

PUBLIC NOTIFICATION



Approval Sought:	Material Change of Use
Proposed Development:	Undefined Use (Function Facility and Ancillary Accommodation)
Where:	Lot 187 Harnsworth Road, Alton Downs
Lot Description:	Lot 187 on RP614688
Application Reference:	D/75-2026

Make a submission from:

15 June 2026 to 3 July 2026

You may make a submission to Rockhampton Regional Council

PO BOX 1860, Rockhampton QLD 4700

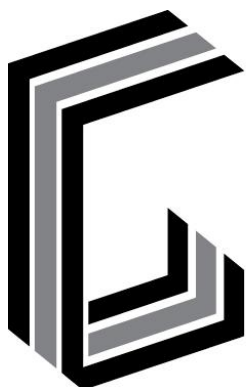
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GIDEON

TOWN PLANNING

PLANNING REPORT

**MATERIAL CHANGE OF USE FOR
UNDEFINED USE (FUNCTION FACILITY AND
ANCILLARY ACCOMMODATION)**

LOT 187 RP614688

**LOT 187 HARNSWORTH ROAD
ALTON DOWNS QLD 4702**

G D & J A Paddison

10 May 2026

DOCUMENT CONTROL SHEET

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1.0 INTRODUCTION

This Planning Report has been prepared on behalf of *G D & J A Paddison* in support of a Development Application for a Material Change of Use for an Undefined Use (Function Facility and Ancillary Accommodation) located at Lot 187 Harnsowrth Road, Alton Downs, on land described as Lot 187 on RP614688.

In accordance with the *Rockhampton Region Planning Scheme 2015* (Planning Scheme) and pursuant to the *Planning Act 2016*, the proposed development constitutes Assessable Development requiring a Development Permit for a Material Change of Use (Impact Assessment).

The proposal involves using an existing building to host low-intensity, event-based activities such as weddings, private functions, and similar gatherings, with a maximum capacity of 100 guests. The proposal also includes the provision of 20 campsites, 10 in Stage 2a and 10 in Stage 2b. The development is designed to operate on a limited basis and in a manner compatible with the surrounding rural environment.

It is considered that the proposal is consistent with the overall outcomes of the Rural Zone based on the following:

- The development is a low-intensity use contained within an existing building and does not compromise the predominantly rural character of the zone or result in fragmentation of rural land.
- The proposal does not diminish the productive agricultural capacity of the site, with the majority of the land remaining available for ongoing rural or lifestyle rural uses.
- The facility supports diversification of rural activities in a manner that is compatible with the surrounding rural environment and amenity.
- The development is appropriately serviced and accessed for its scale and rural location, without reliance on urban infrastructure or adverse impacts on the road network.
- Environmental, scenic and landscape values of the rural area are maintained through limited built form, generous setbacks and retention of existing site characteristics.

This report addresses the relevant Codes and Policies of the Planning Scheme and relevant State planning instruments. Supporting information identifies compliance with the Acceptable Outcomes of the applicable Planning Scheme Codes and demonstrates planning merit for the proposed development.

The proposed development is considered to satisfy the relevant requirements of the regional, State, and local planning instruments. The development accords with the relevant Planning Scheme Codes and maintains the outcomes sought for the Rural Zone. The proposal is considered to have merit and warrants favourable consideration by the Council.

2.0 PROJECT OVERVIEW

2.1 Site Details

Property Address:	Lot 187 Harnsworth Road, Alton Downs QLD 4702
Property Description:	Lot 187 on RP614688
Encumbrances:	N/A
Registered Owner	G D & J A Paddison (Refer to Appendix B – Title Search).
Total Site Area:	73,130 m ²

2.2 Application Details

Applicant:	G D & J A Paddison c/- Gideon Town Planning
Approval Type:	Development Permit for Material Change of Use
Description of proposal	Undefined Use (Function Facility and Ancillary Accommodation)
Local Government Area:	Rockhampton Regional Council
Assessment Manager:	Rockhampton Regional Council
Planning Scheme:	Rockhampton Region Planning Scheme 2015
Zoning:	Rural Zone (Alton Downs Precinct)
Overlays:	<ul style="list-style-type: none">• Agricultural Land Classification – Class A and B• Airport Obstacle Limitations – 45m limit• Road Hierarchy – Minor Rural Collector & Rural Access• Steep Land – 15-20% slope
Level of Assessment:	Impact Assessment
Relevant Code:	<u>Zone and Development Codes:</u> <ul style="list-style-type: none">• Rural Zone Code• Access, Parking and Transport Code• Landscape Code• Stormwater Management Code• Waste Management Code• Water and Sewer Code <u>Overlay Codes:</u> <ul style="list-style-type: none">• Airport Environs Overlay Code• Steep Land Overlay Code
Referral Agencies:	Not Applicable
Regional Plan:	Central Queensland Regional Plan 2013

3.0 CHARACTERISTICS OF SITE AND SURROUNDING AREA

3.1 Site Details and Location

The subject site is located at Lot 187 Harnsworth Road, Alton Downs, on land described as Lot 187 on RP614688. It is located approximately 16km northwest of the Rockhampton CBD within the Rural Zone (Alton Downs Precinct). The site is surrounded entirely by other lots within the Rural Zone, accommodating a mix of rural and residential uses.

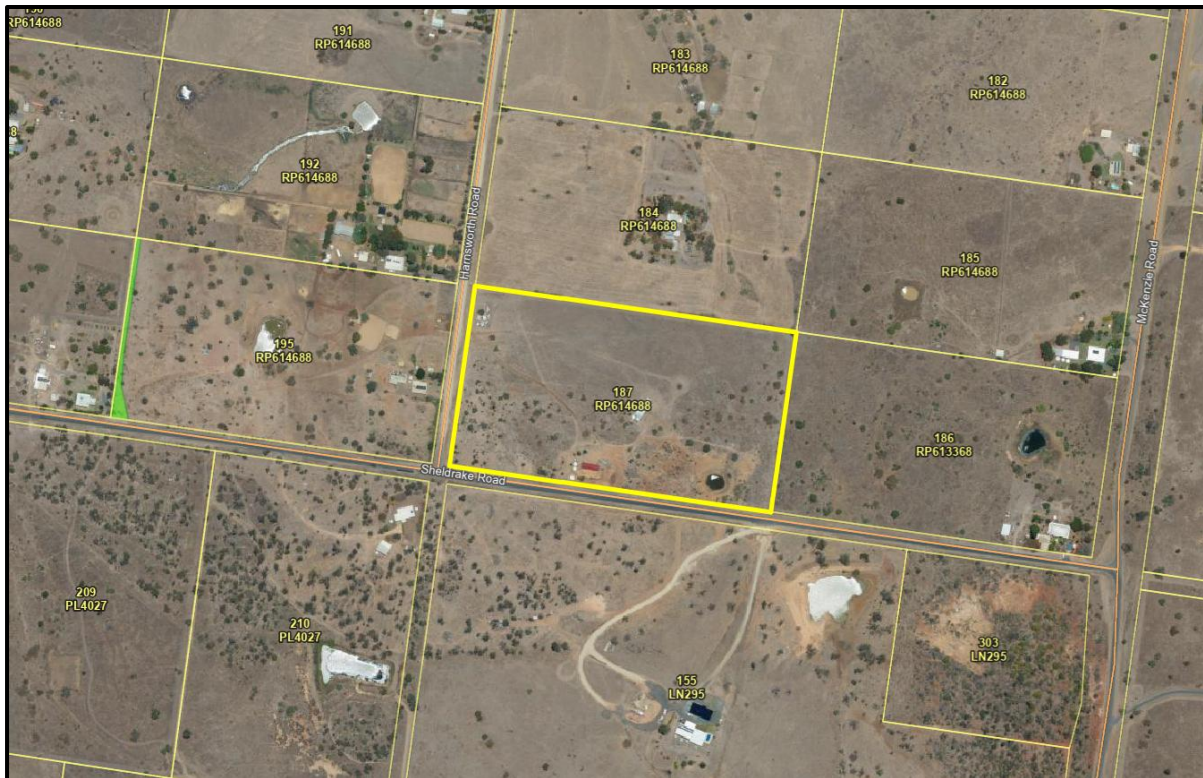


Figure 1 Site Location Context

Source: Queensland Globe

3.2 Site Characteristics

3.2.1 Area & Configuration

The subject site has a rectangular configuration measuring 73,130 m², with road frontages of approximately 201 metres to Harnsworth Road (Rural Access) and 363 metres to Sheldrake Road (Minor Rural Collector).

3.2.2 Existing Infrastructure and Build Form

The subject site currently accommodates an existing shed measuring approximately 125m² toward the Sheldrake Road boundary, and another shed measuring approximately 120m² toward the centre of the site.

3.2.3 Topography and landscaping

The subject site features a gradual slope from the Sheldrake Road boundary toward the northeastern and northwestern corners. The site is primarily clear of vegetation aside from a scattered line of trees running west to east through the middle of the site.

3.2.4 Vehicle access and car parking

The subject site features an existing access driveway onto Sheldrake Road toward the centre of the road frontage. As this is a large rural lot, no formalised on-site parking is provided.

3.2.5 Urban Services

The site is located within the rural zone, with no Council services located near the proposed development. Electrical infrastructure, not owned or managed by Council, is located on Sheldrake Road and Harnsworth Road.

3.2.6 Easements

The subject site does not contain any easements.

4.0 DEVELOPMENT PROPOSAL

4.1 Proposal Description

The proposed development, to be undertaken in two stages, seeks approval for a Material Change of Use for Undefined Use (Function Facility and Ancillary Accommodation) on the subject site at Lot 187 Harnsworth Road, Alton Downs. The facility is intended to host a range of small-scale, event-based activities, including weddings, elopements, private functions, celebration-of-life ceremonies, retreats, and similar events, as well as guest accommodation that benefits from a rural setting.

4.1.1 Function Facility - Stage One

The development comprises two (2) distinct stages, allowing for flexibility for future operations of the proposed use.

Stage 1 will include the commencement of Function Facility use within the existing on-site building (approx. 112 m²) and the adjoining outdoor event area (2,400 m²), as well as the addition of the car parking area.

The function facility will operate on a limited and managed basis, with events generally occurring Tuesday to Saturday and no routine operations on Sundays or Mondays. The scale of events is modest, with a maximum capacity of 100 guests at any one time. Activities will primarily be short-duration and intermittent, rather than continuous daily use.

The existing building will be refurbished to accommodate indoor function spaces, with associated outdoor areas used for ceremonies and ancillary event activities where appropriate. The proposal does not involve a significant expansion of built form and is designed to maintain the site's low-intensity, rural character while supporting the diversification of rural land uses consistent with the Alton Downs precinct.



Figure 2 Site Plan – Stage 1
Source: Oryx Design Studio

4.1.2 Guest Accommodation - Stage Two

Stage 2 will be delivered in two sub-stages. Stage 2A comprises the construction of a second amenities block and the establishment of a camping area containing 10 campsites, facilitating overnight accommodation for guests attending events associated with the Function Facility. Stage 2B will provide a further 10 campsites.

The campsites are intended solely for use by guests attending events at the Function Facility and will not be available to the general public.

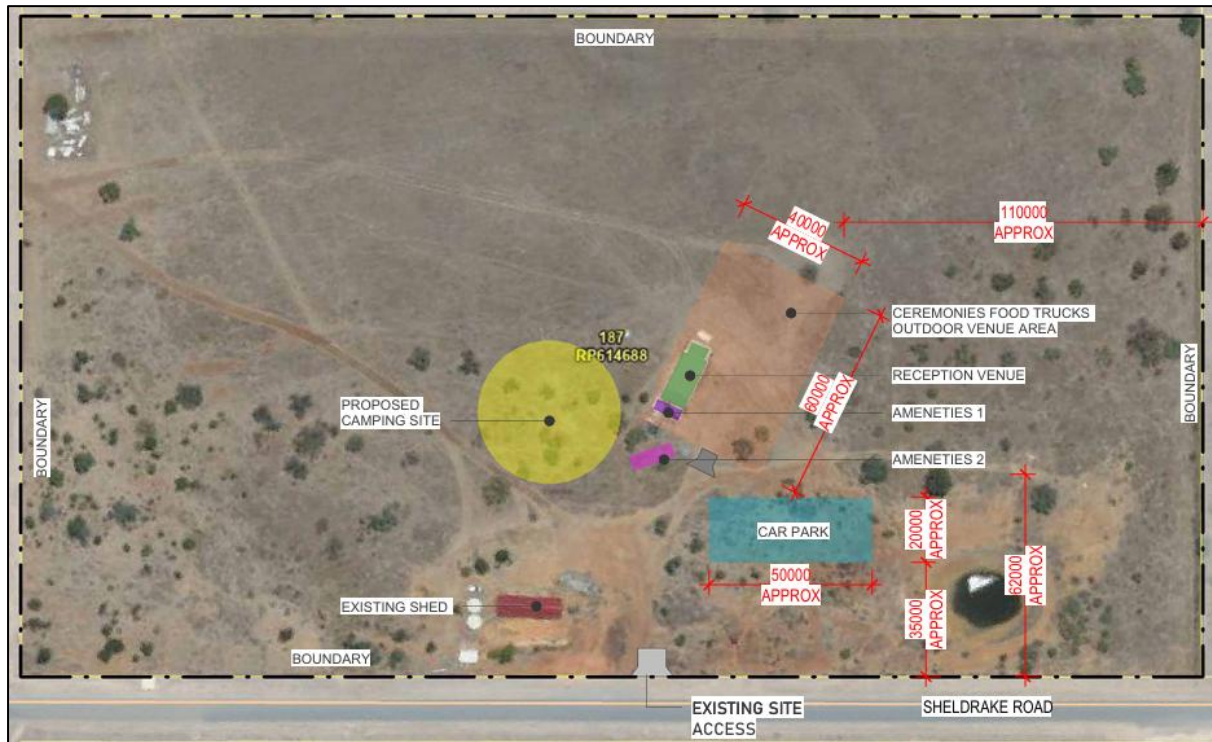


Figure 3 Site Plan – Stage 2
Source: Oryx Design Studio

4.1.3 Vehicle Access and Parking

The existing access to the site from Sheldrake Road will be retained. Refer to *Appendix E – Traffic Statement*, which includes further details of the proposal in relation to traffic impacts and access arrangements.

An informal on-site car parking area measuring approximately 50 metres by 20 metres (1,000 m²) is proposed for use exclusively by guests attending events at the Function Facility.

4.1.4 Services

The proposed function facility will be serviced in a manner appropriate to its rural location and low-intensity, event-based operation. The site is not connected to the Council's reticulated water or sewerage networks, and services will be provided via on-site systems.

Water supply will be provided through on-site water storage infrastructure sufficient to meet the facility's operational demands, including amenities and cleaning requirements. Sewerage will be managed via an on-site sewage treatment and disposal system designed and installed in accordance with relevant legislative and regulatory requirements.

4.1.5 Waste Management

Waste generated by the facility will be appropriately stored on-site in designated waste receptacles and managed to prevent nuisance, odour, or the attraction of vermin. All waste will be collected and removed from the site by a licensed commercial waste contractor at a frequency commensurate with the scale and operation of the use.

5.0 REVIEW OF LEGISLATIVE REQUIREMENTS

5.1 Assessment Overview

5.1.1 Matters to be assessed

In accordance with the *Rockhampton Region Planning Scheme 2015* and in particular, in accordance with *Table 5.4.6.4 Table of Assessment for Material Change of Use in the Rural Zone*, the proposed development application for a Function Facility is subject to **Impact Assessment**.

According to Section 45(5) of the Planning Act:

"(5) An impact assessment is an assessment that—

- a) *must be carried out—*
 - i. *against the assessment benchmarks in a categorising instrument for the development; and*
 - ii. *having regard to any matters prescribed by regulation for this subparagraph; and*
- b) *may be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise."*

Assessment benchmarks are described in Section 30 of the Planning Regulation 2017 ("Planning Regulation"):

- (1) For section 45(5)(a)(i) of the Act, the impact assessment must be carried out against the assessment benchmarks for the development stated in schedules 9 and 10.
- (2) Also, if the prescribed assessment manager is the local government, the impact assessment must be carried out against the following assessment benchmarks—
 - a) *the assessment benchmarks stated in—*
 - i. *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*
 - ii. *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*
 - iii. *a temporary State planning policy applying to the premises;*
 - b) *(b) if the development is not in a local government area—any local planning instrument for a local government area that may be materially affected by the development;*
 - c) *(c) if the local government is an infrastructure provider—the local government's LGIP*
- (3) However, an assessment manager may, in assessing development requiring impact assessment, consider an assessment benchmark only to the extent the assessment benchmark is relevant to the development."

The following sections include an assessment of the proposal against the relevant components of the *Rockhampton Region Planning Scheme 2015* and the relevant State Government planning instruments and legislative requirements.

5.2 Rockhampton Region Planning Scheme 2015

5.2.1 Planning Scheme Definitions

Under the *Rockhampton Region Planning Scheme 2015*, the proposed land use is not specifically defined and therefore it is considered an undefined use, and for the purposes of the application, the following description and definition of the use is provided:

Undefined Use (Function Facility and Ancillary Accommodation) means the use of premises for:

- (a) receptions or functions;
- (b) preparing and providing food and liquor for consumption on the premises as part of a reception or function; and
- (c) the provision of ancillary, short-term accommodation in the form of campsites, used solely by guests attending a reception or function on the premises.

The ancillary accommodation is subordinate to and directly associated with the Function Facility and is not available for general public use independent of an event.

The proposed operations, as described in Section 4 – Proposed Development, are consistent with the above definition.

5.2.2 Planning Scheme Zone

The subject site is in the Rural Zone under the *Rockhampton Region Planning Scheme 2015*.

5.2.3 Level of Assessment

As previously discussed, the proposed Undefined Use (Function Facility and Ancillary Accommodation), in accordance with *Table 5.4.6.4 Table of Assessment for Material Change of Use in the Rural Zone* within the *Rockhampton Region Planning Scheme 2015*, is Impact Assessable.

5.2.4 Planning Scheme Overlays and Codes

The site is affected by the following Planning Scheme Overlays. Refer to *Appendix F – Overlays* for a copy of the relevant overlay mapping.

Table 1 Planning Scheme Overlays and Codes

Overlays	Relevant Code	Comment
Agricultural Land Classification – Class A and B	N/A	Noted.
Airport Obstacle Limitations – 45m Limit	Airport Environs Overlay Code	The subject site is within the 45m metre height limit area of the Airport Environs overlay. However, the development does not feature any new buildings exceeding 45 metres in height. Therefore, the relevant code is not further addressed as part of this application.
Road Hierarchy	N/A	It is noted that Harnsworth Road is identified as a Rural Access road, and Sheldrake Road is identified as a Minor Rural Collector, as per the planning scheme.
Steep Land – 15-20% slope	Steep Land Overlay Code	The subject site is minimally impacted by the Steep Land overlay. However, no development is proposed within the impacted area. Therefore, the relevant overlay is not further addressed as part of this application.

The proposed development for an Undefined Use (Function Facility and Ancillary Accommodation) is consistent with the desired outcomes of the Planning Scheme Overlay provisions as they relate to the subject site.

5.2.5 Other Planning Scheme Codes

The following other Planning Scheme Codes have been identified as being relevant to the assessment of proposed development:

Table 2 Other Planning Scheme Codes

Code	Comment
Rural Zone Code	The proposed development is consistent with the purpose of the Rural Zone Code. An assessment of the proposed development against the code is included in <i>Appendix D – Code Assessment</i> .
Access, Parking and Transport Code	The proposed development is consistent with the purpose of the Access, Parking and Transport Code. An assessment of the proposed development against the code is included in <i>Appendix D – Code Assessment</i> .
Landscape Code	The development takes place toward the centre of a large rural lot. Landscaping is not considered necessary to support the development. Therefore, the relevant code is not further addressed as part of this application.
Stormwater Management Code	The development takes place within an existing building on a large rural lot. Stormwater will continue to be managed appropriately on-site. Therefore, it is not deemed necessary to address the relevant code in full.
Waste Management Code	The proposed development is consistent with the purpose of the Waste Management Code. An assessment of the proposed development against the code is included in <i>Appendix D – Code Assessment</i> .
Water and Sewer Code	The proposed development is consistent with the purpose of the Water and Sewer Code. An assessment of the proposed development against the code is included in <i>Appendix D – Code Assessment</i> .

5.2.5.1 Rural Zone Code

Table 3 below provides an assessment of the proposed development against the relevant purposes and overall outcomes for the Rural Zone Code.

Table 3 Alignment with Zone Purpose and Overall Outcomes

Rural Zone Purposes	Development Alignment
(a) ensure that land with productive capacity is maintained for a range of existing and emerging rural uses that are significant to the economy of the planning scheme area;	The proposed Undefined Use (Function Facility and Ancillary Accommodation) occupies a small, discrete portion of the site within an existing building and does not compromise the overall productive capacity of the land. The balance of the site remains available for rural or rural-residential activities, ensuring the land's ongoing capacity to support existing and emerging rural uses is maintained.
(b) recognise that different types of rural land are suited to specific uses such as animal industries, horticulture, cropping, intensive animal industries, intensive grazing and extractive industries;	The proposal recognises the rural capability of the land by limiting development to a low-intensity, non-intrusive use contained within an existing building. The development does not preclude the land's suitability for traditional rural uses, with the majority of the site remaining available for animal grazing or other rural activities appropriate to the land's characteristics.
(c) prevent the establishment of development which may limit the productive capacity of the land;	The proposed development is confined to an existing building and a small, defined area of the site and does not result in subdivision, fragmentation or

<p>(d) provide for diversification of rural industries where impacts can be managed; and</p>	<p>intensive built form. As such, it does not limit the productive capacity of the land, with the majority of the site remaining available for ongoing rural use.</p> <p>The proposed Undefined Use (Function Facility and Ancillary Accommodation) represents a form of rural industry diversification that utilises an existing building and operates at a low intensity. Potential impacts associated with the use can be appropriately managed through siting, scale, operating hours and conditions of approval, ensuring compatibility with the surrounding rural environment.</p>
<p>(e) maintain the environmental values of all rural land.</p>	<p>The development is contained within an existing building and avoids disturbance to the broader site, ensuring natural landform, drainage patterns and vegetation are largely retained. As a result, the proposal maintains the environmental values of the rural land and does not introduce activities that would result in environmental degradation.</p>
Rural Zone Overall Outcomes	Development Alignment
<p>(a) development in the zone accommodates predominantly rural uses;</p>	<p>The proposed development does not displace or undermine the predominantly rural nature of the zone. The Function Facility is a low-intensity use contained within an existing building on a large rural allotment, with the majority of the site remaining available for ongoing rural activities.</p>
<p>(b) development:</p> <ul style="list-style-type: none"> (i) does not detract from the scenic landscape features of rural land including the Fitzroy River, floodplains, lagoons, wetlands, salt pans, mountains and ridges and the coastline; (ii) is responsive to the environmental characteristics and constraints of the land, and minimises impacts on natural features such as waterways, wetlands and remnant vegetation; (iii) has legal and practical access to the road hierarchy; (iv) is serviced by infrastructure that is commensurate with the needs of the use; and (v) maximises energy efficiency and water conservation; 	<p>The development is contained within an existing building and does not introduce visually intrusive built form, ensuring no detriment to the scenic landscape features of the rural area. The proposal avoids impacts on waterways, wetlands and vegetation and responds appropriately to the site's environmental characteristics.</p> <p>Legal and practical access is provided via the existing access to Sheldrake Road, and the development will be serviced by on-site water supply, sewerage and waste management systems appropriate to the scale of the use. Reuse of an existing building and reliance on on-site servicing support energy efficiency and water conservation outcomes.</p>
<p>(c) non-rural uses may be appropriate where they do not detract from the productivity or residential amenity of rural areas and can demonstrate:</p> <ul style="list-style-type: none"> (i) a direct relationship with the rural use in the immediate locality; or (ii) the potential to make a contribution to primary production or the diversification of rural industries; or (iii) a need to be remote from urban uses as a result of their impacts; or (iv) they cannot be located in an urban area (for example, due to land area requirements); 	<p>The proposed Undefined Use (Function Facility and Ancillary Accommodation) is a low-intensity non-rural use that does not detract from rural productivity or residential amenity, being contained within an existing building and separated from surrounding dwellings by significant setbacks.</p> <p>The development contributes to the diversification of rural industries by supporting event-based activities that rely on a rural setting and large land area, and it is appropriately located outside urban areas due to its land area requirements, parking needs and potential amenity impacts associated with events.</p>
<p>(d) transport and freight uses, which do not meet the definition of a home based business, are not established in the rural zone;</p>	<p>Development does not involve a transport or freight use.</p>

(e) development does not alienate or impact on the productive agricultural capacity of rural areas and agricultural land is protected from incompatible development;	The proposed development is confined to an existing building and a small, defined area of the site and does not result in fragmentation or loss of agricultural land. The majority of the site remains available for rural use, ensuring the productive agricultural capacity of the land is not alienated or impacted by incompatible development.
(f) all rural land is maintained in large land holdings to protect the agricultural production capacity. In this regard, the reconfiguration of land only occurs when lot size is 100 hectares unless otherwise stated in a precinct;	Development does not involve reconfiguring a lot.
(i) urban and rural residential development is contained within the designated growth areas and does not expand into the rural zone;	The proposal does not involve urban or rural residential development and does not facilitate residential expansion into the Rural Zone. The Function Facility is a non-residential, low-intensity use contained within an existing building and does not undermine the intent to limit residential growth outside designated growth areas.
Alton Downs Precinct Overall Outcomes	Development Alignment
(a) rural land in this precinct includes smaller lots used for primarily residential purposes;	The subject site is located within the Alton Downs Precinct, which comprises smaller rural lots commonly used for residential and lifestyle purposes. The proposed Function Facility is contained within an existing building on a large allotment and is compatible with the established rural-residential character of the precinct.

As demonstrated in the above table, the development generally aligns with the purpose and overall outcomes for the Rural Zone.

5.2.6 Strategic Framework

The strategic framework themes and their strategic outcomes, as identified within Part 3 of the *Rockhampton Region Planning Scheme 2015*, are applicable.

5.2.6.1 Settlement Pattern

Table 4 Settlement Pattern

Element	Comment
<i>Natural conservation, open space and natural corridor or link</i>	The development proposal does not relate to or impact this element.
<i>Townships</i>	The development proposal does not relate to or impact this element.
<i>Rural residential</i>	The development proposal does not relate to or impact this element.
<i>Rural</i>	The proposed Undefined Use (Function Facility and Ancillary Accommodation) is a low-intensity, non-urban use contained within an existing building and does not result in subdivision, residential expansion or fragmentation of rural land. The development does not diminish the productive agricultural capacity of the site, with the majority of the land remaining available for rural or lifestyle use. The proposal supports rural diversification consistent with tourism and event-based activities that rely on a rural setting, while maintaining environmental and scenic values and avoiding impacts on incompatible rural, industrial or extractive uses. The development reflects the established character of the Alton Downs precinct as smaller rural lifestyle lots and is supported by appropriate on-site infrastructure, including water supply, sewerage treatment and sealed road access.
<i>Industrial</i>	The development proposal does not relate to or impact this element.
<i>Urban and new urban</i>	The development proposal does not relate to or impact this element.
<i>Future urban</i>	The development proposal does not relate to or impact this element.

<i>Urban Infill and intensification</i>	The development proposal does not relate to or impact this element.
<i>Centres</i>	The proposal will not compromise the role and function of designated centres.
<i>Specialised centres</i>	The development proposal does not relate to or impact this element.
<i>Specific Use</i>	The development proposal does not relate to or impact this element.

5.2.6.2 Natural Environment and Hazards

Table 5 Natural Environment and Hazards

Element	Comment
<i>Areas of environmental significance</i>	The development proposal does not relate to or impact this element.
<i>Natural hazards and climate change</i>	The proposed Undefined Use (Function Facility and Ancillary Accommodation) is contained within an existing building and does not involve residential expansion, subdivision or intensification in areas subject to natural hazards. The development avoids high or extreme hazard areas and does not increase risk to people or property. No hazardous materials are proposed, and the development maintains existing landforms, drainage patterns and vegetation, ensuring natural processes and protective functions are retained. The proposal does not compromise land identified for future hazard mitigation works and appropriately manages natural hazard risk consistent with the Strategic Framework.
<i>Coastal environment</i>	The development proposal does not relate to or impact this element.
<i>Water resources, catchment management and healthy waters</i>	The development proposal does not relate to or impact this element.
<i>Landscape and scenic amenity</i>	The development proposal does not relate to or impact this element.
<i>Air, noise and hazardous materials</i>	The proposed Undefined Use (Function Facility and Ancillary Accommodation) is a low-intensity use contained within an existing building and does not involve hazardous materials or activities that generate significant air, noise or odour emissions. Potential amenity impacts are limited and can be appropriately managed through operating hours and conditions of approval. The site is not located within an industrial interface or affected by known contamination, and the development does not compromise the operation of industrial areas or expose sensitive uses to industrial impacts.
<i>Waste</i>	The proposed Undefined Use (Function Facility and Ancillary Accommodation) is a low-intensity, event-based use that generates limited solid and liquid waste. Waste generation is minimised through the scale and nature of the operations, and all waste will be appropriately stored on-site and removed by a licensed commercial waste contractor, ensuring no adverse impacts on the natural environment.

5.2.6.3 Community Identity and Diversity

Table 6 Community Identity and Diversity

Element	Comment
<i>Housing diversity, safe communities and equitable access</i>	The development proposal does not relate to or impact this element.
<i>Community identity</i>	The development proposal does not relate to or impact this element.
<i>Heritage and character</i>	The development proposal does not relate to or impact this element.
<i>Sport and recreation and open space</i>	The development proposal does not relate to or impact this element.
<i>Social, arts and cultural infrastructure</i>	The development proposal does not relate to or impact this element.

5.2.6.4 Access and Mobility

Table 7 Access and Mobility

Element	Comment
<i>Public and active transport</i>	The development proposal does not relate to or impact this element.
<i>Road network</i>	The proposed Undefined Use (Function Facility and Ancillary Accommodation) utilises existing, lawful access to the local road network and generates low, intermittent traffic that can be safely accommodated without compromising road safety, efficiency or function. Access via Sheldrake Road is consistent with its role in the road hierarchy and does not impact higher order state-controlled roads. The development does not require new road works, does not conflict with planned road upgrades or future alignments, and will not impede freight, public transport or active transport functions.
<i>Rail network</i>	The development proposal does not relate to or impact this element.
<i>Freight network and key logistics hub</i>	The development proposal does not relate to or impact this element.
<i>Air transport</i>	The development proposal does not relate to or impact this element.
<i>Sea transport</i>	The development proposal does not relate to or impact this element.

5.2.6.5 Infrastructure and Services

Table 8 Infrastructure and Services

Element	Comment
<i>Inter-regional networks</i>	The development proposal does not impact this element.
<i>Local area networks</i>	The proposal will be connected to: <ul style="list-style-type: none"> a) a reliable on-site water supply; b) a reliable on-site sewerage system; c) effective stormwater drainage and treatment; d) an effective and safe transport network; e) a reliable and safe electricity network; and f) communication networks (including the National Broadband Network).

5.2.6.6 Natural Resources and Economic Development

Table 9 Natural Resources and Economic Development

Element	Comment
<i>Protection of key assets</i>	The development proposal does not relate to or impact this element.
<i>Industrial development</i>	The development proposal does not relate to or impact this element.
<i>Rural land</i>	The proposed Undefined Use (Function Facility and Ancillary Accommodation) is confined to an existing building on a large rural allotment and does not result in subdivision, fragmentation or urban development of rural land. While the site is mapped within the Agricultural Land Classification overlay, the proposal does not alienate or materially reduce the land's productive capacity, with the majority of the site remaining available for rural use. The development does not preclude or conflict with intensive horticulture, animal industries or other productive rural uses, and does not impact environmental or scenic values. As a low-intensity, value-adding rural diversification activity, the proposal is compatible with the protection of productive rural land and the Strategic Framework outcomes.
<i>Extractive and mineral resources</i>	The development proposal does not relate to or impact this element.
<i>Forestry</i>	The development proposal does not relate to or impact this element.
<i>Marine resources</i>	The development proposal does not relate to or impact this element.
<i>Tourism</i>	The development proposal does not relate to or impact this element.

The proposed development does not conflict with the Strategic Framework of the *Rockhampton Region Planning Scheme 2015*.

5.2.7 Planning Scheme Policies

Any applicable Planning Scheme Policies will be addressed as considered necessary to the assessment of the proposed development.

5.3 State Government Planning Framework

5.3.1 Central Queensland Regional Plan 2013

The subject site is identified as being outside the Priority Living Area (PLA) of the Central Queensland Regional Plan 2013 (CQRP). The PLA safeguards areas required for the growth of towns in the regions while providing for resource activities to locate within these areas, where it meets communities' expectations as determined by the relevant local government. The proposal does not conflict with the CQRP.

5.3.2 State Planning Policy 2016

The State Planning Policy was released on 3 July 2017. It is a State planning instrument made under Chapter 2, Part 2, Section 10 of the *Planning Act 2016*.

As prescribed in Section 26(2)(a)(ii) of the Planning Regulation, the State Planning Policy represents an assessment benchmark, and the assessment manager must have regard to State Planning Policies if it is not identified as being appropriately reflected in the planning scheme.

The State Planning Policy is identified as being reflected in the Rockhampton Regional Planning Scheme, which is the relevant planning scheme in this instance. Since the commencement of the Planning Scheme, the July 2017 version of the SPP has taken effect. It is considered that the amendments in the July 2017 version of the State Planning Policy are not substantial and do not affect the State interests reflected in the Planning Scheme. Therefore, the State Planning Policy is not directly applicable to the development of the site.

5.3.3 State Planning Regulatory Provisions

No State Planning Regulatory Provision will be compromised as a result of the proposed development.

6.0 REFERRALS

The Planning Regulation 2017 identifies triggers and thresholds for development requiring referral to the State and other agencies.

The development does not trigger a referral to any agency.

7.0 CONCLUSION

This Planning Report has been prepared on behalf of *G D & J A Paddison* in support of a Development Application for a Material Change of Use for a Undefined Use (Function Facility and Ancillary Accommodation) located at Lot 187 Harnsworth Road, Alton Downs on land described as Lot 187 on RP614688.

The proposal involves using an existing building to host low-intensity, event-based activities such as weddings, private functions, and similar gatherings, with a maximum capacity of 100 guests. The proposal also includes the provision of 20 campsites, 10 in Stage 2a and 10 in Stage 2b. The development is designed to operate on a limited basis and in a manner compatible with the surrounding rural environment.

It is considered that the proposal is consistent with the overall outcomes of the Rural Zone based on the following:

- The development is a low-intensity use contained within an existing building and does not compromise the predominantly rural character of the zone or result in fragmentation of rural land.
- The proposal does not diminish the productive agricultural capacity of the site, with the majority of the land remaining available for ongoing rural or lifestyle rural uses.
- The function facility supports diversification of rural activities in a manner that is compatible with the surrounding rural environment and amenity.
- The development is appropriately serviced and accessed for its scale and rural location, without reliance on urban infrastructure or adverse impacts on the road network.
- Environmental, scenic and landscape values of the rural area are maintained through limited built form, generous setbacks and retention of existing site characteristics.

The proposed development is considered to satisfy the relevant requirements of the regional, State, and local planning instruments. The development accords with the relevant Planning Scheme Codes and maintains the outcomes sought for the Rural Zone. The proposal is considered to have merit and warrants favourable consideration by the Council.

APPENDIX A

DA FORM 1

APPENDIX B

TITLE SEARCH

APPENDIX C

PROPOSAL PLANS

APPENDIX D

CODE ASSESSMENT

APPENDIX E

TRAFFIC STATEMENT

APPENDIX F

RRPS 2015 OVERLAYS

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)	G D & J A Paddison c/- Gideon Town Planning
Contact name (only applicable for companies)	Gideon Genade
Postal address (P.O. Box or street address)	PO Box 450
Suburb	Rockhampton City
State	Queensland
Postcode	4700
Country	Australia
Contact number	07 4806 6959
Email address (non-mandatory)	info@gideontownplanning.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	GTP 2558

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
		Lot 187	Harnsworth Street	Alton Downs
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4702	187	RP614688	Rockhampton Regional 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)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: <input type="text"/>	

- Coordinates of premises by easting and northing

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

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)

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

5) Are there any existing easements over the premises?

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

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

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

for an Undefined Use (Function Facility and Ancillary 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 | <input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument |
| Reconfiguring a lot | <input type="checkbox"/> Yes – complete division 2 |
| Operational work | <input type="checkbox"/> Yes – complete division 3 |
| Building work | <input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i> |

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition <i>(include each definition in a new row)</i>	Number of dwelling units <i>(if applicable)</i>	Gross floor area (m ²) <i>(if applicable)</i>
Function Facility and Ancillary Accommodation	Undefined use		

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)*

- | | |
|--|---|
| <input type="checkbox"/> Subdivision <i>(complete 10)</i> | <input type="checkbox"/> Dividing land into parts by agreement <i>(complete 11)</i> |
| <input type="checkbox"/> Boundary realignment <i>(complete 12)</i> | <input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road <i>(complete 13)</i> |

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

Rockhampton Regional Council

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

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

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

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

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

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



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

Matters requiring referral to the local government:

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

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

- Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

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

Matters requiring referral to the Brisbane City Council:

- Ports – Brisbane core port land

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

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

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

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

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

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

Matters requiring referral to the Gold Coast Waterways Authority:

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

Matters requiring referral to the Queensland Fire and Emergency Service:

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

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

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

Referral requirement	Referral agency	Date of referral response

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

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

- I agree to receive an information request if determined necessary for this development application
 I do not agree to accept an information request for this development application

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

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

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

PART 7 – FURTHER DETAILS

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

- Yes – provide details below or include details in a schedule to this development application
 No

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

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

- Yes – a copy of the receipted QLeave form is attached to this development application
 No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid
 Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

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

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

- Yes – show cause or enforcement notice is attached
 No

23) Further legislative requirements

Environmentally relevant activities

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

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

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

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

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

Hazardous chemical facilities

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

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

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

Clearing native vegetation

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

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

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

Environmental offsets

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

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

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

Koala habitat in SEQ Region

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

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

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

Water resources

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

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

No

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

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

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

Waterway barrier works

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

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

No

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

Marine activities

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

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

No

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

Quarry materials from a watercourse or lake

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

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

No

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

Quarry materials from land under tidal waters

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

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

No

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

Referable dams

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

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

No

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



Tidal work or development within a coastal management district

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

- Yes – the following is included with this development application:
- Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 - A certificate of title

No

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

Queensland and local heritage places

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

Yes – details of the heritage place are provided in the table below

No

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

Name of the heritage place:

Place ID:

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

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	

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 30475250	Search Date: 02/12/2025 09:34
Date Title Created: 03/02/1981	Request No: 54309949
Previous Title: 30454111	

ESTATE AND LAND

Estate in Fee Simple

LOT 187 REGISTERED PLAN 614688
Local Government: ROCKHAMPTON

REGISTERED OWNER

Dealing No: 706077595 30/10/2002

GRANT DOUGLAS PADDISON
JULIE ANN PADDISON

JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10153067 (POR 180)
Deed of Grant No. 10153068 (POR 181)
Deed of Grant No. 10153069 (POR 190)
Deed of Grant No. 10306070 (POR 182)
(POR 183)
Deed of Grant No. 10306072 (POR 188)
(POR 189)
(POR 191)
Deed of Grant No. 10306212 (POR 170)
(POR 171)
(POR 178)
(POR 179)
Deed of Grant No. 10360202 (POR 195)
Deed of Grant No. 10360203 (POR 193)
Deed of Grant No. 10360204 (POR 194)
Deed of Grant No. 10360205 (POR 192)
Deed of Grant No. 10431148 (POR 166A)
Deed of Grant No. 10483195 (POR 184)
(POR 185)
(POR 187)
2. MORTGAGE No 719750084 21/11/2019 at 14:48
THE CAPRICORNIAN LTD A.C.N. 087 650 940

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

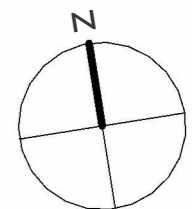
project:
PROPOSED MCU

drawing title:
LOCATION PLAN

location:
Lot 187 Harnsworth Road
(Lot 187 RP614688)

client:

drawing no:
SK-001



REVISIONS

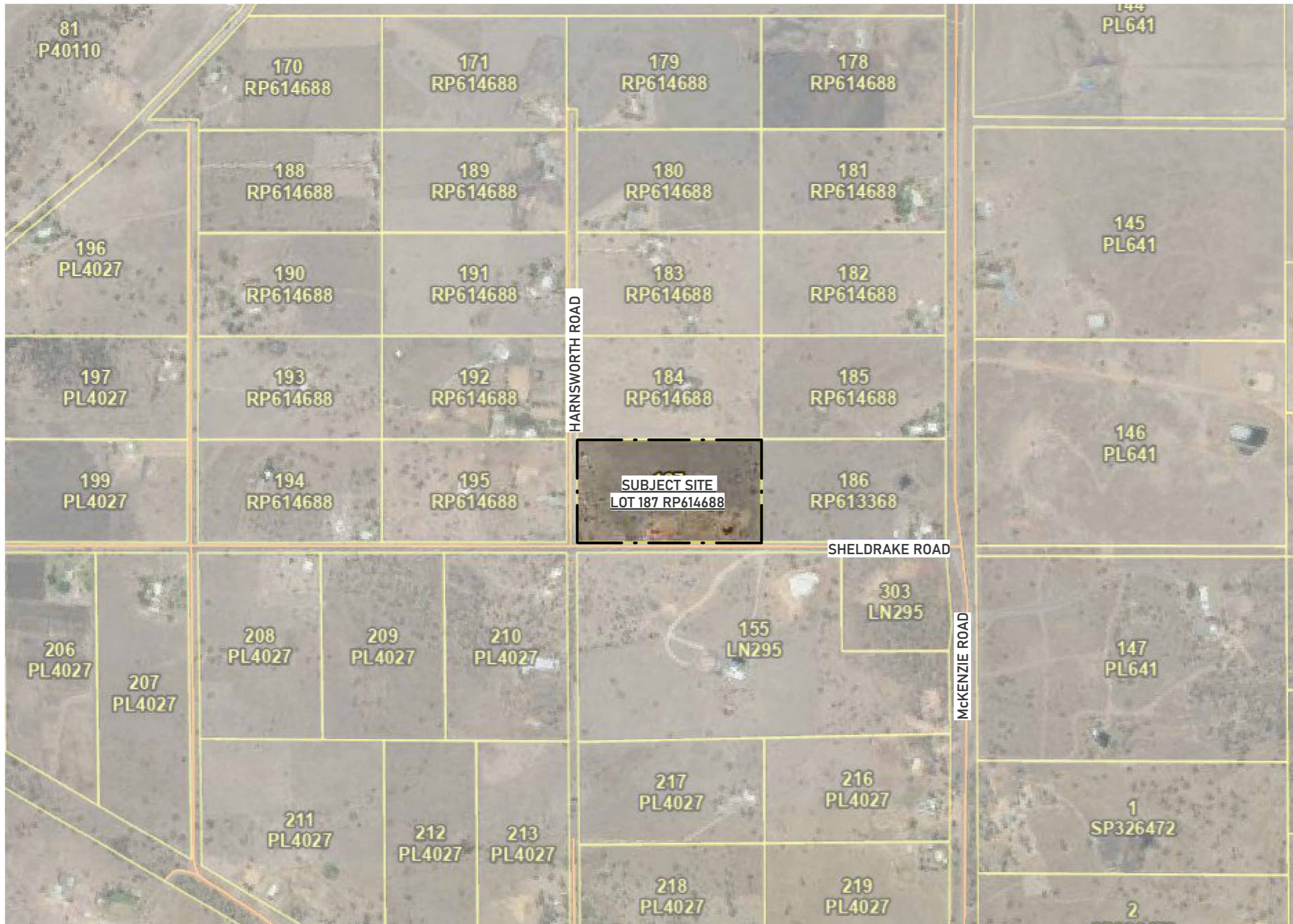
REVISIO N	DESCRIPTION	DATE
1	PRELIMINARY	20/11/2025
2	PRELIMINARY	03/02/2026

ISSUED FOR
PRELIMINARY

scale
As indicated

A3 DRAWING
NOTED SCALES RELATE TO A3 DRAWINGS

project no: **GTP-025** | date: FEB 26 | rev: **2**
drawn: SV



HARNSWORTH ROAD

SHELDRAKE ROAD

MCKENZIE ROAD

SUBJECT SITE
LOT 187 RP614688

1 LOCALITY PLAN
1 : 8000 @ A3

GENERAL LEGEND:
- - - - - APPROX BOUNDARY LINE

GENERAL NOTE:
- THESE DRAWINGS ARE PART OF A TOWN PLANNING APPROVAL APPLICATION AND SHOULD NOT BE USED FOR ANY OTHER REASON
- THESE DRAWINGS ARE APPROXIMATE AND HIGHLY CONCEPTUAL
- REFER TO TOWNPLANNING APPLICATION AND OPERATIONAL WORKS DOCUMENTATION WHEN VIEWING THESE PLANS.

GENERAL NOTE:
ALL BOUNDARIES, LOCATIONS AND DIMENSIONS ARE APPROXIMATES

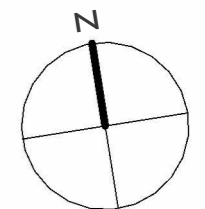
project:
PROPOSED MCU

drawing title:
PROPOSED
SITE PLAN

location:
Lot 187 Harnsworth Road
(Lot 187 RP614688)

client:

drawing no:
SK-002



REVISIONS

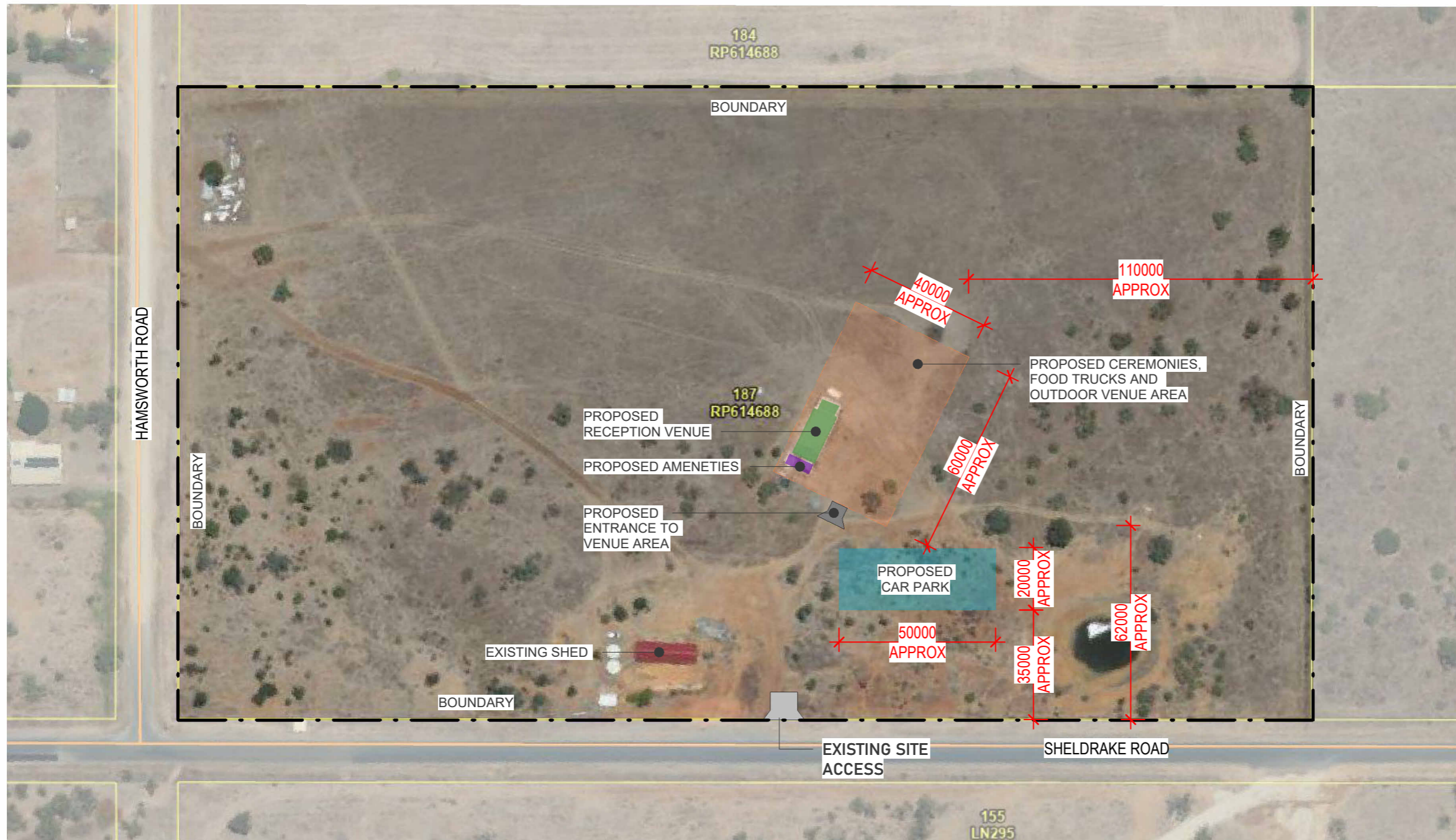
REVISIO N	DESCRIPTION	DATE
1	PRELIMINARY	20/11/2025
2	PRELIMINARY	03/02/2026

ISSUED FOR
PRELIMINARY

scale
As indicated

A3 DRAWING
NOTED SCALES RELATE TO A3 DRAWINGS

project no: GTP-025
date: FEB 26
drawn: SV
rev: 2



GENERAL LEGEND

	APPROX EXISTING BOUNDARY LINE (TOTAL SITE APPROX 73,130m ²)		PROPOSED ENTRANCE TO VENUE
	EXISTING DWELLINGS		PROPOSED CAR PARK
	RECEPTION VENUE)		EXISTING SITE ACCESS
	AMENITIES		

GENERAL NOTE:
ALL BOUNDARIES, LOCATIONS AND DIMENSIONS ARE APPROXIMATES

GENERAL NOTE:
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3/02/2026 9:45:17 PM

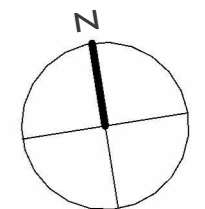
project:
PROPOSED MCU

drawing title:
PROPOSED
SITE PLAN - 2

location:
Lot 187 Harnsworth Road
(Lot 187 RP614688)

client:

drawing no:
SK-003



REVISIONS

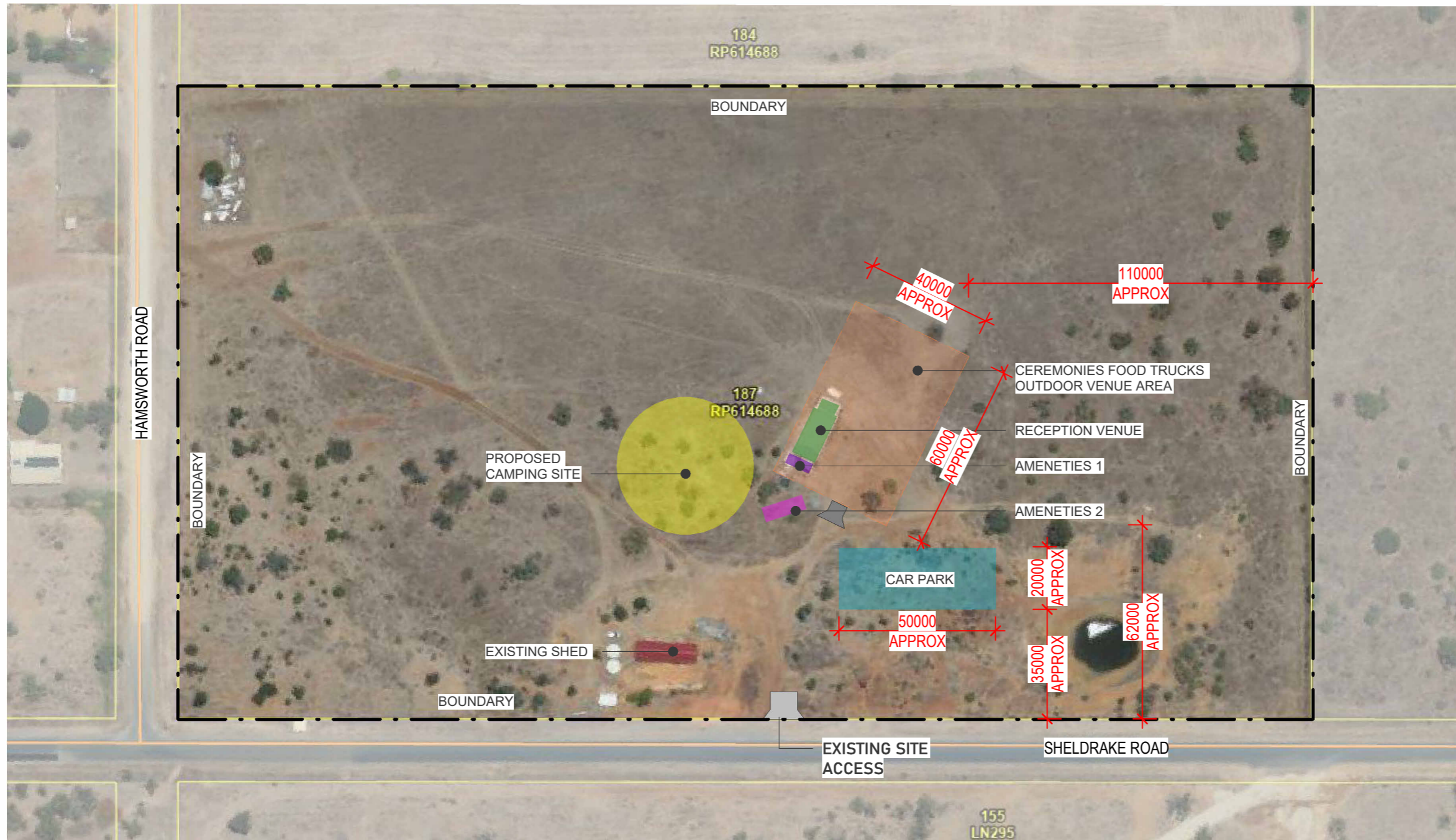
REVISIO N	DESCRIPTION	DATE
1	PRELIMINARY	20/11/2025
2	PRELIMINARY	03/02/2026

ISSUED FOR
PRELIMINARY

scale
As indicated

A3 DRAWING
NOTED SCALES RELATE TO A3 DRAWINGS

project no: **GTP-025** | date: FEB 26 | rev: 2
drawn: SV



2 OVERALL SITE PLAN - STAGE 2
1 : 1500 @ A3

GENERAL LEGEND	
	APPROX EXISTING BOUNDARY LINE (TOTAL SITE APPROX 73,130m ²)
	EXISTING DWELLINGS
	RECEPTION VENUE)
	AMENITIES 1
	AMENITIES 2
	PROPOSED ENTRANCE TO VENUE
	PROPOSED CAR PARK
	PROPOSED CAMPING SITE
	EXISTING SITE ACCESS

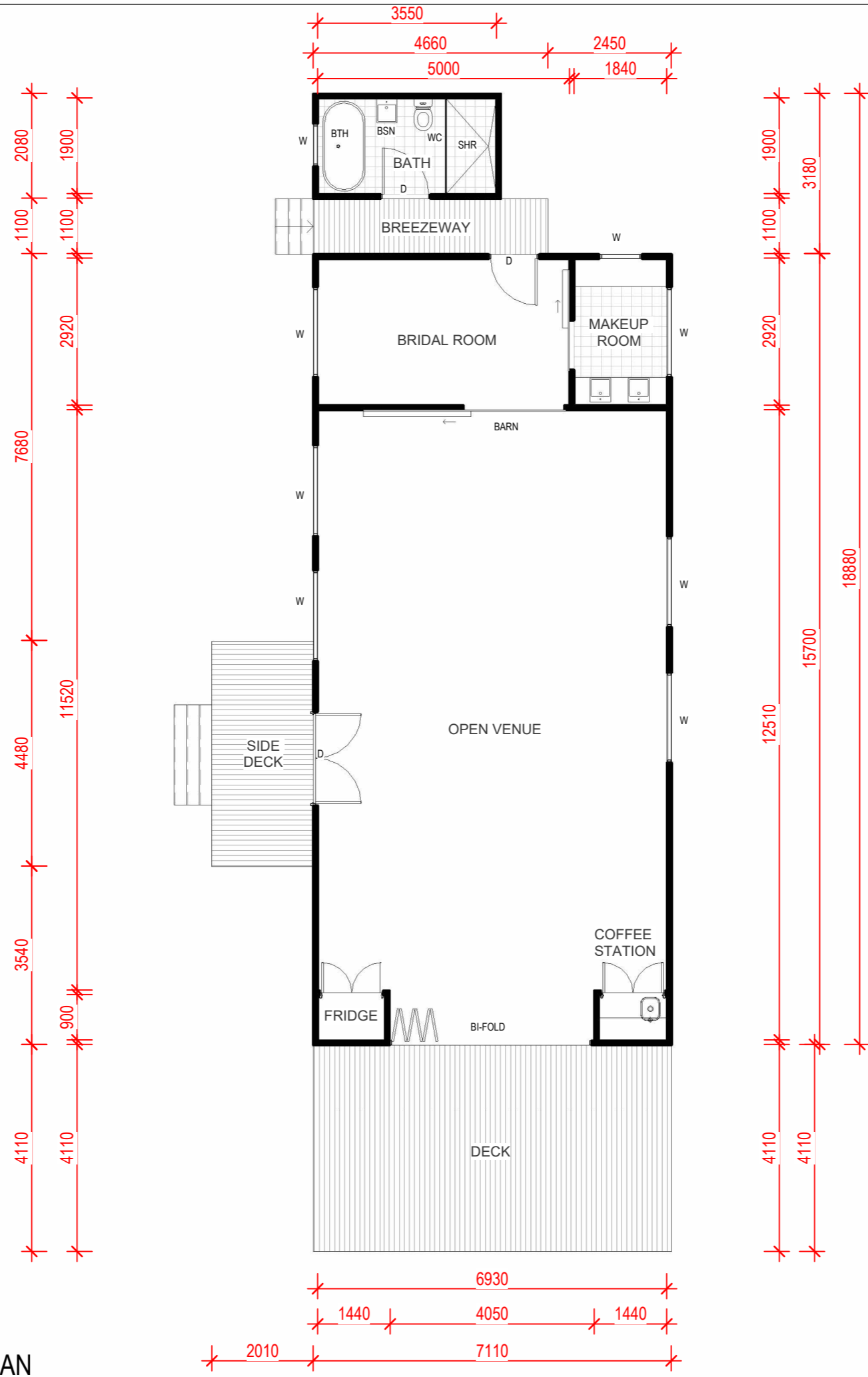
GENERAL NOTE:
ALL BOUNDARIES, LOCATIONS AND DIMENSIONS ARE APPROXIMATES

GENERAL NOTE:
- THESE DRAWINGS ARE PART OF A TOWN PLANNING APPROVAL APPLICATION AND SHOULD NOT BE USED FOR ANY OTHER REASON
- THESE DRAWINGS ARE APPROXIMATE AND HIGHLY CONCEPTUAL
- REFER TO TOWNPLANNING APPLICATION AND OPERATIONAL WORKS DOCUMENTATION WHEN VIEWING THESE PLANS.

FLOOR PLAN NOTE:

-ALL DIMENSIONS ARE APPROXIMATE AND NOT TO BE USED FOR CONSTRUCTION.

-THESE DRAWINGS ARE CONCEPTUAL ONLY AND ARE TO BE USED FOR TOWN PLANNING PURPOSES ONLY.



1 RECEPTION VENUE FLOOR PLAN
1 : 100 @ A3

GENERAL NOTE:
ALL BOUNDARIES, LOCATIONS AND DIMENSIONS ARE APPROXIMATES

GENERAL NOTE:
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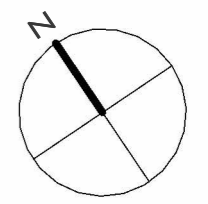
project:
PROPOSED MCU

drawing title:
VENUE FLOOR PLAN

location:
Lot 187 Harnsworth Road
(Lot 187 RP614688)

client:

drawing no:
SK-004



REVISIONS

REVISIO N	DESCRIPTION	DATE
2	PRELIMINARY	03/02/2026

ISSUED FOR PRELIMINARY

scale
1 : 100

A3 DRAWING
NOTED SCALES RELATE TO A3 DRAWINGS

project no: **GTP-025** | date: FEB 26 | rev: 2
drawn: SV

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Rural Zone Code

Table 6.7.4.3.1 — Development outcomes for assessable development and requirements for accepted development

Performance outcomes	Acceptable outcomes	Assessment								
Where involving a new building or expansion to an existing building										
Built form										
<p>PO1 Development does not adversely impact on the rural character of the locality, having regard to the scale and visibility of buildings.</p>	<p>AO1.1 The height of buildings and structures does not exceed two (2) storeys and ten (10) metres above ground level, excluding silos, windmills and similar structures ancillary to rural uses.</p> <p>Note—Building heights on the airport obstacle limitation surface map OM-2A prevail over building heights detailed in the zone codes.</p>	<p>Not applicable – development takes place within an existing building.</p>								
Land use										
Aquaculture										
<p>PO2 Aquaculture that is low impact in nature is located and designed on sites of sufficient size and dimension, to minimise adverse impacts on the amenity, water quality and ecological values.</p>	<p>AO2.1 Aquaculture activities using ponds or tanks that are less than or equal to ten (10) hectares in total water surface area are carried out in accordance with the Department of Agriculture, Fisheries and Forestry Code for accepted development requirements for material change of use that is aquaculture as updated from time to time.</p>	<p>Not applicable – development is for a .</p>								
Dwelling house or dwelling unit										
<p>PO3 Development does not compromise the continued operation of an intensive animal industry, extractive industry, or a similar potential use on neighbouring rural land.</p>	<p>AO3.1 Development: (a) is set back a minimum of twenty (20) metres from all site boundaries; and (b) is separated from an existing or approved: (i) intensive animal industry by a minimum of 1,000 metres; and (ii) extractive industry operation as follows:</p> <table border="1"> <thead> <tr> <th>Operation</th> <th>Separation distance</th> </tr> </thead> <tbody> <tr> <td>Extractive industry operation involving blasting</td> <td>1,000 metres</td> </tr> <tr> <td>A hard rock extractive industry</td> <td>500 metres</td> </tr> <tr> <td>A sand and gravel</td> <td>200 metres</td> </tr> </tbody> </table>	Operation	Separation distance	Extractive industry operation involving blasting	1,000 metres	A hard rock extractive industry	500 metres	A sand and gravel	200 metres	<p>Not applicable – development is for an Undefined Use (Function Facility and Ancillary Accommodation).</p>
Operation	Separation distance									
Extractive industry operation involving blasting	1,000 metres									
A hard rock extractive industry	500 metres									
A sand and gravel	200 metres									

Performance outcomes	Acceptable outcomes	Assessment				
	<table border="1" data-bbox="683 230 1090 353"> <tr> <td data-bbox="683 230 882 286">extractive industry</td> <td data-bbox="890 230 1090 286"></td> </tr> <tr> <td data-bbox="683 286 882 353">A designated haul route</td> <td data-bbox="890 286 1090 353">100 metres</td> </tr> </table> <p data-bbox="683 383 738 416">AND</p> <p data-bbox="683 445 762 479">AO3.2</p> <p data-bbox="683 479 1046 535">Where a secondary dwelling is proposed, that dwelling:</p> <p data-bbox="683 535 1078 685">(a) is contained within the same lot; and (b) is no more than eighty (80) square metres gross floor area.</p>	extractive industry		A designated haul route	100 metres	Not applicable
extractive industry						
A designated haul route	100 metres					
<p data-bbox="201 689 264 723">PO4</p> <p data-bbox="201 723 651 873">Dwellings have adequate access to services to ensure the safety and well-being of residents and the water supply is adequate for the current and future needs of the development.</p>	<p data-bbox="683 689 762 723">AO4.1</p> <p data-bbox="683 723 804 757">A dwelling</p> <p data-bbox="683 757 1090 936">(a) has a legal access to a constructed road; and (b) where within a water supply area has a legal connection to Council's reticulated water supply.</p> <p data-bbox="683 958 1074 1014">Editor's note—A constructed road can be sealed, graded or gravel.</p> <p data-bbox="683 1037 1062 1128">Editor's note—Where development is located outside of the water supply area refer to the requirements under the Plumbing Code of Australia.</p>	Not applicable				
Caretaker's accommodation						
<p data-bbox="201 1164 264 1198">PO5</p> <p data-bbox="201 1198 619 1290">The development does not compromise the productivity of the use.</p>	<p data-bbox="683 1164 762 1198">AO5.1</p> <p data-bbox="683 1198 1078 1290">No more than one (1) caretaker's accommodation is established on the site.</p>	Not applicable – proposed development is for an Undefined Use (Function Facility and Ancillary Accommodation) .				
<p data-bbox="201 1379 264 1413">PO6</p> <p data-bbox="201 1413 627 1592">A caretaker's accommodation has adequate access to services to ensure the safety and well-being of residents and the water supply is adequate for the current and future needs of the development.</p>	<p data-bbox="683 1379 762 1413">AO6.1</p> <p data-bbox="683 1413 1042 1447">A caretaker's accommodation:</p> <p data-bbox="683 1447 1090 1626">(a) has a legal access to a constructed road; and (b) where within a water supply area has a legal connection to Council's reticulated water supply.</p> <p data-bbox="683 1648 1074 1704">Editor's note—A constructed road can be sealed, graded or gravel.</p> <p data-bbox="683 1727 1062 1818">Editor's note—Where development is located outside of the water supply area refer to the requirements under the Plumbing Code of Australia.</p>	Not applicable				
Home based business						
<p data-bbox="201 1854 264 1888">PO7</p> <p data-bbox="201 1888 632 1980">Development for a home based business is operated, designed and sited in a manner that:</p> <p data-bbox="201 1980 608 2029">(a) is an appropriate scale and intensity;</p>	<p data-bbox="683 1854 762 1888">AO7.1</p> <p data-bbox="683 1888 1074 1980">The home based business has a maximum gross floor area of 100 square metres.</p> <p data-bbox="683 2002 738 2036">AND</p>	Not applicable – proposed development is for an Undefined Use (Function Facility and				

Performance outcomes	Acceptable outcomes	Assessment
	<p>Goods or services for sale or hire are not displayed where they are visible from the street frontage or an adjoining residential premise.</p> <p>AND</p> <p>AO7.9 No more than one (1) commercial vehicle is associated with the business and the vehicle does not exceed a gross vehicle mass of 4.5 tonnes tare weight unless associated with a home based business involving heavy vehicles.</p> <p>Editor's note—Refer to provisions under additional outcomes for home based business involving heavy vehicles.</p> <p>AND</p> <p>AO7.10 The home based business does not generate traffic exceeding ten (10) vehicle trips per day and the trips are not by a vehicle exceeding a gross vehicle mass of 4.5 tonnes tare weight.</p> <p>AND</p> <p>AO7.11 Noise levels do not exceed acoustic quality objectives under the <i>Environmental Protection (Noise) Policy 2008</i>, as updated from time to time.</p>	<p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p>
Additional outcomes for home based business involving heavy vehicles		
<p>PO8 Development does not compromise the character and amenity of the surrounding area by way of noise, light, dust, fumes, vibration, odour or storage of potentially hazardous materials.</p>	<p>AO8.1 A maximum of two (2) heavy vehicles and two (2) heavy trailers are stored on site at any one time.</p> <p>AND</p> <p>AO8.2 Heavy vehicles and heavy trailers: (a) each heavy vehicle or heavy trailer does not exceed a gross vehicle mass of more than 4.5 tonnes; (b) are not started or manoeuvred on site between the hours of 22:00 and 06:00, or left running</p>	<p>Not applicable – proposed development is for for an Undefined Use (Function Facility and Ancillary Accommodation).</p> <p>Not applicable</p>

Performance outcomes	Acceptable outcomes	Assessment
	<p>unattended for any period up to five (5) minutes;</p> <p>(c) if used for the transport of cattle or waste disposal, are stored a minimum of 100 metres away from an adjoining dwelling; and</p> <p>(d) do not have a refrigeration unit running while on-site if within 100 metres of a sensitive land use on an adjoining lot.</p> <p>AND</p> <p>AO8.3 The business does not include the loading or unloading of vehicles or storage of goods.</p> <p>AND</p> <p>AO8.4 The site has direct access to a minor urban collector road or higher order road, but not to a state controlled road.</p> <p>AND</p> <p>AO8.5 Heavy vehicles are stored onsite and located a minimum distance of:</p> <p>(a) twenty (20) metres from the frontage; and</p> <p>(b) fifteen (15) metres from side and rear boundaries.</p> <p>AND</p> <p>AO8.6 Only minor maintenance is carried out on the property and does not involve major body work and mechanical repairs.</p>	<p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p>
Roadside stall		
<p>PO9 A roadside stall:</p> <p>(a) does not impact on the amenity of adjoining land uses and the surrounding area;</p> <p>(b) does not adversely affect the safety and efficiency of the road network;</p> <p>(c) is ancillary to the farming use conducted on the same site; and</p>	<p>AO9.1 Any structure used for a roadside stall:</p> <p>(a) has a maximum floor area of twenty (20) square metres;</p> <p>(b) is located entirely within the property and not on the road reserve; and</p> <p>(c) is set back from any boundary adjoining</p>	<p>Not applicable – proposed development is for for an Undefined Use (Function Facility and Ancillary Accommodation).</p>

Performance outcomes	Acceptable outcomes	Assessment
(d) sells only fresh produce grown locally.	<p>residential premises a minimum of six (6) metres.</p> <p>AND</p> <p>AO9.2 Site access, car parking and storage areas: (a) are located entirely within the property and not on the road reserve; and (b) use the same driveway as the primary property access.</p> <p>AND</p> <p>AO9.3 The roadside stall is associated with a rural use conducted on the same site.</p>	<p>Not applicable</p> <p>Not applicable</p>
Rural workers' accommodation		
PO10 The amenity of the rural workers' accommodation is not adversely impacted upon and appropriately separated from intensive rural and industrial uses.	AO10.1 On-site cabins or dwellings housing workers are sited no closer than 250 metres to intensive rural uses and industrial uses.	Not applicable – proposed development is for for an Undefined Use (Function Facility and Ancillary Accommodation).
PO11 The rural workers' accommodation has adequate access to services to ensure the safety and well-being of occupants and the water supply is adequate for the current and future needs of the development.	AO11.1 Rural workers' accommodation: (a) has a legal access to a constructed road; and (b) where within a water supply area has a legal connection to Council's reticulated water supply. Editor's note—A constructed road can be sealed, graded or gravel. Editor's note—Where development is located outside of the water supply area refer to the requirements under the Plumbing Code of Australia.	Not applicable
Effects of development		
PO12 Outdoor lighting maintains the amenity of any adjoining residential zoned premises and does not adversely impact the safety of vehicles or pedestrians on the adjoining streets as a result of light emissions, either directly or by reflection.	AO12.1 Outdoor lighting is designed, installed and maintained in accordance with the parameters and requirements of the Australian Standard AS 4282 — Control of the obtrusive effects of outdoor lighting, as updated from time to time.	Complies – outdoor lighting will be designed, installed and maintained in accordance with the Australian standards.
Where in the Alton Downs precinct Note—Where acceptable outcomes in this section vary from this code, the precinct based acceptable outcomes take precedence.		
PO13 Residential uses are sufficiently separated from road frontages in	AO13.1	Not applicable – development is for for an Undefined Use

Performance outcomes	Acceptable outcomes	Assessment
order to protect the amenity of residents and to ensure the character of the area is maintained.	A dwelling house is setback a minimum of six (6) metres from front boundaries. Note—There is no specific setback to any other boundary.	(Function Facility and Ancillary Accommodation).

Table 6.7.4.3.2 — Development outcomes for assessable development

Performance outcomes	Acceptable outcomes	Assessment
General		
<p>PO14 Development that does not involve rural uses:</p> <ul style="list-style-type: none"> (a) is located on the least productive parts of a site and not on land identified on the agricultural land classification (ALC) overlay maps; (b) does not restrict the ongoing safe and efficient use of nearby rural uses; and (c) is adequately separated or buffered where it is likely to be sensitive to the operational characteristics associated with rural uses, rural industries or extractive industries. <p>Editor's note—Agricultural land classified as Class A or Class B is shown on the agricultural land classification overlay map OM-13.</p> <p>Editor's note—Applicants should have regard to the State Planning Policy Guideline – State Interest – Agriculture.</p>	No acceptable outcome is nominated.	<p>Complies – the proposed for an Undefined Use (Function Facility and Ancillary Accommodation) occupies a small, discrete area of the site and does not compromise the ongoing rural use of the land. While the site is mapped within the Agricultural Land Classification overlay, the proposal does not materially diminish agricultural productivity and allows the balance of the site to remain available for rural activities.</p> <p>The development will not restrict the safe or efficient operation of surrounding rural uses, with limited event-based operations and access provided via the existing rural road network.</p>
<p>PO15 Uses that require isolation from urban areas are accommodated only where:</p> <ul style="list-style-type: none"> (a) they cannot be more appropriately located in an industrial or other relevant zone; (b) they can be adequately separated from sensitive land use(s) (whether or not in the rural zone); and (c) potential impacts can be appropriately managed. <p>Editor's note—Applicants seeking approval for intensive animal industries are to refer to</p>	No acceptable outcome is nominated.	<p>Not applicable – proposed development is for for an Undefined Use (Function Facility and Ancillary Accommodation).</p>

Performance outcomes	Acceptable outcomes	Assessment
<p>State Planning Policy Guideline – State Interest – Agriculture and consult with the relevant State government department prior to the lodgement of a development application. Council may require a study that, amongst other matters, identifies how the development is in accordance with Environmental Protection (Air) Policy 2008 or Environmental Protection (Noise) Policy 2008.</p>		
<p>PO16 Ecological values, habitat corridors and soil and water quality are protected, having regard to:</p> <ul style="list-style-type: none"> (a) maximisation of vegetation retention and protection of vegetation from the impacts of development; (b) avoidance of potential for erosion and minimisation of earthworks; (c) retention and protection of natural drainage lines and hydrological regimes; and (d) avoidance of leeching by nutrients, pesticides or other contaminants, or potential for salinity. 	<p>No acceptable outcome is nominated.</p>	<p>Complies – The proposal does not impact on any areas of environmental significance.</p>
Land use		
Animal keeping – kennels or catteries		
<p>PO17 Animal keeping (being kennels or catteries) is sited, constructed and managed such that:</p> <ul style="list-style-type: none"> (a) animals are securely housed; (b) the use does not create a nuisance beyond the site boundaries; and (c) the use does not create adverse environmental impacts. 	<p>AO17.1 Animal keeping (being kennels or catteries) is located on a site having a minimum site area of three (3) hectares.</p> <p>AND</p> <p>AO17.2 Animal enclosures are set back a minimum of 250 metres from any sensitive land use.</p> <p>AND</p> <p>AO17.3 Buildings used for animal keeping are:</p> <ul style="list-style-type: none"> (a) constructed with impervious reinforced concrete floors; and (b) gravity drained to the effluent collection/treatment point. <p>AND</p> <p>AO17.4 Animals are kept in fenced enclosures that are located inside buildings at all times between the hours of 18:00 and 07:00.</p>	<p>Not applicable – proposed development is for for an Undefined Use (Function Facility and Ancillary Accommodation).</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p>

Performance outcomes	Acceptable outcomes	Assessment								
	<p>AND</p> <p>AO17.5 A person who is responsible for the supervision of the operation of the development is accommodated on the premises at all times.</p> <p>AND</p> <p>AO17.6 Animal enclosures are set back to roads, streets and water resources as follows:</p> <table border="1" data-bbox="663 685 1083 1272"> <thead> <tr> <th data-bbox="663 685 879 719">Location</th> <th data-bbox="879 685 1083 719">Setback</th> </tr> </thead> <tbody> <tr> <td data-bbox="663 719 879 752">Road frontages</td> <td data-bbox="879 719 1083 752">50 metres</td> </tr> <tr> <td data-bbox="663 752 879 1144">Top bank of creek, river, stream, wetland, edge of well, bore, dam, weir, intake or the like which provides potable water supply to the site or surrounds</td> <td data-bbox="879 752 1083 1144">100 metres</td> </tr> <tr> <td data-bbox="663 1144 879 1272">Top bank of dry or perennial gully</td> <td data-bbox="879 1144 1083 1272">30 metres</td> </tr> </tbody> </table>	Location	Setback	Road frontages	50 metres	Top bank of creek, river, stream, wetland, edge of well, bore, dam, weir, intake or the like which provides potable water supply to the site or surrounds	100 metres	Top bank of dry or perennial gully	30 metres	<p>Not applicable</p> <p>Not applicable</p>
Location	Setback									
Road frontages	50 metres									
Top bank of creek, river, stream, wetland, edge of well, bore, dam, weir, intake or the like which provides potable water supply to the site or surrounds	100 metres									
Top bank of dry or perennial gully	30 metres									
Aquaculture										
<p>PO18 Aquaculture is located and designed on sites of sufficient size and dimension, to minimise adverse impacts on the amenity, water quality, ecological values and existing fish habitats.</p>	<p>AO18.1 Aquaculture activities using ponds or tanks that are greater than ten (10) hectares in total water surface area are carried out in accordance with State Planning Policy Guideline – State Interest – Agriculture Part D 4. Model land use code provisions for aquaculture, as updated from time to time.</p>	<p>Not applicable – proposed development is for for an Undefined Use (Function Facility and Ancillary Accommodation).</p>								
Bulk landscaping supplies, rural industry or wholesale nursery										
<p>PO19 Development is located on sites:</p> <p>(a) of sufficient size, to minimise adverse impacts on the amenity of adjoining land, in particular noise, odour, light and dust emissions;</p> <p>(b) where the operation is within the safe and effective design capacity of the road system; and</p>	<p>AO19.1 A minimum site area of two (2) hectares is required with at least fifteen (15) metre setback from any adjoining premises.</p> <p>AND</p> <p>AO19.2</p>	<p>Not applicable – proposed development is for an Undefined Use (Function Facility and Ancillary Accommodation).</p>								

Performance outcomes	Acceptable outcomes	Assessment
relevant State government department prior to the lodgement of a development application. Council may require a study that, amongst other matters, identifies how the development is in accordance with Environmental Protection (Air) Policy 2008 or Environmental Protection (Noise) Policy 2008.		
<p>PO21 Intensive animal industry does not detract from the amenity of a nearby sensitive land use and community related activities and are not visible from any road or other public view point.</p>	No acceptable outcome is nominated.	Not applicable
<p>PO22 Intensive animal industry is not located within: (a) a declared catchment area; or (b) a declared groundwater area.</p>	No acceptable outcome is nominated.	Not applicable
<p>PO23 Intensive animal industry has suitable access to road or rail infrastructure via a sealed road to an access point with a state controlled road.</p>	No acceptable outcome is nominated.	Not applicable
Intensive horticulture		
<p>PO24 The region's water quality is protected from the inflow of waste water or run-off from intensive horticulture activities. Waste water or run-off from intensive horticulture: (a) is contained and treated so that nutrients and sediments can be removed from the water; (b) where possible, treated water is re-used; and (c) waste water is only disposed of when acceptable nutrient levels are achieved.</p> <p>Editor's note—Applicants should have regard to the State Planning Policy Guideline – State Interest – Agriculture.</p> <p>Editor's note—The <i>Environmental Protection (Water) Policy 2009</i> applies to intensive horticultural uses.</p>	No acceptable outcome is nominated.	Not applicable - proposed development is for for an Undefined Use (Function Facility and Ancillary Accommodation).
<p>PO25 Intensive horticulture activities are not located within: (a) a declared catchment area; or (b) a declared groundwater area.</p>	No acceptable outcome is nominated.	Not applicable
Outdoor sport and recreation or community use		

Performance outcomes	Acceptable outcomes	Assessment
<p>PO26 Development is provided primarily to service the needs of the surrounding rural area or is inappropriate in urban areas (as a result of amenity impacts or land area requirements). The development is located and designed to:</p> <ul style="list-style-type: none"> (a) minimise adverse impacts on the agricultural productive capacity of the site and the locality; (b) minimise impacts on the amenity of the locality, in particular noise (including limiting the hours of operation), odour, light and dust emissions; and (c) operate within the safe and effective design capacity of the region's road system. 	No acceptable outcome is nominated.	Not applicable - proposed development is for for an Undefined Use (Function Facility and Ancillary Accommodation).
Renewable energy facility — wind farms		
<p>PO27 Wind farms are located, designed and operated to minimise impacts on the environment and residential amenity, having regard to such matters as shadow flicker, noise (including low frequency noise), avifauna, separation from dwellings and site boundaries and scenic amenity.</p>	No acceptable outcome is nominated.	Not applicable - proposed development is for for an Undefined Use (Function Facility and Ancillary Accommodation).
Rural workers' accommodation, farm stay and tourism uses		
<p>PO28 Tourism, short-term accommodation (farm stay) and rural workers' accommodation uses are:</p> <ul style="list-style-type: none"> (a) associated with and compatible with rural production, natural resources and scenic landscape features in the immediate vicinity; and (b) not located in areas identified on the Agricultural Land Classification (ALC) overlay maps. 	No acceptable outcome is nominated.	Not applicable - proposed development is for for an Undefined Use (Function Facility and Ancillary Accommodation).
Transport and freight uses		
<p>PO29 Transport and freight uses, which do not meet the definition of a home based business involving (heavy vehicles), are not established in the rural zone.</p>	No acceptable outcome is nominated.	Not applicable - proposed development is for for an Undefined Use (Function Facility and Ancillary Accommodation).
Effects of development		

Performance outcomes	Acceptable outcomes	Assessment
<p>PO30 Effective separation distances are provided to minimise conflicts with sensitive land use(s).</p> <p>Editor's note—Where potential conflicts between agricultural and residential land uses may occur, applicants should refer to State Planning Policy Guideline – State Interest – Agriculture. Applicants should consult with the relevant State government department prior to the lodgement of a development application.</p>	<p>No acceptable outcome is nominated.</p>	<p>Complies – proposed development meets all designated setback requirements and is not located in close proximity to a sensitive land use.</p>
<p>PO31 Development does not unduly impact on the existing amenity and character of the locality having regard to:</p> <ul style="list-style-type: none"> (a) the scale, siting and design of buildings and structures; (b) visibility of buildings and structures when viewed from roads and other public view points; and (c) any heritage places. 	<p>No acceptable outcome is nominated.</p>	<p>Complies – the proposed development is modest in scale and is contained within an existing building on a large rural allotment, ensuring compatibility with the established rural character of the locality. The use does not involve substantial new built form, and any associated structures are limited in scale and appropriately sited. There are no identified heritage places on or adjoining the site.</p>
<p>PO32 Development responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land uses, such that:</p> <ul style="list-style-type: none"> (a) any hazards to people or property are avoided; (b) any earthworks are minimised; (c) the retention of natural drainage lines is maximised; (d) the retention of existing vegetation is maximised; (e) leeching by nutrients, pesticides or other contaminants, or potential for salinity is minimised; (f) damage or disruption to sewer, stormwater and water infrastructure is avoided; and (g) there is adequate buffering, screening or separation to adjoining development. 	<p>No acceptable outcome is nominated.</p>	<p>Complies - the development is contained within an existing building and is sited to respond to the site's topography, drainage and surrounding rural land uses. Hazards to people and property are avoided, and no significant earthworks are required. Existing drainage patterns and vegetation are largely retained, with no activities proposed that would result in contamination, nutrient leaching or salinity impacts. The development avoids disruption to existing infrastructure and achieves adequate separation and buffering through the</p>

Performance outcomes	Acceptable outcomes	Assessment
		large site area and setbacks to adjoining rural properties.
<p>PO33 Development is designed and managed so that it provides appropriate protection for community safety and health and avoids unacceptable risk to life and property.</p>	No acceptable outcome is nominated.	<p>Complies – the development is contained within an existing building and will be operated at a low intensity, ensuring risks to life and property are minimised. Appropriate on-site servicing, access, parking and waste management will be provided to support safe operation of the facility.</p>
Reconfiguring a lot		
<p>PO34 The further subdivision of land is limited to reflect the suitability of the land for primarily grazing purposes and to protect water quality, environmental and landscape values.</p>	<p>AO34.1 Unless otherwise stated in a precinct the minimum lot size is 100 hectares.</p>	<p>Not applicable – proposed development is for a function facility.</p>
Where in the Alton Downs precinct		
Note—Where outcomes in this section vary from this code, the precinct based outcomes take precedence.		
<p>PO35 Development: (a) is compatible with the residential amenity of the area and avoids impacts on surrounding dwellings; and (b) has adequate water supply and sewerage treatment and disposal.</p>	No acceptable outcome is nominated.	<p>Complies – the proposed for an Undefined Use (Function Facility and Ancillary Accommodation) is compatible with the surrounding rural residential amenity, with the use contained within an existing building on a large allotment. The scale and frequency of events are limited, ensuring noise, traffic and activity levels do not adversely impact neighbouring properties. Adequate water supply and on-site sewerage treatment and disposal will be provided in accordance with relevant standards.</p>
<p>PO36 The subdivision of land reflects the desired character of the area being</p>	<p>AO36.1 The minimum lot size in the precinct is eight (8) hectares.</p>	<p>Not applicable – development is for for an Undefined Use</p>

Performance outcomes	Acceptable outcomes	Assessment
smaller rural lots for primarily residential purposes.	<p>AND</p> <p>AO36.2 Newly created lots must have access to a sealed road where sequential connection or integration with an existing sealed road can be achieved.</p>	<p>(Function Facility and Ancillary Accommodation).</p> <p>Not applicable</p>
<p>Where in the cropping and intensive horticulture precinct Note—Where outcomes in this section vary from this code, the precinct based outcomes take precedence.</p>		
<p>PO37 Rural industries are established only where associated with rural production in the immediate vicinity.</p>	No acceptable outcome is nominated.	Not applicable – subject site is not within a cropping and intensive horticulture precinct.
<p>PO38 The subdivision of land is limited to protect the ongoing viability and productivity of existing and potential cropping and horticulture uses.</p>	<p>AO38.1 The minimum lot size in the precinct is forty (40) hectares.</p>	Not applicable

Access, Parking and Transport Code

Table 9.3.1.3.1 — Development outcomes for assessable development

Performance outcomes	Acceptable outcomes	Assessment
Access driveways		
<p>PO1 Access driveways are located to avoid conflicts and designed to operate efficiently and safely, taking into account:</p> <ul style="list-style-type: none"> (a) the size of the parking area; (b) the volume, frequency and type of vehicle traffic; (c) the need for some land uses (for example hospitals) to accommodate emergency vehicle access; (d) the type of use and the implications on parking and circulation, for example long-term or short-term car parking; (e) frontage road function and conditions; and (f) the capacity and function of the adjoining street system. 	<p>AO1.1 Access driveways are not located within:</p> <ul style="list-style-type: none"> (a) twenty–five (25) metres of a signalised road intersection; (b) twenty (20) metres of an un-signalised road intersection in an industrial or centres zone or ten (10) metres otherwise; and (c) one (1) metre of any street signage, power poles, street lights, manholes, stormwater gully pits or other Council asset. 	<p>Not applicable – development retains the use of existing access driveways.</p>
<p>PO2 Access driveways do not disrupt existing road or footpath infrastructure.</p>	<p>AO2.1 Access driveways:</p> <ul style="list-style-type: none"> (a) do not require the modification, relocation or removal of any infrastructure including street trees, fire hydrants, water meters and street signs; (b) do not front a traffic island, speed control device, car parking bay, bus stop or other infrastructure within the road carriageway; (c) must be sealed and to a formed road; (d) are not constructed over an access point to equipment under the control of a regulatory authority, including storm water pits, water meters, hydrants and telephone pits; and (e) are raised or lowered to match the surface level of the driveway, where an access chamber is to be incorporated within the driveway. 	<p>Not applicable – development retains the use of existing access driveways.</p>
<p>PO3 Access driveways are designed and constructed so as to:</p> <ul style="list-style-type: none"> (a) enable safe and functional vehicular access from the street to the property; and 	<p>AO3.1 Access driveways are constructed in compliance with the Capricorn Municipal Development Guidelines.</p>	<p>Not applicable – development retains the use of existing access driveways.</p>

Performance outcomes	Acceptable outcomes	Assessment
(b) not cause a change in the level of a footpath.		
PO4 A driveway does not allow water to pond adjacent to any buildings or cause water to enter a building.	AO4.1 A driveway has a minimum cross fall of one (1) metre (vertical) to 100 metres (horizontal) away from all adjoining buildings.	Not applicable – development retains the use of existing access driveways.
Parking		
PO5 Provision is made for on-site vehicle parking: (a) to meet the demand likely to be generated by the development; and (b) to avoid on-street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity. Editor's note—SC6.6 — Car parking contributions planning scheme policy prescribes circumstances under which an applicant can satisfy PO5.	AO5.1 AO5.1.1 On-site car parking is provided at the rates set out in Table 9.3.1.3.2 of the access, parking and transport code. OR AO5.1.2 Where a change of use of existing premises is proposed and there is no increase in the gross floor area, the existing number of on-site car parks is retained or increased. AND AO5.2 All parking, loading and manoeuvring facilities for visitors and employees to be located on-site. AND AO5.3 Manoeuvring facilities to be of adequate dimensions to prevent any queuing in a roadway.	Complies – an informal carparking area measuring 50 metres x 20 metres (1,000m ²) will be provided during Stage 1.
PO6 Parking and servicing facilities are designed to meet user requirements.	AO6.1 Parking spaces, access and manoeuvring facilities, loading facilities and connections to the transport network are sealed and designed in accordance with Australian Standard AS 2890.	Complies – parking spaces, manoeuvring facilities and connections to the transport network will be sealed and designed in accordance with the relevant standards.
PO7 Sites with more than one (1) road frontage (excluding laneways) gain access only from the lower order road, except if it will introduce traffic generated by a non-residential use into a street that is in a residential zone.	No acceptable outcome is nominated.	Alternative solution – the development will retain the existing access from Sheldrake Road. While Sheldrake Road is identified as a higher order road than Harnsworth Road, the access arrangement utilises an established crossover and will not

Performance outcomes	Acceptable outcomes	Assessment
		introduce traffic into residential streets or compromise the function, safety or efficiency of the surrounding rural road network.
<p>PO8 Parking areas are illuminated in a manner that maximises user safety but minimises the impacts on adjoining residents.</p>	<p>AO8.1 Parking areas for uses that operate at night are illuminated in accordance with the requirements of Australian Standard AS 1158.</p> <p>AND</p> <p>AO8.2 Lighting used in parking areas does not cause an environmental nuisance and complies with Australian Standard AS 4282.</p>	<p>Complies – parking areas will be illuminated in accordance with the relevant standards.</p> <p>Complies – lighting in parking areas will not cause an environmental nuisance and will comply with the relevant standards.</p>
<p>PO9 Car parking areas, pathways and other elements of the transport network are designed to enhance public safety by discouraging crime and antisocial behaviour, having regard to:</p> <ul style="list-style-type: none"> (a) provision of opportunities for casual surveillance; (b) the use of fencing to define public and private spaces, whilst allowing for appropriate sightlines; (c) minimising potential concealment points and assault locations; (d) minimising opportunities for graffiti and other vandalism; and (e) restricting unlawful access to buildings and between buildings. 	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Refer to Crime Prevention Through Environmental Design (CPTED) guidelines for Queensland for guidance.</p>	<p>Complies – car parking and pedestrian areas are arranged to provide clear sightlines and opportunities for casual surveillance, with the use occurring within an existing building on a single, well-defined activity area. The layout avoids concealed spaces, limits opportunities for vandalism, and clearly defines public and operational areas. Building access can be managed during events to restrict unauthorised entry, ensuring the transport network and associated areas promote public safety and discourage antisocial behaviour.</p>
<p>PO10 Parking and servicing areas are kept accessible and available for their intended use at all times during the normal business hours of the activity.</p>	<p>No acceptable outcome is nominated.</p>	<p>Complies – parking and servicing areas will be available and accessible at all times.</p>
<p>Transport impact Editor's note—Applicants should note that the Department of Transport and Main Roads may have additional requirements.</p>		
<p>PO11</p>	<p>No acceptable outcome is nominated.</p>	<p>Complies – the development utilises existing access</p>

Performance outcomes	Acceptable outcomes	Assessment
<p>Development contributes to the creation of a transport network which is designed to:</p> <ul style="list-style-type: none"> (a) achieve a high level of permeability and connectivity for all modes of transport, including pedestrians and cyclists, within the development and to the surrounding area; and (b) encourage people to walk, cycle or use public transport to and from the site instead of using a car. 	<p>Editor's note—Refer to SC6.19 – Structure plan planning scheme policy for guidance.</p>	<p>arrangements and internal circulation within a single, consolidated activity area, providing clear and legible movement for vehicles and pedestrians on site. Given the rural location and absence of public transport and active transport infrastructure in the surrounding area, the development does not realistically encourage walking, cycling or public transport.</p>
<p>PO12 Development is located on roads that are appropriate for the nature of traffic (including vehicles, pedestrians and cyclists) generated, having regard to the safety and efficiency of the transport network.</p>	<p>AO12.1 Traffic generated by the development is safely accommodated within the design capacity of roads as provided in SC6.15 — Road infrastructure and hierarchy planning scheme policy.</p> <p>AND</p> <p>AO12.2 A road or street does not connect with another road or street that is more than two (2) levels higher or lower in the road hierarchy.</p> <p>AND</p> <p>AO12.3 The existing infrastructure fronting the proposed development is upgraded in accordance with SC6.15 — Road infrastructure and hierarchy planning scheme policy and Capricorn Municipal Development Guidelines.</p>	<p>Complies – traffic generated by the Undefined Use (Function Facility and Ancillary Accommodation) will be low and intermittent and can be safely accommodated within the existing design capacity of the surrounding rural road network.</p> <p>Not applicable</p> <p>Complies – the existing infrastructure fronting the development will be upgraded as required.</p>
<p>PO13 Where the nature of the development creates a demand, provision is made for set down and pick-up facilities by bus, taxis or private vehicle, which:</p> <ul style="list-style-type: none"> (a) are safe for pedestrians and vehicles; (b) are conveniently connected to the main component of the development by pedestrian pathway; and (c) provide for pedestrian priority and clear sightlines. 	<p>No acceptable outcome is nominated.</p>	<p>Complies – the proposed parking area will provide ample space for set down and pick up areas.</p>
<p>Site access</p>		

Performance outcomes	Acceptable outcomes	Assessment
<p>PO14 Development does not impact on the safety, operation or function of the road network or system.</p>	<p>AO14.1 Vehicle manoeuvring into and from the site for all vehicles is designed in accordance with Australian Standard AS 2890, as updated from time to time.</p> <p>AND</p> <p>AO14.2 No direct property access is gained to a highway, main road, urban arterial or sub arterial road as defined in SC6.15 — Road infrastructure and hierarchy planning scheme policy other than via a service road or a joint access arrangement with other sites.</p> <p>AND</p> <p>AO14.3 Development that generates greater than 100 vehicle movements per day does not gain access to or from an urban access place or urban access streets as defined in SC6.15 — Road infrastructure and hierarchy planning scheme policy.</p>	<p>Complies – vehicle manoeuvring into and from the site will be designed in accordance with the relevant standards.</p> <p>Complies – development will be accessed via Sheldrake Road, a Minor Rural Collector.</p> <p>Complies – development will be accessed via Sheldrake Road, a Minor Rural Collector.</p>
<p>PO15 Development facilitates the orderly provision and upgrading of the transport network or contributes to the construction of transport network improvements.</p>	<p>No acceptable outcome is nominated.</p>	<p>Complies – no upgrades required.</p>
<p>PO16 On-site transport network infrastructure integrates safely and effectively with surrounding networks.</p>	<p>AO16.1 Intersections, connections and access arrangements are designed in accordance with the Capricorn Municipal Development Guidelines and Australian Standard AS 2890.</p>	<p>Complies – connections and access arrangements will be designed in accordance with the relevant standards.</p>
Pedestrian and cyclist facilities		
<p>PO17 Development provides safe and convenient pedestrian and cycle movement to the site and within the site having regard to desire lines, users' needs, safety and legibility.</p>	<p>AO17.1 Pedestrian and cyclist movements are designed in compliance with the Capricorn Municipal Development Guidelines and Australian Standard AS 2890.</p>	<p>Complies – pedestrian and cyclist movements within the site will be provided in accordance with the Capricorn Municipal Development Guidelines and Australian Standard AS 2890, ensuring safe and legible circulation between parking areas and the existing building.</p>

Performance outcomes	Acceptable outcomes	Assessment
<p>PO18 Provision is made for adequate bicycle parking and end of trip facilities, to meet the likely needs of users and encourage cycle travel.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Provisions are made for parking and end of trip facilities in accordance with the SC6.4 – Bicycle network planning scheme policy.</p>	<p>Not applicable – the development does not create a demand for such facilities.</p>
Servicing		
<p>PO19 Refuse collection vehicles are able to safely access on-site refuse collection facilities.</p>	<p>AO19.1 Refuse collection areas are provided and designed in accordance with the waste management code and Australian Standard AS 2890.</p>	<p>Complies – Onsite refuse storage is provided, with waste removal to be managed by the applicant.</p>

Waste Management Code

Table 9.3.7.3.1 — Development outcomes for assessable development

Performance outcomes	Acceptable outcomes	Assessment
Design of waste storage areas		
<p>PO1 For on-site waste collection, waste storage areas are located and designed so that:</p> <ul style="list-style-type: none"> (a) they are easily accessed and convenient to use; (b) sufficient space is provided for safe entry and exit and servicing by service vehicles without the need for manual handling; (c) sufficient height clearance is provided for the safe operation of both front and side bin lifting operations; (d) they are clear of car parking bays, loading bays and similar areas; and (e) they are clear of footpaths and pedestrian access. 	<p>AO1.1 Waste storage areas are designed and maintained in accordance with SC6.20 — Waste management planning scheme policy.</p>	<p>Complies – waste storage areas will be provided and maintained in accordance with SC6.20 — Waste management planning scheme policy. Waste will be securely stored on-site in designated receptacles, managed to prevent odour, vermin and litter, and serviced by a licensed commercial waste contractor, ensuring no adverse impact on site amenity or the surrounding rural environment.</p>
Kerbside waste servicing		
<p>PO2 Kerbside collection of waste containers ensures the safety and amenity of road and footpath users.</p>	<p>AO2.1 Waste bins are located on the footpath so that:</p> <ul style="list-style-type: none"> (a) bins are located one (1) metre apart from other bins and obstructions; (b) all bins are accommodated within the street frontage of the site; (c) a clear pedestrian access way two (2) metres wide is retained; and (d) bins are capable of being serviced by the collection vehicle travelling forward, without having to reverse the vehicle. 	<p>Not applicable – development will utilise commercial waste bins.</p>
<p>PO3 Waste storage minimises adverse impacts on adjoining properties.</p>	<p>AO3.1 Waste storage areas are:</p> <ul style="list-style-type: none"> (a) integrated with the building design; or (b) set back a minimum of two (2) metres from any boundary; and (c) screened from neighbouring properties and the street by a fence of 1.8 metres minimum height; and (d) not located directly adjoining dwelling units on the site and on neighbouring properties. 	<p>Not applicable</p>

Performance outcomes	Acceptable outcomes	Assessment
	AND AO3.2 Waste bins are fitted with lids.	Not applicable
PO4 Waste storage areas: (a) have a level area on impermeable, durable materials so that they are easily cleaned; and (b) have adequate clearance between and around waste storage bins to allow for manoeuvring and washing of bins.	No acceptable outcome is nominated.	Not applicable
Water management		
PO5 Waste storage areas are designed to separate stormwater and wash-down water.	AO5.1 Wash-down water drains to either the reticulated sewerage system or an on-site sewerage facility if not in a sewer area. AND AO5.2 Wash-down areas are: (a) provided with a tap and water supply; and (b) provided with a stormwater diversion valve and arrestor trap.	Not applicable – development takes place on a large rural lot. Cleaning of waste storage bins will be appropriately managed on-site.

Water and Sewer Code

Table 9.3.8.3.1 — Development outcomes for assessable development

Performance outcomes	Acceptable outcomes	Assessment
Water		
<p>PO1 A water supply is provided that is adequate for the current and future needs of the intended development.</p>	<p>AO1.1 Where within a water supply planning area, the development is connected to Council's reticulated water supply system in accordance with SC6.21 — Water supply infrastructure planning scheme policy and the Capricorn Municipal Development Guidelines.</p> <p>Editor's note—A network analysis may be required to demonstrate compliance with this acceptable outcome.</p> <p>Editor's note—Where development is located outside of the water supply planning area to refer to the requirements under the Plumbing Code of Australia.</p>	<p>Alternate Solution – the subject site is not located within the Council's reticulated water supply area. A potable water supply adequate to service the development will be provided on site according to the relevant standards and guidelines. The site is not located within the bushfire overlay.</p>
<p>PO2 Reticulated water supply networks ensure that the installation is sustainable and minimises whole of life cycle costs.</p>	<p>AO2.1 Where within a water supply planning area, water supply systems and connections are designed and constructed in accordance with SC6.21 — Water supply infrastructure planning scheme policy and the Capricorn Municipal Development Guidelines.</p> <p>Editor's note—A network analysis may be required to demonstrate compliance with this acceptable outcome.</p> <p>AND</p> <p>AO2.2 Where within a water supply planning area, staged developments are connected to the water supply network and operational prior to the commencement of the use or endorsement of the survey plan.</p>	<p>Not applicable – subject site is not within Council's water supply planning area.</p> <p>Not applicable – as above.</p>
Sewer		
<p>PO3 Sewerage treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.</p>	<p>AO3.1 Where within a sewer planning area, the development is connected to Council's reticulated waste water system in accordance with SC6.17 — Sewerage infrastructure planning scheme policy and the Capricorn Municipal Development Guidelines.</p>	<p>Alternate Solution – the subject site is not serviced by Council's reticulated waste water system. Wastewater will be managed via an appropriately designed on-site sewerage treatment and disposal system commensurate with</p>

Performance outcomes	Acceptable outcomes	Assessment
	<p>Editor's note—A network analysis may be required to demonstrate compliance with this acceptable outcome.</p> <p>Editor's note—Where development is located outside of the sewer planning area to refer to the requirements under the Plumbing Code of Australia.</p>	the scale of the development.
<p>PO4 Reticulated sewer networks ensure that the installation of infrastructure assets is sustainable and minimises whole of life cycle costs.</p>	<p>AO4.1 Where within a sewer planning area, waste water systems and connections are designed and constructed in accordance with SC6.17 — Sewerage infrastructure planning scheme policy and the Capricorn Municipal Development Guidelines.</p> <p>Editor's note—A network analysis may be required to demonstrate compliance with this acceptable outcome.</p> <p>AND</p> <p>AO4.2 Where within a sewer planning area, staged developments are connected to the waste water network and operational prior to the commencement of the use or endorsement of the survey plan.</p>	<p>Not applicable – subject site is not serviced by the Council's reticulated wastewater system.</p> <p>Not applicable – as above.</p>
Point source waste water management		
<p>PO5 The waste water management plan provides that waste water is managed in accordance with a waste management hierarchy that:</p> <ul style="list-style-type: none"> (a) avoids waste water discharge to waterways; or (b) minimises waste water discharge to waterways by reuse, recycling, recovery and treatment for disposal to sewer, surface water and groundwater if it is agreed waste water discharge to waterways can not practically and reasonably be avoided. 	<p>AO5.1 A waste water management plan (WWMP) is prepared by a suitably qualified person. The waste water management plan accounts for:</p> <ul style="list-style-type: none"> (a) waste water type; (b) climatic conditions; (c) water quality objectives; and (d) best practice environmental management. 	<p>Not applicable – development is for a small-scale use on a large rural lot. An appropriate waste water management system will be provided in accordance with the relevant requirements. A full waste water management plan is not deemed necessary.</p>

Technical Memorandum

To:

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From

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1 Introduction

McMurtrie Consulting Engineers (MCE) have been engaged by Gideon Town Planning on behalf of the owner of Lot 187 on RP614688 to examine the impact of a function facility on the surrounding road network.

Lot 187 ON RP614688 is situated on the corner of Harnsworth Road and Sheldrake Road in Alton Downs, with existing accesses on both Harnsworth and Sheldrake Road.

The site is located 4.1km north of Ridgeland Road via McKenzie Road as shown in Figure 1: Lot 187 Harnsworth Road Locality

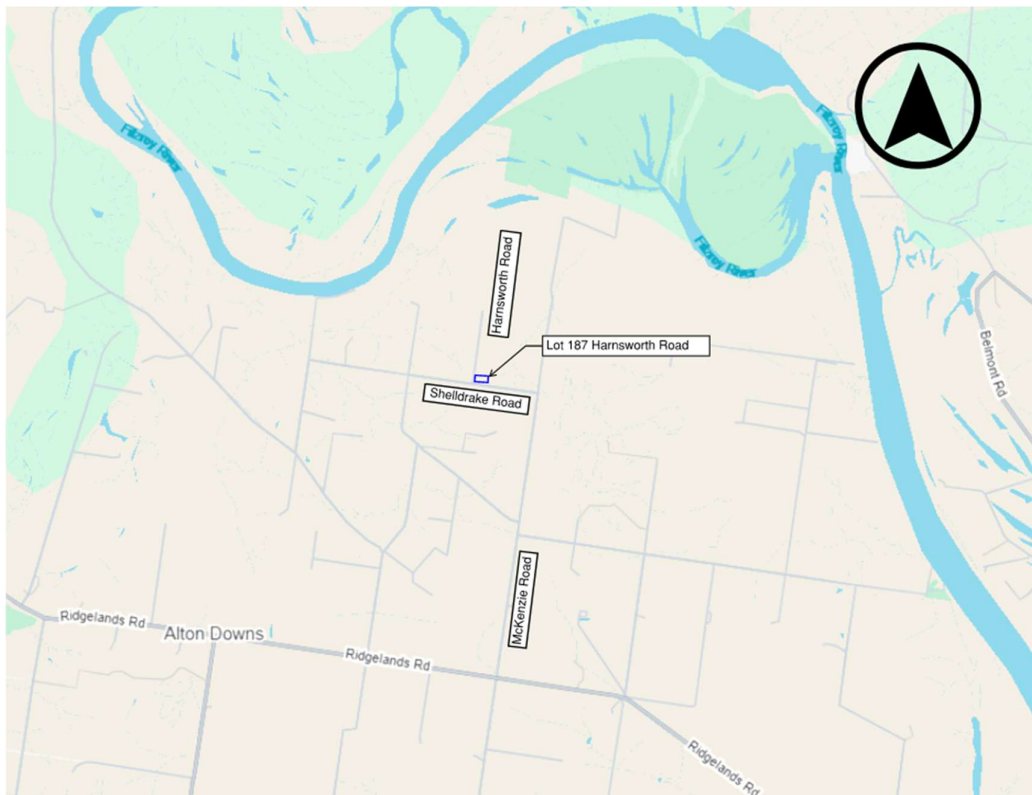


Figure 1: Lot 187 Harnsworth Road Locality

2 Proposal

The applicant is seeking to establish a function facility on the current lot (Lot 187 on RP614688) as per Figure 2: Proposed Development Layout below. The proposed function facility will utilise the old Dews building, which has been moved to the site and renovated, on the current allotment and will utilise the allotment access located along Harnsworth Road or Sheldrake Road.

Access to the site is currently facilitated by existing entrances on both Sheldrake Road and Harnsworth Road with the property access on Sheldrake to be retained for the purpose of this proposal.

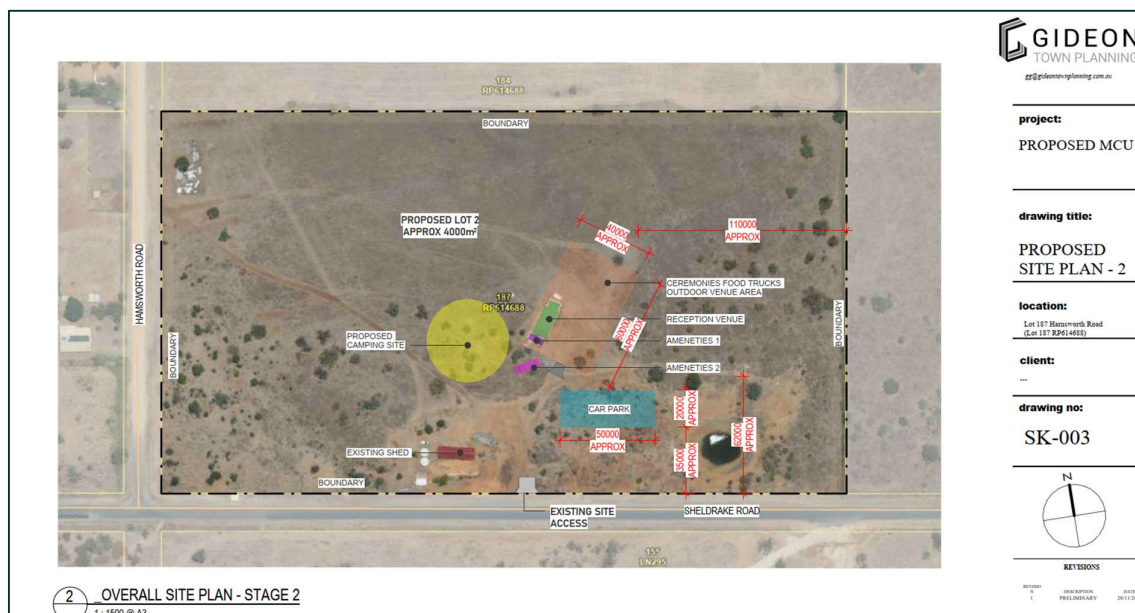


Figure 2: Proposed Development Layout

3 Existing Conditions

3.1 Surrounding Road Network Links

The subject site (Lot 187 on RP614688) has frontages on both Harnsworth Road and Sheldrake Road along its western and southern boundaries as shown in Figure 2: Proposed Development Layout

Access to the site from Ridgeland Road (State-Controlled Network) and the greater Alton Downs area is provided via McKenzie Road and Sheldrake Road, comprising approximately 4.1 km of sealed roadway, as illustrated in Figure 1: Lot 187 Harnsworth Road Locality

McKenzie Road forms the north-south connection between Sheldrake Road and Ridgeland Road and is classified as a rural major collector. It typically consists of a two-lane, two-way sealed carriageway with no posted speed limit and includes multiple residential frontages with direct access.

Sheldrake Road provides the east-west linkage between Harnsworth Road, the subject site, and McKenzie Road. It may be classified as a rural minor collector and is also generally a two-lane, two-way sealed road with no posted speed limit.

Sheldrake Road and McKenzie Road both feature a minimum sealed width of 6.5m with unsealed shoulders adequate for passing vehicles, if necessary.

Noting that rural minor collectors are expected to have a capacity of between 150 and 999 AADT (Refer CMDG D1 Appendix G), both McKenzie Road and Sheldrake Road are therefore presumed to have capacity to accommodate the additional traffic generated by this proposed development.

As shown in Figure 4: Development Planning Overlays (Source: Rockhampton Regional Council Planning Scheme), the site is located within the Rural Zone within the Rockhampton Regional Council Planning Scheme.



Figure 3: Study Area - Lot 187 on RP614688 (Source: QLD Globe)

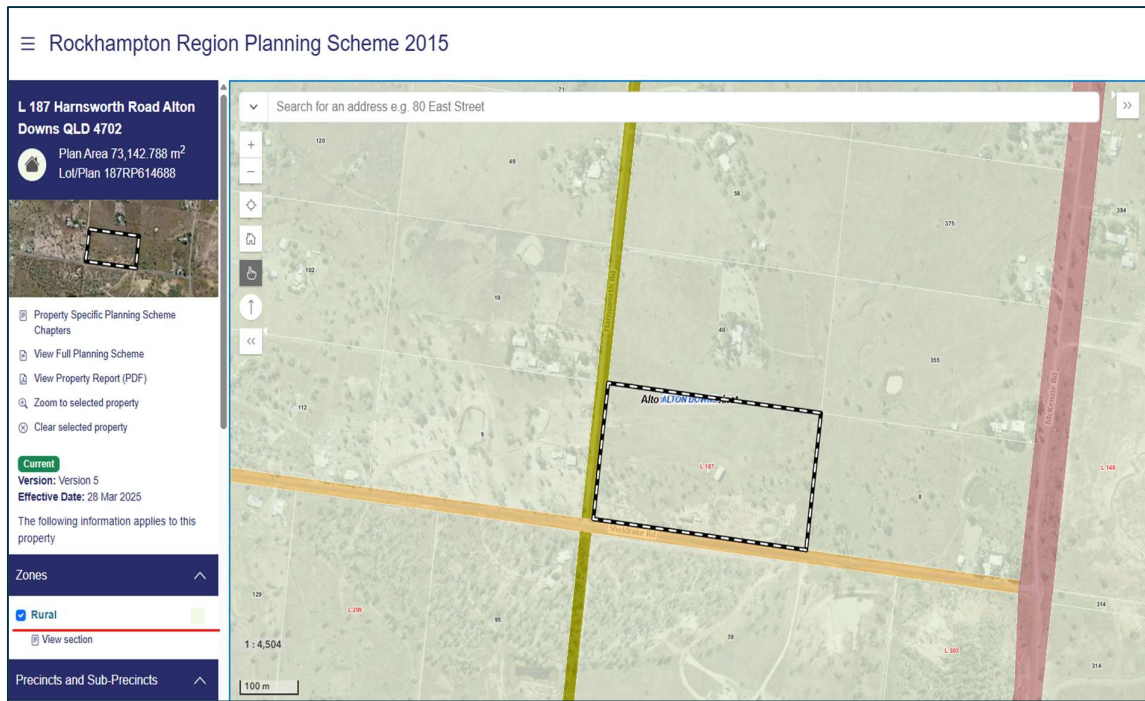


Figure 4: Development Planning Overlays (Source: Rockhampton Regional Council Planning Scheme)

3.2 Traffic Volumes

Existing traffic volumes along the sections of road relevant to the proposal are not available, therefore the background traffic volumes have been established using the Capricorn Municipal Development Guidelines (CMDG) and identified road classifications. McKenzie Road and Shelldrake Road have both been classified as rural minor collectors and are generally expected to accommodate a traffic volume of between 151 and 999 AADT.

A desktop assessment has identified approximately 20 dwellings in the area adjacent to the proposed site. The Roads and Transport Authority: Guide to Traffic Generating Developments (NSW) provides guidance to estimate the traffic generated by residential dwellings. Section 3.3 notes that in areas where public transport is often limited the weekday peak hour trips generated was 0.85 vehicles per dwelling. Applying this rate to the number of observed dwellings adjacent to the site would equate to a peak hour trip generation of 17 trips. Therefore, the conservative estimate of 151 AADT is considered appropriate.

The development is intended to be completed by 2026; therefore, this will be the background year for analysis. A conservative approach has been adopted and future traffic volumes along Shelldrake Road has been estimated with application of a 1% growth rate per annum. The background traffic volumes (2026) per lane have been interpolated based on the provided AADT and are present in Table 1 and 2 below, assuming a 10% peak hour factor.

Site ID	AADT Segment		Base Data Year	Base Year (2025) AADT				10 Yr. GR %	Background AADT (2026)			
	Start (km)	End (km)		Gaz	% HV	A-Gaz	% HV		Gaz		A-Gaz	
									Total	HV	Total	HV
Shelldrake Road												
			2025	75	0.0%	75	0.0%	1.0%	76	0	76	0

Table 1: Shelldrake Road AADT Per Lane

Base Year (2025) Peak Hour Volume				Background Peak Hour Volume (2026)				Background Peak Hour Volume (2036)			
Gaz	% HV	A-Gaz	% HV	Gaz		A-Gaz		Gaz		A-Gaz	
				Total	HV	Total	HV	Total	HV	Total	HV
Shelldrake Road											
8	0.0%	8	0.0%	8	0	8	0	8	0	8	0

Table 2: Shelldrake Road AADT Data Projection Per Lane

4 Development Proposal

4.1 Operational Details

The proposed development is a function facility, which will occupy parts of Lot 187 on RP614688 shown in the site plan above. The proposed development represents the final form of the site, and no further development is expected.

The old "Dews" building previously located at 135 Derby St Rockhampton has been relocated to the site and will be renovated and refurbished as a rural function venue. The primary focus of the site will be to hold

weddings however it may be used as a multipurpose community facility and may also be used for wakes and other milestone celebrations.

The function hall has a gross floor area of approximately 85 m² and the maximum capacity of the site is expected to the 100 people.

4.2 Proposed Access

4.2.1 Site Access

Access to the site will be via the existing property access on the Shelldrake Road frontage. It is anticipated that all traffic will travel via the McKenzie Road connection between Ridgeland Road and Shelldrake Road.

4.2.2 Vehicle Access and Loading

RRC's Planning Scheme doesn't specify a design vehicle for a Function Facility. However, taking a conservative approach, it's assumed that the development will be serviced by a medium rigid vehicle (MRV). Additionally, vehicle swept paths have also been undertaken which confirm the ability of a MRV to travel into the site and capacity to manoeuvre, with a copy of the relevant swept paths for the proposal included for reference in Appendix A.

4.2.3 Car Parking

As shown in Figure 2: Proposed Development Layout, a minimum parking space of 1000 sqm (50m x 20 m) is proposed on site. Table 9.3.1.3.2 of the Rockhampton Regional Council Planning Scheme stipulates that for Function Facilities a minimum of one (1) covered space be provided per fifteen (15) square metres of gross floor area (GFA), therefore a minimum of 6 covered spaces is considered required.

Given the informal parking arrangements proposed for the site, the 50m x 20m area proposed for parking is considered adequate for the anticipated 100 guests and vendors catering the site.

5 Traffic Impact

5.1 Traffic Generation

To determine the traffic trip generation of the proposed Function Facility, correspondence has been undertaken with the client who has disclosed a maximum capacity of 100 guests. However, taking a conservative approach, it is assumed that guests will generally carpool to the site rather than individually, with at least 2 guests per vehicle, resulting in a total of 50 trips.

5.2 Traffic Distribution

Given the proposed development is a Function Facility, it is anticipated that most trips generated by the proposed development (if not all) will be diverted "New" trips undertaken by vehicles travelling to the facility along Shelldrake Road. With a summary of the expected distribution of traffic from the development provided in Table 3 below.

Peak Period	
Arrival/Departure Split	
<ul style="list-style-type: none"> - 100% traffic inbound/outbound to/from development (East / West connection between site and McKenzie Road) 	
"New" Trip Distribution	
<ul style="list-style-type: none"> - Inbound - 100% From Shelldrake Road - Outbound - 100% To Shelldrake Road 	

Table 3 - Proposed Development Distribution

5.3 Development Traffic Volumes on the Network

Based on the information and the conservative assumptions applied, an estimate of the additional development traffic volumes at the key site access intersection of Sheldrake Road were established, with a summary of the resultant development traffic volumes provided in Figure 4 below.

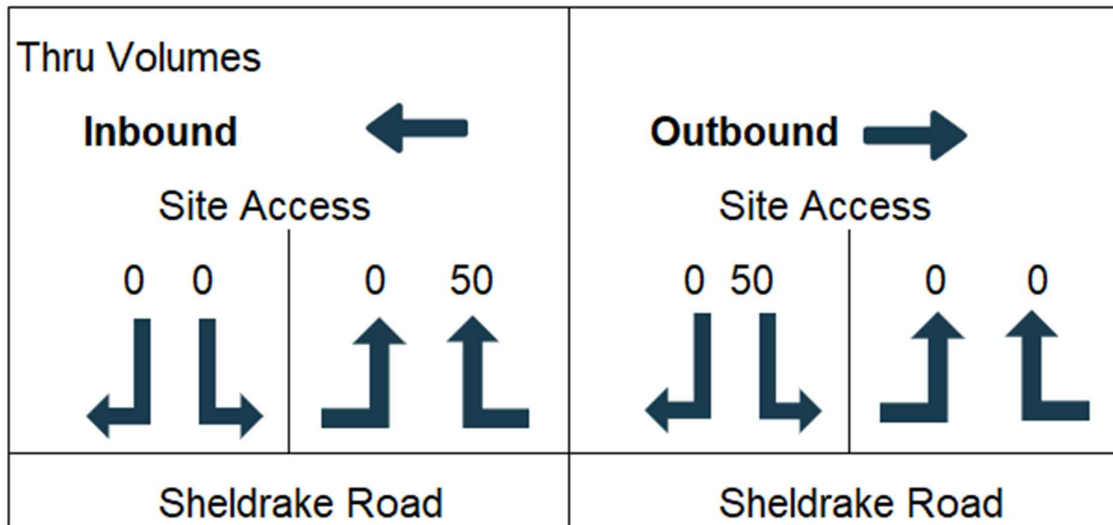


Figure 5: New Trip' Development Volumes Along Sheldrake Road

Noting that rural minor collectors are expected to have a capacity of between 150 and 999 AADT (Refer CMDG D1 Appendix G), both McKenzie Road and Sheldrake Road are therefore presumed to have capacity to accommodate the additional traffic generated by this proposed development.

5.4 Access and Frontage Impact Assessment and Mitigation

The proposed site access ingress and egress will be provided as per the CMDG-R-040 Rural Roads Access and Property Access over Table Drains at the location show in Figure 2: Proposed Development Layout.

Sheldrake Road is relatively flat, featuring slight vertical curves and a very straight alignment on approach to the site allowing for adequate sight distance on approach to and departing the site.

As such, the existing roadway provides an unobstructed view line between the driver existing the site and vehicles approaching the development along Sheldrake Road. As such, this site access exceeds the SISD requirements in accordance with AS2890.1 for a posted speed of 100km/h.

The peak hour volume has been obtained and outlined in Section 3.2, while the 10-year conservative growth rate in Average Annual Daily Traffic (AADT) of 1% growth to the obtained data gives a peak hour traffic volume of 8 veh/h for both lanes.

Forecast through road and access volumes based on Table 1, 2 & 3 and Figure 5: New Trip' Development Volumes Along Sheldrake Road, hourly volumes estimated above, and a compound growth rate of 1% are shown in Figure 6: Development Volumes 2026/2036 below for the opening year of 2026 and the 10-year design horizon of 2036.

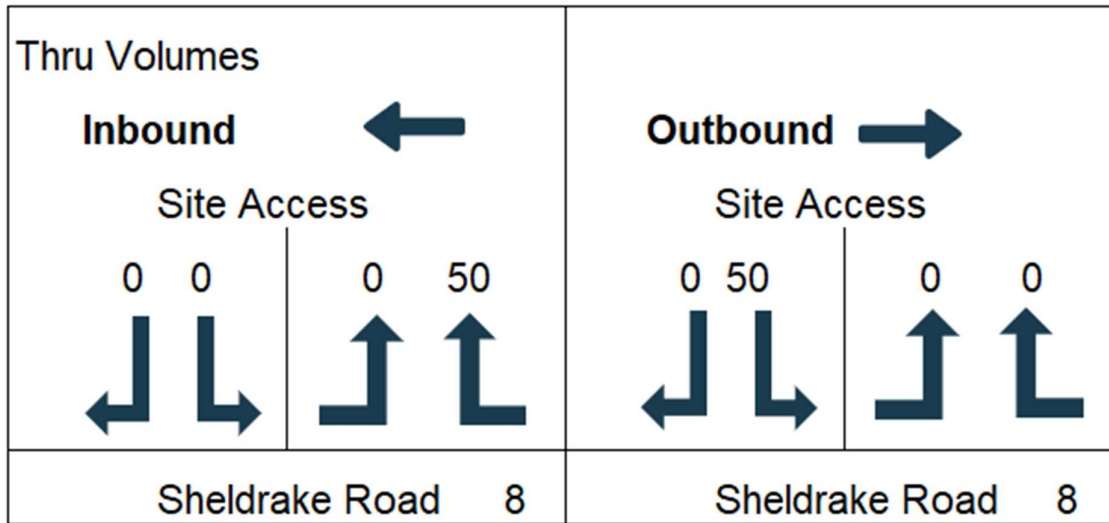


Figure 6: Development Volumes 2026/2036

A turn warrants assessment was undertaken for the current site access intersection with Sheldrake Road based on the forecast post development volumes from the proposed development as identified in Figure 6: Development Volumes 2026/2036. The assessment was completed using Figure 2.26a of Austroads Guide to Traffic Management Part 6: Intersections, interchanges and Crossings, which depicts the turn warrants graph for design speeds greater than or equal to 100km/h

The resultant graphs from the assessment for the post development (2036) traffic conditions at the site access intersection are provided in Figure 7: Site Access Turn Warrants Assessment Graph below.

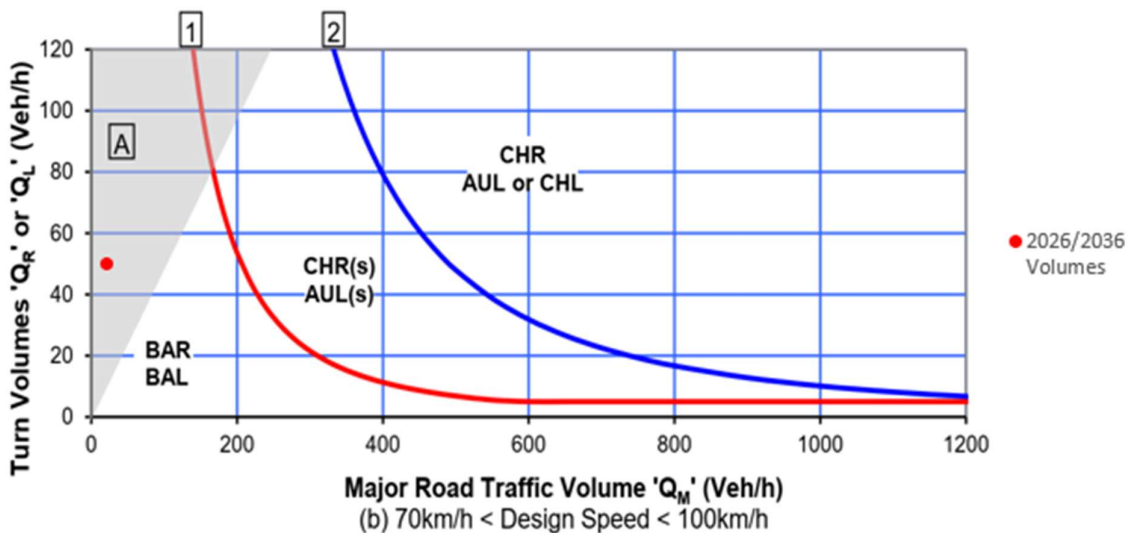


Figure 7: Site Access Turn Warrants Assessment Graph

The result of the turn warrants assessment indicates that the recommended turn treatments at the site access intersection with Sheldrake Road for the post development traffic volume scenario was a BAL/BAR. As such it is expected that the provision of the proposed access will be suitable to cater for the expected traffic movements to the proposed Function Facility development.

As a result, no further treatments are proposed to the existing intersection on the site access with Sheldrake Road.

5.5 Pavement Impact Assessment and Mitigation

Given that the proposed development is a Function Facility development and the construction period will be completed in a short number of months, it is not expected to generate a significant number of new heavy vehicle movements under typical operation, no pavement mitigation works are deemed warranted or required as a result of the proposal.

6 Conclusion and Recommendations

6.1 Internal Facilities

The traffic elements of the proposed plan of development will be designed generally in accordance with the requirements of AS2890.

The proposed on-site parking provision a total parking area of 50m x 20m suitable for at least 50 vehicles to park, is considered adequate to cater for the parking demand expected to be generated by the development. The design of the car parking area is in accordance with the requirements outlined in the relevant standards and guidelines and is supportive of a traffic engineering perspective.

6.2 Traffic Impacts

An assessment of the impact of the proposed development on the external road network was also undertaken.

This assessment identified that based on the expected increases in daily traffic volumes and the resultant post development volumes still being within the capacities of Sheldrake Road. As such, the additional traffic from the proposed Function Facility is not anticipated to have a significant impact on the operation of the surrounding road links.

A turn warrants assessment was also undertaken to assess the proposed Sheldrake Road / Access intersection, for post development traffic conditions at the relevant design horizon (10-year design horizon – 2036). The results of this assessment identified that a BAL/BAR should be applied at the identified intersection.

6.3 Recommendations

Considering the information provided above, it is concluded that the proposed development will have a negligible impact on the adjacent road network and can therefore be recommended to be approved from a traffic engineering perspective.

Prepared by:

Raitt McLeod

Civil Engineer BEng (Civil) (Hons)



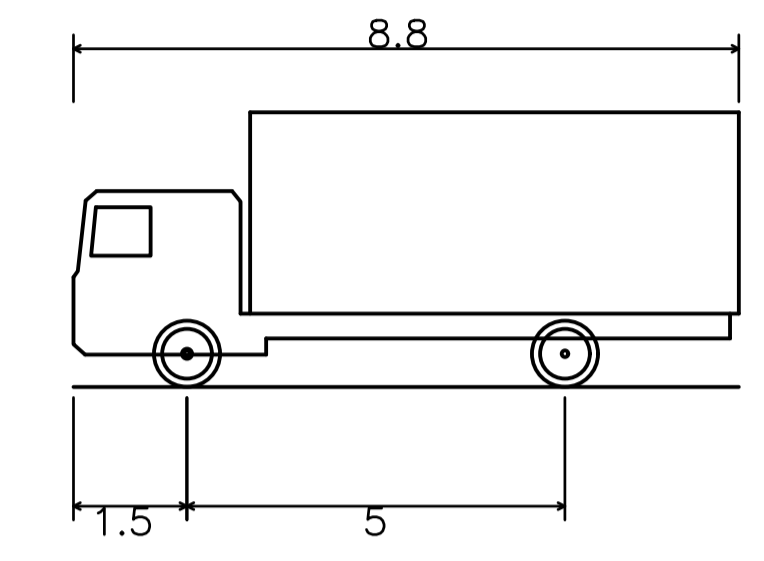
Approved by:



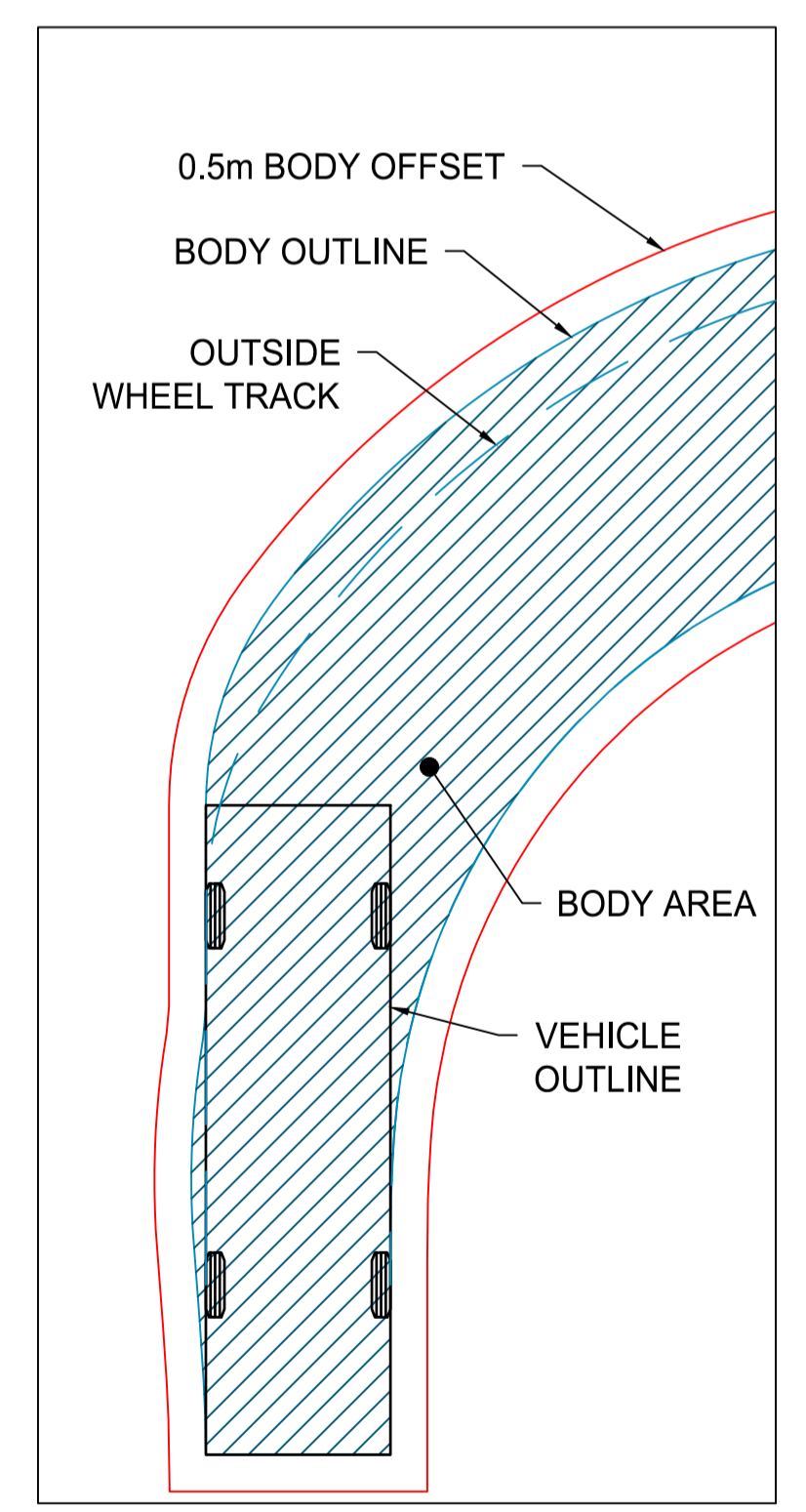
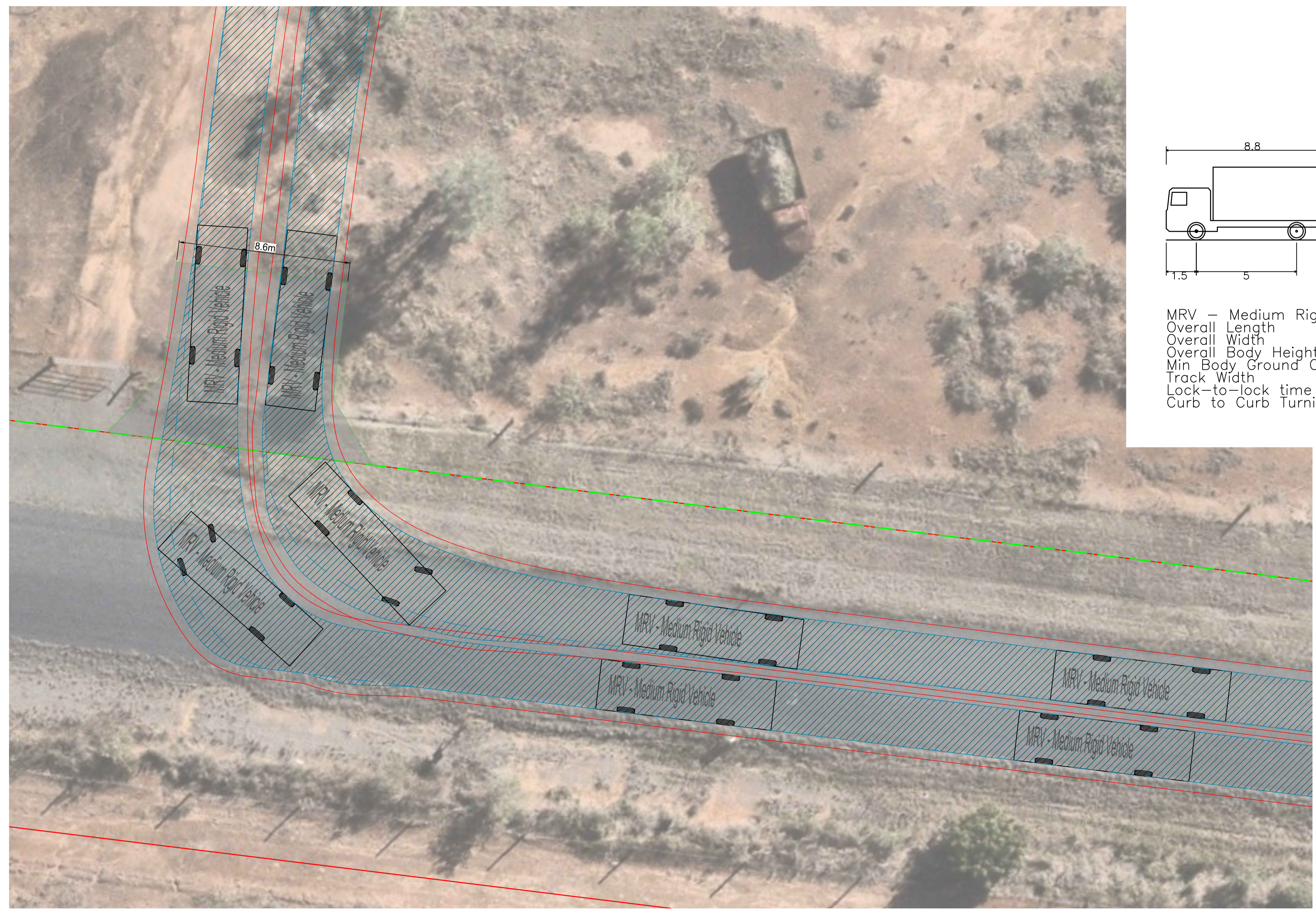
Chris Hewitt

Principal Civil Engineer RPEQ 5141

Appendix A - Lot 187 Harnsworth Road - Swept Paths



- MRV – Medium Rigid Vehicle
- Overall Length 8.800m
- Overall Width 2.500m
- Overall Body Height 3.633m
- Min Body Ground Clearance 0.428m
- Track Width 2.500m
- Lock-to-lock time 4.00s
- Curb to Curb Turning Radius 10.000m



SWEPT PATH LEGEND

ISO A1 594mm x 841mm
 FILENAME: \\MCE-FS\Rockhampton\Projects\25-26\R002-25-26 - Civil_Minor jobs (under \$5000)014 - Lot 187 Harnsworth Rd\Design\DWG\Lot 187 Harnsworth Rd - Swept Paths.dwg
 PLOT DATE: 11/03/2026 8:18:39 AM

PROJECT STAMP

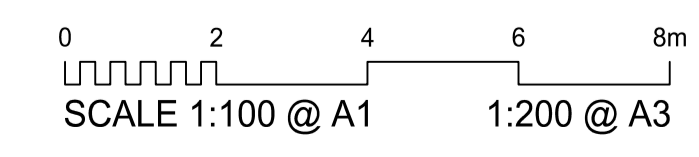
DRAWING SCALES

REVISION

PROJECT MANAGEMENT

PROJECT IDENTIFIER

FOR INFORMATION



REV	ISSUE	DATE	DES	DESCRIPTION
1	INFO	11/03/2026	N.M.	ISSUED FOR INFORMATION

RPEQ CERTIFICATION			
THIS DOCUMENT IS UNCONTROLLED AND IS NOT TO BE USED FOR CONSTRUCTION UNTIL THIS NOTE IS REMOVED AND A DIGITAL SIGNATURE PROVIDED IN ITS PLACE			
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INTERNAL PROJECT NO.		SURVEY DATUM	
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Map Legend

Zones

-  Low density residential
-  Low-medium density residential
-  High density residential
-  Principal centre
-  Major centre
-  District centre
-  Local centre
-  Neighbourhood centre
-  Sport and recreation
-  Open space
-  Environmental management and conservation
-  Low impact industry
-  Medium impact industry
-  High impact industry
-  Special industry
-  Waterfront and marine industry
-  Community facilities
-  Emerging communities
-  Limited development (constrained land)
-  Rural
-  Rural residential
-  Special purpose
-  Specialised centre
-  Township


Precincts Text

Precincts

Precincts

 Precincts

Sub Precincts

 Sub-Precincts

Priority Development Area



Strategic Port Land






Map Legend

Precincts Text

Precincts

Sub Precincts

 Sub-Precincts

Priority Development Area



Strategic Port Land



Agricultural land classification: Class A and B






Map Legend

Precincts Text

Precincts

Sub Precincts

 Sub-Precincts



Priority Development Area



Strategic Port Land



Road Hierarchy

-  Highway
-  State Controlled Road
-  Urban Arterial
-  Urban Sub-Arterial
-  Major Urban Collector
-  Minor Urban Collector
-  Urban Access Street
-  Urban Access Place
-  Industrial Collector
-  Industrial Access
-  Rural Arterial
-  Major Rural Collector
-  Minor Rural Collector
-  Rural Access




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Map Legend

Precincts Text

Precincts

Sub Precincts

 Sub-Precincts


Priority Development Area



Strategic Port Land



Steep Land 15-20%

 Steep Land 15-20%



Confirmation Notice

PLANNING ACT 2016, PART 1 OF THE DEVELOPMENT ASSESSMENT RULES

Application number:	D/75-2026	<i>For further information regarding this notice, please contact:</i>	Sophie Muggeridge
Date application properly made:	18 May 2026	Phone:	07 4936 8099

1. APPLICANT DETAILS

Name:	G D Paddison and J A Paddison C/- Gideon Town Planning		
Postal address:	PO BOX 450 ROCKHAMPTON CITY QLD 4700		
Contact number:	(07) 4806 6959	Email:	info@gideontownplanning.com.au

2. PROPERTY DESCRIPTION

Street address:	L 187 Harnsworth Road, Alton Downs
Real property description:	Lot 187 on RP614688

3. OWNER DETAILS

Name:	G D Paddison and J A Paddison
Postal address:	19 Harnsworth Rd ALTON DOWNS QLD 4702

4. DEVELOPMENT APPROVAL SOUGHT

Development Permit for a Material Change of Use for an Undefined Use (Function Facility and Ancillary Accommodation)

5. APPLICATION TYPE

	Development Permit	Preliminary Approval
Development assessable under the planning scheme, a temporary local planning instrument, a master plan or a preliminary approval which includes a variation approval	<input checked="" type="checkbox"/>	<input type="checkbox"/>

6. REFERRAL AGENCIES

NIL

7. IMPACT ASSESSMENT

Will Impact Assessment be required?	YES
The whole of the application must be publicly notified under the provisions of Part 4 of the Development Assessment Rules by:	
<ul style="list-style-type: none">- Publishing a notice at least once in a newspaper circulating generally in the locality of the premises which are the subject of the application; and- Placing a notice on the premises which are the subject of the application. The notice must remain on the premises for the period of time up to and including the stated day; and	

- Giving a notice to all owners of any lots adjoining the premises which are the subject of the application.

8. PUBLIC NOTIFICATION DETAILS

The application requires public notification which must be undertaken in accordance with Section 53 of the *Planning Act 2016* and Part 4 of the Development Assessment Rules.

9. INFORMATION REQUEST

A further information request may be made by the assessment manager. Regardless of this advice, any concurrence agency for the application may make an information request.

10. SUPERSEDED PLANNING SCHEME

Is the application to be assessed under a Superseded Planning Scheme?	NO
Planning Scheme	
<input checked="" type="checkbox"/>	The development was not assessable under the Superseded Planning Scheme and the application may proceed, as proposed.
<input type="checkbox"/>	The development was assessable under the Superseded Planning Scheme and this Development Application will be assessed under the Superseded Planning Scheme.
<input type="checkbox"/>	The application will not be assessed under the Superseded Planning Scheme. The application will instead be assessed against the current planning scheme.

You are further advised that the truth and accuracy of the information provided in the application form and accompanying information is relied on when assessing and deciding this application. If you find an INACCURACY in any of the information provided above or have a query or seek clarification about any of these details, please contact Council's Development Assessment Unit.

11. ASSESSMENT MANAGER

Name: **Sophie Muggeridge** Signature: Date: 25 May 2026
PLANNING OFFICER



12 June 2026

Rockhampton Regional Council
PO Box 1860
ROCKHAMPTON QLD 4700



ATTENTION: Sophie Muggeridge

Via Email: DevelopmentAdvice@rrc.qld.gov.au

RE: NOTICE OF INTENTION TO COMMENCE PUBLIC NOTIFICATION – D/75-2026 FOR A MATERIAL CHANGE OF USE FOR AN UNDEFINED USE (FUNCTION FACILITY AND ANCILLARY ACCOMMODATION) – SITUATED AT LOT 187 HARNSWORTH ROAD, ALTON DOWNS – DESCRIBED AS LOT 187 ON RP614688.

In accordance with section 17.2 of the Development Assessment Rules, I intend to start the public notification required under section 17.1 on Monday 15th June 2026 and will end on Friday 3rd July 2026.

At this time, I can advise that I intend to:

Publish a notice in: **CQ Today (hardcopy version) on Saturday 13th June 2026.**

And

Place a notice on the premises in the way prescribed under the Development Assessment Rules on **Sunday 14th June 2026.**

And

Notify the owners of all lots adjoining the premises the subject of the application on **Friday 12th June 2026.**

If you wish to discuss this matter further, please contact me via the details below.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'G. Genade', written over a horizontal line.

Gideon Genade
Principal Town Planner