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PLANNING APPROVAL GROUP

24 April 2025

Barcoo Shire Council
PO Box 14
Jundah Qld 4736

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

To whom it may concern,

RE: DEVELOPMENT APPLICATION – 40 AND 42 DICKSON STREET, JUNDAH – LOT 47 ON J27410 AND LOT 46 ON J27410

On behalf of John Cox, Planning Approval Group hereby submit a development application for a Development Permit - Material Change of Use for High Impact Industry (Concrete Batching Plan).

The property in question is situated in the Township Zone of the *Barcoo Shire Planning Scheme 2020*. The proposal seeks approval for a mobile concrete batching plant to be stored and operational on the site. The proposal will directly employ 3 staff, and support local and remote infrastructure projects in the area.

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. Proposal Plans / Appendix C; and
   d. Code Responses / Appendix D.

The entire site will be utilised for concrete manufacturing; however, the concrete batching only occurs on 35m^2 of the entire site. A cost recovery fee is proposed for Council's assessment of the proposed development, being **$1,501.00,**

Please do not hesitate to contact Thomas Holmes on 0423 566 639 or via email at mail@planningapprovalgroup.com.au should you have any queries or wish to discuss.

Yours faithfully,

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*)	John Cox C/ - Planning Approval Group
Contact name *(only applicable for companies)*	Thomas Holmes
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	0423 566 639
Email address *(non-mandatory)*	mail@planningapprovalgroup.com.au
Mobile number *(non-mandatory)*	
Fax number *(non-mandatory)*	
Applicant's reference number(s) *(if applicable)*	2025-PA-504

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
		40 42	Dickson Street Dickson Street	Jundah
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
		47 46	J27410 J27410	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)*:

Material Change of Use for High Impact Industry (Concrete Batching Plant)

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)*
To use the property a depot for parking 2 work Caravans and a Mobile Concrete Batch Plant and batching concrete on site	High Impact Industry		N/A

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 for High Impact Industry (Concrete Batching Plant)

40 and 42 Dickson Street, Jundah; Lots 46 and 47 on J27410



DOCUMENT INFORMATION

JOB NUMBER:	2025-PA-504
DOCUMENT TITLE:	Planning Assessment Report

AUTHORS

	INITIALS	TITLE	DATE
Prepared	RC	EA	14-02-2025
Reviewed	TH	Senior Planner	21/03/2025
Approved			

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1.0 Executive Summary

Site Details

Address	40 and 42 Dickson Street, Jundah QLD 4736
Property Description	Lots 46 and 47 on J27410
Area	4,046m^2
Local Authority	Barcoo Shire Council
Registered Owners	JOHN THOMAS COX

State Planning Instruments

Regional Plan	Central West Regional Plan 2009
Land Use Category	Strategic Environmental Area (SEA) – Designated Precinct

Local Planning Instruments

Planning Scheme	Barcoo Shire Planning Scheme 2020
Zone	Township Zone

Overlays	• Queensland Floodplain Assessment Overlay
	  ○ Jundah 8.38m @g038037 Flood Event (1974 flood event)
	  ○ Stonehenge 1 percent AEP Flood Overlay



Application Details

Applicant	John Cox C/- Planning Approval Group
Existing Use	Vacant
Proposal	High Impact Industry (Concrete Batching Plant).
Application Type	Material Change of Use
Development Approval Type	Development Permit
Planning Scheme Definition	High Impact Industry (Concrete Batching Plant)
Level of Assessment	Impact
Applicable Codes	Township zone code General Development Code
Referral Agencies	N/A



2.0 Introduction

This report has been prepared by Planning Approval Group to accompany the Development Application made by John Cox at 40 and 42 Dickson Street, Jundah.

The proposed development is assessable against the Barcoo Shire Planning Scheme 2020 and the relevant local authority is Barcoo Shire Council.

The application seeks a Development Permit for Material Change of Use - High Impact Industry (Concrete Batching Plant) (**Figure 1**). The property is situated in the Township Zone of the Barcoo Shire Planning Scheme 2020. The development application is subject to Impact Assessment in the Township Zone.

The site is legally described as Lot 47 on J27410 and Lot 46 on J27410. The site has an area of 4,046m^2 and is currently vacant. Access to the site is provided via Dickson Street.

The proposal will support economic activity in Jundah, requiring the annual supply of 400 tonnes of Sand, 400 tonnes of Gravel, and 140 tonnes of cement just to support concrete production on the site. The moveable concrete facility also runs off diesel and therefore will be in need for fuel supplies from local outlets.

Directly, the premises will employ up to 3 staff, and will indirectly support services and jobs in the area. The proposed site is on the southern edge of town, near the airport and other industrial related land uses. It is ideally located in close proximity to infrastructure and services.



Figure 1: Proposed Development



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 JOHN THOMAS COX, 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:

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



3.0 Site Description

3.1 Subject Site and Surrounding Land Uses

The site is located at 40 and 42 Dickson Street, Jundah and is described as Lot 47 on J27410 and Lot 46 on J27410 (see **Figure 2**, below).

The site is approximately 4,046m2, and is approximately 55m deep and 81m wide along Dickson Street. The site is able to be connected to water and electricity infrastructure.

The site is unencumbered by easements.

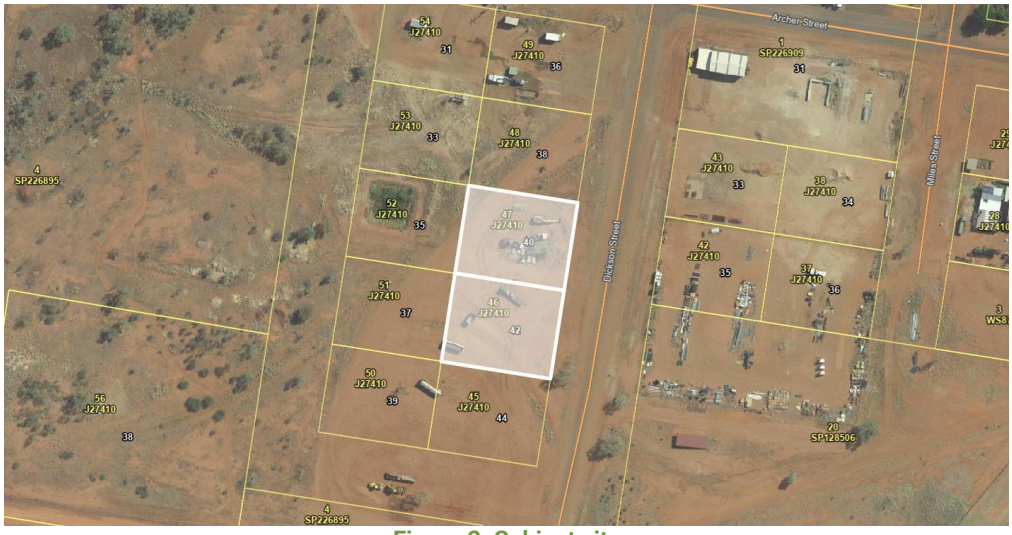


Figure 2: Subject site

The site is surrounded by storage and industrial related premises on the southern end of Jundah. To the east is the Jundah Airport. Further west is vacant land.

Site Infrastructure	
Sewer	On-site management
Water	The water main is located on Dickson Street
Access	Vehicle ingress and egress is via Dickson Street
Electricity	Electricity is available



4.0 Details of Proposed Development

The application seeks a Development Permit for Material Change of Use - High Impact Industry (Concrete Batching Plant).

The proposed concrete batching plant is a moveable plant (see **Figure 3 – A**), and is proposed to be based at the property to support local infrastructure projects and remote work.



Figure 3: Proposed development

To support the concrete batching plant, on-site storage of sand and gravel will be required. An on-site office and staff rooms are proposed to be located at site E.

The proposed operations are intended to support up to 3 staff on-site any one time.



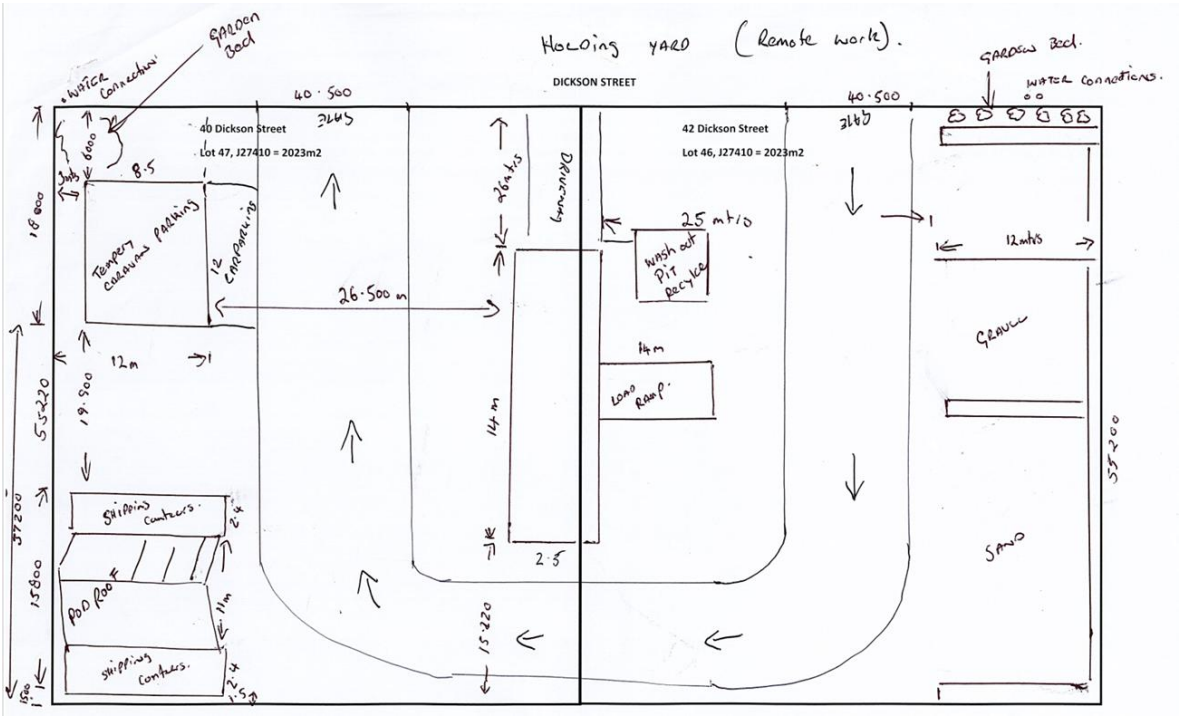


Figure 4: Site Plan - Proposed Development

Given the nature of the remote work, it is not expected a large volume of concrete production will occur on the site. It is estimated total annual concrete production will be 400m3 per annum, which equates to approximately 8m3 per week. To facilitate this concrete production, raw material comprising 140 tonnes of cement, 400 tonnes of sand and gravel will be needed on the site.

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

Key Elements	Existing	Proposed
Site Cover	0%	8%
# of staff	0	4
Setbacks	N/A	Frontage = 6m Side Boundaries = 3m Rear = 1.5m
Carparking	N/A	12 car-parks



Key Elements	Existing	Proposed
Vehicle movements/week	0	Deliveries to site = 5/week Transport from the site = regular light vehicles, as demand requires
Operating hours	N/A	Concrete production during normal business hours 6am-7pm Truck movements may occur at any time, given the need to travel to and from the site for remote work
Effluent	N/A	On-site management – sufficient area available between the caravan parking and storage shed.



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 any referrals.

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**
	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	**N**



	Material Change of Use	Schedule 10, Part 4, Div 2, Table 1	Unexploded Ordinance	
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**
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		**N**
	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 Busway Environment State Code 4 Development in a Light Rail Environment	**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**
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**
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 subject site is located within the Strategic Environmental Area (SEA) – Designated Precinct of Central West Regional Plan 2009.

The Barcoo Shire Planning Scheme appropriate reflects the regional plan, therefore no further assessment 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
- Biodiversity
    - MSES – Strategic environmental areas (designated precinct)
- Natural Hazards Risk and Resilience
    - Flood hazard area – local government flood mapping area
    - Flood hazard area – Level 1 – Queensland floodplain assessment overlay

The Barcoo Shire Planning Scheme appropriate reflects the state planning policy, therefore no further assessment is required.

5.4 Planning Scheme

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

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 wording from the Strategic Framework is as follows:



- The proposal does not impact on agricultural land, given it is located in the town of Jundah
- The proposal is on the outskirts of town, minimising impacts with other land uses
- Although the strategic framework does not encourage the use in Jundah, the proposal will support jobs, economic opportunity and construction of essential infrastructure in the town and remote areas.
- Through appropriate conditions, the proposal can manage water treatment
- The facility will source diesel for effective operations, not impacting on electricity supply.
- Water will be sourced through a connection to Council's water supply.

5.4.2 Zone

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

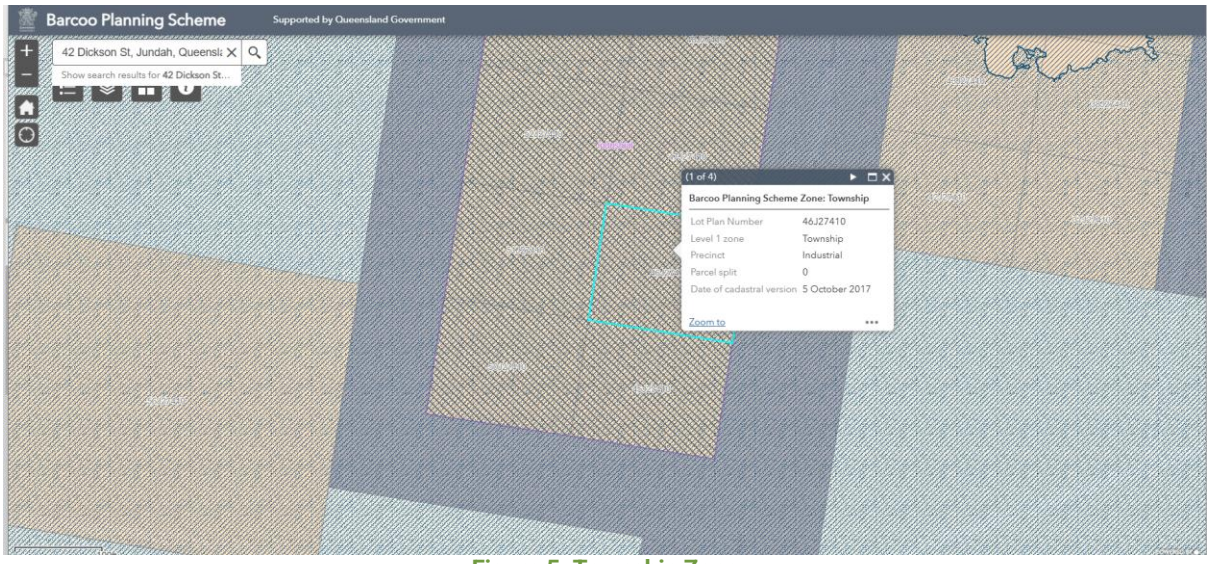


Figure 5: Township Zone

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;



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

The proposed concrete batching plant complies with the purpose of the township zone given it is an industrial activity that supports local residents, businesses and the broader community. The impacts of the development can be appropriately managed on-site through relevant conditions of approval.

The location of the development has carefully considered sensitive land uses.

5.4.3 Overlay

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 affected by the flood overlay and assessment has been undertaken against the General Development Code to address flooding.



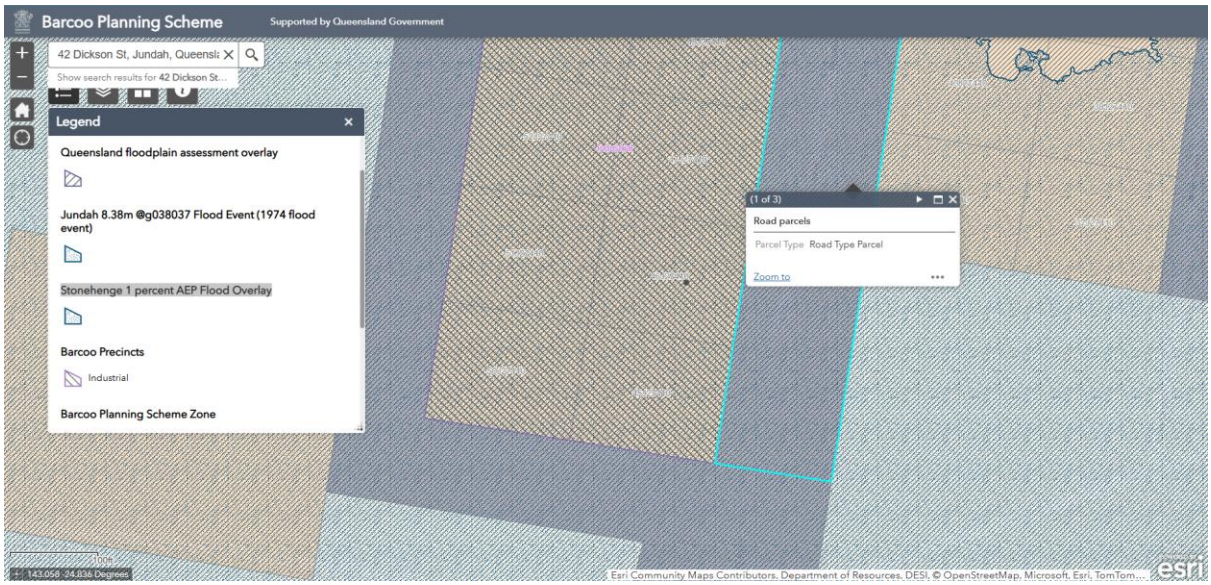


Figure 6: Queensland Floodplain Assessment Overlay

Refer to **Appendix D** for the full assessment against the applicable codes.

5.4.4 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 General Development Code

The site can be serviced by infrastructure, does not pose a risk to life and property, and conditions can be reasonably included to meet infrastructure needs and appropriate engineering standards.

In summary, the assessment has determined that the proposed development complies with all of the Specific Outcomes and Probably Solutions (where applicable) as set out in the following codes:

- Township zone code
- General Development Code

Refer to **Appendix D** for the full assessment against the Applicable Codes.



5.5 Local Government Infrastructure Plan

The Barcoo Shire Council has not adopted a Local Government Infrastructure Plan, therefore no infrastructure charges are applicable to the proposed development.



6.0 Conclusion

This application seeks a Development Permit for Material Change of Use - High Impact Industry (Concrete Batching Plant). The proposal will support necessary infrastructure projects in the local and remote areas of Western QLD.

The proposal will support economic activity in Jundah, requiring the annual supply of 400 tonnes of Sand, 400 tonnes of Gravel, and 140 tonnes of cement just to support concrete production on the site. The moveable concrete facility also runs off diesel and therefore will be in constant need for fuel supplies from local outlets.

Directly, the premises will employ up to 3 staff, and will indirectly support services and jobs in the area.

The proposed site is on the southern edge of town, near the airport and other industrial related land uses. It is ideally located in close proximity to infrastructure and services.

The proposed development is consistent with the intent of the planning scheme's economic growth strategy, 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 complies with all of the Performance Criteria (where applicable) as set out in the codes.

We look forward to Council's assessment of the application and provision of the Development Permit for Material Change of Use - High Impact Industry (Concrete Batching Plant).



Appendices



Appendix A – Title Search



Registration Confirmation Statement

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Lodger Code: PX 00054

LONGREACH LEGAL SERVICES
124B EAGLE ST
LONGREACH 4730 QLD

Title Reference:	**50623956**
Lodgement No:	6419763
Office:	PEXA

This is the current status of the title as at 12:31 on 24/09/2024

ESTATE AND LAND

Estate in Fee Simple

LOT 46 CROWN PLAN J27410
Local Government: BARCOO

REGISTERED OWNER

Dealing No: 723554870 24/09/2024

JOHN THOMAS COX

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 40052150 (Lot 46 on CP J27410)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

DEALINGS REGISTERED

723554870 TRANSFER JOHN COX

** End of Registration Confirmation Statement **

Registrar of Titles and Registrar of Water Allocations

Registration Confirmation Statement

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Lodger Code: PX 00054

LONGREACH LEGAL SERVICES
124B EAGLE ST
LONGREACH 4730 QLD

Title Reference:	**30141229**
Lodgement No:	6419763
Office:	PEXA

This is the current status of the title as at 12:31 on 24/09/2024

ESTATE AND LAND

Estate in Fee Simple

LOT 47 CROWN PLAN J27410
Local Government: BARCOO

REGISTERED OWNER

Dealing No: 723554870 24/09/2024

JOHN THOMAS COX

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 30141229 (ALLOT 3 SEC 19)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

DEALINGS REGISTERED

723554870 TRANSFER JOHN COX

** End of Registration Confirmation Statement **

Registrar of Titles and Registrar of Water Allocations

Appendix B – Owners Consent



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

I,

JOHN THOMAS COX

as owner of the premises identified as follows:

40 and 42 Dickson Street, Jundah, Lot 47 on J27410 and Lot 46 on J27410

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

John Cox
C/- Planning Approval Group

on the premises described above for:

Material Change of Use for High Impact Industry (Concrete Batching Plant)



[signature of owner and
11/02/25 date signed]

Appendix C – Proposed Plans



Holding YARD (Remote work).

DICKSON STREET

GARDEN Bed

WATER Connection

40 Dickson Street

Lot 47, J27410 = 2023m2

42 Dickson Street

Lot 46, J27410 = 2023m2

GARDEN Bed.

WATER connections.

40.500

3245

6000

8.5

18.000

Temper caravans parking

12 CARPARKING

26.500 m

12m

19.900

55220

25 mt/o

WASH out PIT recycle

DRIVEWAY

26.415

14m

LOAD RAMP.

12mtrs

GRAVEL

SAND

37200

15800

Shipping Containers.

2.4

POD ROOF

11m

Shipping Containers.

2.4

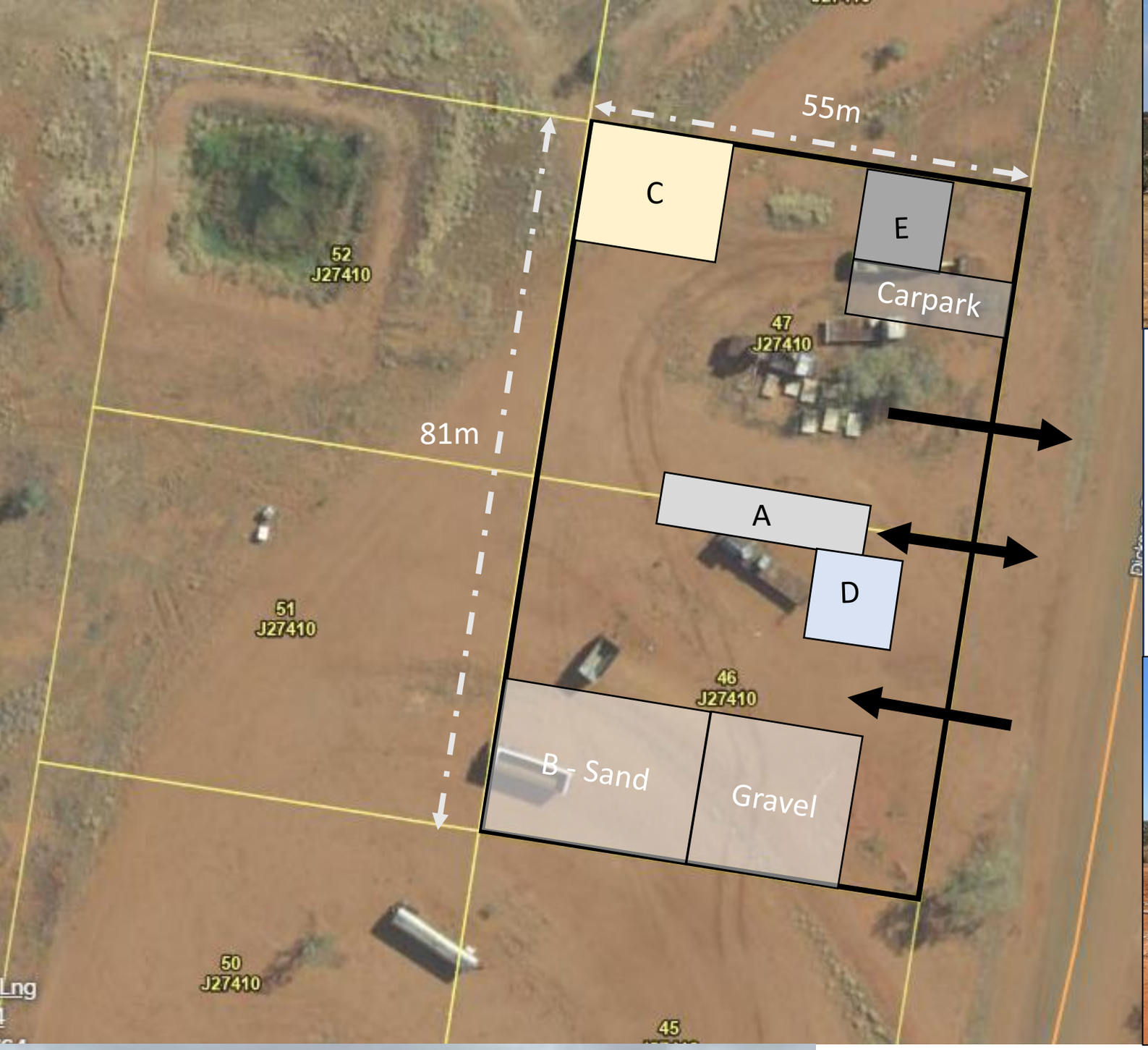
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GRIFFITH STREET





Legend

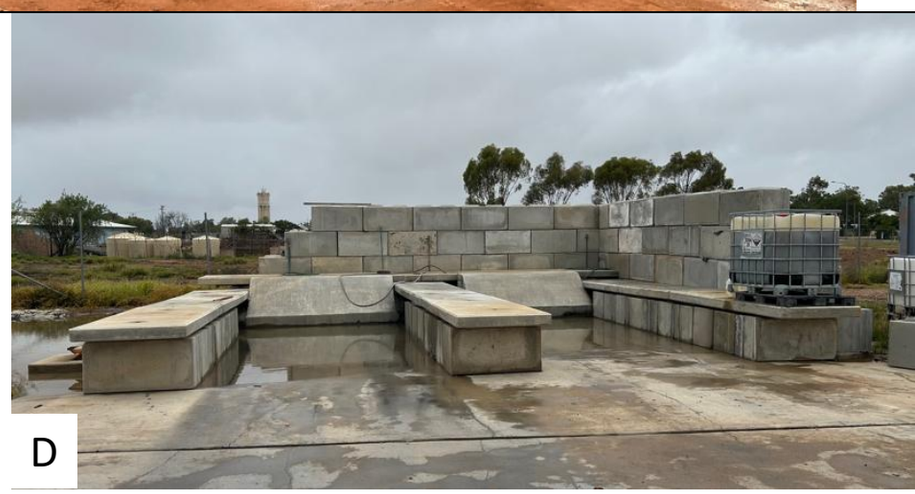
Access







C



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
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.	The site does not adjoin a residential use



	AO4.2 Non-residential uses do not overlook the living areas of any adjoining residential use.	
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 1000m^2. **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	N/A
PO10 Waste disposal and servicing areas are screened from public view and do not have adverse amenity impacts on adjoining properties.		N/A
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,	**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	N/A



industry and licensing requirements.	Environmental Protection (Air) Policy 2019.	
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 8%
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.	Complies – see site plan
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.	Landscaping is proposed as per the site plan, fronting Dickson Street.
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, buildings are no greater 8.5m above ground
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.	Proposed buildings are in an industrial area and will have a similar look and feel to surrounding buildings
PO6 New buildings include design features which allow for passive surveillance of the streetscape and measures that increase the safety of the neighbourhood.		Complies – site will be open.
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.	Proposed layout is sufficient to cater for the vehicles on-site. 12 car-parking spaces are proposed which is 4 times more than the expected maximum number of staff on the premises.



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.	

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.	Can be conditioned to comply.



Figure 1 – Vehicle Crossover Non-Piped

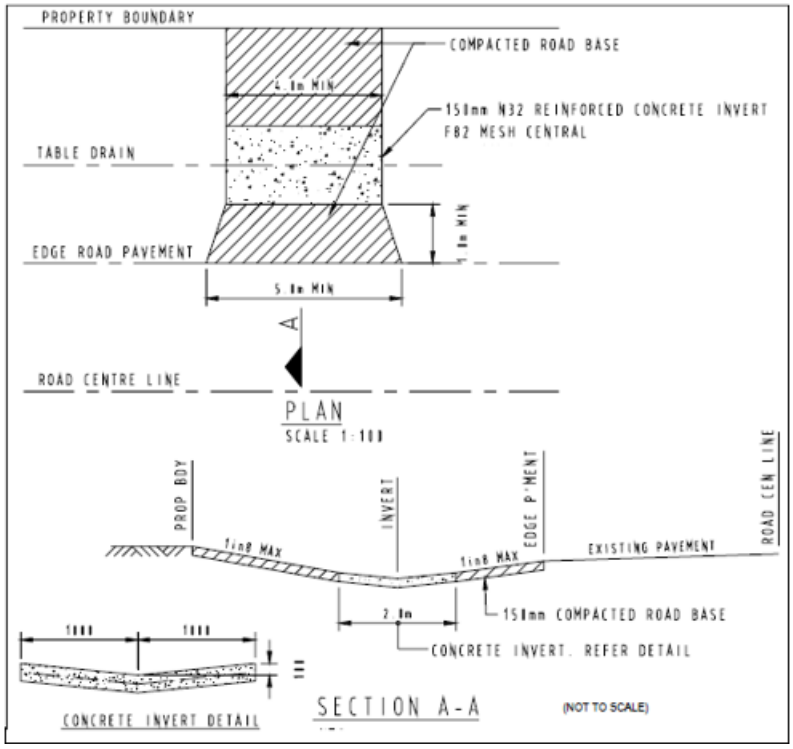
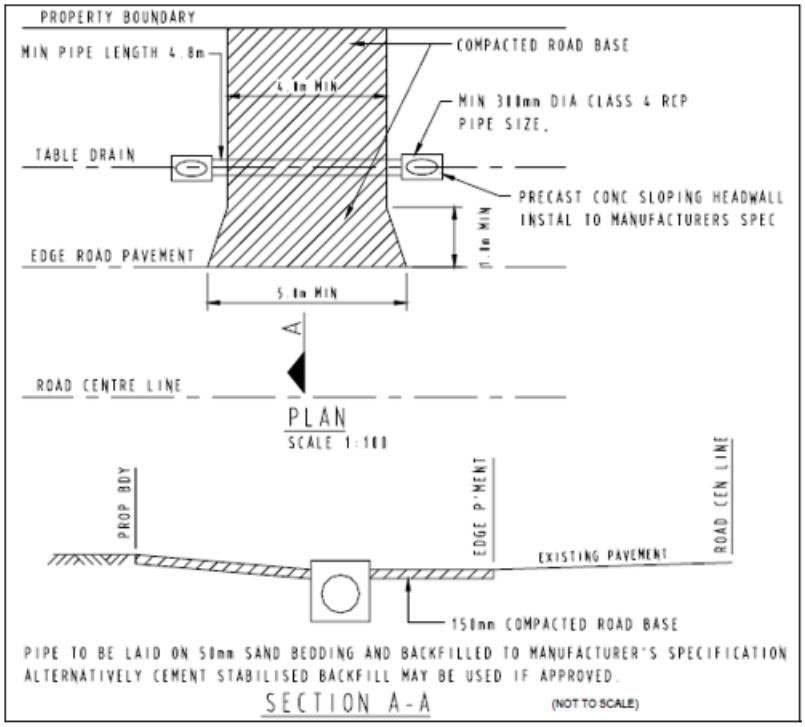




Figure 2 – Vehicle Crossover – Piped
Editor's note—The following animation is included to provide an illustrated indication of how acceptable outcome AO11.1 could be met.
View animated code provision.



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.		Complies



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.	Complies
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.	N/A



	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	
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** 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	The proposed development is a moveable plant. In the event of a flood, the concrete facility and staff caravans will be moved, ensuring people and property are not exposed to risk from flood hazards.



	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*	N/A



	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.	
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	**AO27.1** Development situated within the building restricted area for an aviation facility must not:	N/A



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 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.	(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 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.	

