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PLANNING APPROVAL GROUP

31 January 2025

Chief Executive Officer
Barcoo Shire Council
PO Box 14
Jundah Qld 4736

[VIA EMAIL: shire@barcoo.qld.gov.au]

To whom it may concern,

RE: DEVELOPMENT APPLICATION – 1 & 3 VIRTUE STREET, WINDORAH – LOTS 605 and 606 on W2483

On behalf of Marilyn Simpson, Planning Approval Group hereby submit a development application for a Development Permit - Material Change of Use for Service Station.

The property in question is situated in the Township Zone of the *Barcoo Shire Planning Scheme 2020*. It is the intention of Marilyn Simpson to construct a Service Station.

Accompanying this development application are a number of supporting documents, including:

1. DA Form 1 – Development Application Details;
2. Planning Report including the following attachments:
   a. Title Certificate / Appendix A;
   b. Owners Consent / Appendix B;
   c. Proposed Plans / Appendix C;
   d. Code Responses / Appendix D;
   e. SDAP Responses / Appendix E.

The relevant application fee is calculated **$500.00 per 100m^2 of Total Use area.** The floor area associated with the retail attached to the service station is 174m^2 and outdoor use areas are limited to the fuel bowser locations and parking. Site coverage is calculated at approximately 225m^2. Given the use is predominantly an outdoor area, it would be unreasonable to charge for all unutilised or un-covered land. In this regard, utilising the site coverage is considered a more reasonable means to determine the applicable fee which results in a minimum charge fee of **$1,501.00**

We look forward to Council's response. Please do not hesitate to contact Renee Wall on 0488 552 530 or via email at mail@planningapprovalgroup.com.au should you have any queries or wish to discuss.

Yours faithfully,



PLANNING APPROVAL GROUP

RWall

Renee Wall
Director



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*)	Marilyn Simpson C/ - Planning Approval Group
Contact name *(only applicable for companies)*	Renee Wall
Postal address *(P.O. Box or street address)*	Level 38, Riparian Plaza; 71 Eagle Street
Suburb	Brisbane
State	QLD
Postcode	4000
Country	Australia
Contact number	0488 552 530
Email address *(non-mandatory)*	mail@planningapprovalgroup.com.au
Mobile number *(non-mandatory)*	
Fax number *(non-mandatory)*	
Applicant's reference number(s) *(if applicable)*	2024-PA-417
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
		1 & 3	Virtue Street	Windorah
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4481	605 & 606	W2483	Barcoo Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)

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

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

☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) *(if applicable)*
		☐ WGS84 ☐ GDA94 ☐ Other:	

☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application

☒ Not required

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

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

Name of water body, watercourse or aquifer:	

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

Lot on plan description of strategic port land:	
Name of port authority for the lot:	

☐ In a tidal area

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

☐ On airport land under the *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)*:

Service Station

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)*
Service Station	Service Station		174

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

Barcoo Shire Council

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

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

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?
***Note**: A development application will require referral if prescribed by the* Planning Regulation 2017.

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

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

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

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

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

Matters requiring referral to the **Chief Executive of the distribution entity or transmission entity:**
☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:
- The **Chief Executive of the holder of the licence**, if not an individual
- The **holder of the licence**, if the holder of the licence is an individual

☐ Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the **Brisbane City Council:**
☐ Ports – Brisbane core port land

Matters requiring referral to the **Minister responsible for administering the *Transport Infrastructure Act 1994*:**
☐ Ports – Brisbane core port land *(where inconsistent with the Brisbane port LUP for transport reasons)*
☐ Ports – Strategic port land

Matters requiring referral to the **relevant port operator**, if applicant is not port operator**:**
☐ Ports – Land within Port of Brisbane's port limits *(below high-water mark)*

Matters requiring referral to the **Chief Executive of the relevant port authority:**
☐ Ports – Land within limits of another port *(below high-water mark)*

Matters requiring referral to the **Gold Coast Waterways Authority:**
☐ Tidal works or work in a coastal management district *(in Gold Coast waters)*

Matters requiring referral to the **Queensland Fire and Emergency Service:**
☐ Tidal works or work in a coastal management district *(involving a marina (more than six vessel berths))*

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

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

Referral requirement	Referral agency	Date of referral response

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

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

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

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

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

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

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PLANNING APPROVAL GROUP

Development Application

Material Change of Use – Service Station

1 – 3 Virtue Street, Windorah QLD 4481



DOCUMENT INFORMATION

JOB NUMBER:	2024-PA-417
DOCUMENT TITLE:	Planning Assessment Report

AUTHORS

	INITIALS	TITLE	DATE
Prepared	RC	EA	15-10-2024
Reviewed (Additional)	TH	Senior Planner	24-01-2025
Approved	RW	Director	28-01-2025

CONTACT

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1300 208 865	*mail@planningapprovalgroup.com.au*



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CONTACT 2
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1.0 Executive Summary

Site Details

Address	1-3 Virtue St, Windorah QLD 4481
Property Description	Lots 605 & 606 on W2483
Area	4,046m^2
Local Authority	Barcoo Shire Council
Registered Owners	MARILYN MARY ANN SIMPSON IAN ROBERT SIMPSON

State Planning Instruments

Regional Plan	Central West Regional Plan 2009
Land Use Category	Nil
State Planning Policy Overlays	Agricultural • Important agricultural areas Natural Hazards Risk and Resilience • Flood hazard area – Local Government flood mapping area



Local Planning Instruments

Planning Scheme	Barcoo Shire Planning Scheme 2020
Zone	Township
Overlays	Not applicable

Application Details

Applicant	Marilyn Simpson C/- Planning Approval Group
Proposal	Fuel Station and associated store
Application Type	Material Change of Use
Development Approval Type	Development Permit
Planning Scheme Definition	Service Station
Level of Assessment	Impact
Applicable Codes	Township Zone Code General Development Code
Referral Agencies	SARA – Proximity to state-controlled road



2.0 Introduction

This report has been prepared by Planning Approval Group to accompany the Development Application made by Marilyn Simpson. The relevant local authority is Barcoo Shire Council. The proposed development is assessable against the Barcoo Shire Planning Scheme 2020.

The application seeks a Development Permit for Material Change of Use - Service Station. The property is situated in the Township Zone of the Barcoo Shire Planning Scheme 2020 and as such the development is subject to Impact Assessment.

The proposed development is for a Service Station with 5 above-ground fuel tanks, 3 diesel and 2 unleaded. The site at 1 & 3 Virtue Street Windorah is legally described as Lots 605 & 606 on W2483. The site has an area of 4,046m^2.

The proposed development is in response to critical need for fuel servicing Windorah, passing traffic and events in the area. Council's website identifies there is no fuel available in Windorah with the closest retail fuel a one hour drive to Jundah. The lack of fuel is impacting the operation of businesses, in particular the freight of cattle in the region.

The proposed service station will provide necessary fuel in Windorah and reduce commuting time and distances to nearby fuel stations. Aligning with the strategic intent of the planning scheme this application will ensure Windorah remains a strategic refuelling and re-supply centre and will thus address the emergency situation of lack of fuel.

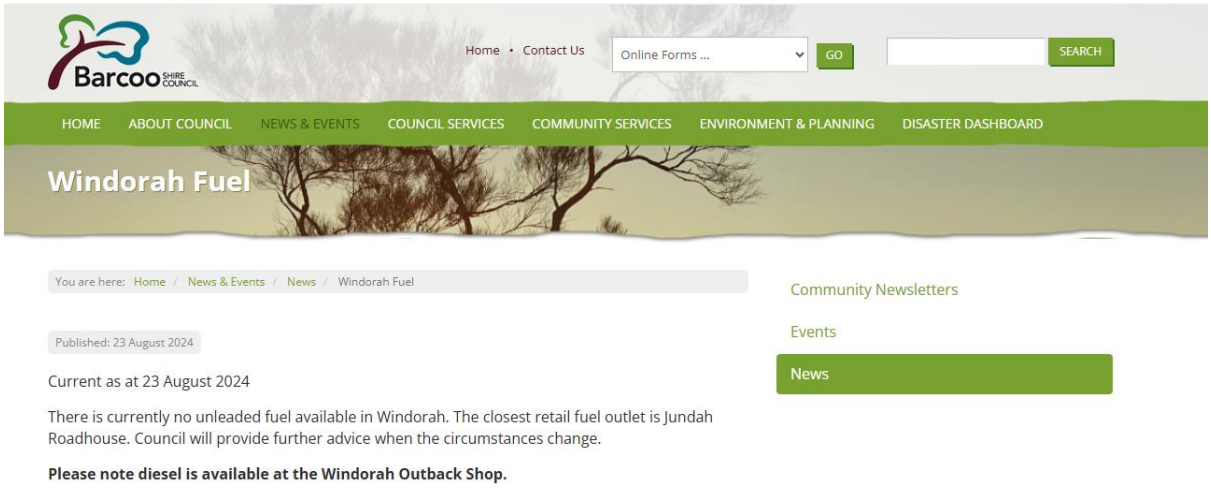


Figure 1: Council website



Access to the site is proposed on all road frontages to cater for truck movements.

The development application is required to be assessed in accordance with the provisions of the *Planning Act 2016*. The Material Change of Use application is to be assessed against the "assessable benchmarks" as set out in the Barcoo Shire Planning Scheme 2020.

The owner of the site is MARILYN MARY ANN SIMPSON and IAN ROBERT SIMPSON, refer to the Title Search attached as **Appendix A**. A copy of the Owners Consent is attached as **Appendix B**.

The purpose of this report is to describe the characteristics of the subject site and surrounding land uses, provide details of the proposed development, and address the applicable codes as set out in the Planning Scheme.

The following is provided in support of the development application:

- Cover Letter
- DA Form 1 – Development Application Details;
- Title Search (Appendix A)
- Owners Consent (Appendix B)
- Proposed Plans (Appendix C)
- Code Assessment (Appendix D)
- SDAP Assessment (Appendix E)



3.0 Site Description

3.1 Subject Site and Surrounding Land Uses

The site is located at 1 & 3 Virtue Street, Windorah and is described as Lots 605 and 606 on W2483 (**Figure 2**).

The site is 4,406m2 and is comprised of two rectangles that front Wallace, Virtue and Albert Street.



Figure 2: Subject Site (Aerial)

The site is not encumbered by easements, however has power lines on either road frontage.

The site contains an existing portable dwelling with associated car-port. This structure is proposed to be retained.

The site obtains informal access from all road boundaries.



The site is surrounded by houses, with the main street of Windorah including the post-office and Windorah State School. The previous Windorah Service Station (that has recently closed) is located opposite the site on the corner of Albert Street and Virtue Street.



Figure 3: Existing on-site structure

The site is able to be connected to physical infrastructure networks, such as water, , telecommunications and electricity.

Site Infrastructure	
Sewer	Sewer can be managed through a condition on the proposed development
Water	Water is available in Windorah and able to be connected
Access	Access is proposed on all road frontages to cater for B-Double truck movement
Electricity	Overhead electricity is available to the site
Telecommunications	Site is able to be connected to telecommunications



4.0 Details of Proposed Development

The application seeks a Development Permit for Material Change of Use – Service Station.

The proposed service station is in response to a critical need for fuel services in Windorah.

The proposal (**Figure 4**):

- Includes 5 aboveground Fuel tanks/bowsers (**Figure 5**) and an associated 174m2 kiosk/retail premises with a toilet and storage areas.
- Total of 50,000L of diesel, 20,000L unleaded and 10,000L premium fuel is to be supplied onsite
- The above-ground fuel tanks will be supplied by iOR, built to the appropriate Australian Standards and will thus be appropriately bunded and therefore limit the potential for any contamination on site.
- The fuel tanks are purposely built for the remote nature of the site, providing essential infrastructure and safety measures to reduce the potential for spilling.
- Will employ one staff on-site at any one time during operating hours, i.e. 6am – 6pm. Outside of operating hours, fuel will be accessed via a self-service system.
- Has been designed to cater for a B-Double vehicle for fuel unloading and expected vehicles accessing the premises.
- Provides 6 car-parking spaces.



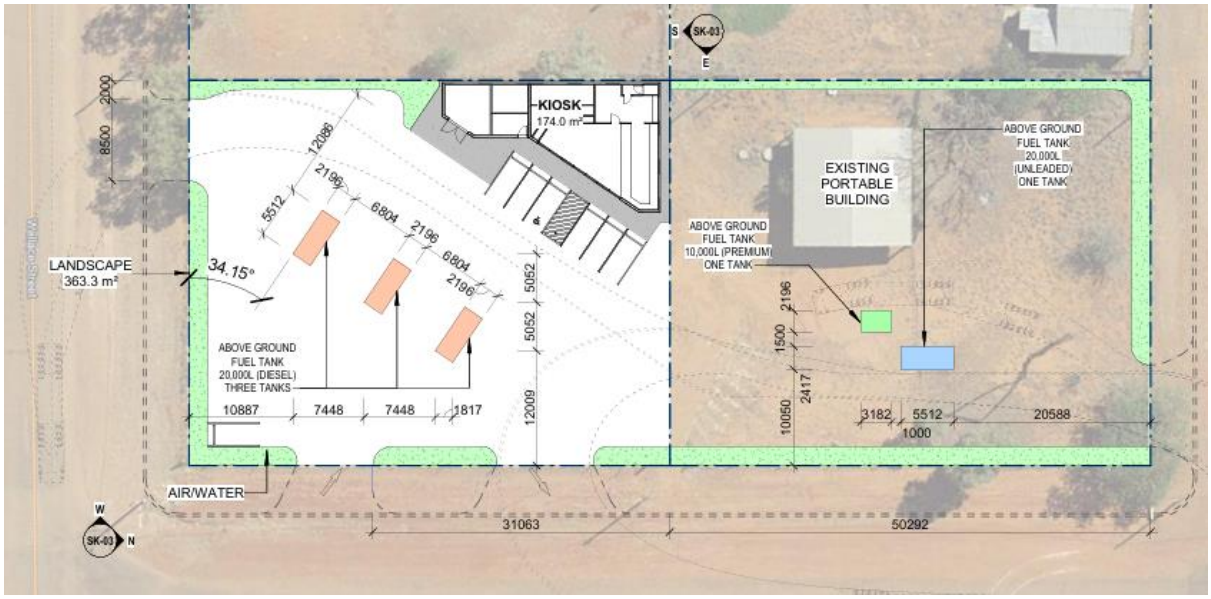


Figure 4: Proposed Site Plan

A summary of the key elements of the proposal are set out below.

Key Elements	Existing	Proposed
Site Cover	N/A	Approximately 225m2 or 5%
Setbacks	N/A	Approximately: North = 50m; East = 22m; West= built to boundary; Southern =25m
Carparking	N/A	6 parking spaces
Hours of operation	N/A	Maximum allowable





Figure 5: Proposed fuel tanks/bowsers



5.0 Planning Assessment

Queensland's planning system is framed by the Planning Act 2016 (the Act) and supporting legislation, which replaced the Sustainable Planning Act 2009 on 3 July 2017.

This primary legislation establishes the framework of planning instruments that supports the operation of the planning system. The Planning Act is the statutory instrument for the State of Queensland under which, amongst other matters, development applications are assessed by local governments.

There are two (2) main categories of development:

- **Assessable development** is development for which a development approval is required;
- **Accepted development** is development for which development approval is not required.

Furthermore, there are two (2) categories of assessment for assessable development, namely:

- **Code Assessment** is an assessment that must be carried out only –
  (a) Against the assessment benchmarks in the Barcoo Shire Planning Scheme 2020; and
  (b) Having regard to any matters prescribed by regulation; and
- **Impact Assessment**, which in addition to the matters outlined in (a) above, may be carried out against, or having regard to, and other relevant matters (other than a person's circumstances, financial or otherwise).

Section 26 of the Planning Regulation 2017 states that the following matters are prescribed and an application must be assessed against the following assessment benchmarks:

1) Schedule 9 and 10;
2) The regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and
3) The State Planning Policy, Part E, to the extent Part E is not identified in the planning scheme as being appropriately integrated in the planning scheme; and
4) Any temporary State planning policy applying to the premises; and



5) The local government's infrastructure plan.

However, an assessment manager may, in assessing development requiring code assessment, consider an assessment benchmark only to the extent the assessment benchmark is relevant to the development.

5.1 Schedule 9 and 10 of the Planning Regulations 2017

The State Assessment and Referral Agency (SARA) delivers a coordinated, whole-of-government approach to the state's assessment of development applications. SARA means that the chief executive of the Planning Act, the Department's Director-General, is the assessment manager or referral agency for development applications where the state has a jurisdiction.

The State Development Assessment Provisions (SDAP) provide assessment benchmarks (i.e. State Codes) for the assessment of development applications where the chief executive is the assessment manager or a referral agency.

Section 55(2) of the Act states that a regulation may prescribe the matters that a referral agency may, must, or must only have regard to in its assessment. Each of the referral triggers in schedules 9 and 10 of the regulation specify the matters the referral agency's assessment must be against.

The proposal does not trigger an Environmentally Relevant Authority given the proposed storage of a Class 3 dangerous good (Fuels) is a total of 90m3. The storage of fuel would constitute an ERA if the storage was greater than 500m3.

However, does trigger referral for Proximity to State-Controlled Roads.

State Development Assessment Provisions				
Matter of Interest	**Development Type**	**Relevant Provisions of the Regulation**	**Relevant State Code**	**Applicable (Y/N)**
Native Vegetation Clearing	Reconfiguring a Lot	Schedule 10, Part 3, Div 4, Table 2	State Code 18 Native Vegetation Clearing	**N**
	Operational Work	Schedule 10, Part 3, Div 4, Table 1		**N**



State Development Assessment Provisions				
Matter of Interest	**Development Type**	**Relevant Provisions of the Regulation**	**Relevant State Code**	**Applicable (Y/N)**
	Material Change of Use	Schedule 10, Part 3, Div 4, Table 3		**N**
Contaminated Land	Reconfiguring a Lot	Schedule 10, Part 4, Div 2, Table 1	State Code 1 Unexploded Ordinance	**N**
	Material Change of Use	Schedule 10, Part 4, Div 2, Table 1		**N**
Environmentally Relevant Activities	Material Change of Use	Schedule 10, Part 5, Div 4, Table 2	State Code 22 Environmentally Relevant Activities	**N**
Aquaculture	Material Change of Use	Schedule 10, Part 6, Div 1, Sub 3, Table 1	State Code 17 Aquaculture	**N**
Declared Fish Habitat Areas Development	Building Work	Schedule 10, Part 6, Div 2, Sub 2, Table 1	State Code 12 Development in a Declared Fish Habitat Area	**N**
	Operational Work	Schedule 10, Part 6, Div 2, Sub 3, Table 1		**N**
Marine Plants	Operational Work	Schedule 10, Part 6, Div 3, Sub 3, Table 2	State Code 11 Removal, Destruction or Damage of Marine Plants	**N**
	Reconfiguring a Lot involving Operational Work for the removal, destruction or damage to marine plants	Schedule 10, Part 6, Div 3, Sub 3, Table 2		**N**
	Material Change of Use involving Operational Work for the removal, destruction or damage to marine plants	Schedule 10, Part 6, Div 3, Sub 3, Table 2		**N**
Waterway Barrier Works	Operational Work	Schedule 10, Part 6, Div 4, Sub 3, Table 1	State Code 18 Construction or Raising Waterway Barrier Works in Fish Habitats	**N**



State Development Assessment Provisions				
Matter of Interest	**Development Type**	**Relevant Provisions of the Regulation**	**Relevant State Code**	**Applicable (Y/N)**
Queensland Heritage	Various aspects of development	Schedule 10, Part 8, Div 2, Sub 3, Table 1 Schedule 10, Part 3, Div 2, Sub 3, Table 2	State Code 14 Queensland Heritage	**N**
State Transport Infrastructure (Thresholds)	Various aspects of development	Schedule 10, Part 9, Div 4, Sub 1, Table 1	State Code 6 Protection of State Transport Networks	**N**
State Transport Corridors	Building Work	Schedule 9, Part 3, Div 1, Table 4	State Code 1 Development in a State Controlled Road Environment State Code 2 Development in a Railway Environment State Code 3 Development in a Busway Environment State Code 4 Development in a Light Rail Environment	**N**
	Reconfiguring a Lot	Schedule 10, Part 9, Div 4, Sub 2, Table 1 Schedule 10, Part 9, Div 4, Sub 2, Table 2 Schedule 10, Part 9, Div 4, Sub 2, Table 3		**N**
	Material Change of Use or Operational Work	Schedule 10, Part 9, Div 4, Sub 2, Table 4		**Y**
	Operational Work	Schedule 10, Part 9, Div 4, Sub 2, Table 6		**N**
State Transport Tunnels	Building Work	Schedule 9, Part 3, Div 1, Table 4	State Code 1 Development in a State Controlled Road Environment State Code 2 Development in a Railway Environment State Code 3 Development in a	**N**
	Reconfiguring a Lot	Schedule 10, Part 9, Div 4, Sub 2, Table 2 Schedule 10, Part 9, Div 4, Sub 2, Table 3		**N**
	Material Change of Use or Operational Work	Schedule 10, Part 9, Div 4, Sub 2, Table 4		**N**
	Operational Work	Schedule 10, Part 9, Div 4, Sub 2. Table 6		**N**



State Development Assessment Provisions				
Matter of Interest	**Development Type**	**Relevant Provisions of the Regulation**	**Relevant State Code**	**Applicable (Y/N)**
			Busway Environment State Code 4 Development in a Light Rail Environment	
Tidal Works or Development in a Coastal Management District	Material Change of Use	Schedule 10, Part 17, Div 3, Table 6	State Code 8 Taking or Interfering With Water	**N**
	Reconfiguring a Lot	Schedule 10, Part 17, Div 3, Table 5		**N**
	Operational Work	Schedule 10, Part 17, Div 3, Table 1		**N**
	Building Work	Schedule 9, Part 3, Div 1, Table 2		**N**
Taking or Interfering With Water	Operational Work	Schedule 10, Part 19, Div 1, Sub 3, Table 1	State Code 10 Taking or Interfering With Water	**N**
Removing Quarry Material	All Aspects of Development	Schedule 10, Part 19, Div 2, Sub 3, Table 1	State Code 15 Removal of Quarry Material from a Watercourse, Lake or Estuary	**N**
Referrable Dams	Operational Work	Schedul 10, Part 19, Div 3, Sub 3. Table 1	State Code 20 Referrable Dams	**N**
Category 3 Levees	Operational Work	Schedule 10, Part 19, Div 4, Sub 3, Table 1	State Code 19 Category 3 Levees	**N**
Wetland Protection Area	Reconfiguring a Lot	Schedule 10, Part 20, Div 4, Table 2	State Code 9 Great Barrier Reef Wetland Protection Measures	**N**
	Material Change of Use	Schedule 10, Part 20, Part 4, Table 3		**N**
	Operational Work	Schedule 10, Part 20, Part 4, Table 1		**N**
Maritime Safety	Operational Work	Schedule 10, Part 17, Div 3, Table 2	State Code 7 Maritime Safety	**N**



State Development Assessment Provisions				
Matter of Interest	**Development Type**	**Relevant Provisions of the Regulation**	**Relevant State Code**	**Applicable (Y/N)**
Brisbane Core Port land	To be noted when applicable			**N**
Urban Design	Material Change of Use or Operational Work	Schedule 10, Part 18, Table 1	State Code 24 Urban Design	**N**

5.2 Central West Regional Plan 2009

The Central West Regional Plan 2009 applies to the planning scheme area. The Planning Minister is satisfied the Planning Scheme appropriately advances the Regional Plan and therefore no further assessment against the Regional Plan is required.

5.3 State Planning Policy

The State Planning Policy (SPP) sets out the state's interests in land-use planning and development across Queensland. If there is inconsistency between a local planning instrument and the current SPP, a local government will assess development applications against the SPP to the extent of the inconsistency.

The property is located within the following SPP Overlays:

- Agriculture
    - Important agricultural areas
- Natural Hazards Risk and Resilience
    - Flood hazard area – Local Government flood mapping area

No further assessment is considered necessary given the Planning Scheme appropriately integrates the SPP.



5.4 Planning Scheme

The relevant Planning Scheme for this development is the Barcoo Shire Planning Scheme 2020.

The site is included in the Township Zone of the Planning Scheme.



Figure 6: Site zoning and flooding overlay

The application is subject to Impact Assessment. An assessment of the application against the applicable provisions of the Planning Scheme is provided below.

5.4.1 Strategic Framework

We note that not all aspects of the Strategic Framework are considered to be applicable in the assessment of this development application. Relevant alignment with the Strategic Framework is as follows:



- Much of the traffic into and through the shire passes through Windorah, as it comprises the intersection between Quilpie-Windorah Road and Diamantina Development Road. On its eastern outskirts, Quilpie-Windorah Road also intersects with Thomson Development Road. Given the distances between service centres in western Queensland, **Windorah is a strategic refueling and resupply centre**.
- The co-location of commercial or retail uses with a residential use, is supported, given the context, scale and function of the shire's towns
- Future commercial and retail development are encourage to front Albert Street in Windorah
- New development is to be serviced with key infrastructure, including water, power and sewage disposal system

The proposal directly aligns with these three strategic objectives of the Barcoo Shire Planning Scheme.

5.4.2 Zone and Development Code

An assessment of the development against the applicable codes in the Barcoo Shire Planning Scheme 2020 has been undertaken, refer to **Appendix D**. The proposed Material Change of Use complies with the overall outcomes and purposes of the following codes:

- Township Zone Code
- General Development Code

Township Zone

The purpose of the Township zone code is to provide for:

(1) small to medium urban areas in a rural area; and

(2) a variety of uses and activities to service local residents, including, business, community, education, industrial, open space, recreation, residential or retail uses or activities; and

(3) tourist attractions and short-term accommodation, if appropriate for the area.

The proposal achieves the purpose of the Township zone given it provides a retail use that services the critical needs of residents, business, and tourists. The proposal is in the heart of Windorah and fronts Albert street. The site is able to access essential infrastructure and is not subject to site-specific constraints.



General Development Code

The purpose of the General development code is to ensure that development in the shire is located, designed and managed in a safe and efficient manner.

Compliance with this code will achieve the community's views on:

- what development should look like;
- how development complements the area;
- how the effects of a development on infrastructure and the environment will be minimised;
- how development responds to constraints such as flooding and bushfire; and
- how development will be serviced by roads and utilities.

The proposal generally complies or can be conditioned to comply with the General Development Code. Refer to **Appendix D** for the full assessment against the Applicable Codes.

5.4.3 Overlays

Overlays identify areas in the planning scheme that reflect state and local level interests and that have one or more of the following characteristics:

- There is a particular sensitivity to the effects of development; or
- There is a constraint on land use or development outcomes; or
- There is the presence of valuable resources; or
- There are particular opportunities for development.

Where development is proposed on premises partly affected by an overlay, the assessment benchmarks for the overlay only relates to the part of the premises affected by the overlay.

This proposed development is not affected by an overlay given it is outside the area of flooding on-site.



5.5 Local Government Infrastructure Plan

Barcoo Shire Council has not adopted an LGIP and therefore no infrastructure charges are applicable to the proposed development.



6.0 Conclusion

This application seeks a Development Permit for Material Change of Use – Service Station to service a critical need in Windorah and surrounding communities, residents and businesses.

The proposed development supports a critical need and directly aligns with Barcoo's vision to for Windorah to be a strategic refuelling and resupply centre, as well as with the intents of the following codes:

- Township Zone Code
- General Development Code

In summary, the assessment has determined that the proposed development supports the vision for Windorah and provides opportunities to service a critical need whilst providing employment in the area.

We look forward to Council's assessment of the application and provision of the Development Permit for Material Change of Use – Service Station.



Appendices



Appendix A – Title Search



Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	**13188044**	**Search Date:**	29/01/2025 12:30
Date Title Created:	10/04/1959	**Request No:**	50702898
Previous Title:	10562020, 10562021		

ESTATE AND LAND

Estate in Fee Simple

LOT 605 CROWN PLAN W2483
Local Government: BARCOO

LOT 606 CROWN PLAN W2483
Local Government: BARCOO

REGISTERED OWNER

Dealing No: 723590610 09/10/2024

MARILYN MARY ANN SIMPSON
IAN ROBERT SIMPSON JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10562020 (ALLOT 6)
Deed of Grant No. 10562021 (ALLOT 5)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

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Appendix B – Owners Consent



Individual owner's consent for making a development application under the *Planning Act 2016*

We,

MARILYN MARY ANN SIMPSON
IAN ROBERT SIMPSON

as owners of the premises identified as follows:

1 Virtue Street Cnr Wallace and 3 Virtue Street Cnr Albert Street, Windorah QLD 4481, *Lot 605 and 606 on CPW2483*

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

Marilyn Simpson
C/- Planning Approval Group

on the premises described above for:

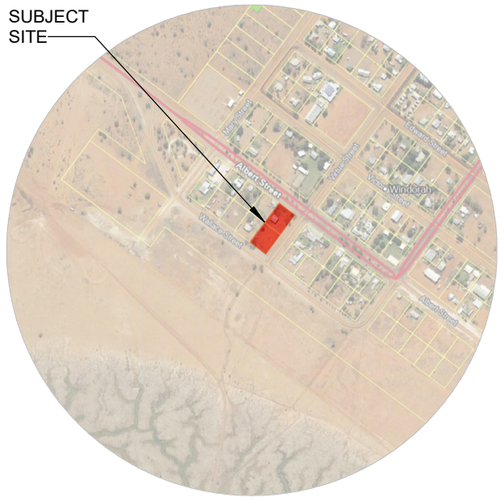
Material Change of Use for Service Station

Marilyn Simpson
10/10/2024

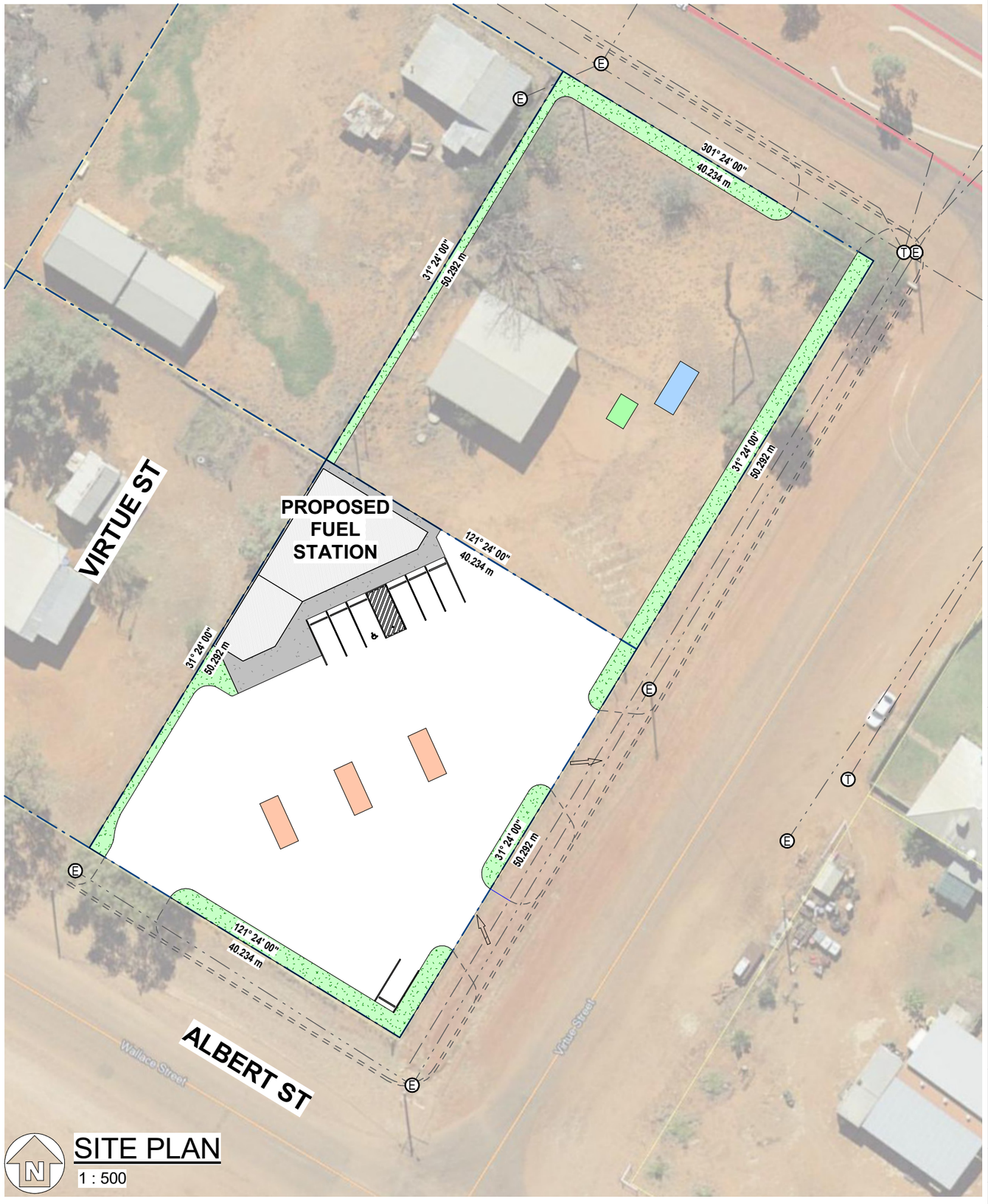
[*signature of owners and date signed*]

Appendix C – Proposed Plans





LOCALITY SITE PLAN
N.T.S.



SITE PLAN
1 : 500

SITE PLAN / SERVICES LEGEND

GARDEN BED	(E) ELECTRCITY POLE	(KI) STORMWATER KERB INLET
TURF	(ET) ELECTRICAL TURRET BOX	(ST) STORMWATER MANHOLE
GRAVEL	(L) LIGHT POLE	(FH) FIRE HYDRANT
CONC	(SW) SEWER MANHOLE	(T) TELECOMMUNICATION CABLE BOX
EASEMENT	(FI) STORMWATER FIELD INLET	(W) WATER CONNECTION BOX

EXISTING	DEMOLITION	PROPOSED	
—/—/—/—	—/—/—/—	—/—/—/—	FENCE LINE
— — —	— — —	— — —	GAS LINE
- - - - -	- - - - -	- - - - -	WATER LINE
— - —	— - —	— - —	SANITARY SEWER LINE
— - - —	— - - —	— - - —	STORMWATER LINE
— ··· —	— ··· —	— ··· —	OVERHEAD ELECTRICAL LINE
— · —	— · —	— · —	UNDERGROUND ELECTRICAL LINE
— · —	— · —	— · —	TELECOMMUNICATIONS LINE

SHEET LIST

DRG#	SEET NAME	REV.	SHEET#
SK-01	LOCALITY SITE PLAN / SITE PLAN	B	01 of 03
SK-02	GROUND FLOOR PLAN	B	02 of 03
SK-03	ELEVATIONS	B	03 of 03

REVISION

REV	DATE	DESCRIPTION
A	13.01.2025	FOR REVIEW
B	22.01.2025	FOR APPROVAL

NOTES
VERIFY ALL DIMENSIONS AND CHECK LEVELS ON SITE BEFORE COMMENCING WORK. DO NOT SCALE FROM THE DRAWING. THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE DESIGNTEK PTY LTD AND SHALL NOT BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION OF THE DESIGNTEK PTY LTD

SERVICES
CONFIRM LOCATION OF ALL SERVICES ON SITE PRIOR TO CONSTRUCTION.

A3 DRAWING
NOTED SCALES RELATE TO A3 DRAWINGS.

COLOUR
PLEASE NOTE. DRAWINGS PRODUCED IN COLOUR. NON-COLOUR COPIES MAY REDUCE INFORMATION, DETAIL & CLARITY.

PROPERTY DESCRIPTION
SITE AREA: 4046 m²
LOCALITY: WINDORAH
LOCAL GOVT.: BARCOO SHIRE
LOT/PLAN: 605,606/W2483

SITE:
1-3 VIRTUE ST, WINDORAH QLD 4481

FOR APPROVAL

PROJECT:
PROPOSED SERVICE STATION

CLIENT:
WALL PLANNING

designtek
buildingdesign - documentation
Shop 5/10 Denham St
Rockhampton
QLD, 4700
P 0749 222880
QBCC MEM. NO # 1123040
BDAQ MEM. NO # 0000761

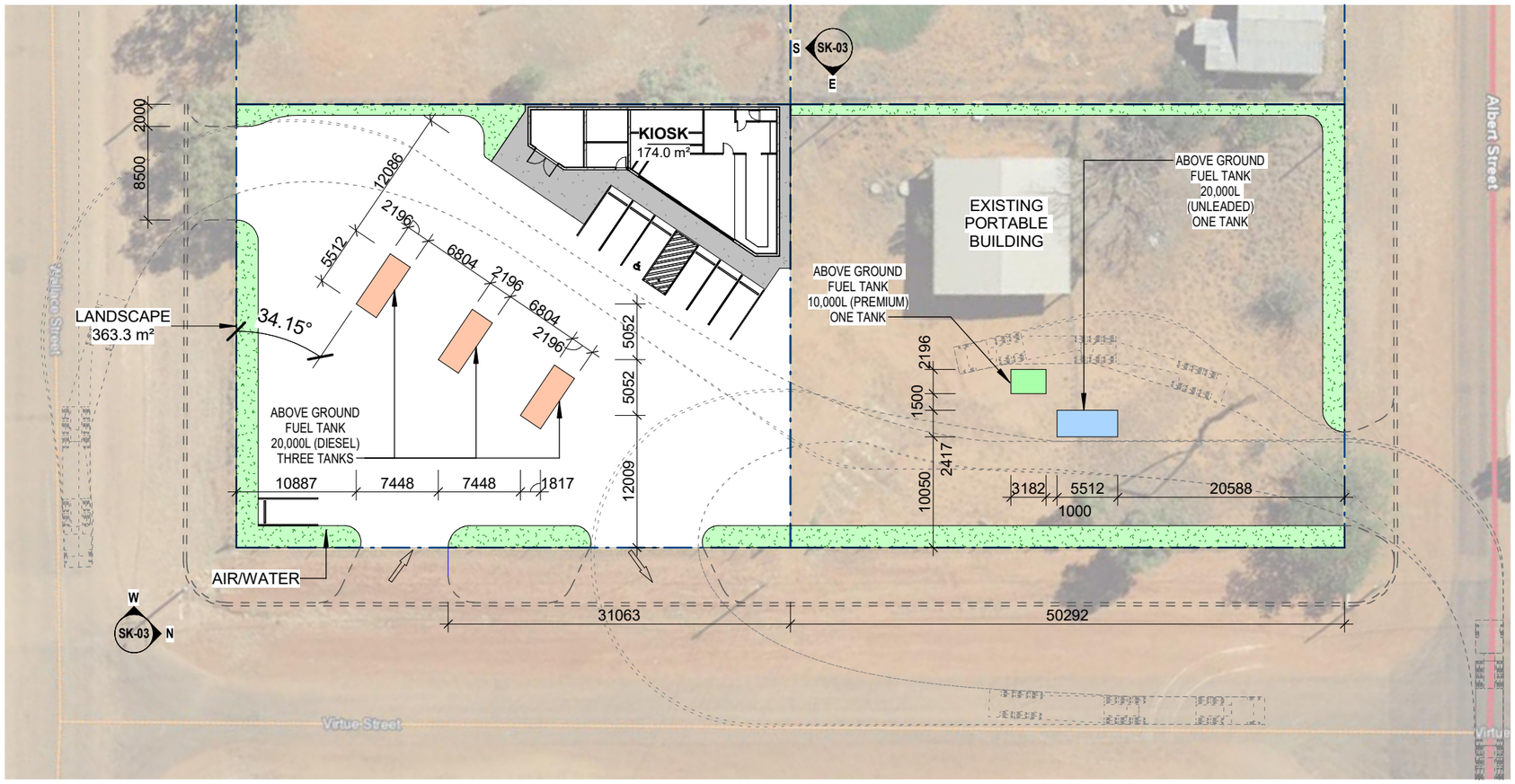
TITLE:
LOCALITY SITE PLAN / SITE PLAN

SCALE: As indicated	PROJECT NO: 2411-10	
SHEET NO: 01 of 03	DRAWING NO: SK-01	REV: B
DRAWN: SN		

2025/01/22 14:45:54

REVISION		
REV	DATE	DESCRIPTION
A	13.01.2025	FOR REVIEW
B	22.01.2025	FOR APPROVAL

KEY NOTE LEGEND



P01 DENOTES WALL NUMBER. REFER TO WALL SCHEDULE.

01 DENOTES WINDOW NUMBER. REFER TO WINDOW SCHEDULE.

01 DENOTES DOOR NUMBER. REFER TO DOOR SCHEDULE.

GROUND FLOOR PLAN

1 : 500

NOTE:

ABOVE GROUND SELF-BUNDED FUEL TANKS (IOR) BOWSER / PUMP BAY INTEGRATED INTO TANK DESIGNED & MANUFACTURED TO COMPLY WITH AS 1692, AS 1940

FOR APPROVAL

PROJECT:
PROPOSED SERVICE STATION

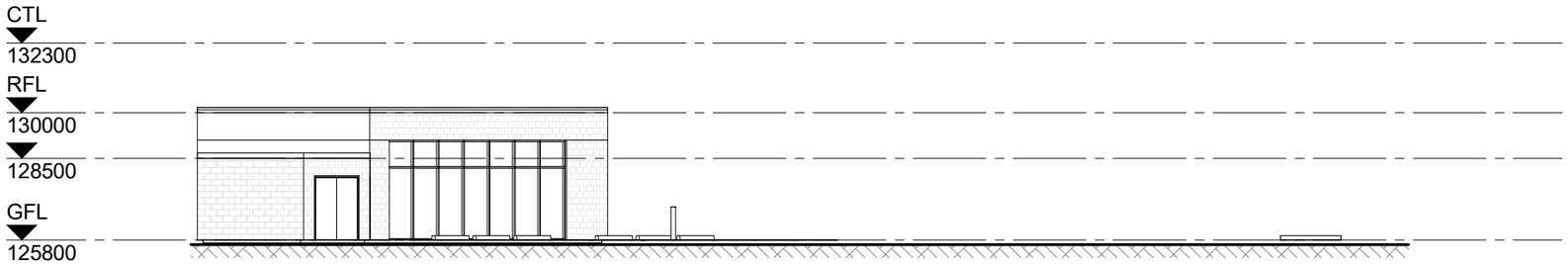
CLIENT:
WALL PLANNING

designtek
Shop 5/10 Denham St
Rockhampton
QLD, 4700
P 0749 222880
buildingdesign - documentation
QBCC MEM. NO # 1123040
BDAQ MEM. NO # 0000761

TITLE:
GROUND FLOOR PLAN

SCALE:	PROJECT NO:	
As indicated	2411-10	
SHEET NO: 02 of 03	DRAWING NO: SK-02	REV: B
DRAWN: SN		

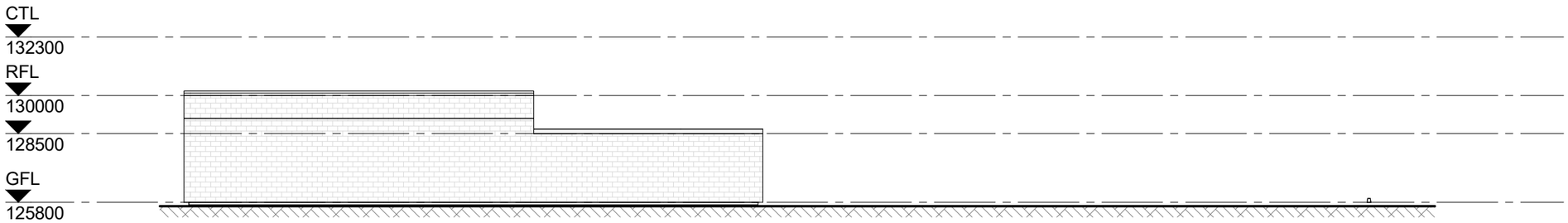
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N
SK-02

NORTHERN ELEVATION

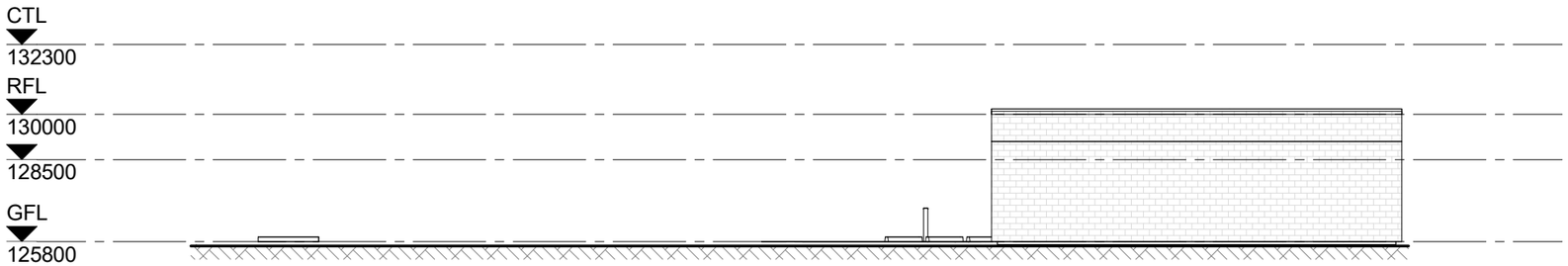
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E
SK-02

EASTERN ELEVATION

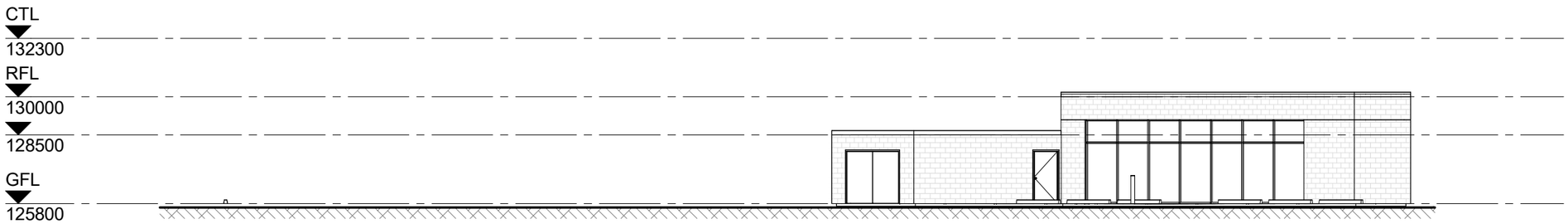
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S
SK-02

SOUTHERN ELEVATION

1 : 200



W
SK-02

WESTERN ELEVATION

1 : 200

P01 DENOTES WALL NUMBER.
REFER TO WALL SCHEDULE.

01 DENOTES WINDOW NUMBER.
REFER TO WINDOW SCHEDULE.

(01) DENOTES DOOR NUMBER.
REFER TO DOOR SCHEDULE.

REVISION

REV	DATE	DESCRIPTION
A	13.01.2025	FOR REVIEW
B	22.01.2025	FOR APPROVAL

KEY NOTE LEGEND

FOR APPROVAL

PROJECT:
PROPOSED SERVICE STATION

CLIENT:
WALL PLANNING

designtek
Shop 5/10 Denham St
Rockhampton
QLD, 4700
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QBCC MEM. NO # 1123040
BDAQ MEM. NO # 0000761

TITLE:
ELEVATIONS

SCALE: As indicated	PROJECT NO: 2411-10
SHEET NO: 03 of 03	DRAWING NO: SK-03 / REV: B
DRAWN: SN	

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Appendix D – Code Assessment

Township Zone Code

Set out below is an assessment of the proposed development against the Township Zone Code:

Table 5.2.1.3 Assessment benchmark for Township zone code

Column 1 Performance Outcomes	Column 2 Acceptable Outcomes	Assessment
For assessable development		
PO1 Hotel, rooming accommodation, relocatable home park and short-term accommodation uses are provided in a location where: (a) it can be serviced with infrastructure; (b) is complementary to the existing character of the area; (c) does not have an adverse impact on residential amenity in terms of privacy, safety, noise, odour and fumes, lighting and traffic generation; (d) does not lead to a reduced quality of accommodation experiences available within the location.		N/A
PO2 The industrial precinct and existing industrial land uses are protected from encroachment by incompatible land uses.		N/A
PO3 Uses are compatible with, and complementary to, the existing residential uses.		Complies – co-location of commercial and residential uses are encouraged in the scheme. The location of the service station fronts the main



		economic/commercial area of windorah. Impacts such as lighting or noise can be reasonably conditioned through limiting hours of operation.
PO4 Where adjoining a residential use, non-residential uses are located and designed to avoid impacts on existing levels of residential amenity including privacy, safety, noise, odour and fumes, lighting and traffic generation.	**AO4.1** Industrial uses are located in the Industrial precinct and Commercial activities are located: (a) fronting Stratford Street in Stonehenge (b) fronting Dickson Street in Jundah; or (c) fronting Albert Street in Windorah. **AO4.2** Non-residential uses do not overlook the living areas of any adjoining residential use.	Complies – the proposal fronts albert Street, and is built to the boundary to provide a privacy barrier to non-residential uses adjoining.
PO5 Dual Occupancy is located on appropriately sized lots to avoid impacts on residential amenity and safety.	**AO5** Dual Occupancy are located on a site with an area of at least: (a) 2000m² where not connected to reticulated sewerage network; or (b) 800m² where connection available to reticulated sewerage network.	**N/A**
PO6 Multiple dwellings, residential care facilities, retirement facilities and rooming accommodation are of a scale, density and character that is complementary and compatible with the surrounding residential area.	**AO6.1** Multiple dwellings are located on lots with a minimum area of 1000m². **AO6.2** The number of dwellings contained in a multiple dwelling and/or retirement facility is calculated as follows: (a) one bedroom units per 350 m² of site area; and (b) units comprising more than one bedroom per 400 m² of site area.	**N/A**



PO7 Low impact industry use involving commercial-use chiller box/es for the storage of animal carcasses (for example, associated with macropod harvesting): (a) does not have an adverse impact on surrounding residential or accommodation uses in terms of amenity, noise, odour and fumes, lighting and traffic generation; and (b) are serviced by reliable electricity and water required for the use; and (c) are designed and installed/constructed so that the chiller box/es may be readily unsecured and removed from the site, if necessary to protected public health and safety in response to an incident.		**N/A**
PO8 For non-residential uses, hours of operation are consistent with maintaining a reasonable level of amenity for nearby land in a residential precinct.	**AO8** Hours of operation are limited to 6am to 10pm.	**AO8 can be conditioned to comply.**
PO9 New commercial buildings maintain and enhance the existing streetscape and relationship with adjoining buildings.	**AO9.1** An awning is provided along the full length of the building frontage **AO9.2** Where adjoining an existing awning the connection is made at the same or very similar height to provide connectivity for weather protection **AO9.3** A footpath is provided in accordance with Barcoo Shire Council's minimum standards for all development	Please see site plan for proposed development**.**



PO10 Waste disposal and servicing areas are screened from public view and do not have adverse amenity impacts on adjoining properties.		Please see site plan for proposed development**.** Screening can be conditioned as required.
For assessable development in the Industrial precinct		
PO11 Industrial development does not result in sensitive land uses located outside of the Industrial precinct being affected by industrial air, noise and odour emissions.		N/A
PO12 Uses, other than industrial uses are consistent with and make a positive contribution to the economy and character of the Industrial precinct, and do not detract from commercial uses elsewhere in the Township zone.		N/A
PO13 Sensitive land uses (other than Caretaker's accommodation) are not established within the Industrial precinct.		N/A
PO14 Adverse impacts on the health, safety or amenity of nearby land in the Township zone or sensitive land uses are minimised. Editor's note—Applicants should have regard to relevant legislative, industry and licensing requirements.	**AO14.1** Development achieves the noise generation levels set out in the Environmental Protection (Noise) Policy 2019. **AO14.2** Development achieves the air quality objectives set out in the Environmental Protection (Air) Policy 2019.	N/A
PO15 Development does not compromise the viability of the primary use of the site.	**AO15** No more than one (1) caretaker's accommodation dwelling is established on the site.	N/A



General Development Code

Set out below is an assessment of the proposed development against the General Development Code:

Table 6.2.2 Assessment benchmarks – General Development Code

Column 1 Performance Outcomes	Column 2 Acceptable Outcomes	Assessment
Site Layout		
PO1 The scale of new buildings and facilities suits its site and its surroundings.	**AO1** New buildings cover less than the following percentage of site area: · Township zone (where not in a precinct) – 50%; · Township zone (Industrial precinct) – 40%; and · Rural zone – no acceptable outcome prescribed.	Complies – site coverage 5%
PO2 Setbacks for buildings and structures for the front, side and rear are in keeping with other nearby buildings.	**AO2.1** Setbacks are to meet the Building Code of Australia requirements (including any variations as per the Queensland Development Code). **AO2.2** Setbacks are to allow for off street parking and vehicle movement, and in the Commercial precinct, off street parking is located at the rear of buildings to allow for easy vehicle movement and access.	The proposed setback seeks to maintain privacy of adjoining residential uses whilst providing sufficient distance for off-street parking, and vehicle manoeuvring of B-Douyble vehicles.
PO3 Landscaping is provided to improve the presentation of the property – including, wherever possible, keeping existing trees that provide good shade.	**AO3.1** Except in the Rural zone, a minimum of 10% of the total area for new buildings and facilities is landscaped. **AO3.2** In all areas, keep, or provide and maintain, shade trees and shrubs on the site – not just grass and shrubs.	complies – see site plan
Building Design		



PO4 Building height is similar to the other buildings in town and around the shire.	**AO4** New buildings are less than the following heights: · Township zone (Industrial precinct) – 15m above ground level; · Township zone (other than in the Industrial precinct) – 2 storeys and 8.5m above ground level; and · Rural zone – no acceptable outcome provided.	complies – see site plan, building height is a maximum of 4.2m
PO5 New buildings have a similar look and feel to any surrounding buildings, and look like they belong in the local area.	**AO5.1** In the Township zone (other than in the Industrial precinct) new buildings include at least 3 of the following: · verandas or porches; · awnings and shade structures; · variations to the roof and building lines; · recesses and projections of the external facade; · doors and window openings; · a range of building materials, colours and textures matching or complementing those prevailing in neighbouring buildings; or · windows or other design features which overlook the street to allow for passive surveillance. Editor's note—Refer to PO25 related to retention/reuse of existing commercial buildings.	Complies – see proposal plans
PO6 New buildings include design features which allow for passive surveillance of the streetscape and measures that increase the safety of the neighbourhood.		Complies – proposal fronts the streetscape
Dual Occupancy and Multiple Dwelling		



PO7 Dual occupancy and multiple dwellings are built to a high standard and look like they belong in the local area, by using similar design features and layout to other nearby buildings.	**AO7.1** New buildings use high standards of design which reflects surrounding residential buildings. In particular, new buildings have at least one of these roof types with a pitch of 20 degrees or greater: · skillion · gable · hipped; or · pitched. **AO7.2** Each dwelling includes the following design elements: · a visible entry (i.e. a front door) from the main street frontage · bathroom, laundry and toilet windows which are located to offer privacy from the street and other dwellings on the premises · privacy screening to adjacent neighbours, either through landscaping or screen structures · on-site parking provided at the side or rear of the site.	N/A
Additional uses on the same site (Ancillary uses)		
PO8 In areas other than the Rural zone, additional buildings such as sheds, which support or do not dominate the purpose of the main building/s are reasonable in size and function. Editor's note— Development on the same premises as an existing use that does not support that purpose, or dominates it, is considered a new use.	**AO8** In areas other than the Rural zone, ancillary buildings are not more than 10% of the floor area of the main building/s on the premises.	Complies
Traffic, access, manoeuvring and parking		



PO9 Expected increases in traffic volume are properly managed and mitigated.	**AO9.1** Local transport and traffic design standards/local laws are met. **AO9.2** Development makes sure that: · local and residential roads are used only for local traffic; and · traffic or freight movement on local and residential roads is avoided.	COmplies
PO10 Sufficient parking spaces are provided for the use.	**AO10.1** Car parking is provided as per the rates in Table 6.2.2.1. **AO10.2** On-street parking is maintained.	Complies – 6 parking spaces provided for a floor area of 174m2

Table 6.2.2.1 Car parking requirements

Use	Requirements
Childcare Centre	1 space for every employee, and 1 space for every 4 children.
Commercial activities	1 space per 50m^2 of gross floor area.
Dual Occupancy	1 covered space for every 2 bedrooms, plus 1 space for every additional bedroom.
Dwelling house	1 covered space per dwelling.
Dwelling unit	1 covered space per dwelling unit.
Home-based business	1 space of additional parking to be provided for the dwelling.
Industrial activities	1 space per 50m^2 of gross floor area for the first 1000m^2 and 1 additional space per 100m^2 of gross floor area exceeding 1000m^2.
Multiple dwelling	1 covered space for every 2 bedrooms, plus 1 space for every additional bedroom.
Non-resident workforce accommodation	1 space per unit plus 1 visitor space per every 5 units.
Rural activities	1 space per 100m^2 of gross floor area
Service station	1 space per 30m^2 site area.
Short-term accommodation	1 covered space per guestroom or suite, 1 additional space per 30m^2 of gross dining area, and 1 space per employee.



Tourist park		1 space per site, plus 1 extra space for every 3 sites.
All other uses		Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
PO11 Vehicle access and movement is: · easy and safe; · does not create problems for the external road network; and · provides safe pedestrian access – this includes access for people with a disability.	**AO11.1** Car parking and manoeuvring areas are designed to comply with: · AS2890.1 – Parking Facilities; and · Austroads Publication AP-G34-13 – Austroads Design Vehicles and Turning Path Templates. **AO11.2** Avoid conflict with obstacles which may obstruct parking – e.g. man holes, power poles, vegetation, bus stops, gully pits and other obstacles. **AO11.3** Vehicle crossovers are to be designed as per Figures 1 or 2 below. **AO11.4** The minimum distance between a driveway and an intersection connecting to another street is 6m, and driveway access is provided from the quietest/smallest road frontage available.	Complies – see site plan with vehicle manoeuvring



Figure 1 – Vehicle Crossover Non-Piped

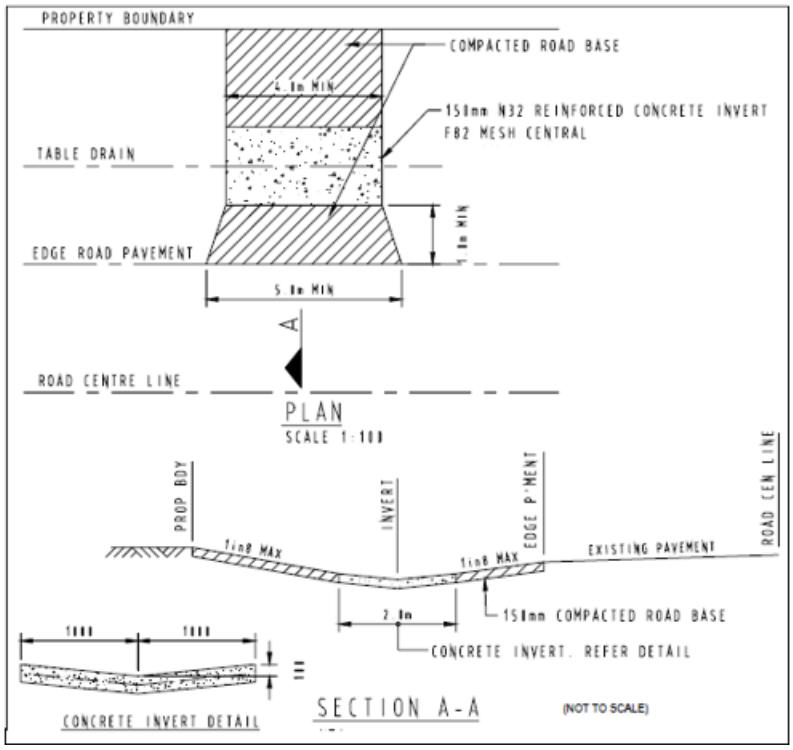
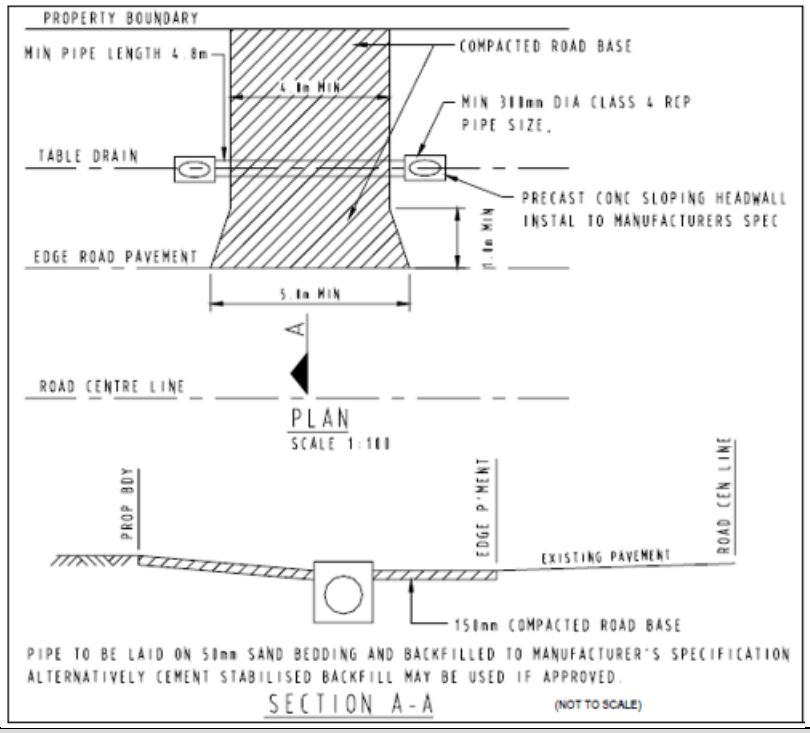




Figure 2 – Vehicle Crossover – Piped
Editor's note—The following animation is included to provide an illustrated indication of how acceptable outcome AO11.1 could be met.
View animated code provision.



Off-site impacts



PO12 Development avoids air, light and noise pollution which impacts the surrounding occupants, environment and streetscape.	**AO12.1** Industrial and commercial activity adhere to air, light and noise pollution requirements. Editor's note—Reports prepared to justify compliance with AO12.1 should follow best practice, such as the guidelines in the Department of Environment and Science's Noise Measurement Manual, National Environment Protection (Ambient Air Quality) Measure (NEPC 1998), AS/NZS 1269 Set: Occupational Noise Management Set and Australian Standard 1055.2:1997 – Acoustics – Description and measurement of environment noise. **AO12.2** New buildings and facilities include measures to reduce the impacts of air, light and noise pollution if situated along busy roads and/or near areas of industrial and/or commercial activity – such as sound dampening in walls, or acoustic barriers.	Can be conditioned to comply.
Infrastructure and Services		
PO13 Suitable connections to power and telecommunications are provided.	**AO13** Telecommunications and power supplies are designed to meet provider requirements.	Can be conditioned to comply
PO14 Adequate supply of potable water is provided to the premises, and new buildings are designed to be able to appropriately treat and dispose of effluent and other waste water.	**AO14.1** In the Township zone, all new buildings are connected to Barcoo Shire Council's reticulated water supply network in accordance with: · Water Services Association of Australia (WSAA), 2011, "WSA 03-11 Water Supply Code of Australia" Version 3.1; and · Queensland Department of Energy and Water Supply, 2010, Planning Guidelines for Water Supply and Sewerage. **AO14.2** In the Township zone, all new buildings and facilities are connected to a reticulated	Can be conditioned to comply



	sewerage network, where available. **AO14.3** In the Rural zone, or in the Township zone where a reticulated sewerage network is not available, sewage disposal is provided generally in accordance with the Queensland Plumbing and Wastewater Code.	
PO15 Stormwater is collected and discharged to ensure no impacts on adjoining land, or Council or state infrastructure, while also ensuring environmental values of receiving waters are maintained.	**AO15** Stormwater drainage is provided in accordance with: · Queensland urban drainage manual, 3rd Edition, Queensland Department of Energy and Water Supply, 2013; and · Pilgrim, DH, (ed)., Australian Rainfall & Runoff – A Guide to Flood Estimation, Institution of Engineers, Australia, Barton, ACT, 1987.	Can be conditioned to comply
Council assets		
PO16 Council infrastructure is protected from encroachment or interference.	**AO16.1** All building proposals are clear of council easements and underground infrastructure within site boundaries. **AO16.2** All invert crossing(s) and driveways are clear of all gully pits, street lights, power poles and other infrastructure located within the road reserve with a minimum separation distance of 1 metre.	Complies
PO17 Vulnerable uses, essential service uses and hazardous chemical facility uses are not established or intensified within a bushfire prone area.		N/A



PO18 Development in a bushfire prone area, or intensification of existing uses in a bushfire prone area, is avoided, or, the risk to people and property from bushfire is mitigated to an acceptable or tolerable level.	**AO18.1** New buildings and facilities are not situated in a bushfire prone area as identified on SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area) OR **AO18.2** Development mitigates the risk to people and property from bushfire to an acceptable or tolerable level by: a) incorporating an adequate bushfire defendable space between buildings and hazardous vegetation; and b) providing safe evacuation routes for occupants and access for emergency services; and c) providing a dedicated static water supply available for fire fighting; and d) does not create additional bushfire risk through revegetation or landscaping.	N/A
PO19 Emergency services and community infrastructure continue to function effectively during and immediately after a bushfire event.	**AO19.1** Emergency services and community infrastructure is not located in a bushfire prone area as identified on SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area).	N/A



PO20 Development avoids or mitigates the bushfire risk from manufacture or storage of hazardous materials within a bushfire prone area.	**AO20.1** Hazardous materials are not stored or manufactured in a bushfire prone area as identified on SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area) OR **AO20.2** Buildings and structures used for the manufacture or storage of hazardous materials are designed to prevent exposure of the hazardous materials in the event of a bushfire. Editor's note—Refer to the *Work Health and Safety Act 2011* and associated Regulation and Guidelines; the *Environmental Protection Act 1994*; and the relevant building assessment provisions under the *Building Act 1975* for requirements related to the manufacture and storage of hazardous substances. Information is provided by Business Queensland on the requirements for storing and transporting hazardous chemicals, available at www.business.qld.gov.au/running-business/protecting-business/risk-management/hazardous-chemicals/storing-transporting	N/A
Development located in a Flood Hazard Area		
PO21 People and property are not exposed to intolerable risk from flood hazards.	**AO21.1** New development is: · situated outside of mapped flood areas identified in **Schedule 2 – Flood mapping**; or · if within a mapped flood area identified in **Schedule 2 – Flood mapping**, a fit for purpose risk assessment is conducted to ensure that development in that area does not increase risk beyond a tolerable level. **AO21.2**	N/A



	New buildings in a mapped flood area identified in **Schedule 2 – Flood mapping** should include a finished floor level 500mm higher than the defined flood level for that area. Editor's note—Refer to copy of resolution made under section 13 of the *Building Regulation 2006* in **Schedule 4** for information on the defined flood level. **AO21.3** If located in a mapped flood area identified in **Schedule 2 – Flood mapping**, at least one evacuation route is provided which allows safe passage for emergency evacuation during flood events (this must be sufficient enough to cater for evacuation and emergency access).[10] **AO21.4** If located in a mapped flood area identified in **Schedule 2 – Flood mapping**, hazardous materials are not stored on site, or are stored so the release of the hazardous materials is prevented. **AO21.5** Development in a mapped flood area identified in **Schedule 2 – Flood mapping** does not: a) alter a watercourse or floodway, including by clearing vegetation; or b) involve filling or excavating greater than $10m^3$. **AO21.6** Development maintains the protective function of landforms and vegetation to lessen the flood risk.	



PO22 Essential community services and infrastructure continue to be functional during and after a flood event.	**AO22** Community infrastructure is located in accordance with community infrastructure flood immunity standards identified in the SPP guidance material for Natural hazards, risk and resilience - flood.	N/A
Stock Route Network		
PO23 Stock routes are able to operate efficiently and safely without impact or interference from buildings, operations, or accesses, including without disruptions caused by proximity of sensitive land uses like residential or commercial uses. Editor's note— Pasturage rights exist where the mapped Stock Route Network adjoins a term lease for pastoral purposes. Section 432 of the *Land Act 1994* provides guidance on the extent to which the pasturage rights overlap the adjoining lease area in this instance. Editor's note— Conditions required by a lease or permit relating to travelling stock, pastures for the use of depasturing travelling stock, or fencing, are complied with in accordance with the *Stock Route Management Act 2002*.	**AO23.1** Development occurring adjacent to or nearby a stock route identified on SPP mapping - Economic Growth, Agriculture, Stock Route Network should not impact the operation and safety of the stock route. **AO23.2** The stock route is to be easily accessible at all times by stock route users.	N/A
Petroleum/high pressure gas pipelines		



PO24 Pipelines carrying petroleum and gas continue to operate without impact. Editor's note—The holder of the Pipeline Licence or Petroleum Facility Licence must be consulted prior to activities in those areas in accordance with sections 807 and 808 *of Petroleum and Gas (Production and Safety) Act 2004.*	**AO24** New buildings are not situated within 200m of petroleum and gas pipelines or easements as identified on SPP mapping – Safety and Resilience to Hazards (Emissions and Hazardous Activities – High Pressure Gas Pipelines).	N/A
Local heritage places		
PO25 Heritage places, and other buildings that give the town its character, are kept in place wherever possible or re-used as a means to reflect local values and cultural heritage.	**AO25.1** Development: · does not impact, destroy or modify any local heritage place identified in **Table SC3.1 – Local Heritage Place of Schedule 3** and requires no building or operational work; or · is in accordance with current best practice guidance as made under the *Queensland Heritage Act 1992* in relation to development of heritage places[11]; or · is undertaken in accordance with an exemption certificate issued under the *Queensland Heritage Act 1992.* **AO25.2** Demolition or removal of key parts of the place's cultural heritage significance is avoided unless there is no prudent and reasonable alternative to demolition or removal. Editor's note—Reports prepared to justify compliance with the AO above must be prepared by suitably qualified consultants, such as conservation architects or engineers, and detail alternative options investigated. The report must also provide an archival record to document the proposed changes.	N/A



Editor's note—The following animation is included to provide an illustrated indication of how the acceptable outcome could be met. View animated code provision.		
Biodiversity		
PO26 State environmentally significant areas are protected, not encroached upon, or otherwise degraded, with vegetation and wildlife movement corridors maintained. Note—Where it is demonstrated that adverse impacts cannot be avoided or minimised, significant residual impacts on matters of state environmental significance may require an offset in accordance with the *Environmental Offsets Act 2014*.	**AO26** Development occurring outside of the Township zone must be 100m from the bank of all waterways, water storages and areas identified as Matters of State Environmental Significance as identified in SPP mapping – Environment and Heritage (Biodiversity).	N/A
[11] This is presently the guideline 'Developing heritage places - using the development criteria' prepared by the then department of Environment and Heritage Protection. It is available at https://www.qld.gov.au/environment/assets/documents/land/heritage/gl-heritage-development.pdf.		
Airports and Aviation facilities		
PO27 Windorah airport, Jundah airport, Stonehenge airport and aviation facilities can operate as normal without impact from development. Note—Refer to the SPP Mapping – Infrastructure (Strategic Airports and Aviation Facilities) for infrastructure of State significance to be protected. Editor's note— Strategic Airports and Aviation Facilities of State	**AO27.1** Development situated within the building restricted area for an aviation facility must not: (a) disrupt the line of sight between the antenna by physical obstructions (b) create electrical or electromagnet fields which interfere with signals transmitted by the facility (c) include reflective surfaces that could deflect or interfere with signals transmitted by the facility. **AO27.2** Development and associated activities must not: (a) create a permanent or temporary	N/A



significance are identified in the planning scheme area (i.e. the non- directional beacon (NDB) located at Windorah at latitude -25.41092778, longitude 142.6631972 and siting height (AHD) 131.139). In addition, the function of Barcoo Shire Council's airport infrastructure and aviation facilities must also be protected.	physical or transient intrusion into an airport's operational airspace, unless the intrusion is approved in accordance with the relevant federal legislation; (b) include a light source or reflective surfaces that could distract or confuse pilots approaching the airport to land; (c) cause emissions which significantly increase air turbulence, reduce visibility or compromise the operation of aircraft engines the operational airspace of an airport; (d) attract wildlife or increase wildlife hazards to the operational airspace of the airport or the airport land; (e) increase the number of people living, working or congregating in the Public Safety Area; (f) involve the manufacture, use or storage of flammable, explosive, hazardous or noxious materials in the Public Safety Area Editor's note—For further guidance on achieving or applying the above outcomes, refer to the 'State Planning Policy - state interest guidance material: Strategic airports and aviation facilities', available at https://dilgpprd.blob.core.windows.net/general/s pp-strategic-airports-and-aviation-facilities-july-2017.pdf.	



Appendix E – SDAP Assessment



State code 1: Development in a state-controlled road environment

State Development Assessment Provisions guideline - State Code 1: Development in a state-controlled road environment. This guideline provides direction on how to address State Code 1.

Table 1.1 Development in general

Performance outcomes	Acceptable outcomes	Response
Buildings, structures, infrastructure, services and utilities		
PO1 The location of the development does not create a safety hazard for users of the **state-controlled road.**	**AO1.1** Development is not located in a **state-controlled road**. AND **AO1.2** Development can be maintained without requiring access to a **state-controlled road**.	**The location of the building does not create a safety hazard and is not located on a state controlled road.**
PO2 The design and construction of the development does not adversely impact the **structural integrity** or physical condition of the **state-controlled road** or **road transport infrastructure**.	No acceptable outcome is prescribed.	Complies
PO3 The location of the development does not obstruct **road transport infrastructure** or adversely impact the operating performance of the **state-controlled road**.	No acceptable outcome is prescribed.	Complies
PO4 The location, placement, design and operation of advertising devices, visible from the **state-controlled road**, do not create a safety hazard for users of the **state-controlled road**.	No acceptable outcome is prescribed.	Complies

Performance outcomes	Acceptable outcomes	Response
PO5 The design and construction of buildings and **structures** does not create a safety hazard by distracting users of the **state-controlled road**.	**AO5.1** Facades of buildings and **structures** fronting the **state-controlled road** are made of non-reflective materials. AND **AO5.2** Facades of buildings and **structures** do not direct or reflect point light sources into the face of oncoming traffic on the **state-controlled road**. AND **AO5.3** External lighting of buildings and **structures** is not directed into the face of oncoming traffic on the **state-controlled road**. AND **AO5.4** External lighting of buildings and **structures** does not involve flashing or laser lights.	Complies
PO6 Road, pedestrian and bikeway bridges over a **state-controlled road** are designed and constructed to prevent projectiles from being thrown onto the **state-controlled road**.	**AO6.1** Road, pedestrian and bikeway bridges over the **state-controlled road** include throw protection screens in accordance with section 4.11 of the Design Criteria for Bridges and Other Structures Manual, Department of Transport and Main Roads, 2020.	**N/A**
Landscaping		
PO7 The location of landscaping does not create a safety hazard for users of the **state-controlled road**.	**AO7.1** Landscaping is not located in a **state-controlled road**. AND **AO7.2** Landscaping can be maintained without requiring access to a **state-controlled road**.	**N/A**

Performance outcomes	Acceptable outcomes	Response
	AND **AO7.3** Landscaping does not block or obscure the sight lines for vehicular access to a **state-controlled road**.	
Stormwater and overland flow		
PO8 Stormwater run-off or overland flow from the development site does not create or exacerbate a safety hazard for users of the **state-controlled road**.	No acceptable outcome is prescribed.	Can be conditioned to comply
PO9 Stormwater run-off or overland flow from the development site does not result in a material worsening of the operating performance of the **state-controlled road** or **road transport infrastructure**.	No acceptable outcome is prescribed.	Can be conditioned to comply
PO10 Stormwater run-off or overland flow from the development site does not adversely impact the **structural integrity** or physical condition of the **state-controlled road** or **road transport infrastructure**.	No acceptable outcome is prescribed.	Can be conditioned to comply
PO11 Development ensures that stormwater is lawfully discharged.	**AO11.1** Development does not create any new points of discharge to a **state-controlled road.** AND **AO11.2** Development does not concentrate flows to a **state-controlled road**. AND **AO11.3** Stormwater run-off is discharged to a **lawful point of discharge**. AND	Can be conditioned to comply

Performance outcomes	Acceptable outcomes	Response
	AO11.4 Development does not worsen the condition of an existing **lawful point of discharge** to the **state-controlled road**.	
Flooding		
PO12 Development does not result in a material worsening of flooding impacts within a **state-controlled road**.	**AO12.1** For all flood events up to 1% **annual exceedance probability**, development results in negligible impacts (within +/- 10mm) to existing flood levels within a **state-controlled road**. AND **AO12.2** For all flood events up to 1% **annual exceedance probability**, development results in negligible impacts (up to a 10% increase) to existing peak velocities within a **state-controlled road**. AND **AO12.3** For all flood events up to 1% **annual exceedance probability**, development results in negligible impacts (up to a 10% increase) to existing time of submergence of a **state-controlled road**.	**N/A**
Drainage Infrastructure		
PO13 Drainage infrastructure does not create a safety hazard for users in the **state-controlled road**.	**AO13.1** Drainage infrastructure is wholly contained within the development site, except at the **lawful point of discharge**. AND	Can be conditioned to comply

Performance outcomes	Acceptable outcomes	Response
	AO13.2 Drainage infrastructure can be maintained without requiring access to a **state-controlled road**.	
PO14 Drainage infrastructure associated with, or within, a **state-controlled road** is constructed, and designed to ensure the **structural integrity** and physical condition of existing drainage infrastructure and the surrounding drainage network.	No acceptable outcome is prescribed.	Can be conditioned to comply

Table 1.2 Vehicular access, road layout and local roads

Performance outcomes	Acceptable outcomes	Response
Vehicular access to a state-controlled road or within 100 metres of a state-controlled road intersection		
PO15 The location, design and operation of a **new or changed access** to a **state-controlled road** does not compromise the safety of users of the **state-controlled road**.	No acceptable outcome is prescribed.	Complies given the low traffic volume in the area
PO16 The location, design and operation of a **new or changed access** does not adversely impact the **functional requirements** of the **state-controlled road**.	No acceptable outcome is prescribed.	Complies given the low traffic volume in the area
PO17 The location, design and operation of a **new or changed access** is consistent with the **future intent** of the **state-controlled road**.	No acceptable outcome is prescribed.	Complies given the low traffic volume in the area
PO18 New or changed access is consistent with the access for the relevant **limited access road policy**: 1. **LAR 1** where direct access is prohibited; or 2. **LAR 2** where access may be permitted, subject to assessment.	No acceptable outcome is prescribed.	Complies given the low traffic volume in the area
PO19 New or changed access to a **local road** within 100 metres of an intersection with a **state-controlled road** does not compromise the safety of users of the **state-controlled road**.	No acceptable outcome is prescribed.	Complies given the low traffic volume in the area

Performance outcomes	Acceptable outcomes	Response
PO20 New or changed access to a **local road** within 100 metres of an intersection with a **state-controlled road** does not adversely impact on the operating performance of the intersection.	No acceptable outcome is prescribed.	Complies given the low traffic volume in the area
Public passenger transport and active transport		
PO21 Development does not compromise the safety of users of **public passenger transport infrastructure**, **public passenger services** and **active transport infrastructure**.	No acceptable outcome is prescribed.	N/A
PO22 Development maintains the ability for people to access **public passenger transport infrastructure, public passenger services** and **active transport infrastructure**.	No acceptable outcome is prescribed.	N/A
PO23 Development does not adversely impact the operating performance of **public passenger transport infrastructure, public passenger services** and **active transport infrastructure**.	No acceptable outcome is prescribed.	N/A
PO24 Development does not adversely impact the **structural integrity** or physical condition of **public passenger transport infrastructure** and **active transport infrastructure**.	No acceptable outcome is prescribed.	N/A

Table 1.3 Network impacts

Performance outcomes	Acceptable outcomes	Response
PO25 Development does not compromise the safety of users of the **state-controlled road** network.	No acceptable outcome is prescribed.	Complies given the low traffic volume in the area
PO26 Development ensures **no net worsening** of the operating performance of the **state-controlled road** network.	No acceptable outcome is prescribed.	Complies given the low traffic volume in the area
PO27 Traffic movements are not directed onto a **state-controlled road** where they can be accommodated on the **local road** network.	No acceptable outcome is prescribed.	Complies given the low traffic volume in the area

Performance outcomes	Acceptable outcomes	Response
PO28 Development involving haulage exceeding 10,000 tonnes per year does not adversely impact the pavement of a **state-controlled road**.	No acceptable outcome is prescribed.	Complies given the low traffic volume in the area
PO29 Development does not impede delivery of **planned upgrades** of **state-controlled roads**.	No acceptable outcome is prescribed.	Complies given the low traffic volume in the area
PO30 Development does not impede delivery of **corridor improvements** located entirely within the **state-controlled road corridor**.	No acceptable outcome is prescribed.	Complies given the low traffic volume in the area

Table 1.4 Filling, excavation, building foundations and retaining structures

Performance outcomes	Acceptable outcomes	Response
PO31 Development does not create a safety hazard for users of the **state-controlled road** or **road transport infrastructure**.	No acceptable outcome is prescribed.	N/A
PO32 Development does not adversely impact the operating performance of the **state-controlled road**.	No acceptable outcome is prescribed.	N/A
PO33 Development does not undermine, damage or cause subsidence of a **state-controlled road**.	No acceptable outcome is prescribed.	N/A
PO34 Development does not cause ground water disturbance in a **state-controlled road**.	No acceptable outcome is prescribed.	N/A
PO35 Excavation, boring, piling, blasting and fill compaction do not adversely impact the physical condition or **structural integrity** of a **state-controlled road** or **road transport infrastructure**.	No acceptable outcome is prescribed.	N/A
PO36 Filling and excavation associated with the construction of **new or changed access** do not compromise the operation or capacity of existing drainage infrastructure for a **state-controlled road.**	No acceptable outcome is prescribed.	N/A

Table 1.5 Environmental emissions

Statutory note: Where a **state-controlled road** is co-located in the same transport corridor as a railway, the development should instead comply with Environmental emissions in State code 2: Development in a railway environment.

Performance outcomes	Acceptable outcomes	Response
Reconfiguring a lot		
Involving the creation of 5 or fewer new residential lots adjacent to a state-controlled road or type 1 multi-modal corridor		
PO37 Development minimises free field noise intrusion from a **state-controlled road.**	**AO37.1** Development provides a noise barrier or earth mound which is designed, sited and constructed: 1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.1); 2. in accordance with: a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. OR **AO37.2** Development achieves the maximum free field acoustic levels in reference table 2 (item 2.1) by **alternative noise attenuation measures** where it is not practical to provide a noise barrier or earth mound. OR **AO37.3** Development provides a **solid gap-free fence** or other **solid gap-free structure** along the full extent of the boundary closest to the **state-controlled road**.	N/A
Involving the creation of 6 or more new residential lots adjacent to a state-controlled road or type 1 multi-modal corridor		

Performance outcomes	Acceptable outcomes	Response
PO38 Reconfiguring a lot minimises free field noise intrusion from a **state-controlled road.**	**AO38.1** Development provides noise barrier or earth mound which is designed, sited and constructed: 1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.1); 2. in accordance with: a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. OR **AO38.2** Development achieves the maximum free field acoustic levels in reference table 2 (item 2.1) by **alternative noise attenuation measures** where it is not practical to provide a noise barrier or earth mound.	N/A
Material change of use (accommodation activity)		
Ground floor level requirements adjacent to a state-controlled road or type 1 multi-modal corridor		
PO39 Development minimises noise intrusion from a **state-controlled road** in **private open space**.	**AO39.1** Development provides a noise barrier or earth mound which is designed, sited and constructed: 1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.2) for **private open space** at the ground floor level; 2. in accordance with:	N/A

Performance outcomes	Acceptable outcomes	Response
	a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. OR **AO39.2** Development achieves the maximum free field acoustic level in reference table 2 (item 2.2) for **private open space** by **alternative noise attenuation measures** where it is not practical to provide a noise barrier or earth mound.	
PO40 Development (excluding a **relevant residential building** or **relocated building)** minimises noise intrusion from a **state-controlled road** in **habitable rooms** at the facade.	**AO40.1** Development (excluding a **relevant residential building** or **relocated building**) provides a noise barrier or earth mound which is designed, sited and constructed: 1. to achieve the maximum building façade acoustic level in reference table 1 (item 1.1) for **habitable rooms**; 2. in accordance with: a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;	N/A

Performance outcomes	Acceptable outcomes	Response
	c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. OR **AO40.2** Development (excluding a **relevant residential building** or **relocated building**) achieves the maximum building façade acoustic level in reference table 1 (item 1.1) for **habitable rooms** by **alternative noise attenuation measures** where it is not practical to provide a noise barrier or earth mound.	
PO41 Habitable rooms (excluding a **relevant residential building** or **relocated building**) are designed and constructed using materials to achieve the maximum internal acoustic level in reference table 3 (item 3.1).	No acceptable outcome is provided.	N/A
Above ground floor level requirements (accommodation activity) adjacent to a state-controlled road or type 1 multi-modal corridor		
PO42 Balconies, podiums, and roof decks include: 1. a continuous **solid gap-free structure** or balustrade (excluding gaps required for drainage purposes to comply with the Building Code of Australia); 2. highly acoustically absorbent material treatment for the total area of the soffit above balconies, podiums, and roof decks.	No acceptable outcome is provided.	N/A
PO43 Habitable rooms (excluding a **relevant residential building** or **relocated building**) are designed and constructed using materials to achieve the maximum internal acoustic level in reference table 3 (item 3.1).	No acceptable outcome is provided.	N/A
Material change of use (other uses)		
Ground floor level requirements (childcare centre, educational establishment, hospital) adjacent to a state-controlled road or type 1 multi-modal corridor		
PO44 Development:	No acceptable outcome is provided.	N/A

Performance outcomes	Acceptable outcomes	Response
1. provides a noise barrier or earth mound that is designed, sited and constructed: a. to achieve the maximum free field acoustic level in reference table 2 (item 2.3) for all **outdoor education areas** and **outdoor play areas**; b. in accordance with: i. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; ii. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; iii. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020; or 2. achieves the maximum free field acoustic level in reference table 2 (item 2.3) for all **outdoor education areas** and **outdoor play areas** by **alternative noise attenuation measures** where it is not practical to provide a noise barrier or earth mound.		
PO45 Development involving a **childcare centre** or **educational establishment**: 1. provides a noise barrier or earth mound that is designed, sited and constructed: 2. to achieve the maximum building facade acoustic level in reference table 1 (item 1.2); 3. in accordance with: a. Chapter 7 integrated noise barrier design of the Transport Noise Management	No acceptable outcome is provided.	N/A

Performance outcomes	Acceptable outcomes	Response
Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020; or 4. achieves the maximum building facade acoustic level in reference table 1 (item 1.2) by **alternative noise attenuation measures** where it is not practical to provide a noise barrier or earth mound.		
PO46 Development involving: 1. **indoor education areas** and **indoor play areas**; or 2. sleeping rooms in a **childcare centre**; or 3. **patient care areas** in a **hospital** achieves the maximum internal acoustic level in reference table 3 (items 3.2-3.4).	No acceptable outcome is provided.	N/A
Above ground floor level requirements (childcare centre, educational establishment, hospital) adjacent to a state-controlled road or type 1 multi-modal corridor		
PO47 Development involving a **childcare centre** or **educational establishment** which have balconies, podiums or elevated **outdoor play areas** predicted to exceed the maximum free field acoustic level in reference table 2 (item 2.3) due to noise from a **state-controlled road** are provided with: 1. a continuous **solid gap-free structure** or balustrade (excluding gaps required for drainage purposes to comply with the Building Code of Australia);	No acceptable outcome is provided.	N/A

Performance outcomes	Acceptable outcomes	Response
2. highly acoustically absorbent material treatment for the total area of the soffit above balconies or elevated **outdoor play areas**.		
PO48 Development including: 1. **indoor education areas** and **indoor play areas** in a **childcare centre** or **educational establishment**; or 2. sleeping rooms in a **childcare centre**; or 3. **patient care areas** in a **hospital** located above ground level, is designed and constructed to achieve the maximum internal acoustic level in reference table 3 (items 3.2-3.4).	No acceptable outcome is provided.	N/A
Air, light and vibration		
PO49 Private open space, **outdoor education areas** and **outdoor play areas** are protected from air quality impacts from a **state-controlled road**.	**AO49.1** Each dwelling or unit has access to a **private open space** which is shielded from a **state-controlled road** by a building, **solid gap-free fence**, or other **solid gap-free structure**. OR **AO49.2** Each **outdoor education area** and **outdoor play area** is shielded from a **state-controlled road** by a building, **solid gap-free fence,** or other **solid gap-free structure**.	N/A

Performance outcomes	Acceptable outcomes	Response
PO50 Patient care areas within **hospitals** are protected from vibration impacts from a **state-controlled road** or **type 1 multi-modal corridor**.	**AO50.1 Hospitals** are designed and constructed to ensure vibration in the patient treatment area does not exceed a vibration dose value of $0.1m/s^{1.75}$. AND **AO50.2 Hospitals** are designed and constructed to ensure vibration in the ward of a **patient care area** does not exceed a vibration dose value of $0.4m/s^{1.75}$.	N/A
PO51 Development is designed and sited to ensure light from infrastructure within, and from users of, a **state-controlled road** or **type 1 multi-modal corridor**, does not: 1. intrude into buildings during night hours (10pm to 6am); 2. create unreasonable disturbance during evening hours (6pm to 10pm).	No acceptable outcomes are prescribed.	N/A

Table 1.6: Development in a future state-controlled road environment

Performance outcomes	Acceptable outcomes	Response
PO52 Development does not impede delivery of a **future state-controlled road**.	**AO52.1** Development is not located in a **future state-controlled road**. OR ALL OF THE FOLLOWING APPLY: **AO52.2** Development does not involve filling and excavation of, or material changes to, a **future state-controlled road**. AND	N/A

Performance outcomes	Acceptable outcomes	Response
	AO52.3 The intensification of lots does not occur within a **future state-controlled road**. AND **AO52.4** Development does not result in the landlocking of parcels once a **future state-controlled road** is delivered.	
PO53 The location and design of **new or changed access** does not create a safety hazard for users of a **future state-controlled road**.	**AO53.1** Development does not include **new or changed access** to a **future state-controlled road**.	N/A
PO54 Filling, excavation, building foundations and **retaining structures** do not undermine, damage or cause subsidence of a **future state-controlled road**.	No acceptable outcome is prescribed.	N/A
PO55 Development does not result in a material worsening of stormwater, flooding, overland flow or drainage impacts in a **future state-controlled road** or **road transport infrastructure**.	No acceptable outcome is prescribed.	N/A
PO56 Development ensures that stormwater is lawfully discharged.	**AO56.1** Development does not create any new points of discharge to a **future state-controlled road**. AND **AO56.2** Development does not concentrate flows to a **future state-controlled road**. AND **AO56.3** Stormwater run-off is discharged to a **lawful point of discharge**. AND	N/A

Performance outcomes	Acceptable outcomes	Response
	AO56.4 Development does not worsen the condition of an existing **lawful point of discharge** to the **future state-controlled road**.	