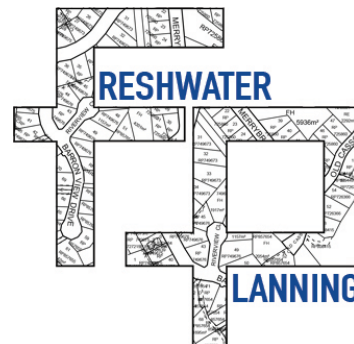


Your Ref:
Our Ref: F25/39

20 February, 2026

Chief Executive Officer
Croydon Shire Council
PO Box 17
CROYDON QLD 4871



Attention: Strategic Development Department

Dear Madam,

RE: APPLICATION FOR A MATERIAL CHANGE OF USE – NON-RESIDENT WORKFORCE ACCOMMODATION. LOT 110 ON SP348521, HASELER STREET, CROYDON.

This application is for a Material Change of Use – Non-Resident Workforce Accommodation over land described as Lot 110 on SP348521, situated on Haseler Street, Croydon is submitted on behalf of the WREN Constructions.

The application comprises of Application Forms, Max Slade Designs Proposal Plans, SmartMap, Earth Test Report and this Town Planning Submission. It is understood that a Representative of the proponent will provide payment of the Application Fee to Council.

The Site

The subject land is described as Lot 110 on SP 348521, Locality of Croydon and situated Haseler Street, Croydon. The site is owned by TINA CAROLINE HUTCHINSON, D WREN PTY LTD, and BPKWREN PTY LTD with WREN Construction the applicants for the proposed development. The subject site comprises of a single regularly shaped allotment, has an area of 4,047 m² and contains frontage to Haseler Street and an unconstructed Phillips Street to the rear. The site contains existing Buildings and associated structures.

In relation to the current State Governmental Mapping the site is Mapped as containing Remnant Least Concern Vegetation and is Not Mapped as containing Regrowth Vegetation or Essential Habitat nor is the site designated as including a Referable Wetland or Wetland Protection Area. The site is not located within 25 metres of a State Controlled Road nor within 25 metres of an Active Railway Corridor.

Referral Agencies

The site is Mapped as containing Remnant 'least concern' Vegetation. The proposed development is for Urban Purposes (Accommodation) within an Urban Area (Township Zone), in addition to being less than 5.0 hectares in size, and therefore it is considered that the Development Application **does not** require Referral to the Department of State Development, Manufacturing, Infrastructure and Planning for Vegetation Purposes. The proposal is not considered to require Referral to any State Agency.

The Proposed Development

The proposed development is for a Material Change of Use – Non-Resident Workforce Accommodation within the Industrial Precinct in the Township Zone of the Croydon Shire Council's Planning Scheme. The site is located on Haseler Street, Croydon and is more particularly described as Lot 110 on SP 348521. The site is regular in shape, has an area of 4,047 m² and contains an existing building and associated structures as follows:

Existing Development

- ✚ 18 rooms with 8 rooms containing a shower and toilet;
- ✚ Amenities block to service 10 rooms and laundry;
- ✚ Crib/dining block;

The facilities are established under a single roof with a central access and circulation corridor and are located in the northeastern corner of the site. The existing buildings are setback 57m (approx.) from the Haseler Street frontage with a setback of 2.9m to the northern (side) boundary and 10m to the unconstructed Philips Street frontage to the east. The existing Accommodation is connected to Council's Water Supply, connected to Power and contains an on-site Wastewater Treatment System located between the building and the Phillips Street frontage.

A Development Permit for a Material Change of Use is sought to facilitate the formal Approval for the existing Non-Resident Workforce Accommodation established on the site in 2024. The proposal is to provide necessary Workforce Accommodation supporting the immediate, surrounding Residential Areas, Commercial Activities and Agricultural and Resources Industries of Croydon and the Croydon Region. The proposed Workforce Accommodation will ensure that no change to the existing Township Zone and adjoining Industrial nature of the site and surrounding area is envisaged.

As aforementioned the proposal is for the formalisation of the existing Development over the site into Non-Resident Workforce Accommodation. No new building or structures are proposed with the development. No change to the existing Accommodation, building, facilities and existing infrastructure and services are provided with this Development Application, other than the formalisation of the existing parking area and access.

The proposal is for the formalisation of the existing Workforce Accommodation within the Industrial Precinct of the Township Zone. It is accepted that the Industrial Precinct within the Township Zone Code requires the protection of Industrial Land Uses from encroachment by incompatible Land Uses along with the provision of sensitive land uses without being affected by Industrial Uses. The proposal formalises the existing Accommodation over the site and Freshwater Planning Pty Ltd understands that no complaints from or against the existing Workforce Accommodation over the property has occurred. Freshwater Planning Pty Ltd has been informed that in relation to the provision of possible incompatible Land Uses within the Industrial Precinct and Croydon's apparent undersupply of Industrial Land, that, *in the context of Croydon, it is questionable acceptable to install an accommodation camp in the middle of the Residential Area of the Township. It is accepted that the amenity of the Industrial Area of Croydon in comparison to the Residential Area - there is little difference – there are a number of examples of existing Industrial Activities in the Residential Zone.*

While there may be an assumed undersupply of Industrial Land within Croydon, there is a significant percentage of vacant and/or not developed Industrial Allotments within Croydon and in particular within the immediate and surrounding vicinity of the site. Freshwater Planning further understands that the provision of an on-site Manager Residence will be provided within the existing Accommodation, this will ensure that appropriate monitoring of any conflicting or amenity concerns in relation to the surrounding Uses and Industrial Precinct. This along with

the existing Use over the site ensures that the proposal has mitigated any considered conflicting Uses with the proposal and surrounding and future Industrial Uses.

As the site is located within the Industrial Precinct of the Township Zone and with the existing Accommodation Buildings to be formalised with this Development Application, the balance of the site is available for future Industrial Development. The cleared and compacted hardstand site is considered to allow for the future provision of Industrial Uses and development. The existing Accommodation Units are not envisaged to reduce the ability for Industrial Uses to be provided over the site now or within the future, nor does the existing envisage to result in prohibiting any future Industrial Developments on the adjoining or adjacent Industrial Precinct Allotments within the Township Zone. The proponents have a great working relationship with the Croydon Shire Council and their respective Departments and will ensure to maintain and strengthen this relationship, especially with this proposed and any future development over the site and within the Croydon Shire. The proposal is considered appropriate and acceptable for the immediate area ensuring no significant adverse effects will occur with the formalisation of the existing.

Attached to this Submission is a Site Classification and Wastewater Management System that was provided in relation to the provision of the existing Accommodation Activities over the site. Freshwater Planning Pty Ltd understand that the provision of the Eart Test Report demonstrates that the proposal ensures that an appropriate level of Effluent Disposal is achievable over the site for the existing and proposed formalising Use.

The proposal is for the provision of Non-Resident Workforce Accommodation with the proposed Use expected to be utilised by the Resources Industries. Any proposed resident occupancy will be similar to that of Short-term Accommodation with a single length of stay not exceeding three (3) months. The provision of an Operational Management Plan can be provided as part of any Approval for the proposed Use.

The site contains frontage to the constructed Haseler Street and proposes to formalise the access from Haseler Street. The site also contains frontage to Phillips Street, which is unconstructed, with no access provided to Phillips Street. The proposal provides for the formalisation of the existing car parking spaces in addition to a Bus Park ensuring to provide twelve (12) parking spaces and three (3) bus spaces. The existing and proposed parking spaces are considered appropriate and acceptable given the site's proximity to the Croydon Township, employee Buses/Transportation and readily availability of bicycles.

The site is connected to all available services and no change to the existing level of servicing is proposed with the formalisation of the existing Development. Appropriate Landscaping in the form of screening hedges/gardens and screening can be provided, if required, and will be similar to that within the immediate industrial Precinct. The site contains natural crossfall and any Stormwater Management will be as per existing.

The site is located in the Industrial Precinct within the Township Zone of the Croydon Shire Council's Planning Scheme. A Material Change of Use for Non-Resident Workforce Accommodation is an Impact Assessable Use within this Zone. The application is Impact Assessable.

This Submission provides a comprehensive assessment of the relevant planning instruments and site context for the proposed Uses. This is supported by the attached Max Slade Proposal Plans and the assessment against the relevant aspects of the Croydon Shire Council's Planning Scheme. It is considered that the proposed development is an appropriate Use for the site, immediate vicinity and surrounding environs supporting Rural Activities and Resources/Mining Industries of Croydon and the Croydon Region. The formalised Workforce Accommodation supports the existing Township without occupying the surrounding Residential Areas.

Strategic Intent – Encouraging Economic Growth

3.3.1.3 Resources

The Strategic Intent for the Croydon Shire to encourage Economic Growth in relation to the Resources sector notes that *‘Mining has historically been a significant economic driver for Croydon though current mining activity is limited to exploration’*. It is particularly important to note that to continue to support this Resource sector, the Strategic Intent specifically states that *“Where possible, non-resident workforce accommodation is to be located within the Croydon township”*. The proposal supports and conforms to the Strategic Intent ensuring to encourage Economic Growth for the Croydon Township and Shire.

Township Zone Code – Industrial Precinct

The proposal is for a Material Change of Use to facilitate the formalisation of the existing Building into Non-Residents Workforce Accommodation within the Industrial Precinct in the Township Zone of the Croydon Shire Planning Scheme. The purpose of the proposed development is to formalise the existing creating additional Workforce Accommodation that supports Agricultural and Resources Industries and Activities situated within the Croydon Shire and surrounding Environs. The proposal results in much needed Workforce Accommodation to compliment and support the Rural and Resources Activities within Croydon and the Croydon Shire. It is considered that the proposed development is considered to meet the Purposes of the Township Zone and as per existing.

The proposal is not in conflict with the Purpose nor Intent of the Township Zone Code of the Croydon Shire Planning Scheme. In particular, the proposal maintains the character and amenity of Croydon while providing a supporting Use to the Agricultural and Resources Industries of the Croydon Shire. The proposal is connected to the existing services within the Township Zone and provided with the necessary onsite servicing. The proposal will ensure to facilitate economic development within the Township Zone and Industrial Precinct by as nominated within the Purpose, encouraging Non-Resident Workforce Accommodation to be located within the Township Zone.

Further to the Purpose, the proposal will achieve the purposes of the Industrial Precinct by ensuring to establish and consolidate the Industrial Precinct while minimising potential conflict with nearby Sensitive Land Uses. The site is not located in immediate proximity to Sensitive Land Uses and proposes to formalise the existing activities over the property, consolidating the established industries of the site and Industrial Precinct. No change to the existing amenity of the site and surrounding Uses are envisaged with the formalisation of the existing activities.

The proposal is considered to comply with the Acceptable Outcomes of the Township Zone Code and where not available or able to be met, complies with the Performance Outcomes of the Code. The existing Buildings and structures are setback greater than 2.0 metres (2.963 m) to the side boundaries, 10 metres to the unconstructed Road Reserve of Phillips Street and approximately 57.0 metres to the constructed Haseler Street of which the site gains access from. No outbuildings are proposed with the proposal nor is a Tourist Accommodation Use proposed. The proposal is considered consistent with the existing built form as the proposal formalises the existing building and structures over the site. The site is located within the Industrial Precinct with the proposal, which formalises the existing Uses and Activities over the site, considered to ensure appropriate protection of the Industrial Land Uses from the proposed Non-Resident Workforce Accommodation. The site contains an area of 4,047 m² with the proposal consuming approximately 8% of the site (site coverage). The balance of the site is cleared and of compacted hardstand allowing for the intended future Industrial Use. As the balance of the site is intended to be utilised for Industrial Uses and the existing activities has not affected or prohibited any existing or new Industries form operating or to be established within, adjoining or adjacent to the site, it is not considered that the proposal is incompatible nor will it encroach the existing Industrial Land Uses. Further, Freshwater Planning Pty Ltd understands that the provision of an on-site Manager Residence will be provided within the existing Accommodation, ensuring that appropriate monitoring of any conflicting or amenity concerns in relation

to the surrounding Uses and Industrial Precinct. This along with the existing Use over the site ensures that the proposal has mitigated any considered conflicting Uses with the proposal and surrounding and future Industrial Uses.

As aforementioned, the proposal is for the formalisation of the existing Accommodation over the site within an active Industrial Precinct. The proposal has not been affected by industrial air, noise and odour emissions with the proposal not expecting these to occur. The proposal is for Non-Residents Workforce Accommodation that ensures that limited interaction with the surrounding Industrial Uses occur. No Commercial Development is proposed.

The proposed development is considered to generally comply with the Code achieving the Acceptable Outcomes and where not able to be met, or are available, meet the Performance Outcomes of the Code. The proposed development is considered appropriate and not in conflict with the Township Zone Code as it provides for much needed Workforce Accommodation to support and service the immediate and surrounding Croydon Area, Resources and Rural Industries and Townships. As noted within the Purpose of the Township Zone Code, the proposal maintains and compliments the existing amenity of Croydon while encouraging Non-Resident Workforce Accommodation that is appropriately serviced.

General Development Code

The proposed development is for the formalisation of the existing Uses over the site in the form of Non-Resident Workforce Accommodation. The proposal provides for much needed additional Workforce Accommodation which will continue to support and grow the Croydon Township. The existing building and structures comprise of a maximum site cover of approximately 8%, significantly less than available 40%. The overall height of the existing is less than 15.0 metres (approximately 5.5 metres). Appropriate waste collection is provided onsite as existing with no change envisaged. Appropriate Landscaping can be provided, if required, and will be similar to that within the immediate industrial Precinct.

The site is connected to all available and necessary services with the proposal connected to Reticulated Power and Water and contains an effective Effluent Disposal System as per nominated in the attached Earth Test Site Classification and Wastewater Management Report. The site is fenced and is provided with access from the existing and constructed Road Reserve, being Haseler Street. No formal access is proposed from the unconstructed Road Reserve to the rear, being Phillips Street.

The proposal provides for the provision of twelve (12) parking spaces and three (3) Bus Parking Spaces which is considered appropriate and acceptable for the proposed Use. Whilst the General Development Code requires the provision of 1 space per unit plus 1 space per 5 units for visitor parking, the proposal provides for 18 Units and the ability for twelve (12) parking spaces and three (3) Bus Parking Spaces. Given the proposed Use of the site and intended Mining utilisation, the proposal provides for a significantly greater ability for parking and transportation than the requirements of the Code. As the client is expected to mostly be FIFO workers, the proposed is considered appropriate and acceptable. It is further worth noting that the site contains significant compacted hardstand areas that will allow for additional parking spaces if needed or deemed necessary. The dimensions of the proposed car parking spaces can satisfy the requirements of Australian Standard AS2890.1 and all parking spaces/driveway areas will be appropriately sealed as per existing (compacted hardstand).

The site is understood to be included in the Bushfire Prone Area Overlay and Mapped as containing Remnant 'Least Concern' Remnant Vegetation. The site is clear of any Vegetation, is provided as an Urban Purpose for and Urban Area and is connected to the Council's Reticulated Water Supply. The proposal is not considered to be a Vulnerable Use, and the site is bounded by the Haseler and Phillips Road Reserves. It is considered that appropriate or the ability for appropriate buffering is achievable with the site and proposal. Any future

structures are able to be provided with appropriate setbacks and firebreaks if located within the Mapped Hazard and if required. The proponents will ensure that maintenance and upkeep of the site will be maintained to ensure no build-up of hazardous materials and that any existing or proposed firebreaks are maintained. It is not considered that the proposal will affect the Bushfire Hazard of the property as the site will ensure to remove any piling of fuel loads, contains existing firebreaks, and is provided with appropriate water sources.

The General Development Code contains a section relevant to the provision of Non-Resident Workforce Accommodation. All buildings are existing and provided with acceptable setbacks with the Township Zone and in particular within the Industrial Precinct. The site is located within the Township Zone and will ensure to support and continue to foster the growth of Croydon and the Croydon Shire. The buildings are existing and are considered to complement the existing character of the Township Zone. The site is connected to all available services and provided with the necessary services as well. Existing waste disposal exists onsite with no change to the existing envisaged with additional appropriate screening able to be provided if required.

The proposed development is considered to generally comply with the Code achieving the Acceptable Outcomes and where not able to be met, or are available, meet the Performance Outcomes of the Code. The proposed development is considered appropriate and not in conflict with the General Development Code as it provides for additional much needed Non-Resident Workforce Accommodation within the Croydon Township ensuring to continue to economically support and grow the Township.

Operational Works Code

The proposed development is for the formalisation of the existing into Non-Resident Workforce Accommodation located within the Township Zone of the Croydon Shire Planning Scheme. The site contains frontage to the constructed Haseler Street of which access is provided. The proposal will ensure that any additional Stormwater collected from the proposed Workforce Accommodation will be dispersed over the site or directed to the lawful point of discharge as per existing.

No new buildings or structures are proposed. The site is connected to available and provided with the necessary services resulting in no change to the existing level of servicing with the formalisation of the Building to Non-Resident Workforce Accommodation. This is supported within the attached Earth Test Report. Appropriate Landscaping can be provided, if required, and will be similar to that within the immediate industrial Precinct.

It is considered that the proposed Non-Resident Workforce Accommodation is not in conflict with the Purposes of the Operational Works Code. The proposal is considered acceptable and appropriate.

Conclusion

It is considered that the proposed development being a Material Change of Use to facilitate the formalisation of the Non-Resident Workforce Accommodation over land described as Lot 110 on SP 348521 is appropriate. The proposed design of this development represents a small-scale development that has mitigated all possible negative effects of the surrounding environment maintaining and enhancing an attractive amenity. In particular, the proposed development:

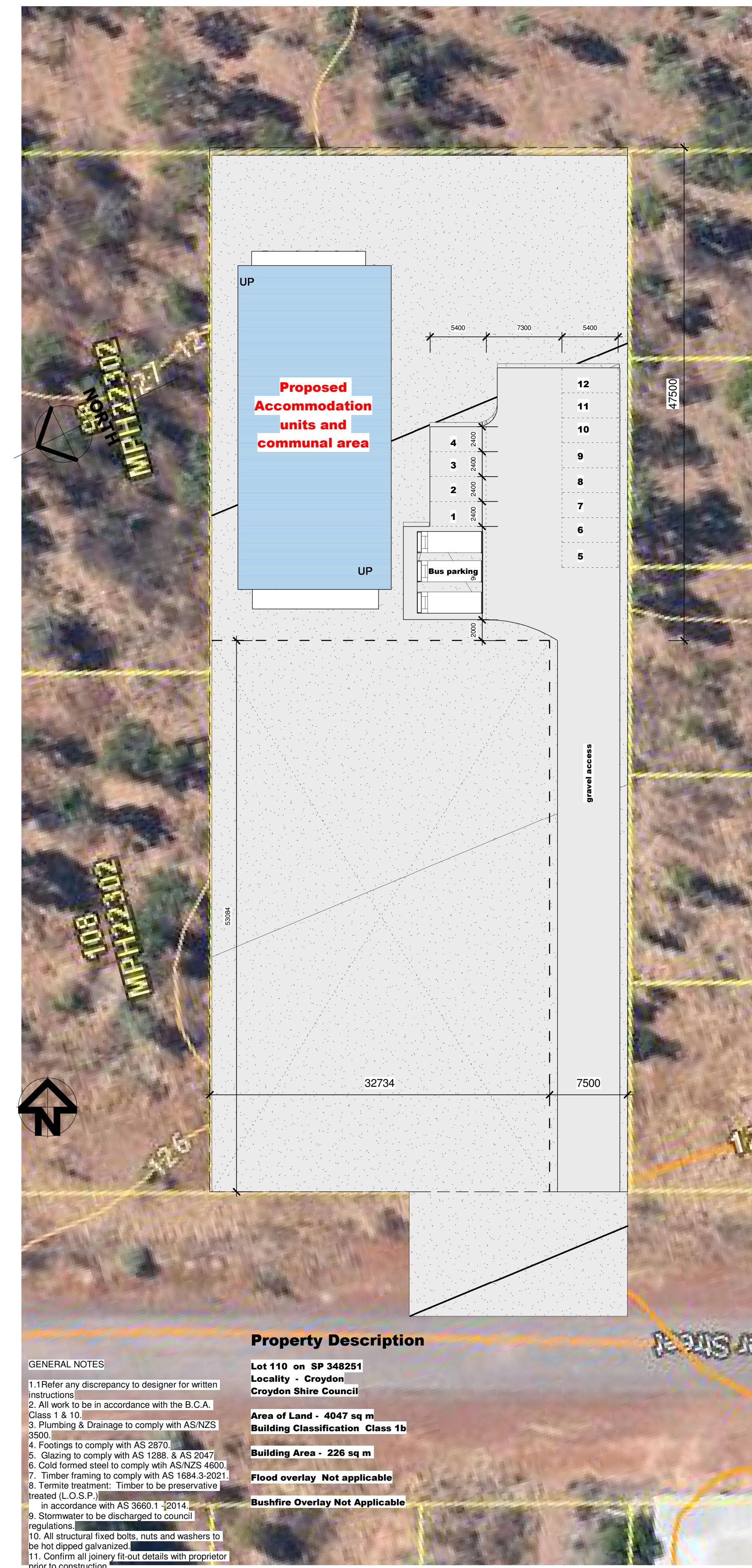
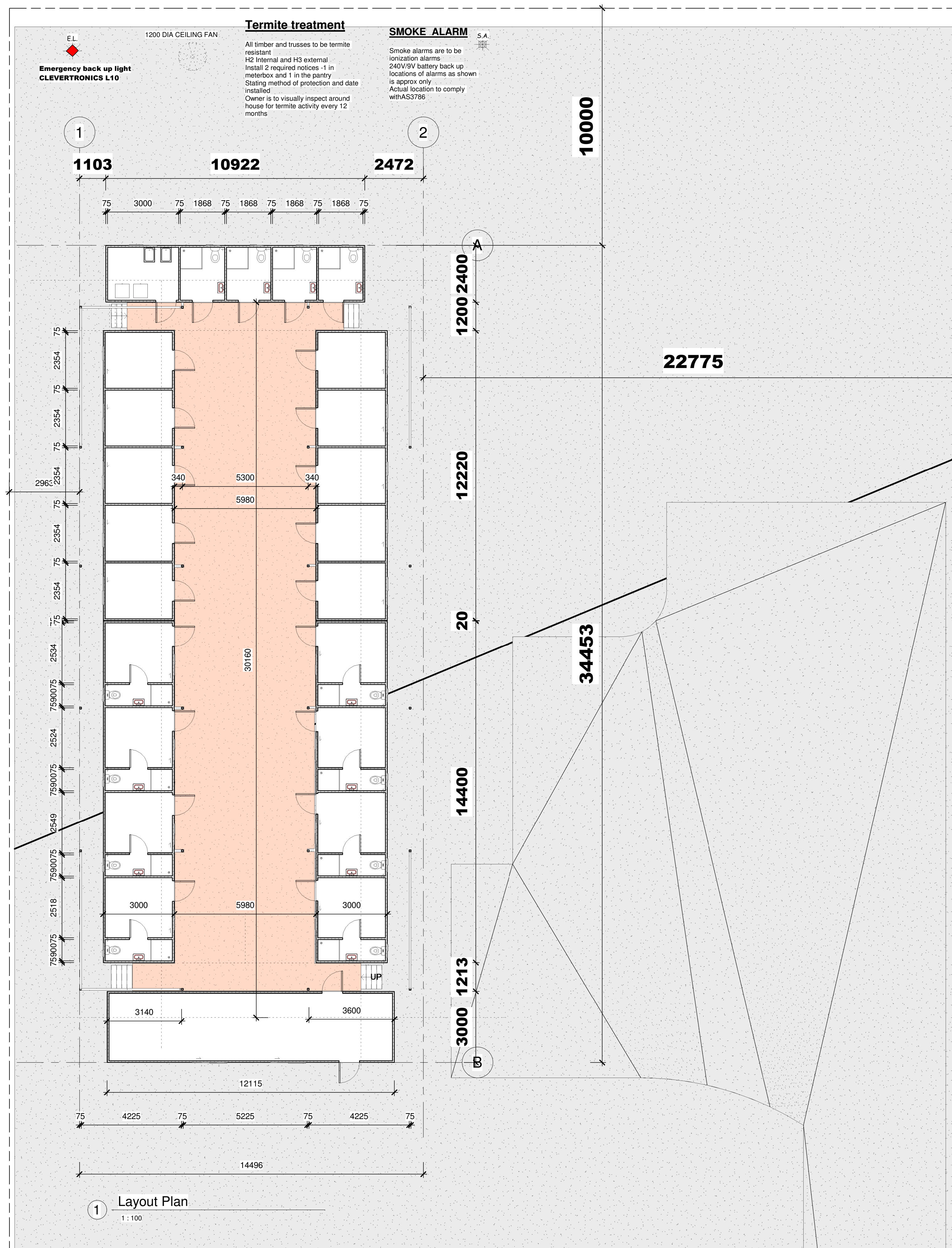
-  Formalises the existing Use and Buildings on the site into additional Workforce Accommodation which is currently in high demand within the Croydon Township;
-  No change to the existing Uses, Commercial or adjoining Industrial nature or character of the area is envisaged;

- ✚ Can meet the Performance Outcomes and the Purpose of the General Development Code;
- ✚ Is not in conflict with the Intent or Purposes for land designated in the Township Zone, as it encourages Non-Resident Workforce Accommodation to be located within the Township Zone;
- ✚ Provides for appropriate and acceptable level of servicing without compromising the environmental values of the Shire and Croydon;
- ✚ Will encompass no significant negative impacts to the existing nature and amenity of the area, instead enhancing the amenity and character of the immediate and surrounding vicinity;
- ✚ The proposed development is for the formalisation of the existing Buildings to Non-Resident Workforce Accommodation within the Croydon Township ensuring additional Accommodation Activities to support the surrounding Croydon Township, Shire and environs. This helps to support Croydon's **liveability** and **prosperity** into the future while providing a much needed Workforce Accommodation within the Township.

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

Yours faithfully,


MATTHEW ANDREJIC
FRESHWATER PLANNING PTY LTD



TAKE FIGURED DIMENSIONS
IN PREFERENCE TO SCALED

The Builder should verify all
dimensions on site before
commencing any work.

IF IN DOUBT ASK !!

All work must be in accordance
with Local Authority By-laws and the "Building Construction
Code of Australia "

A.B.N. No. 16 010 608 321



**MAX
SLADE DESIGNS**

Max Slade Designs Pty. Ltd.
QBSA Co. No. 659478
Builder - Low Rise
Building Designer - Medium Rise

Beacraft Street
Atherton 4853
maxslade@bigpond.net.au

Phone 07 40 91 2099
maxslade@bigpond.net.au

SUSTAINABLE BUILDING REQUIREMENTS FOR CLASS 1 BUILDINGS

Acceptable Solutions:

Shower Roses:
Shower Roses to be AAA rating when assessed against AS/NZ 6400:2004 or
as star rating under the Water Efficiency Labelling Scheme (WELS).

Water Supply:
In a service area for retail water service under the Water Act 2000, the water supplied to a
new Class 1 building does not exceed pressure levels set out in AS/NZS 2550:1:2003 and if
the main water pressure exceeds or could exceed 500 kPa, a water
pressure limiting device
is installed to ensure that the maximum operating pressure at the
outlet within boundaries
of the property does not exceed 500 KPa.

Volume of Water used in Toilet:
In a new Class 1 building, toilet cisterns have dual flush capability
that does not exceed
4.5 litres for full flush and 3 litres on half flush.

Energy Efficiency Lighting:
In a new Class 1 building, fluorescent lights or compact fluorescent
lights (CFLs) are used
in 80% of the total area of all rooms. The total area is to include
the area of the garage,
where the garage is associated with the Class 1 building.
Air conditioning systems must have an *Energy Efficiency Rating*
of at least 2.9

Hot Water System:
In a new Class 1 building, a hot water system is provided by:
(a) Solar hot water system or
(b) A gas hot water system with a five star energy
rating:
(c) A heat pump system.

Revisions

Client

Wren Constructions

Project

Accommodation Village

Address	Value
00000000	00000000
00000004	00000000
00000008	00000000
0000000C	00000000
00000010	00000000
00000014	00000000
00000018	00000000
0000001C	00000000
00000020	00000000
00000024	00000000
00000028	00000000
0000002C	00000000
00000030	00000000
00000034	00000000
00000038	00000000
0000003C	00000000
00000040	00000000
00000044	00000000
00000048	00000000
0000004C	00000000
00000050	00000000
00000054	00000000
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**Haseler Street
Croydon**

[illegible]

Project number	M25 - 5069
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Date **September 2025**

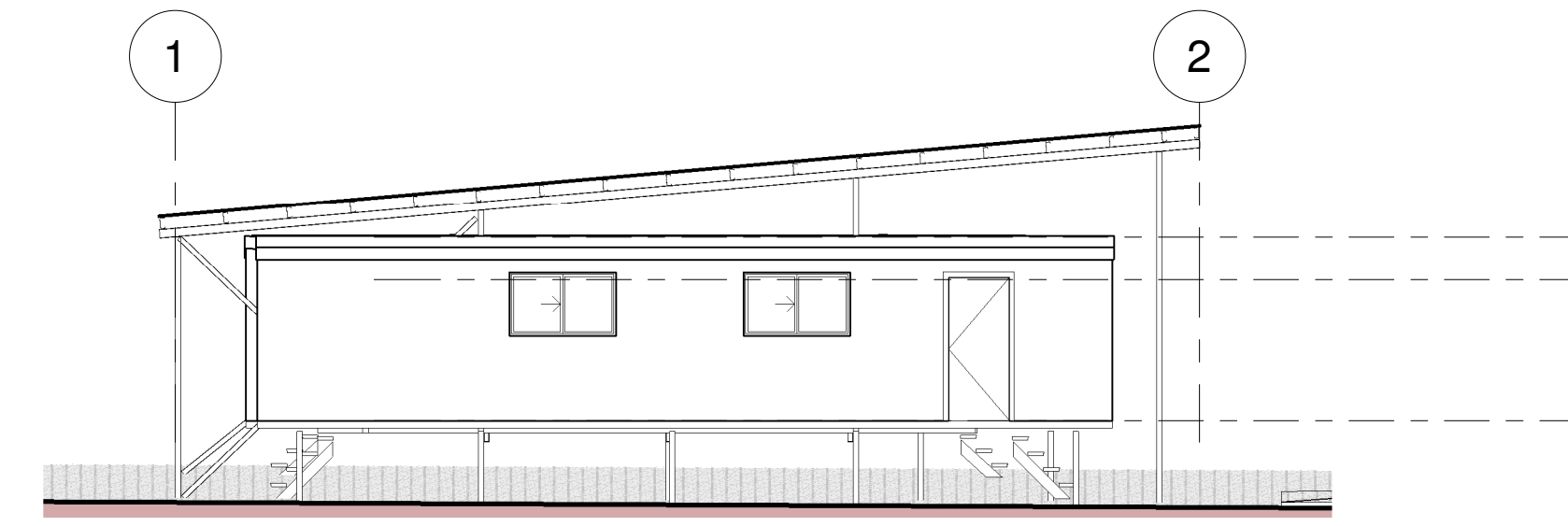
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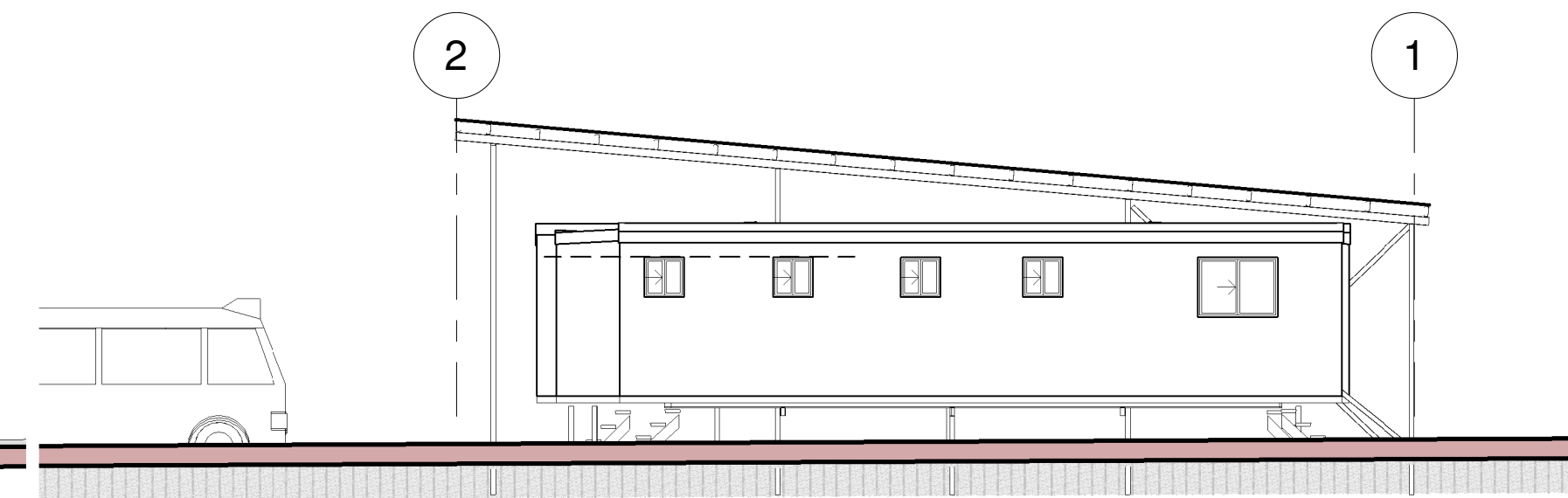
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SITE & LAYOUT PLAN

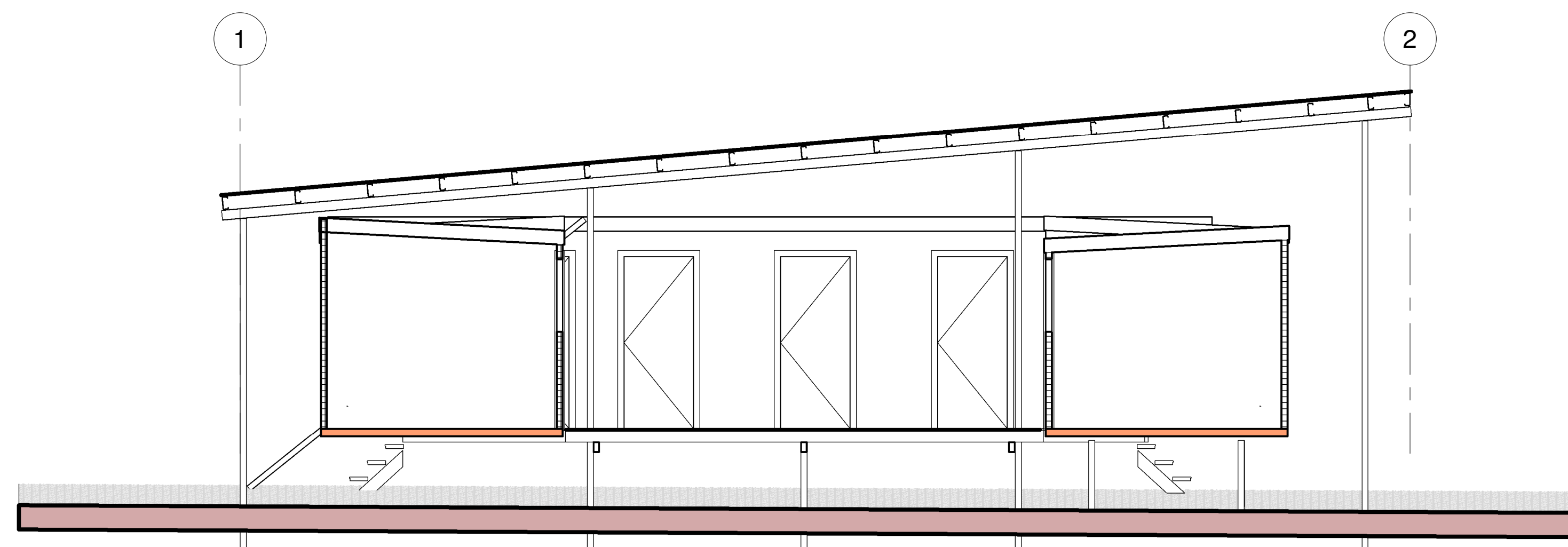
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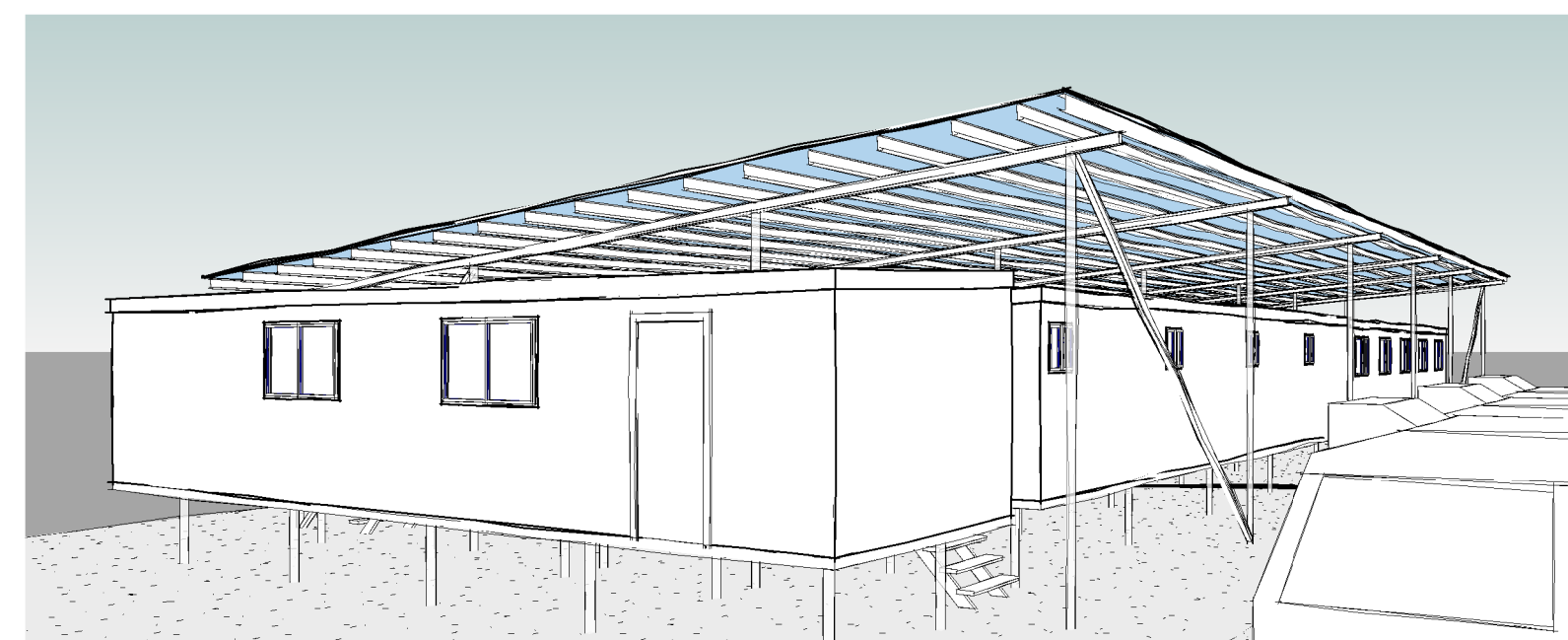
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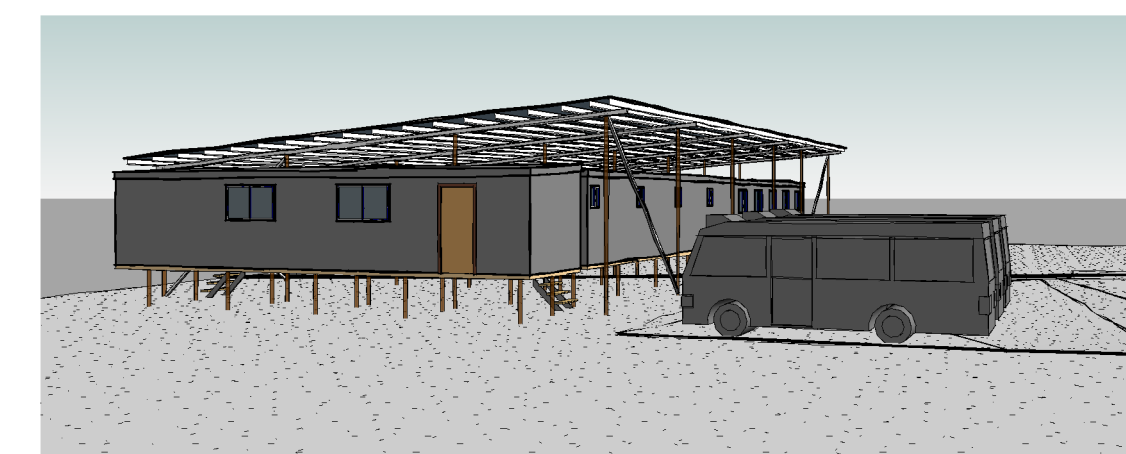
4 Rear Elev 1
1 : 100



7 3D View 3

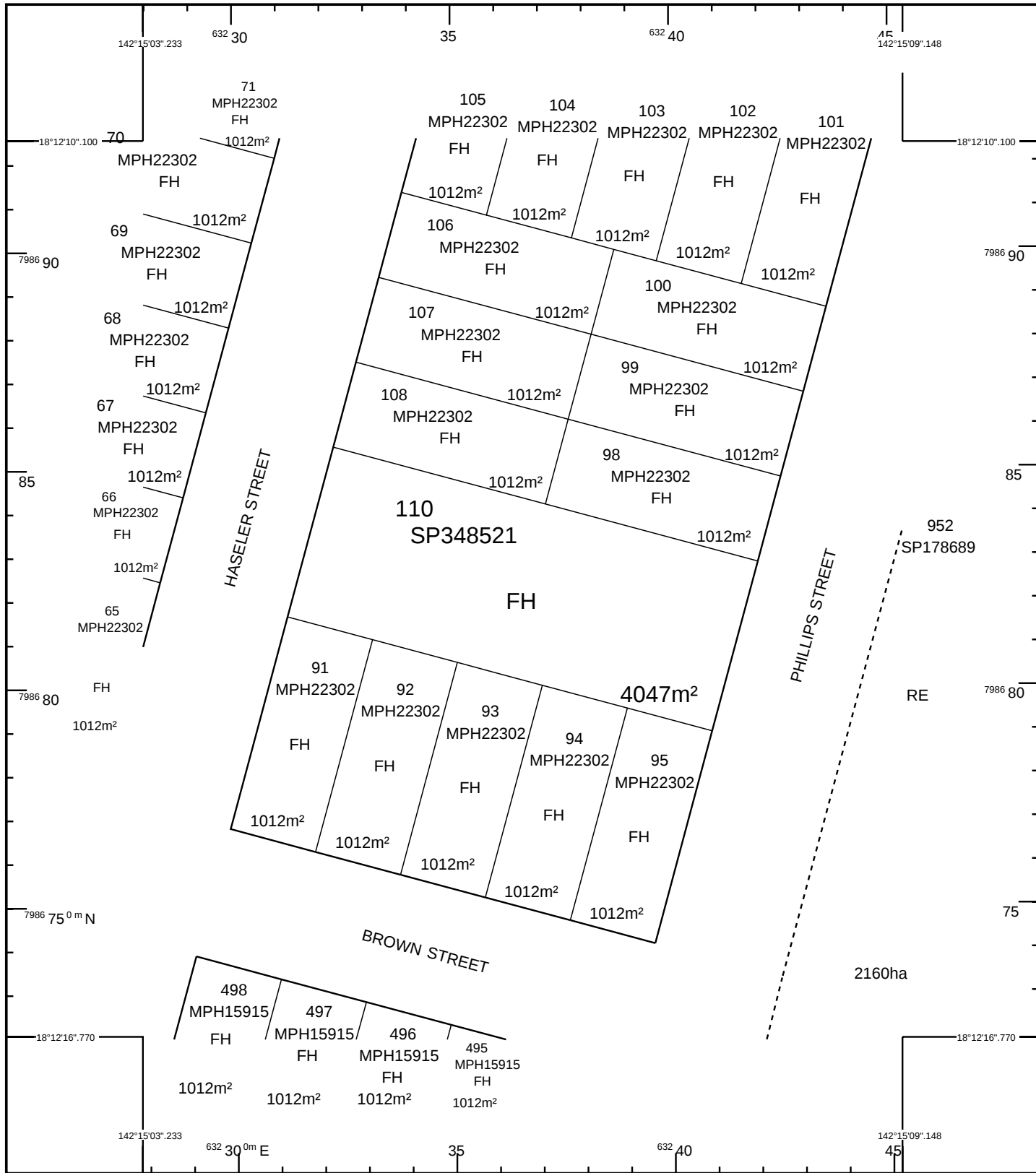


⑥ 3D View 2

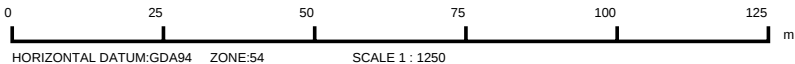


7 3D View 3

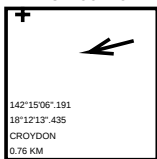
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STANDARD MAP NUMBER
7361-13343



MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	110/SP348521
Area/Volume	4047m ²
Tenure	FREEHOLD
Local Government	CROYDON SHIRE
Locality	CROYDON
Segment/Parcel	653/191

CLIENT SERVICE STANDARDS

PRINTED 10/11/2025
DCDB 07/11/2025
Users of the information recorded in this document (the Information) accept all responsibility and risk associated with the use of the Information and should seek independent professional advice in relation to dealings with property.
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SmartMap

An External Product of
SmartMap Information Services
Based upon an extraction from the
Digital Cadastral Data Base



Queensland
Government
(c) The State of Queensland,
(Department of Resources) 2025.





Site Classification

And

Wastewater Management System

For

Wren Constructions

At

Lot 110 Haseler Street

Croydon

INTRODUCTION:

Earth Test has been engaged by Wren Constructions to assess, design and report on Site Classification and a Domestic Wastewater Management System at Lot 110 Haseler Street, Croydon.

Real Property Description:-

Lot 110, on SP348521

Local Authority: Croydon Shire Council.

It is understood the intention is to construct workers camp at the site.

A site and soil evaluation was carried out in October 2025.

SITE FACTORS:

The site was identified by its site address, a photo was taken to confirm the sites identity.

The lot has an area of about 4047 square metres.

The water supply for the site will be reticulated town water.

Two Dynamic Cone Penetrometer tests were performed at locations DCP1 and DCP2, two boreholes BH1 and BH2, and one constant head soil permeability test P1 as shown on the site plan.

Atterberg Limits tests were performed on a disturbed sample from Borehole1.



Site testing at Lot 110 Haseler Street, Croydon



SITE INVESTIGATION REPORT

BOREHOLE LOG

CLIENT: Wren Constructions.		DATE SAMPLED: 03/10/2025
PROJECT: Lot 110 Haseler Street, Croydon.		Sampled by: G. Negri
REPORT DATE: 07/11/2025		
BOREHOLE No: BH1		
DEPTH (m)	DESCRIPTION	COMMENTS
0.0-0.4	Sandy SILT, Brown	Disturbed sample 0.6-0.9m.
0.4-1.3	Sandy Gravelly SILT, Red-Brown	Watertable not encountered.
1.3	Refusal	
BOREHOLE No: BH2		
DEPTH (m)	DESCRIPTION	COMMENTS
0.0-0.2	Sandy Gravelly SILT, Grey-Brown	Watertable not encountered.
0.2-0.6	Sandy Gravelly SILT, Brown	
0.6-1.5	Sandy Gravelly SILT, Red-Brown	
1.5	Refusal	



ATTERBERG LIMITS TEST REPORT

CLIENT: Wren Constructions

SAMPLE No: SI 864-25

PROJECT: Lot 110 Haseler Street, Croydon

DATE SAMPLED: 03/10/2025

SAMPLE DETAILS: BH1 0.6-0.9m

Sampled by: G. Negri

REPORT DATE: 07/11/2025

Tested By: D. Vije

TEST METHOD	RESULT
Liquid Limit: AS 1289.3.9.2	24%
Plastic Limit: AS 1289.3.2.1	18%
Plasticity Index: AS 1289.3.3.1	6%
Linear Shrinkage: AS 1289.3.4.1	2.5%
Length Of Mould:	127mm
Cracking, Crumbling, Curling, Number Of Breaks:	Nil
Sample History:	Oven Dried
Preparation Method:	Dry Sieved
Insitu Moisture Content:	30.3%
% Passing 0.075mm:	



DYNAMIC CONE PENETROMETER REPORT

AS 1289.6.3.2

CLIENT: Wren Constructions.

SAMPLE No: SI 056-25

PROJECT: Lot 110 Haseler Street, Croydon.

DATE SAMPLED: 03/10/2025

SAMPLE DETAILS: Sites "DCP1 & DCP2." as per site plan.

Tested By: G. Negri

REPORT DATE: 07/11/2025

DEPTH (Metres)	Site: DCP1	Site: DCP2
	No Blows	No Blows
0.0 – 0.1	4	4
0.1 – 0.2	8	5
0.2 – 0.3	8	8
0.3 – 0.4	9	7
0.4 – 0.5	12	9
0.5 – 0.6	10	15
0.6 – 0.7	12	15
0.7 – 0.8	10	18
0.8 – 0.9	10	25
0.9 – 1.0	18	
1.0 – 1.1	18	
1.1 – 1.2		
1.2 – 1.3		
1.3 – 1.4		
1.4 – 1.5		
1.5 – 1.6		
1.6 – 1.7		
1.7 – 1.8		
1.8 – 1.9		
1.9 – 2.0		



SITE CLASSIFICATION

Lot 110 Haseler Street, Croydon.

The Dynamic Cone Penetrometer test results indicate adequate allowable bearing pressure to 1.5m.

The Atterberg Limits test results indicate a slightly reactive soil.

The characteristic surface movement (y_s) is estimated to be in the $0 < y_s \leq 20\text{mm}$ range. According to TABLE 2.3 of AS 2870-2011 the site must be classified **CLASS-"S"**.

To comply with the "Building Services Board Subsidence Policy" advice should be sought from a Registered Professional Engineer for footing design.

All site works must be carried out in accordance with AS 3798-2007 "Guidelines on earthworks for commercial and residential developments"

If the depth of any cut exceeds 0.5m or uncontrolled fill exceeds 0.4m the classification shall be reconsidered.

Because this investigation is limited in scope and extent, it is possible that areas may exist which differ from those shown on the test hole records and used in the site classification. Should any variation from the reported conditions be encountered during excavation work, this office must be notified immediately so that reappraisal of the classification can be made.

Gavin Negri
Earth Test



SITE AND SOIL EVALUATION

Lot 110 Haseler Street, Croydon.

The site and soil evaluation carried out on 03/10/2025 provided the following results.

Site Assessment

<u>Site Factor</u>	<u>Result</u>
Slope	Level
Shape	Linear Planar
Aspect	Nil
Exposure	Good
Erosion/land slip	Not noted.
Boulders/rock outcrop	Not on lot
Vegetation	Bare
Watercourse	Not in area affected by Land Application Area.
Water table	Not encountered during investigation.
Fill	Not in Land Application Area.
Flooding	Not likely.
Channelled run-off	Not found
Soil surface conditions	Dry, Firm
Other site specific factors	

Soil Assessment

<u>Soil Property</u>	<u>Result</u>
Colour	Brown
Texture	Loam
Structure	High
Coarse Fragments	<2%
Measured Permeability Ksat (m/d)	Indicative Permeability 1.5-3.0
Dispersion	Slakes
Soil Category	4
Resultant Design Load Rating, DLR (mm/d)	25

WASTEWATER MANAGEMENT SYSTEM

An “All-Waste” septic tank discharging into conventional trenches is considered suitable for this site.

This system has been designed to conform to the requirements of the following codes, acts, regulations and standards. All work to be carried out in accordance with the following codes.

- AS/NZ 1547:2012 On-site domestic-wastewater management.
- Queensland PLUMBING AND DRAINAGE ACT 2018.
- Queensland STANDARD PLUMBING AND DRAINAGE REGULATION 2019.
- Queensland PLUMBING AND WASTEWATER CODE.

SYSTEM SIZING FACTORS.

A population equivalent of eighteen (18) persons has been chosen for the workers accommodation.

Standard water-reduction fixtures must be used to ensure the integrity of the system. They shall include:-

- Dual flush 6/3 litre water closets.
- Shower-flow restrictors.
- Aerator faucets (taps).
- Water-conserving automatic washing machines.

Note: - Garbage grinders are not permitted.

The water supply for the site is reticulated town water.

As per AS/NZ 1547:2012 Appendix H, Table H1 the “Typical wastewater design flow” for a “Reticulated water supply” gives a flow allowance of 150 L/Person/day.

The daily flow for the site (18 persons @ 150 L/person/day) will be 2700 L/day.

From AS/NZ 1547:2012 Table J1 the minimum capacity of the All-Waste septic tank required is two 4000L septic tanks connected in series.

The final tank must be fitted with an effective outlet filter.

Currently installed at the site is a 3000L All-Waste Septic Tank connected to an unknown sized conventional trench, it is recommended to keep the septic tank and connect a 4800L Graf All-Waste Septic Tank in series after the existing tank.

LAND-APPLICATION SYSTEM

DISPOSAL AREA SIZING

From AS/NZ 1547:2012 APPENDIX L, L4 DESIGN AREA SIZING, L4.2 Sizing

$$L = Q / (DLR \times W)$$

Where:

L = length in m

Q = design daily flow in L/day

DLR = Design Loading Rate in mm/d

W = Width in m

$$\begin{aligned} L &= 1800/25 \times 1.5 \\ &= 48.0 \end{aligned}$$

Use three 16.0m long by 1.5m wide conventional beds for land application area.

See plan and detail cross-section.

Its recommended that 1kg gypsum per m² be applied to the base before laying aggregate

SYSTEM INSTALLATION

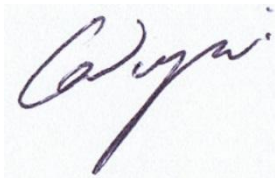
Avoid compaction by keeping people and machinery off the finished trench or bed floor.

The Land Application Area is not able to withstand traffic and must not be driven on.

The system shall be installed by a licensed plumber in accordance with the manufacturer's recommendations, local government requirements and the relevant Australian Standards.

Operation and Maintenance

Homeowners should be fully informed of the proper operation and maintenance requirements of the on-site wastewater system.

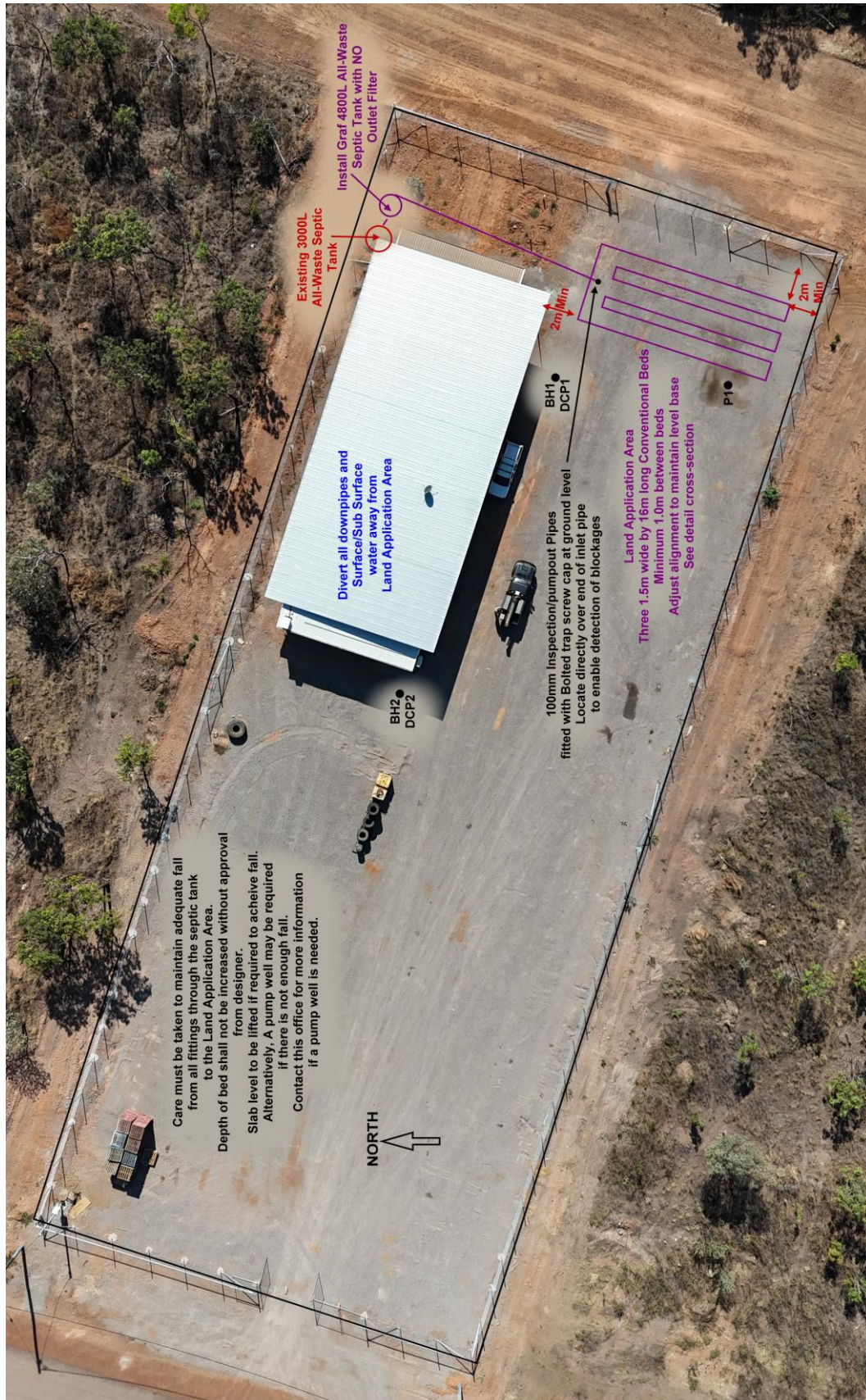
A handwritten signature in blue ink, appearing to read "Gavin Negri".

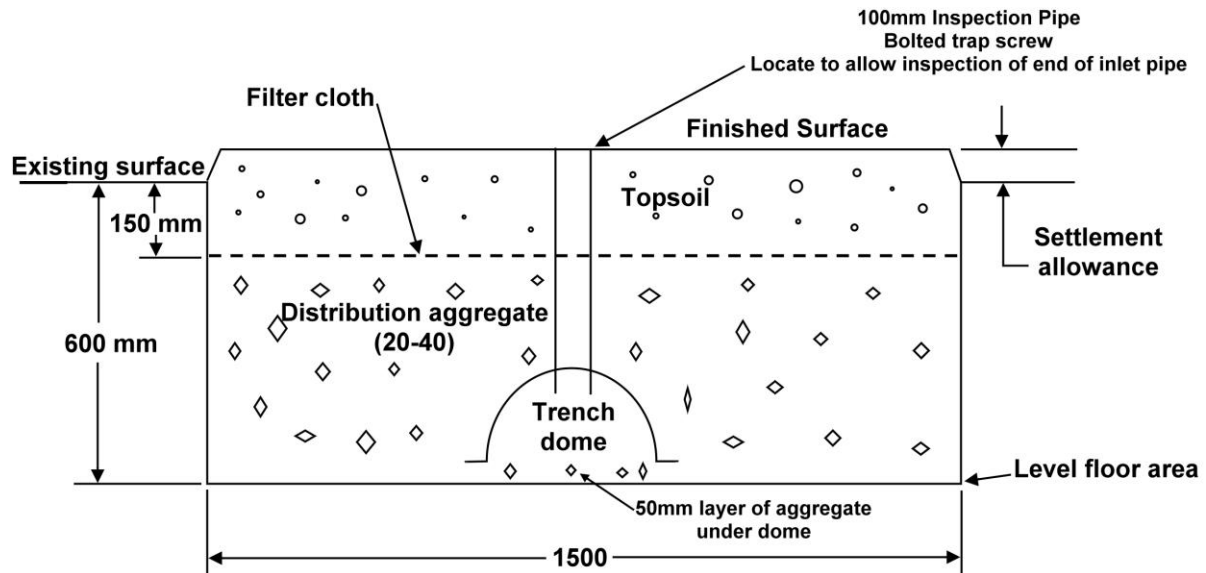
Gavin Negri
Earth Test

SITE PLAN

Lot 110 Haseler Street, Croydon.

NOT TO SCALE





Conventional Bed
Typical cross-section

Land Application Area
Typical Plan

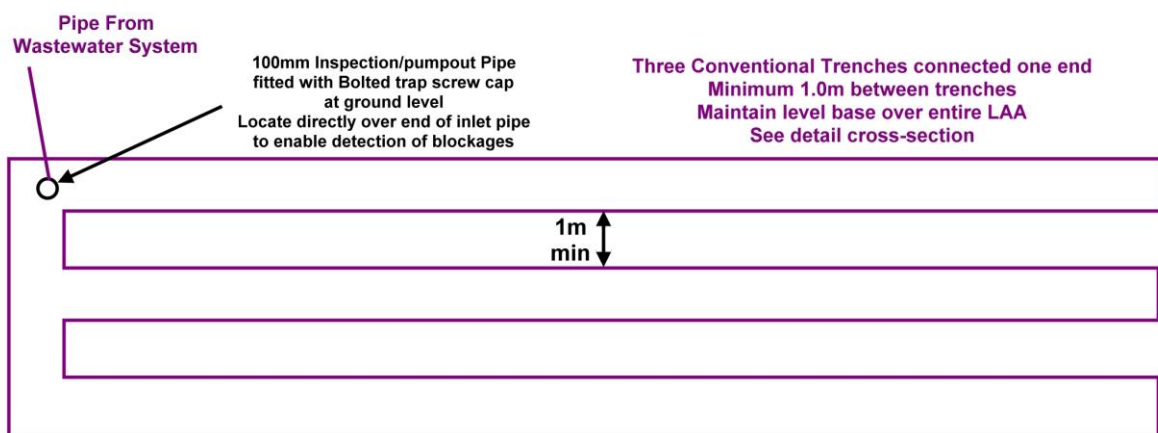


Table T2 – Setback distances for subsurface land application area for a greywater treatment plant or an on-site sewage treatment plant

Feature	Horizontal separation distance ^①		
	Up slope	Down slope	Level
Property boundaries, pedestrian paths, walkways, recreation areas, retaining wall, and footings for buildings and other structures.	2	4	2
Inground swimming pools	6	6	6
Inground potable water <i>tank</i> not exposed to primary effluent	6	6	6
Inground potable water <i>tank</i> exposed to primary effluent	15	15	15

① Distances are given in metres and are measured from the edge of trench/bed excavation or subsurface irrigation distribution pipework to the nearest point of the feature

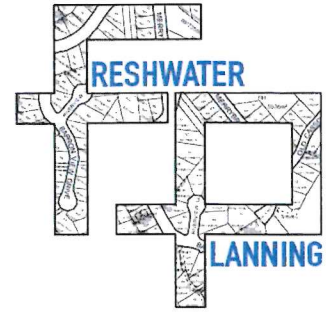
Table T5 - Setback distances for on-site sewerage facilities and greywater use facilities - Protection of surface water and groundwater.

Feature	Separation distance ①		
For onsite – see Table 2.1 in AS 1546.3			Primary ^②
For greywater – see Table 2.1 in AS 1546.4			Untreated
Top of bank of permanent water course			50
Top of bank of intermittent water course			
Top of bank of a lake, bay or estuary			
Top water level of a surface water source used for agriculture, aquaculture or stock purposes			
Open stormwater drainage channel or drain			
Bore or a dam			
Unsaturated soil depth to a permanent water table (vertically)			1.2

① Distances are given in metres and are measured from the edge of the irrigated wetted area to any point of the feature.

② Note: Primary effluent typically has a (BOD₅) (Biochemical Oxygen Demand) of between 120 -240 mg/L and Total Suspended Solids of between 65 -180 mg/L.

Our Ref: F25/39



11 February, 2026

Chief Executive Officer
Croydon Shire Council
PO Box 17
CROYDON QLD 4871

Attention: Strategic Development Department

Dear Madam,

**RE: DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE
LOT 110 ON SP348521, HASELER STREET, CROYDON.**

Under Section 51 of the Planning Act, 2016 it is mandatory for the owner of the land to which a Development Application relates to consents to the making of the Application.

We, TINA CAROLINE HUTCHINSON, D WREN PTY LTD, and BPKWREN PTY LTD as the registered owners of Haseler Street, Croydon and more particularly described as Lot 110 on SP348521, authorise Freshwater Planning Pty Ltd to lodge a Town Planning Application on our behalf.


TINA CAROLINE HUTCHINSON


D WREN PTY LTD


BPKWREN PTY LTD

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)	WREN Constructions
Contact name (only applicable for companies)	
Postal address (P.O. Box or street address)	C/- Freshwater Planning Pty Ltd 17 Barronview Drive
Suburb	Freshwater
State	QLD
Postcode	4870
Country	Australia
Contact number	0402729004
Email address (non-mandatory)	FreshwaterPlanning@outlook.com
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	F25/39
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
			Haseler Street	Croydon
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4871	110	SP348521	Croydon Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

- ☐ Coordinates of premises by longitude and latitude

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

- ☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

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

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

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

Name of port authority for tidal area (if applicable):

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

5) Are there any existing easements over the premises?

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

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

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

a) What is the type of development? *(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):

Formalisation of existing Accommodation to Non-Residents Workforce Accommodation

e) Relevant plans

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

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

6.2) Provide details about the second development aspect

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

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

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

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

c) What is the level of assessment?

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

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

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)
Non-Residents Workforce Accommodation	Non-Residents Workforce Accommodation	18	

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

Croydon 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



Queensland
Government

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

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

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

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

- ☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

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

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

- ☐ Ports – Brisbane core port land

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

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

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

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

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

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

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

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

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

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

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

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

Referral requirement	Referral agency	Date of referral response

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

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

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

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

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

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

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

PART 7 – FURTHER DETAILS

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

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

☒ No

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

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

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

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

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

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

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

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

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

☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below

☒ No

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

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

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

Hazardous chemical facilities

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

☐ Yes – *Form 536: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application

☒ No

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

Clearing native vegetation

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

☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

☒ No

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

Environmental offsets

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

☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

☒ No

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

Koala habitat in SEQ Region

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

☐ Yes – the development application involves premises in the koala habitat area in the koala priority area

☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area

☒ No

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

Water resources

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

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

☒ No

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

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

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

Waterway barrier works

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

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

☒ No

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

Marine activities

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

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

☒ No

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

Quarry materials from a watercourse or lake

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

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

☒ No

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

Quarry materials from land under tidal waters

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

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

☒ No

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

Referable dams

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

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

☒ No

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

Tidal work or development within a coastal management district

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

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

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

Queensland and local heritage places

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

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

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

Name of the heritage place:	Place ID:
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Decision under section 62 of the Transport Infrastructure Act 1994

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

- ☐ Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)
- ☒ No

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

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

- ☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered
- ☒ No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17	☒ Yes
Note: See the Planning Regulation 2017 for referral requirements	
If building work is associated with the proposed development, Parts 4 to 6 of DA Form 2 – Building work details have been completed and attached to this development application	☐ Yes ☒ Not applicable
Supporting information addressing any applicable assessment benchmarks is with the development application	☒ Yes
Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template .	
Relevant plans of the development are attached to this development application	☒ Yes
Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans .	
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)	☐ 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	