of 6 metres; and (c) has a maximum gradient of 1 in 10; and (d) has access for people with disability; and (e) is located at least 3 metres from *dwellings* on *adjoining lots*, or screened by a 1.8-metre-high solid screen fence along the common boundary.	Not Applicable.
Traffic, parking and access		
PO 10 The traffic and parking generated by the proposed development does not: (a) adversely affect the surrounding or future planned road network; or (b) generate traffic in excess of that reasonably expected in the local area; or result in an increased demand for on-street parking.	**AO 10.1** A traffic impact assessment report is prepared by a registered professional traffic engineer that: (a) identifies the traffic impacts of the development; and (b) outlines satisfactory mitigation measures required to address these impacts.	Not Considered Applicable. The proposal is for a five (5) additional Unit Residential Development within the existing Garden Villa Estate and Residential Area. It is not considered that the proposal will significantly increase the vehicle movements within the immediate surrounds nor is the proposal envisaged to result in safety concerns to the existing Road Network.
Additional requirements for uses other than a *caretaker's accommodation*, *dual occupancy*, *dwelling house*, or *dwelling unit*		
Amenity and safety		
PO 11 Pedestrian access to the *site* and building is safe and easily identifiable.	**AO 11.1** Bollard lighting or security lighting is provided along all pedestrian access paths and entry points. **AO 11.2** Development has a clearly defined pedestrian entrance that is visible from the street, covered, and lit for nighttime identification and security in accordance with *Australian Standard 1158 Set 2010 Lighting for Roads and Public Spaces.*	Not Applicable. Not pedestrian access paths required.
Built form, character, design and scale		

PO 12 Development incorporates graffiti-prevention measures.	**AO 12.1** Building and *site* design incorporates a combination of the following features: (a) shrubbery planted against walls and fences; and (b) designs with absence of natural ladders; and (c) minimal unbroken vertical service area; and (d) graffiti-deterrent surfaces.	Complies, Appropriate Landscaping will be provided to ensure that the development includes graffiti prevention measures. The proposal provides for Residential Use that will be provided with constant surveillance.
Storage and waste management		
PO 13 Storage areas for equipment, goods, and materials and refuse containers are provided which are: (a) screened from the street and any *adjoining property*; and (b) adequately sized to accommodate the refuse generated on-site; and (c) conveniently accessible to collection and delivery vehicles; and (d) able to be kept clean and dust free at all times.	**AO 13.1** Refuse container storage areas are: (a) provided within the *site*; and (b) not located within any required *setbacks* from an *adjoining land use* or road boundary; and (c) not located within a *flood hazard area*; and (d) screened from view by a minimum 1.8- metre-high solid fence or wall; and (e) provided on an imperviously sealed pad that drains to an approved waste disposal system; and provided with a lockable tap within 5 metres; and (g) separated by at least 3m from the common boundary of any *adjoining lot* containing a *sensitive land use*, or located in the Low density residential zone or Medium density residential zone; and (h) large enough to accommodate at least one standard commercial refuse bin (if required) that is of a size appropriate to the nature and scale of the use. **AO 13.2** Other outdoor storage areas are: (a) not located within any required *setback* from a zone or road boundary prescribed by this code or the applicable zone code; and (b) in an enclosed area or otherwise screened from view from the street, other public areas and *adjoining properties*. **AO 13.3** Materials stored on-site that are capable of generating air contaminants either by wind or when disturbed, are managed by: (a) being wholly enclosed in a building or storage bins; or (b) suppressed so material cannot	Complies, As per nominated within the Gregory G Terzi Building Design and Drafting Proposal Plans, a Refuse Storage Area is provided fronting the site. This Refuse Area can be appropriately screened (if required) and can be provided in proximity to a tap.

	become airborne.	
Traffic, parking and access		
PO 14 The traffic and parking generated by the proposed development does not: (a) adversely affect the surrounding or future planned road network; and (b) adversely affect the amenity of the surrounding neighbourhood; and (c) create safety conflicts with pedestrians; and (d) result in an increased demand for on-street parking.	**AO 14.1** A traffic impact assessment report is prepared by a registered professional traffic engineer that: (a) identifies the traffic impact, including any potential safety conflicts related to the development and on-street car parking demands; and (b) demonstrates the *site* has safe and convenient vehicular and pedestrian access; and (c) outlines mitigation measures to address the related traffic impacts.	Not Considered Applicable. The proposal is for a five (5) additional Unit Residential Development within the existing Garden Villa Estate and a Residential Area. It is not considered that the proposal will significantly increase the vehicle movements within the immediate surrounds nor is the proposal envisaged to result in safety concerns to the existing Road Network. It is therefore considered that a Traffic Impact Assessment Report is not required for the proposal.
PO 15 Development facilitates a functional overall road hierarchy and maximise the safety and efficiency of the State-controlled road network.	**AO 15.1** Where new or upgraded road access is proposed: • If development fronts more than one road, access to the site is via the lowest order road as indicated in **Major Infrastructure Overlay – Road Hierarchy Maps 1 to 11 (OM-RH-01 to OM-RH-11)** Note—State Controlled Roads are considered higher order then non-State Controlled Roads.	Not Applicable.

The proposed development is considered to generally comply with the Code achieving the Acceptable Outcomes and where not able to be met, or are available, meet the Performance Outcomes of the Code. The proposed development is considered appropriate and not in conflict with the Residential Activities Code as it provides for additional Residential Accommodation within the Mount Isa Township supporting and servicing the immediate and surrounding Residential Areas, Commercial Activities, Industries and Townships.

Landscaping Code

The proposed development is to facilitate the construction of additional Multiple Dwellings located within the Low Density Residential Zone of the City of Mount Isa Planning Scheme. The site contains an area of 1.569 hectares encompassing existing Landscaping and Open Space. The proposal contains sufficient existing Landscaping and any additional plantings located onsite will be provided as the preferred plant species which is understood to comply with the requirements of the Planning Scheme Policy. Landscaping is an important feature of a site, any additional landscaping will be sourced from a local plant nursery to ensure that readily available and suitable plant species are planted. Plantings of various species, colour scheme, densities and heights will be selected to create a visually attractive site. The existing Landscaping is considered to contribute to the Landscaping character of the Region, complimenting the immediate surrounds and surrounding vicinity. The existing Landscaping provides for an attractive streetscape and assists in breaking up and softening the built form of the proposed additional Multiple Dwellings. Any additional plantings provided over the site will ensure suitability of the intended Residential Use and will not include the provision of invasive weeds. Any Landscaping is considered appropriate for the proposed development ensuring that these areas are easily maintained while allowing for casual surveillance and enhance the safety of pedestrians through the Crime Preventions Through Environmental Design (CPTED) principles. Freshwater Planning Pty Ltd understands that a substantial Open Space and Landscaping design is currently being undertaken over the site and in particular within the nominated Estate

Existing Open Recreation Areas with Proposed Upgrades area (area noted on the Proposal Plans). This Open Space and Landscaping area design will ensure additional appropriate and significant Landscaping, Opens Space and Recreation Areas.

Parking, Access and Loading Code

The site contains frontage to the Clarke, East and Lucy Streets and is accessed via the Internal Road Network, being Alex Pavusa Drive, of which the proposed additional Dwelling Units acquire access. The proposal has been appropriately designed to ensure that all vehicles can enter and exit the site in a forward gear (forward entry and exit). The proposal provides for the provision of additional car parking spaces in the form of a covered parking space per Dwelling Unit, and five (5) visitor spaces within the existing internal Road Network of the site as per demonstrated on the attached Gregory G Terzi Building Design and Drafting Proposal Plans. The proposal provides for sufficient parking spaces complying with the requirement of the Code. It is considered that the proposal provides for the safe and efficient vehicle movement and access to the existing Road Network without affecting the amenity and character of the site and surrounding Residential Area.

The proposal provides for a considered sufficient amount of vehicle parking spaces for the proposed Use and given its proximity to the Mount Isa CBD. The dimensions of the proposed car parking spaces can satisfy the requirements of Australian Standard AS2890.1 and all parking spaces/driveway areas can be appropriately sealed, where required. Appropriate Landscaping is also proposed where required. It is considered that the proposed development is not in conflict with the Purpose or Intent of the Parking, Access and Loading Code and is acceptable.

Engineering Works and Services Code

The proposed development is for the facilitation of additional Multiple Dwellings located within the Low Density Residential Zone of the City of Mount Isa Planning Scheme. The site contains frontage to the Clarke, East and Lucy Streets and is accessed via the Internal Road Network, being Alex Pavusa Drive, of which the proposed additional Dwelling Units acquire access. The proposal has been appropriately designed to ensure that all vehicles can enter and exit the site in a forward gear (forward entry and exit). The site is connected to available services and no change to the existing level of servicing is proposed with the additional Multiple Dwellings. The site contains existing Easements, being Easement B and C on SP130955 (761 m^2 and 609 m^2 respectively), which are understood to be for the provision of Stormwater Infrastructure with no change to the Easements envisaged with the proposal. The proposal will ensure that any Stormwater collected from the proposed additional Multiple Dwellings will be dispersed appropriately or directed to the lawful point of discharge.

It is considered that the proposed additional Multiple Dwellings is not in conflict with the Purposes of the Engineering Works and Services Code. The proposal is considered acceptable and appropriate.

Excavation and Filling Code

Any Filling or Excavation with the proposal is anticipated to be limited to site preparation. However, if any significant Earthworks are required, then they will be provided as a part of an Operational Works Approval.

It is considered that the proposed Multiple Dwellings is not in conflict with the Purposes of the Excavation and Filing Code. The proposal is considered acceptable and appropriate.

Conclusion

It is considered that the proposed development being a Material Change of Use to facilitate the construction of additional Multiple Dwellings over land described as Lot 1 on SP130955 is appropriate. The proposed design of this development represents a small-scale development that has mitigated all possible negative effects of the surrounding environment maintaining and enhancing an attractive amenity. In particular, the proposed development:

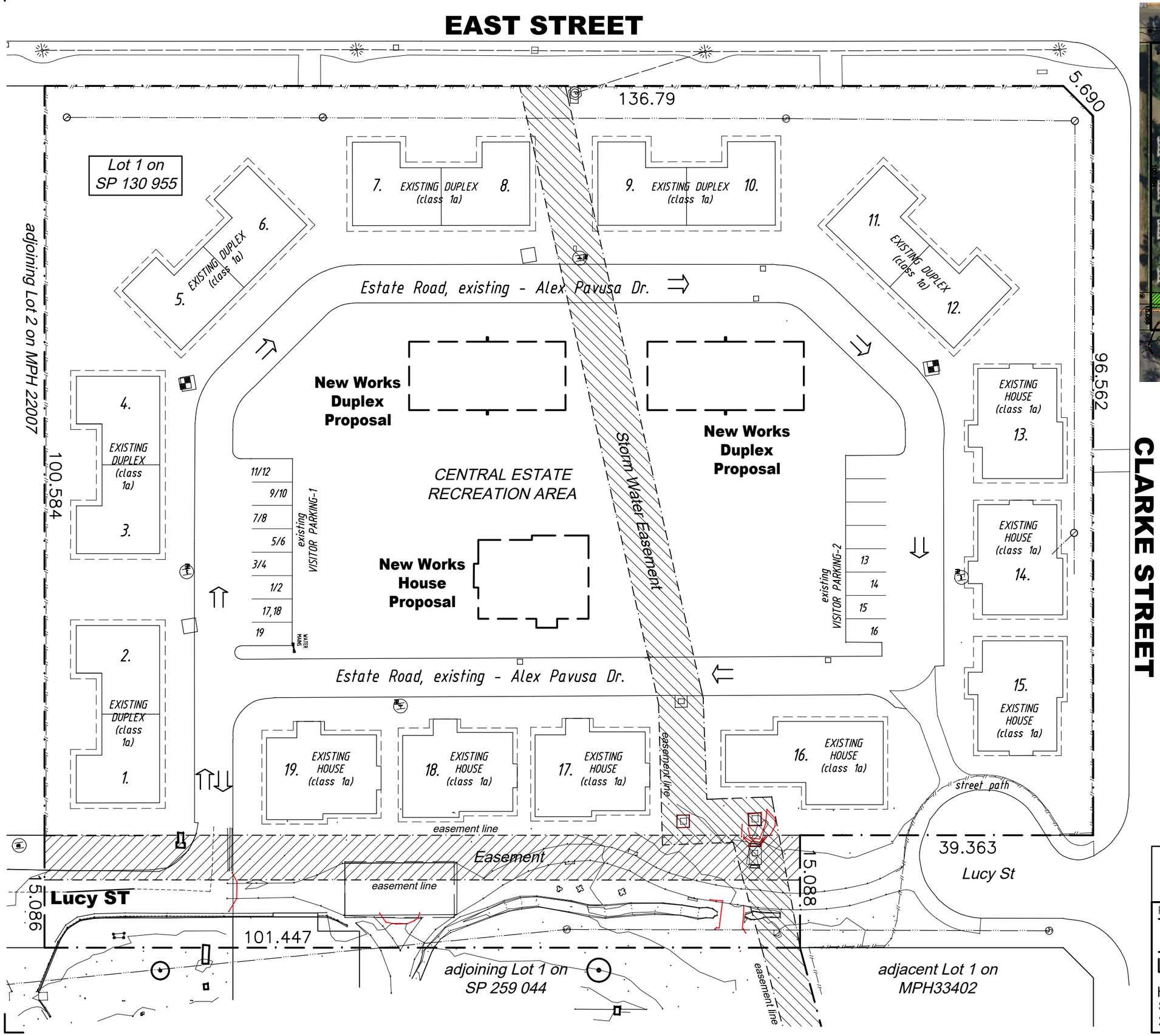
- Will ensure that No change to the existing Residential nature or character of the area is envisaged with the proposal to complement the existing Garden Villa Estate, adjoining Laura Johnston Homes and surrounding Residential Area;
- Can meet the Performance Outcomes and the Purposes of the Residential Activities Codes;
- Is not in conflict with the Intent or Purposes for land designated in the Low Density Residential Zone, as it provides for additional Accommodation supporting the City's Residential Areas, Commercial Activities and other Industries;
- Provides for appropriate and acceptable level of servicing without compromising the environmental values of the City of Mount Isa;
- Will encompass no significant negative impacts to the existing nature and amenity of the area, instead enhancing the amenity and character of the immediate and surrounding vicinity; and
- The proposal offers similar character and nature to what is existing whilst enhancing the character by providing Uses that support the community and Township. The proposal provides for additional Accommodation Activities that supports the local economy, helping to cement Mount Isa as a Major Industrial Area and Regional Centre of Queensland while providing a much-needed Accommodation within the Township.

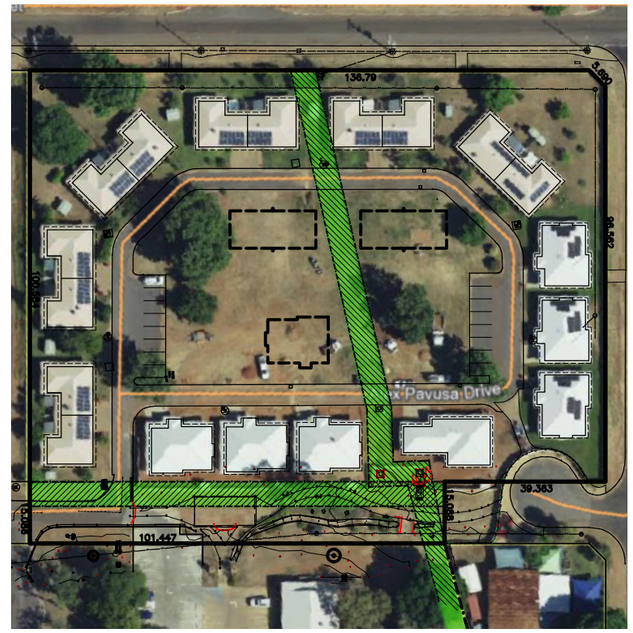
Freshwater Planning Pty Ltd request that Council provide a copy of the Draft Conditions with sufficient time for review prior to issuing a Decision Notice over the site or tabulating and Item on the Agenda. If you have any queries, please do not hesitate to contact Freshwater Planning Pty Ltd.

Yours faithfully,



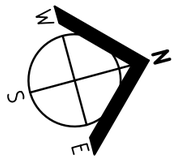
MATTHEW ANDREJIC
FRESHWATER PLANNING PTY LTD





Site plan overlay with Aerial View extract from 'QLD Globe'
(approx. 1:1500 ON A3)

LOT 1 on SP 130 955
SITE AREA = 1.569 ha



Existing SITE PLAN
(1:500 ON A3)

phone: 0428 294 235 EDMONTON 4869. QUEENSLAND
GREGORY G TERZI Associate Diploma Architectural Technology **Building Design & Drafting**
-Building Designer- -Medium Rise- -QBCC LICENCE: 1117048-

PROJECT:
THE LAURA
JOHNSON HOME
Lot 1 on SP130955

HOUSING DEVELOPMENT
Stage-3 Units
20, 21, 22, 23, 24

DATE: DEC 2025
SCALE: AS SHOWN ON 'A3' SHEET
DRAWING TITLE:
EXISTING SITE PLAN

JOB NO.	SHEET No.	ISSUE
0830/0369-S3	DA 01	B

EAST STREET

136.79

5.690

96.562

CLARKE STREET

Lot 1 on SP 130 955

adjoining Lot 2 on MPH 22007

100.584

Estate Road, existing - Alex Pavusa Dr.

5. EXISTING DUPLEX (class 1a) 6.

7. EXISTING DUPLEX (class 1a) 8.

9. EXISTING DUPLEX (class 1a) 10.

11. EXISTING DUPLEX (class 1a) 12.

21. 22.

23. 24.

PROPOSED DUPLEX-1
2No. x 1 BED, 1 BATH

PROPOSED DUPLEX-2
2No. x 1 BED, 1 BATH

4. EXISTING DUPLEX (class 1a) 3.

2. EXISTING DUPLEX (class 1a) 1.

11/12
9/10
7/8
5/6
3/4
1/2
17,18
19

existing VISITOR PARKING-1

UPGRADE TO CENTRAL ESTATE RECREATION AREA

PROPOSED HOUSE
1No. x 2 BED , 2 BATH

20.

visitor parking for unit 20 shared with unit 19

Storm Water Easement

visitor parking for units 21, 22, 23, 24

UPGRADE TO CENTRAL ESTATE RECREATION AREA

existing VISITOR PARKING-2

13
14
15
16

EXISTING HOUSE (class 1a) 13.

EXISTING HOUSE (class 1a) 14.

15. EXISTING HOUSE (class 1a)

Estate Road, existing - Alex Pavusa Dr.

19. EXISTING HOUSE (class 1a)

18. EXISTING HOUSE (class 1a)

17. EXISTING HOUSE (class 1a)

16. EXISTING HOUSE (class 1a)

easement line

easement line

Easement

easement line

street path

39.363

Lucy St

15.088

5.086

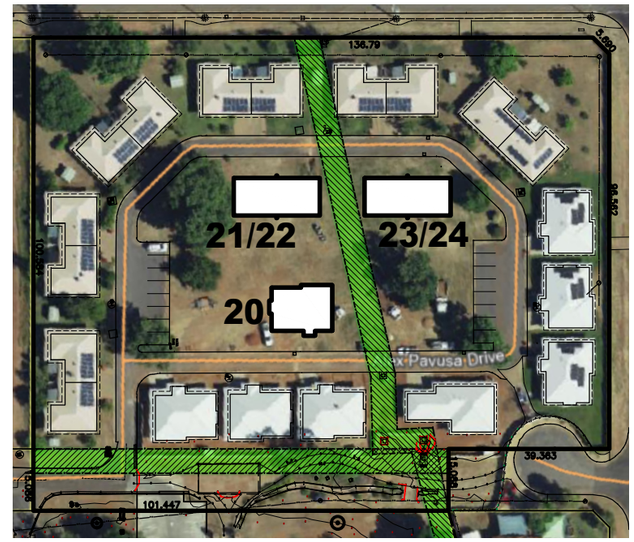
Lucy ST

101.447

adjoining Lot 1 on SP 259 044

adjacent Lot 1 on MPH33402

easement



Site plan overlay with Aerial View extract from 'QLD Globe'
(approx. 1:1500 ON A3)

LOT 1 on SP 130 955
SITE AREA = 1.569 ha

N

Proposed SITE PLAN

(1:500 ON A3)

phone: 0428 294 235 EDMONTON 4869. QUEENSLAND
GREGORY G TERZI Associate Diploma Architectural Technology **Building Design & Drafting**
-Building Designer- -Medium Rise- -QBCC LICENCE: 1117048-

PROJECT:
THE LAURA JOHNSON HOME
Lot 1 on SP130955

HOUSING DEVELOPMENT
Stage-3 Units
20, 21, 22, 23, 24

DATE: DEC 2025
SCALE: AS SHOWN ON 'A3' SHEET
DRAWING TITLE:
PROPOSED SITE PLAN

JOB NO. 0830/0369-S3
SHEET No. DA 02
ISSUE B

Estate Road, existing - Alex Pavusa Dr.

Unit 21

Unit 22

Unit 23

Unit 24

5200

5200

≈ 1512

≈ 3220

Storm Water Easement

≈ 11000

≈ 2839

NO ROOFS OR GUTTER TO OVERLAP EASEMENT

1200

≈ 15672

≈ 5641

typical, RETENTION OF EXISTING LARGE TREES PREFERRED UNTIL SUCH TIME ESTATE AUTHORITY DEEMS REMOVAL NECESSARY FOR PROPOSED BUILDINGS and SERVICES U/G OR ABOVE

≈ 16822

ESTATE EXISTING OPEN RECREATION AREAS WITH PROPOSED UPGRADE

existing VISITOR PARKING-1

≈ 33305

ESTATE EXISTING OPEN RECREATION AREAS WITH PROPOSED UPGRADE

≈ 4226

Storm Water Easement

≈ 33136

ESTATE EXISTING OPEN RECREATION AREAS WITH PROPOSED UPGRADE

existing VISITOR PARKING-2

≈ 34543

≈ 25000

Unit 20

4000

5200

WATER MAINS

Estate Road, existing - Alex Pavusa Dr.

Proposed
DETAIL SITE PLAN -Siting

(1:250 ON A3)

phone: 0428 294 235 EDMONTON 4869. QUEENSLAND

GREGORY G TERZI Associate Diploma Architectural Technology **Building Design & Drafting**

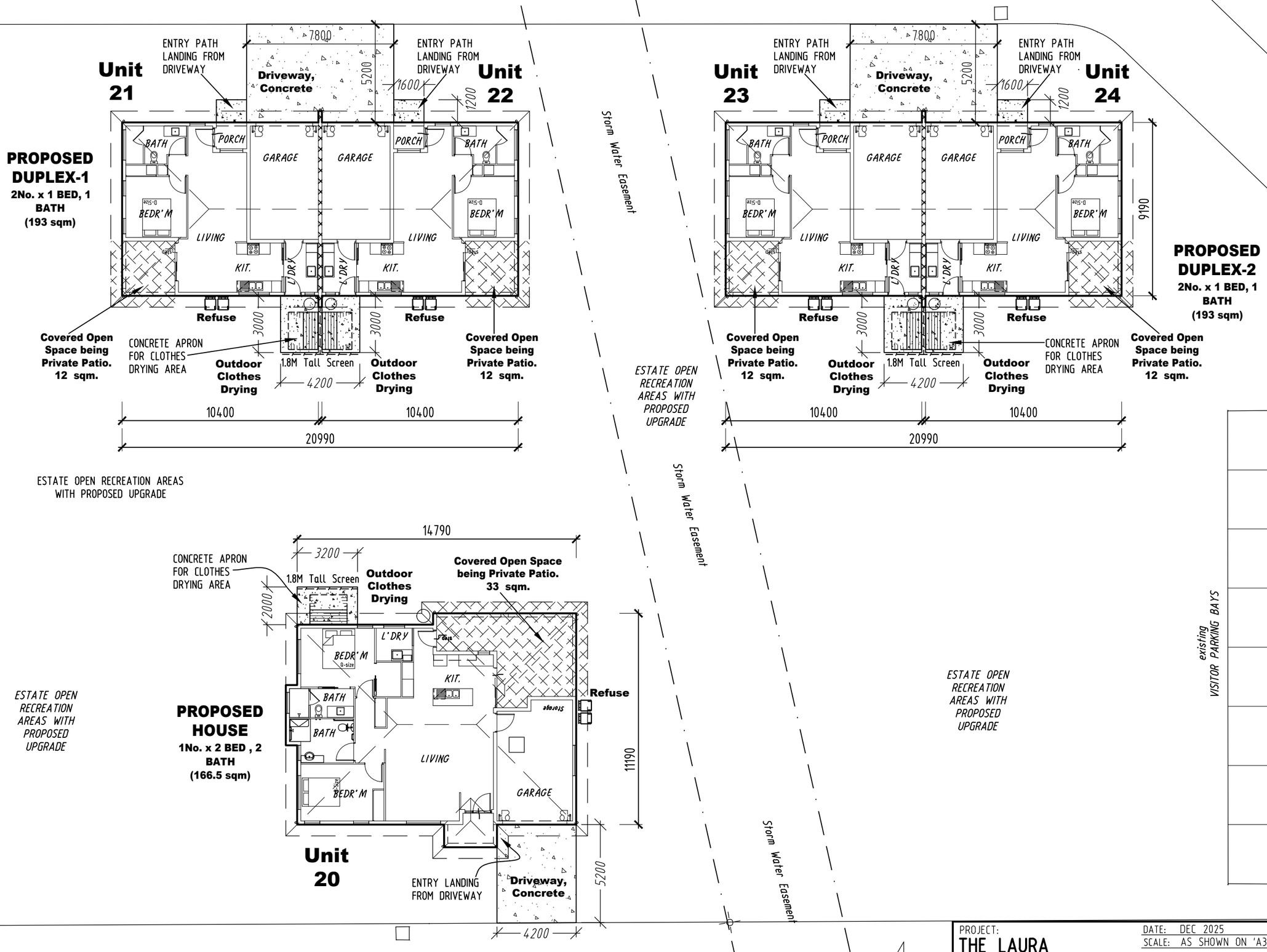
-Building Designer- -Medium Rise- -QBCC LICENCE: 1117048-

PROJECT:
THE LAURA JOHNSON HOME
Lot 1 on SP130955

HOUSING DEVELOPMENT
Stage-3 Units
20, 21, 22, 23, 24

DATE: DEC 2025
SCALE: AS SHOWN ON 'A3' SHEET
DRAWING TITLE:
PROPOSED DETAIL SITE PLAN -Siting

JOB NO. 0830/0369-S3
SHEET No. **DA 03**
ISSUE B



Proposed
DETAIL SITE PLAN -Units Info.

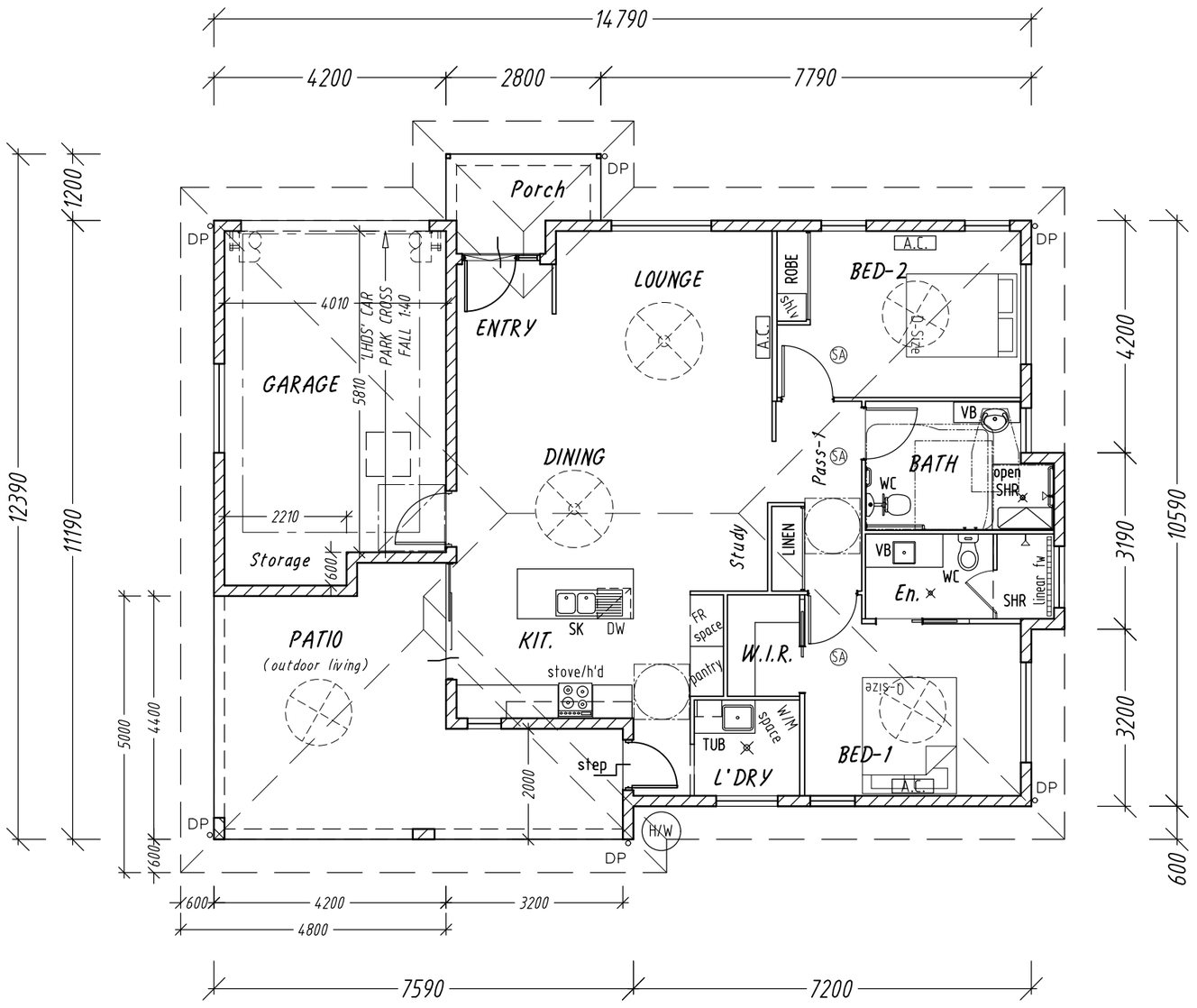
(1:200 ON A3)

phone: 0428 294 235 EDMONTON 4869. QUEENSLAND
GREGORY G TERZI Associate Diploma Architectural Technology **Building Design & Drafting**
-Building Designer- -Medium Rise- -QBCC LICENCE: 1117048-

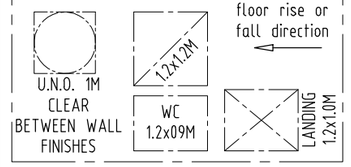
PROJECT:
THE LAURA JOHNSON HOME
Lot 1 on SP130955
HOUSING DEVELOPMENT
Stage-3 Units
20, 21, 22, 23, 24

DATE: DEC 2025
SCALE: AS SHOWN ON 'A3' SHEET
DRAWING TITLE:
PROPOSED DETAIL SITE PLAN -Units Info.

JOB NO. 0830/0369-S3
SHEET No. DA 04
ISSUE B



PARKING SPACE OUTLINE 5.4x3.2M



LIVABLE HOUSING DESIGN STANDARD (abbreviated as LHDS)

BUILDING AREAS

- **Footprint Area: 166.5 sqm**

-Measure Includes external walls & covered outdoor.
-Measure excludes area of floor slab/decks projecting past external wall or column face.
-Measure excludes roof eaves.

Proposed Unit No. 20
DETACHED HOUSE - 2/bed, 2/bath
FLOOR PLAN

(1:100 ON A3)

phone: 0428 294 235 EDMONTON 4869. QUEENSLAND
GREGORY G TERZI Associate Diploma Architectural Technology **Building Design & Drafting**
-Building Designer- -Medium Rise- -QBCC LICENCE: 1117048-

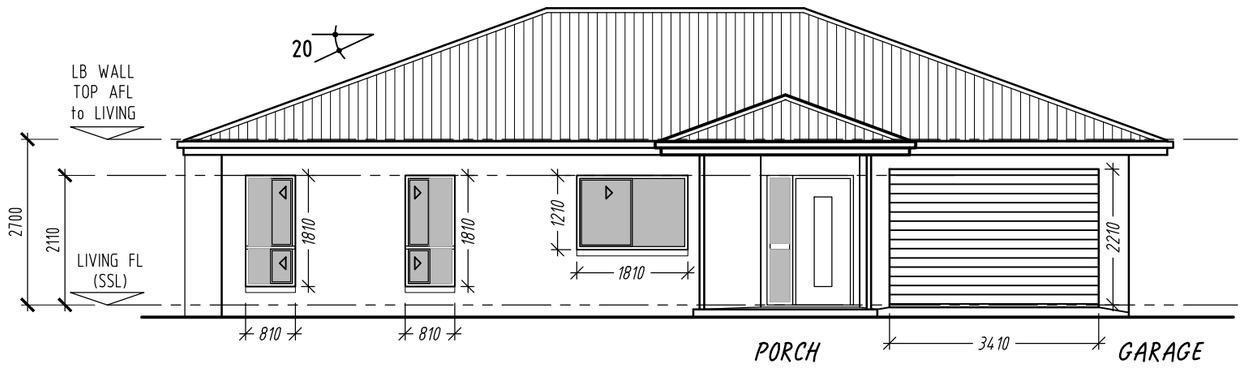
PROJECT:
THE LAURA
JOHNSON HOME
Lot 1 on SP130955

HOUSING DEVELOPMENT
Stage-3 Units
20, 21, 22, 23, 24

DATE: DEC 2025
SCALE: AS SHOWN ON 'A3' SHEET
DRAWING TITLE:
Unit No. 20
FLOOR PLAN

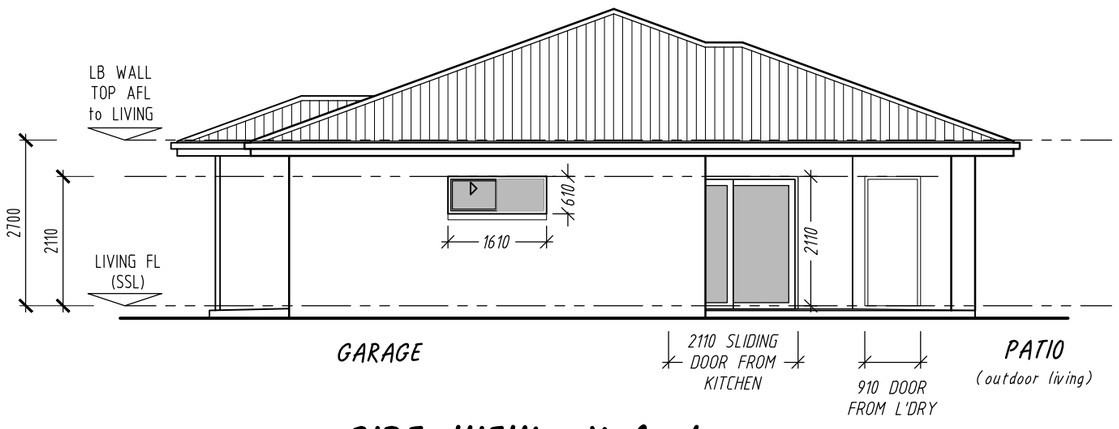
JOB NO. 0830/0369-S3
SHEET No. DA 05
ISSUE A

Proposed Unit No. 20
DETACHED HOUSE - 2/bed, 2/bath
ELEVATIONS

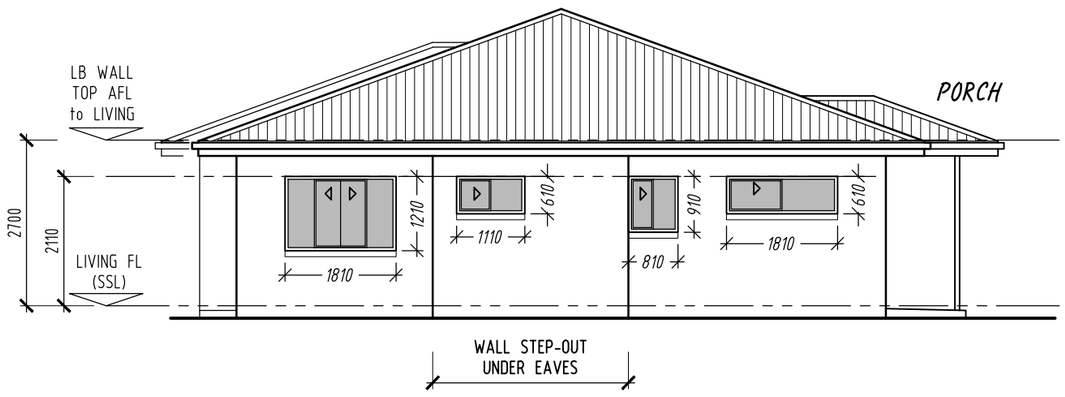


FRONT VIEW -E facing (Alex Pavusa Dr.)

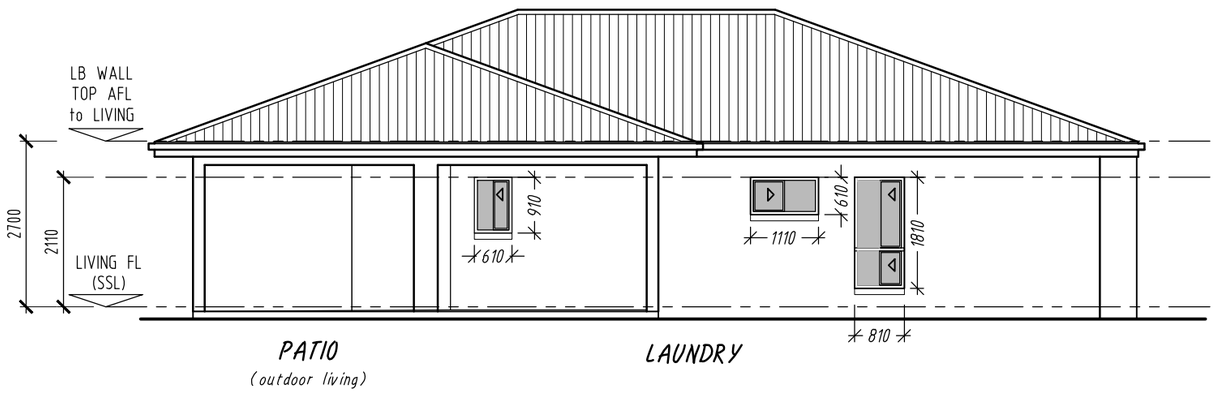
(1:100 ON A3)



SIDE VIEW -N facing (1:100 ON A3)



SIDE VIEW -S facing (1:100 ON A3)



REAR VIEW -W facing (1:100 ON A3)

phone: 0428 294 235 EDMONTON 4869. QUEENSLAND

GREGORY G TERZI Associate Diploma Architectural Technology **Building Design & Drafting**

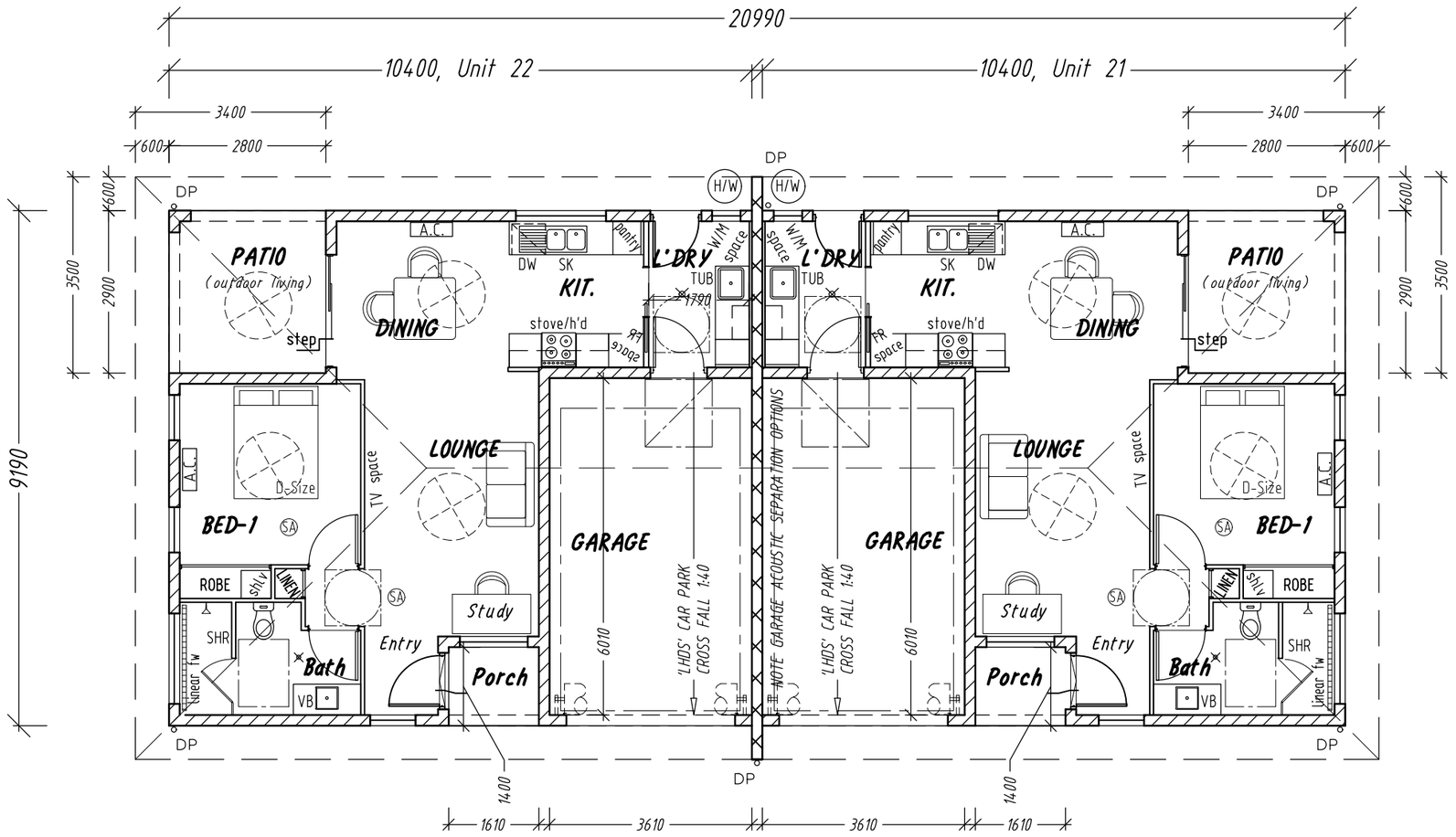
-Building Designer- -Medium Rise- -QBCC LICENCE: 1117048-

PROJECT:
THE LAURA
JOHNSON HOME
Lot 1 on SP130955

HOUSING DEVELOPMENT
Stage-3 Units
20, 21, 22, 23, 24

DATE: DEC 2025
SCALE: AS SHOWN ON 'A3' SHEET
DRAWING TITLE:
Unit No. 20
ELEVATIONS

JOB NO. 0830/0369-S3
SHEET No. **DA 06**
ISSUE A



BUILDING AREAS

- **Footprint Area: 193 sqm**

(Unit 21. 95.5 + Unit 22. 95.5 + Divide Wall)

-Measure Includes external walls & covered outdoor.
-Measure excludes area of floor slab/decks projecting past external wall or column face.
-Measure excludes roof eaves.

Proposed Units No. 21 and 22
DUPLEX - each unit 1/bed, 1/bath
FLOOR PLAN

(1:100 ON A3)

PARKING SPACE OUTLINE 5.4x3.2M

U.N.O. 1M CLEAR BETWEEN WALL FINISHES

1.2x1.2M

floor rise or fall direction

WC 1.2x09M

LANDING 1.2x1.0M

LIVABLE HOUSING DESIGN STANDARD (abbreviated as LHDS)

phone: 0428 294 235 EDMONTON 4869. QUEENSLAND

GREGORY G TERZI Associate Diploma Architectural Technology **Building Design & Drafting**

-Building Designer- -Medium Rise- -QBCC LICENCE: 1117048-

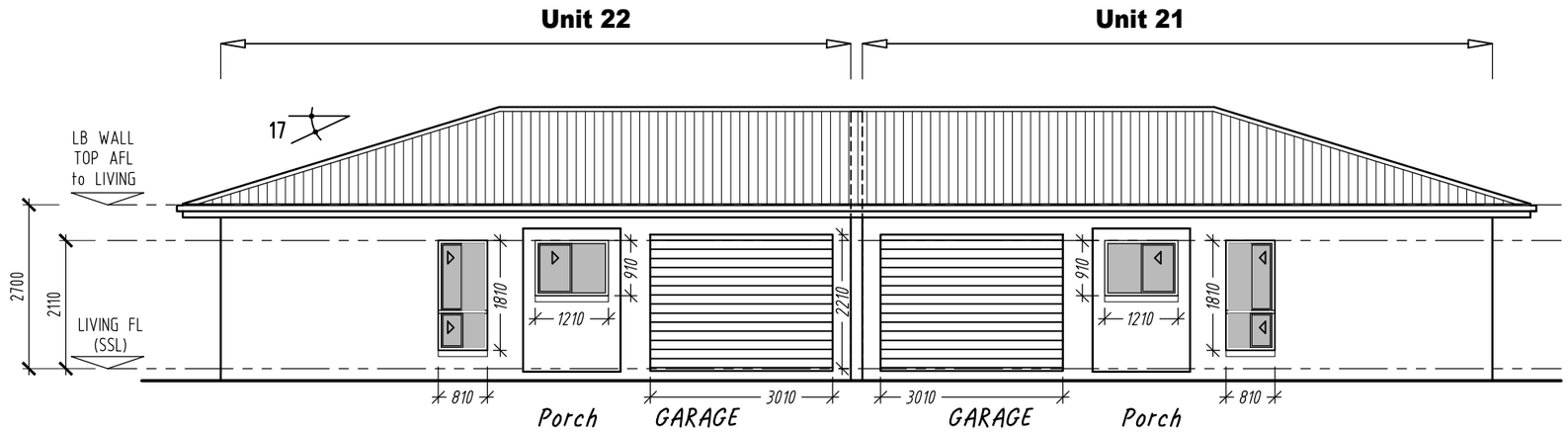
PROJECT:
THE LAURA
JOHNSON HOME
Lot 1 on SP130955

HOUSING DEVELOPMENT
Stage-3 Units
20, 21, 22, 23, 24

DATE: DEC 2025
SCALE: AS SHOWN ON 'A3' SHEET
DRAWING TITLE:
Unit No. 21 & 22
FLOOR PLAN

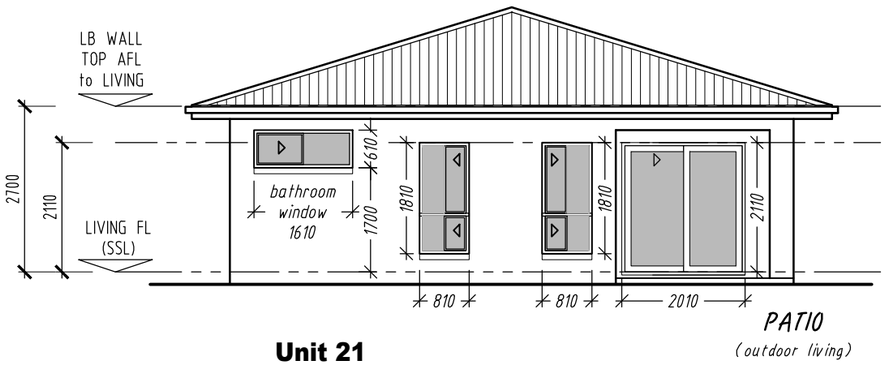
JOB NO.	SHEET No.	ISSUE
0830/0369-S3	**DA 07**	B

Proposed Units No. 21 and 22
DUPLEX - each unit 1/bed, 1/bath
ELEVATIONS



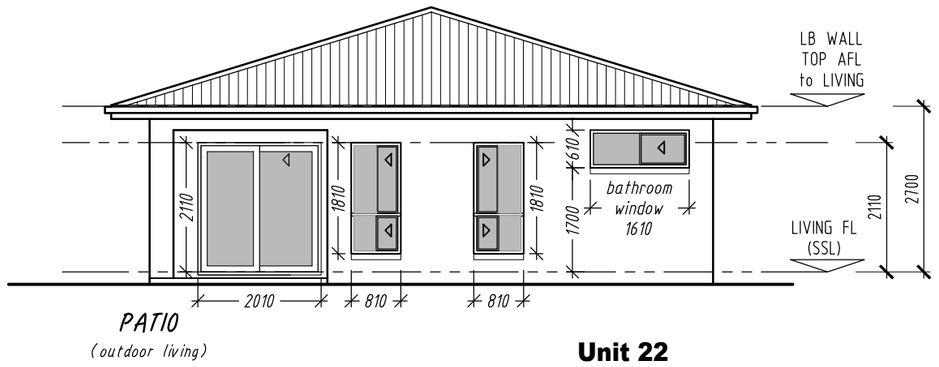
FRONT VIEW -West facing (Alex Pavusa Dr.)

(1:100 ON A3)



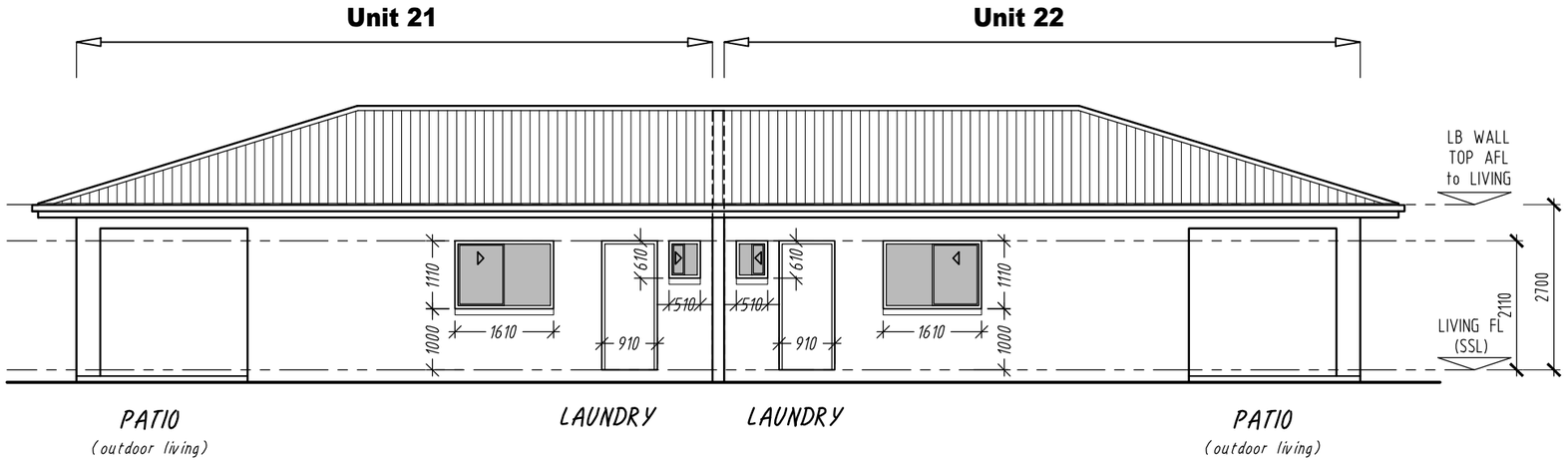
Unit 21

SIDE VIEW -South facing (1:100 ON A3)



Unit 22

SIDE VIEW -North facing (1:100 ON A3)



REAR VIEW -East facing (1:100 ON A3)

phone: 0428 294 235 EDMONTON 4869. QUEENSLAND

GREGORY G TERZI Associate Diploma Architectural Technology **Building Design & Drafting**

-Building Designer- -Medium Rise- -QBCC LICENCE: 1117048-

PROJECT:
THE LAURA
JOHNSON HOME
Lot 1 on SP130955

HOUSING DEVELOPMENT
Stage-3 Units
20, 21, 22, 23, 24

DATE: DEC 2025
SCALE: AS SHOWN ON 'A3' SHEET
DRAWING TITLE:
Units No. 21 & 22
ELEVATIONS

JOB NO. 0830/0369-S3
SHEET No. DA 08
ISSUE B

PARKING SPACE OUTLINE 5.4x3.2M

U.N.O. 1M CLEAR BETWEEN WALL FINISHES

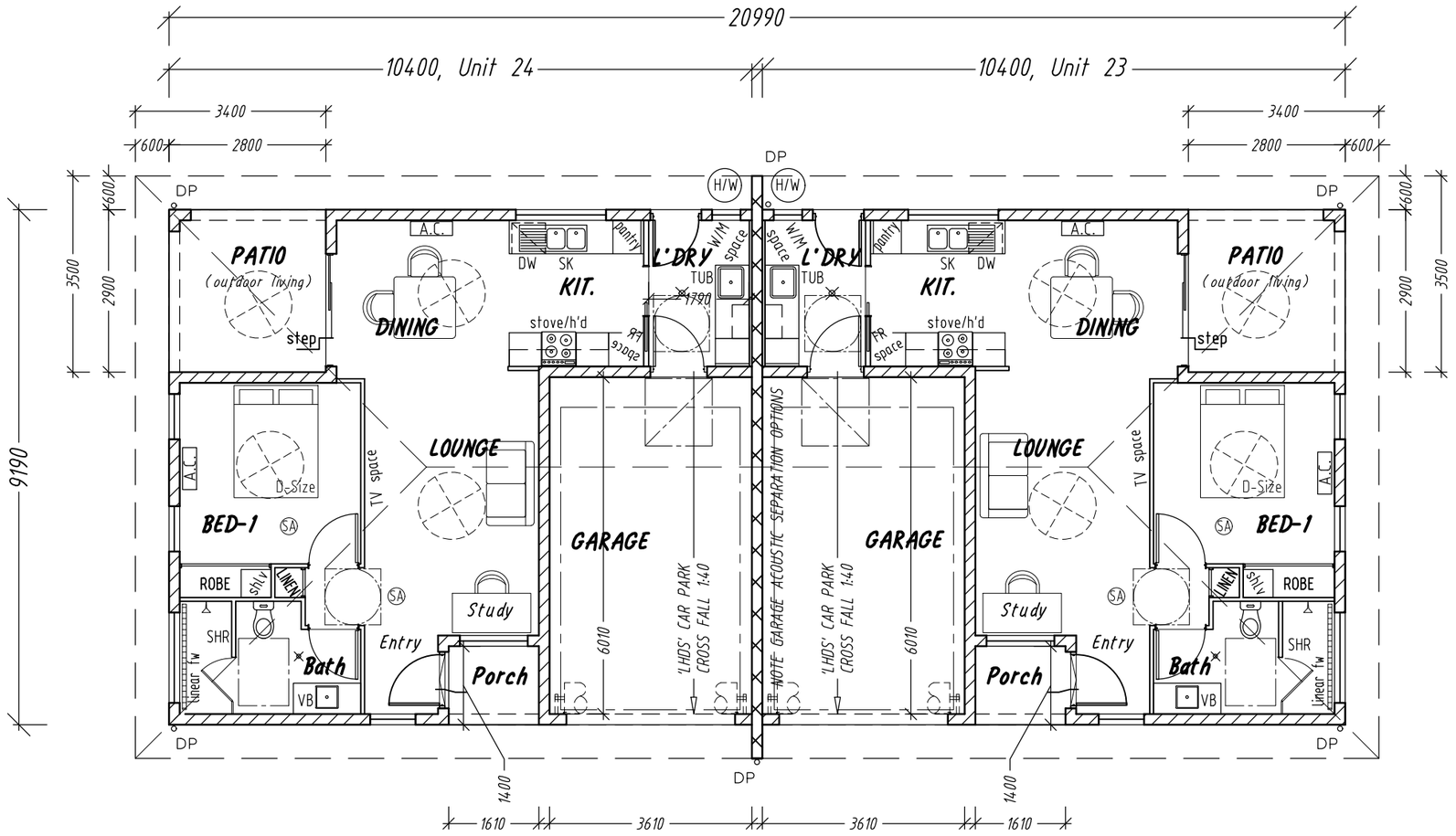
1.2x1.2M

floor rise or fall direction

WC 1.2x09M

LANDING 1.2x1.0M

LIVABLE HOUSING DESIGN STANDARD (abbreviated as LHDS)



Proposed Units No. 23 and 24
DUPLEX - each unit 1/bed, 1/bath
FLOOR PLAN

(1:100 ON A3)

BUILDING AREAS

- **Footprint Area: 193 sqm**

(Unit 23. 95.5 + Unit 24. 95.5 + Divide Wall)

-Measure Includes external walls & covered outdoor.
-Measure excludes area of floor slab/decks projecting past external wall or column face.
-Measure excludes roof eaves.

phone: 0428 294 235 EDMONTON 4869. QUEENSLAND

GREGORY G TERZI Associate Diploma Architectural Technology **Building Design & Drafting**

-Building Designer- -Medium Rise- -QBCC LICENCE: 1117048-

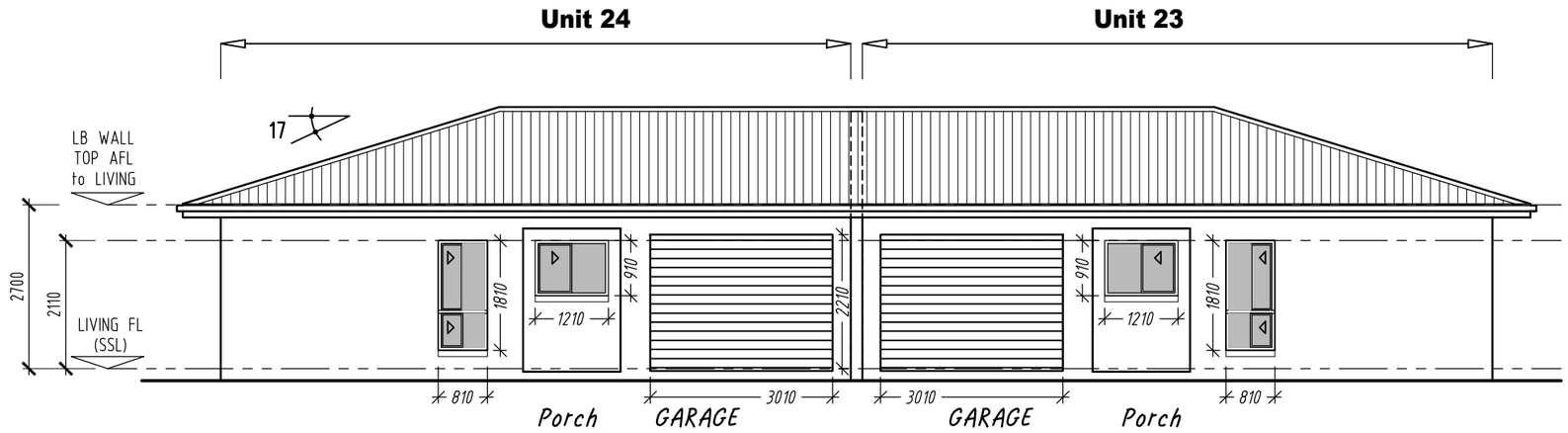
PROJECT:
THE LAURA
JOHNSON HOME
Lot 1 on SP130955

HOUSING DEVELOPMENT
Stage-3 Units
20, 21, 22, 23, 24

DATE: DEC 2025
SCALE: AS SHOWN ON 'A3' SHEET
DRAWING TITLE:
Unit No. 23 & 24
FLOOR PLAN

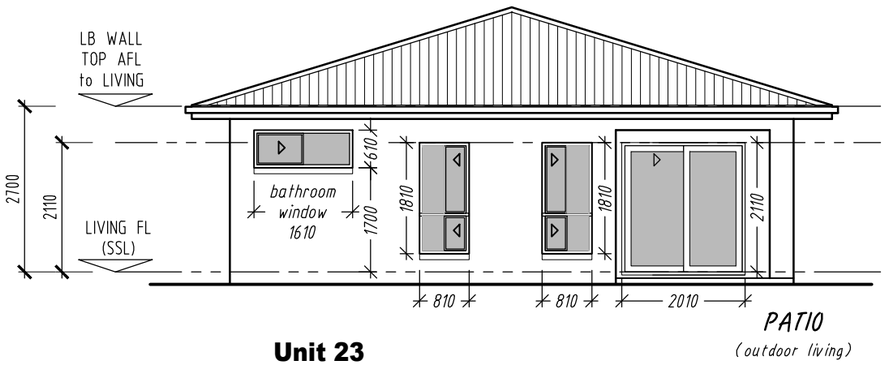
JOB NO. 0830/0369-S3
SHEET No. DA 09
ISSUE B

Proposed Units No. 23 and 24
DUPLEX - each unit 1/bed, 1/bath
ELEVATIONS



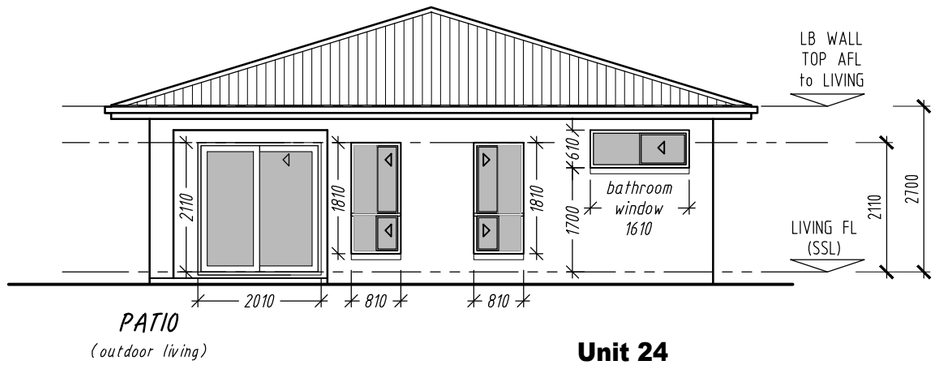
FRONT VIEW -West facing (Alex Pavusa Dr.)

(1:100 ON A3)



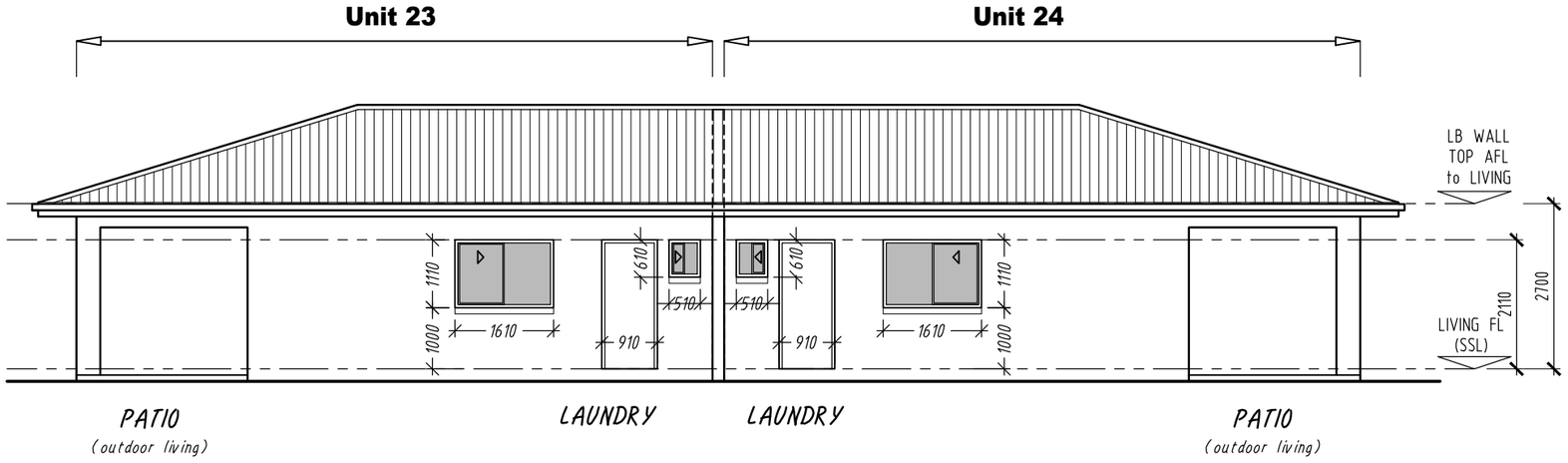
Unit 23

SIDE VIEW -South facing (1:100 ON A3)



Unit 24

SIDE VIEW -North facing (1:100 ON A3)



REAR VIEW -East facing (1:100 ON A3)

phone: 0428 294 235 EDMONTON 4869. QUEENSLAND

GREGORY G TERZI Associate Diploma Architectural Technology **Building Design & Drafting**

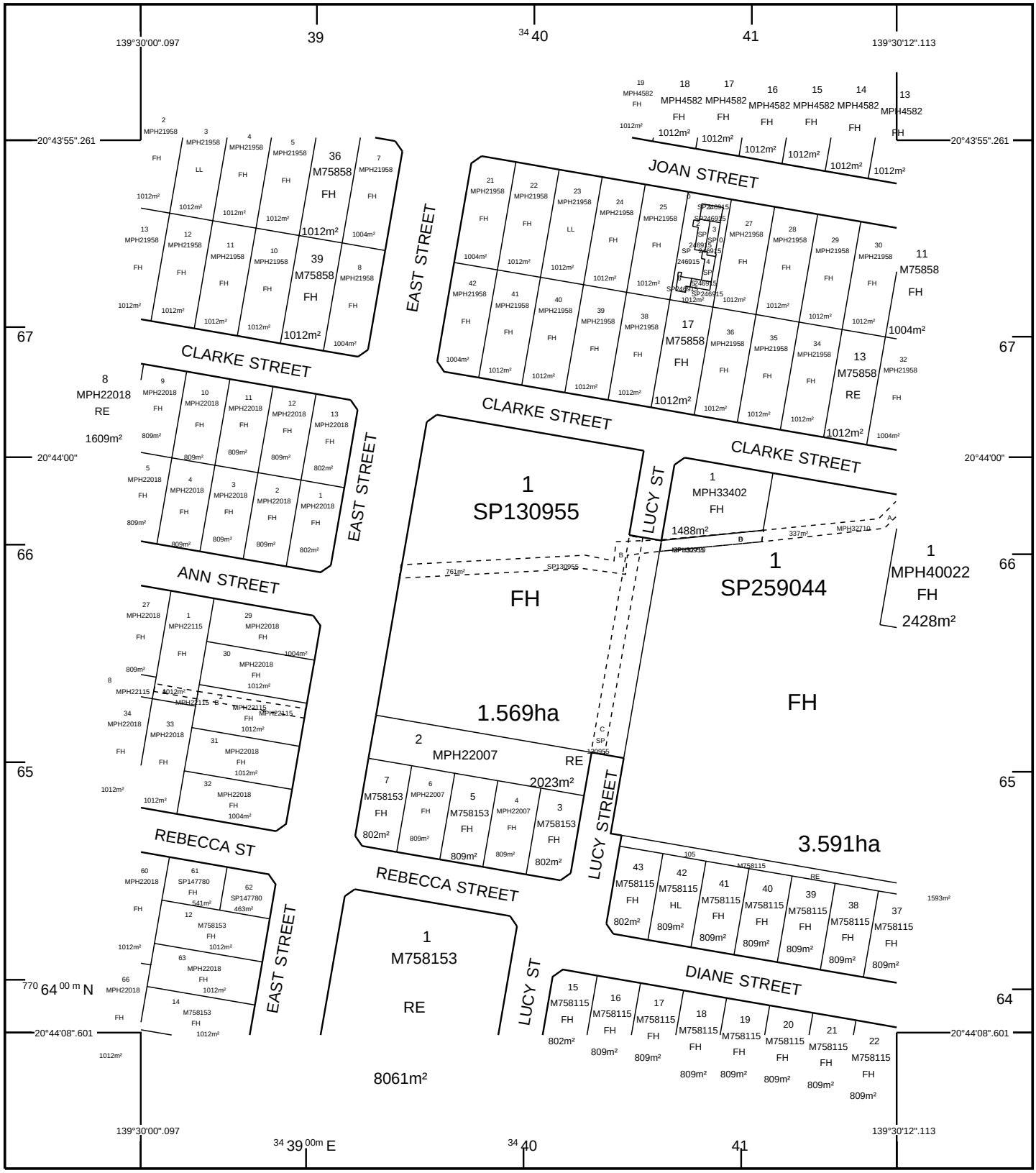
-Building Designer- -Medium Rise- -QBCC LICENCE: 1117048-

PROJECT:
THE LAURA
JOHNSON HOME
Lot 1 on SP130955

HOUSING DEVELOPMENT
Stage-3 Units
20, 21, 22, 23, 24

DATE: DEC 2025
SCALE: AS SHOWN ON 'A3' SHEET
DRAWING TITLE:
Units No. 23 & 24
ELEVATIONS

JOB NO. 0830/0369-S3
SHEET No. DA 10
ISSUE B



STANDARD MAP NUMBER
6856-43334

0 50 100 150 200 250 m

HORIZONTAL DATUM:GDA94 ZONE:54 SCALE 1 : 2500

SmartMap

An External Product of
SmartMap Information Services

Based upon an extraction from the
Digital Cadastral Data Base

MAP WINDOW POSITION &
NEAREST LOCATION

139°30'06".105
20°44'01".931
TOWNVIEW
0.51 KM

SUBJECT PARCEL DESCRIPTION

DCDB

Lot/Plan	1/SP130955
Area/Volume	1.569ha
Tenure	FREEHOLD
Local Government	MOUNT ISA CITY
Locality	TOWNVIEW
Segment/Parcel	47874/211

CLIENT SERVICE STANDARDS

PRINTED 20/01/2026

DCDB 19/01/2026

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For further information on SmartMap products visit
https://www.qld.gov.au/housing/buying-owning-home/property-land-valuations/smartmaps

GDA

Queensland Government

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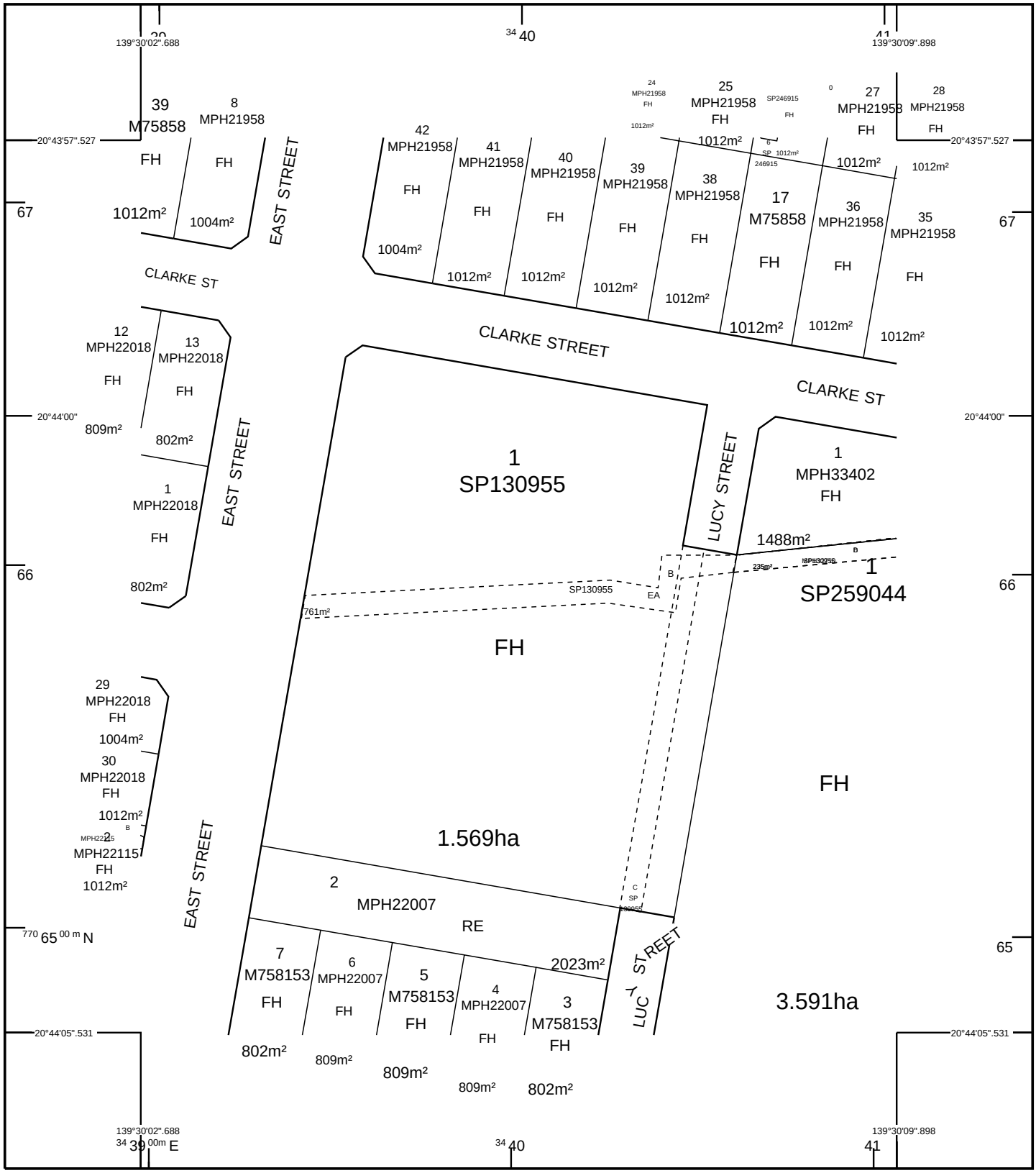

STANDARD MAP NUMBER
6856-43334

0 30 60 90 120 150 m

HORIZONTAL DATUM:GDA94 ZONE:54 SCALE 1 : 1500

SmartMap

An External Product of
SmartMap Information Services

Based upon an extraction from the
Digital Cadastral Data Base

MAP WINDOW POSITION &
NEAREST LOCATION

139°30'06".293
20°44'01".529
TOWNVIEW
0.50 KM

SUBJECT PARCEL DESCRIPTION

DCDB

Lot/Plan	B/SP130955
Area/Volume	761m²
Tenure	EASEMENT
Local Government	MOUNT ISA CITY
Locality	TOWNVIEW
Segment/Parcel	47874/214

CLIENT SERVICE STANDARDS

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GDA

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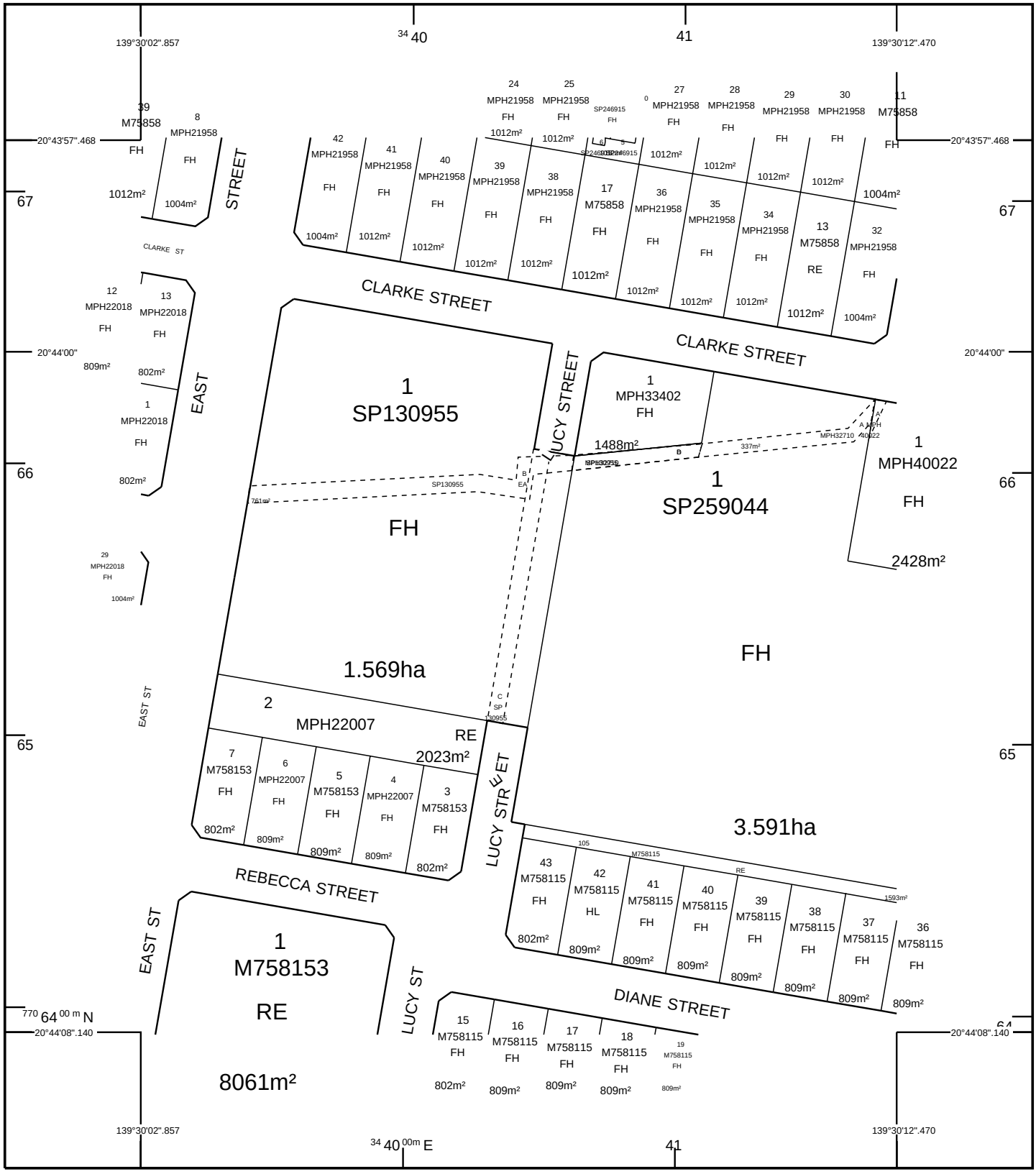

STANDARD MAP NUMBER
6856-43334

0 40 80 120 160 200 m

HORIZONTAL DATUM:GDA94 ZONE:54 SCALE 1 : 2000

SmartMap

An External Product of
SmartMap Information Services

Based upon an extraction from the
Digital Cadastral Data Base

MAP WINDOW POSITION &
NEAREST LOCATION

139°30'07".663
20°44'02".804
TOWNVIEW
0.49 KM

SUBJECT PARCEL DESCRIPTION

DCDB

Lot/Plan	C/SP130955
Area/Volume	609m²
Tenure	EASEMENT
Local Government	MOUNT ISA CITY
Locality	TOWNVIEW
Segment/Parcel	47874/215

CLIENT SERVICE STANDARDS

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Queensland Government

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(Department of Resources) 2026.

GDA

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*)	The Society for the Mount Isa Memorial Garden Settlement for the Aged, trading as The Laura Johnson Home
Contact name *(only applicable for companies)*	
Postal address *(P.O. Box or street address)*	C/ Freshwater Planning Pty Ltd 17 Barronview Drive
Suburb	Freshwater
State	QLD
Postcode	4870
Country	Australia
Contact number	0402729004
Email address *(non-mandatory)*	FreshwaterPlanning@outlook.com
Mobile number *(non-mandatory)*	
Fax number *(non-mandatory)*	
Applicant's reference number(s) *(if applicable)*	F25/44

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
		15	Clarke Street	Townview (Mt Isa)
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4825	1	SP130955	Mount Isa City 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 *Airport Assets (Restructuring and Disposal) Act 2008*	
Name of airport:	
☐ Listed on the Environmental Management Register (EMR) under the *Environmental Protection Act 1994*	
EMR site identification:	
☐ Listed on the Contaminated Land Register (CLR) under the *Environmental Protection Act 1994*	
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? *(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)*:

Additional Dwelling Units (Multiple Dwelling Expansion)

e) Relevant plans

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

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

6.2) Provide details about the second development aspect

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

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

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

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

c) What is the level of assessment?

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

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

e) Relevant plans

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

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

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

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	☒ 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 *DA Form 2 – Building work details*

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)*
Additional Dwelling Units	Multiple Dwellings	5	

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	☐ 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

Mount Isa City 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 2under 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 Form1 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.qldgov.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 ***Note**: See the Planning Regulation 2017 for referral requirements*	☒ Yes
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

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			