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Cc: "Phillipa Galligan" <Phillipa.Galligan@townsville.qld.gov.au>
Subject: Lodgment of Change Application (Other) (Impact)
Attachments: 44027-001-01 - Development Application.pdf, 44027-001-01 - Cover Letter DA lodgement.pdf

Your reference: M65/05;2250

Our reference: 44027-001-01

Good afternoon Development Assessment,

Please find attached a change application (other) for a combined Material Change of Use (Outdoor Sport and Recreation) and Reconfiguring a Lot (Boundary Realignment- 2 Lots into 2 Lots) at 102 Rifle Range Road, Hervey Range.

The attached cover letter contains information with respect to the payable application fee.

Please let me know if you have any queries.

With thanks
Anne



Anne Zareh
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CHANGE APPLICATION (OTHER) SEEKING TO
AMEND A DEVELOPMENT PERMIT (M65/05;
2250) FOR:

Material Change of Use (Outdoor Sport and
Recreation – Extension to existing Shooting
Complex) combined with Reconfiguring a Lot –
Boundary Realignment (Two Lots into Two Lots)

on behalf of
SPORTING SHOOTERS ASSOCIATION OF AUSTRALIA (QLD) INC

at
102 RIFLE RANGE ROAD, HERVEY RANGE

on
LOT 2 ON RP730808
LOT 355 ON E1244



SSAA QUEENSLAND
SPORTING SHOOTERS ASSOCIATION OF QUEENSLAND





Brazier Motti have prepared this report for the sole purposes of Sporting Shooters Association of Australia (QLD) Inc for the specific purpose of a Change Application (Other) seeking to amend a Development Permit (M65/05;2250) for Material Change of Use (Outdoor Sport and Recreation – Extension to existing Shooting Complex) combined with Reconfiguring a Lot – Boundary Realignment (Two Lots into Two Lots) at 102 Rifle Range Road.

In preparing this report we have assumed that all information and documents provided to us by others, such as the client, other consultants acting on the client's behalf or government agencies, to be complete, accurate and current.

Signed on behalf of Brazier Motti Pty Ltd

ANNE ZAREH

Senior Town Planner

Brazier Motti Pty Ltd



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APPENDICES

Appendix A:	DA form 5: Change Application, DA Form 1: Development Application Details and Owner's Consent
Appendix B:	Certificate of Title and Smart Map
Appendix C:	Development Plans prepared by MacCallum Planning & Architecture
Appendix D:	Proposed Reconfiguration Plan prepared by Brazier Motti
Appendix E:	Engineering Report prepared by STP Consultants
Appendix F:	Environmental Noise Assessment Report prepared by TTM Group
Appendix G:	Outdoor Lighting Report Ashburner Francis Consulting Engineers
Appendix H:	Bushfire Hazard Assessment and Management Plan prepared by Max Bushfire Protection
Appendix I:	A copy of Development Permit M65/05;2250



1.0 INTRODUCTION

This town planning report has been prepared on behalf of the Applicant, Sporting Shooters Association of Australia (QLD) Inc, in support of a change application (Other) seeking to amend a Development Permit for Material Change of Use (Outdoor Sport and Recreation (Council ref: M65/05;0225)) combined with Reconfiguring a Lot (Boundary Realignment 2 Lots into 2 Lots). The Change seeks to extend the existing shooting complex on site and contain the use on one title.

The change application is made in accordance with section 78 of the *Planning Act 2016* and contains the mandatory supporting information specified in the applicable development application form 5 and form 1 (version 1.6), included in **Appendix A**.

The subject site is located within the Townsville City Council local government area and the applicable planning scheme for use by the Assessment Manager is the Townsville City Plan 2014 (Version 2024/01) ("the Planning Scheme").

In accordance with the Planning Scheme, the application is subject to impact assessment and therefore public notification is required.

To assist in Council's determination of this development application, this planning report covers the following matters:

- Section 2:- A site description including the site characteristics and its immediate surrounds.
- Section 3:- A detailed description of the development proposal.
- Section 4:- A review of the relevant legislation provisions.
- Section 5:- A review of the planning framework.
- Section 6:- An assessment of the proposal against the Townsville City Plan, 2014.
- Section 7:- Conclusion and recommendation.



2.0 THE SUBJECT SITE

The subject site is located at 102 Rifle Range Road, Hervey Range and situated at the foothills of the range, approximately 33 kilometres south west of the Townsville CBD.

The subject site is formally described as Lot 2 on RP720808 and Lot 355 on E1244. The certificates of title confirming ownership of the site by Sporting Shooters Association of Australia (SSAA) (QLD) Inc, are included **Appendix B**.

Figure 1 below shows an aerial image of the site and its immediate surrounds. It comprises two regular shaped allotments, both freehold, with a combined land area of 178.48ha. The site is not burdened nor benefitted by any easements. The Smart Map and survey plan are included in **Appendix B** which confirm the site area, tenure and surrounding cadastre.

Figure 1: Aerial image of the subject site and immediate surrounds



Source: Queensland Globe, 2025

It is bound by Rifle Range Road to the north, densely vegetated land to the south, another shooting facility to the west and agricultural land to the east.

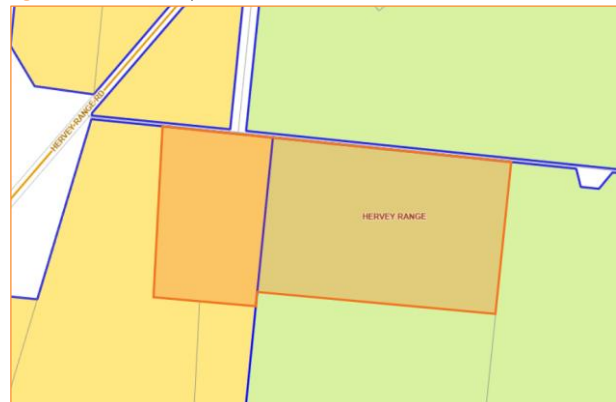
The subject site is included in the Rural Zone for the purposes of the City Plan. Lot 2 on RP302808 is included in the Grazing Precinct while Lot 355 on E1244 is included in the Mixed Farming Precinct. *Figure 2* shows an extract of the City Plan zone map and *Figure 3* shows an extract of the precinct map.

Figure 2: Zone Map



Source: Townsville City Plan, 2014

Figure 3: Precinct Map





Overall, the pattern and zoning of development, in the vicinity of the site, is characterised by rural land used for agricultural purposes except for the adjoining outdoor sport and recreation facility.

2.1 THE DEVELOPMENT SITE

Lot 2 on RP730808 contains a Development Permit for Material Change of Use that was approved by the City of Thuringowa Council on 31 January 2007 under delegated authority (Council ref: M65/05;2250). The permit is for outdoor entertainment and more specifically a shooting complex.

Guns used at the range include rifles, shotguns and pistols. All firing ranges are located outdoors with carport style enclosures/ awnings and the current operating hours are between 8am and 5pm (daylight hours only) in accordance with Condition 2.1 of M65/05;2250.

The development site, containing the existing facility, is situated in the north west corner of the subject site, fronting Rifle Range Road. *Figure 4* below shows an aerial image of the development site and its existing improvements which currently encroach the adjoining Lot 355 on E1244 to the east.

Figure 4: Aerial image of the development site



Source: Queensland Globe, 2025

Access to the development site is provided at multiple locations off Rifle Range Road, which is an unsealed road.

The facility is sectioned into four (4) pavilions including the administration pavilion, the rifle pavilion, the shotgun pavilion and the pistol/rifle pavilion as demonstrated on Drawing A01.03 in **Appendix C**. The balance of the site contains areas of sparse and dense vegetation.

The majority of the built form is located in the administration pavilion and comprises an office, toilet block and maintenance and garden sheds, some of which are demountable.

The rifle pavilion is improved by an awning, shipping container (fixed to the ground) and a toilet block. It includes rifle firing lines which extend southward and currently encroach the adjoining Lot 355 on E1244 to the east by approximately 70m. The toilet block is also located on Lot 355 on E1244.



The shot gun pavilion is improved by a water tank on a tower, toilet block, an awning, a shipping container covered by an awning, two (2) light poles, the low skeet house, a trap house and a high skeet house.

The pistol pavilion is improved by an awning, shipping containers (not fixed to the ground) covered by an awning, a club house, a deck covered by an awning, and a separate standalone awning.

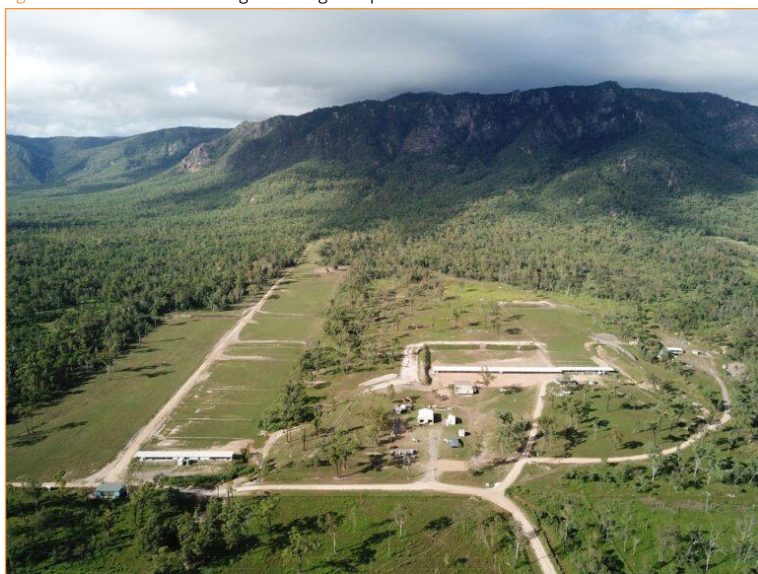
Details on all existing on-site structures and buildings is provided in Table 1.

Table 1 – Existing site structures and buildings

Building / Structure	Dimensions	Area (m ²)
Pistol firing lines	6m x 42m	252
	8m x 100m	800
Toilet block	4.5m x 5.4m	24.3
Carport for tractors	12m x 8m	96
Club house	12m x 9m	108
Club house awning	12m x 7m	84
Rifle firing lines	6m x 52m	312
Toilet block	3m x 6.1m	18.3
Target office	3m x 3m	9
Toilet block	6.5m x 4.5m	29.25
Shed	12m x 9m	108
Shotgun range undercover area	12m x 6m	72
Toilet block	4.5m x 4.5m	20.25
Total		1933.1

Figure 5 shows a bird's eye view of the facility, looking south to the foothill of Hervey Range. It demonstrates the extent of the facility including the firing lines which are surrounded by vegetation.

Figure 5: View of the existing shooting complex



Source: SSAA Queensland, 2025

In accordance with TownsvilleMAPS – Community, the subject site is not serviced by a reticulated water supply or sewer system. All water on site is obtained from existing rainwater tanks and all sewage is disposed into existing on-site treatment tanks. The site is serviced by an 11kV overhead power line located in Rifle Range Road.



3.0 THE PROPOSAL

The purpose of this change application (other) is to amend the existing development approval to increase the size of the existing shooting facility on site. It introduces a new parcel of land and a new type of approval, being reconfiguring a lot.

3.1 MATERIAL CHANGE OF USE

This application seeks an extension to the approved outdoor sport and recreation use.

3.1.1 Definition of Proposed Use

In accordance with Schedule 1.1 of the Planning Scheme, the proposed development is defined as follows:

Outdoor Sport and Recreation:

Premises used for a recreation or sport activity that is carried on outside a building and requires areas of open space and may include ancillary works necessary for safety and sustainability.

The use may include ancillary food and drink outlet(s) and the provision of ancillary facilities or amenities conducted indoors such as changing rooms and storage facilities.

3.1.2 Proposed Development

The extension to the shooting facility includes the construction of a new infrastructure on site including an office and club house, storage shed for the pistol range, a shot gun shed and additional firing lines.

The extension will not result in additional patrons/members using or accessing the site, on practice days or competition days.

The proposed change does include night time shooting for smaller firearms only. The hours of operation would extend to 10pm.

Night time use would be limited to the short-range and the long-range. The short-range (Shooting Bays 1-4) includes four different targets which are about 9m from the shooting stand. The long-range is used for single target shooting (Shooting Bay 5) which is about 25m from the shooting stand. Floodlights are proposed to illuminate targets and the vicinity of the range.

An Engineering Report has been prepared by STP Consultants, dated 15 April 2025 and is included in **Appendix E**. The report considers earthworks, traffic impact, stormwater management, stormwater quality, water supply, and sewerage disposal.

Minor earthworks will be required for the proposed new infrastructure however these earthworks will be limited to the extents of the buildings which will essentially just be the building pads. As noted in the Engineering Report, it is generally expected that there will be no more than 250mm cut or fill on site, thereby negating the need for significant site earthworks.

3.1.3 Development Plans

The proposed development is illustrated on the proposal plans listed in Table 2, prepared by MacCallum Planning & Architecture and included in **Appendix C**.



Table 2 – Development Plans

Plan Name	Plan No.	Revision No.	Revision Date
Master Site-Location Plan	SD A01.01	A	13/07/2022
Site Plan - Existing	SD A01.02	A	13/07/2022
Site Plan- Existing including shed dimension details	SDA01.02	A	13/07/2022
Pavillion Plan – Existing	SD A01.03	A	13/07/2022
Site Plan - New	SD A02.01	A	13/07/2022
Site Plan – Callout – New	SD A02.02	A	13/07/2022
Building Elevations – Administration Pavilion	SD A04.01	A	13/07/2022
Building Elevations – Administration Pavilion	SD A04.02	A	13/07/2022
Building Elevations – Rifle Pavilion	SD A04.03	A	13/07/2022
Building Elevations – Rifle Pavilion	SD A04.04	A	13/07/2022
Building Elevations – Shotgun Pavilion	SD A04.05	A	13/07/2022
Building Elevations – Rifle Pavilion	SD A04.06	A	13/07/2022

3.1.4 Review of M65/05;2250

A review of the existing Development Permit (Council ref: M65/05;2250), included in **Appendix I**, found that the following Conditions require amending to reflect the changes detailed in this application.

Condition 1.1 (a)

This condition requires amending by removing reference of the previously approved plan numbered SSA001/SK01 revision 1 dated 16 March 2006 drawn by UDP Engineers, and citing reference of the new development plans listed in Section 3.1.3 above.

Condition 2.1

This condition requires amendment by adding additional wording, for example:

The operation of the use shall be conducted during daylight hours only, seven (7) days a week **except for Shooting Bays 1-5 which shall operate until 10:00pm, seven (7) days a week.**

Condition 5.1 (a)

This condition requires amending by removing reference of the previously approved plan numbered SSA001/SK01 revision 1 dated 16 March 2006 drawn by UDP Engineers and instead cite reference to the new plans referenced in Condition 1.1 (a).

Condition 7.1

This condition requires replacing with a new Condition, for example:

Unless otherwise approved by council in writing, all trees/vegetation must be retained in order to maintain

3.2 RECONFIGURING A LOT

To rationalise the existing tenure arrangement, the change application seeks a Development Permit for Reconfiguring a Lot to realign the common boundary of Lot 2 on RP720808 and Lot 355 on E1244 to contain the existing land use on one title and resolve the any encroachments.

The proposed reconfiguration is shown on the proposal plan included in **Appendix D**, prepared by Brazier Motti. It depicts the realignment of the common boundary 250m east, increasing the size of Lot 2. A summary of the reconfiguration is provided in Table 3.



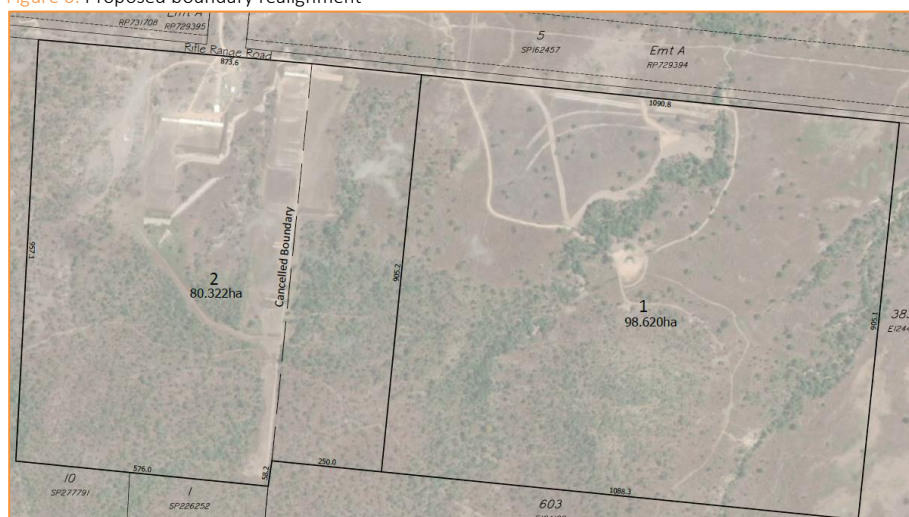
Table 3 – Proposed Reconfiguration

Current		Proposed	
Lot on plan description	Area (ha)	Lot on plan description	Area (ha)
Lot 2 on RP730858	57.08ha	Lot 2	80.322ha
Lot 355 on E1244	121.406ha	Lot 1	98.620ha

Each lot retains their respective, existing access arrangements and has ample frontage to Rifle Range Road, proposed Lot 2 with 873.6m and proposed Lot 1 with 1,090.8m.

The location of the new boundary provides an adequate setback and buffering from the shooting facility to the adjoining lot (*Figure 6*).

Figure 6: Proposed boundary realignment



Source: 44027/001 B prepared by Brazier Motti

No physical works to the existing access locations or to any on-site servicing arrangements are required to facilitate the boundary realignment. Operational works are not required as a result of this application.



4.0 RELEVANT LEGISLATION

4.1 COMMONWEALTH LEGISLATION

The application is not subject to assessment against Commonwealth legislation. It is not anticipated that development of this land will trigger assessment against the *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC), as it is not anticipated that the development will significantly impact upon a matter of national environmental significance.

4.2 THE PLANNING ACT 2016

The *Planning Act 2016* provides the framework for coordinating local, regional and state planning. Given the nature of the proposed change, the change application (other change) requires assessment against this legislation as detailed below.

In accordance with section 82 of the *Planning Act 2016* and the Development Assessment Rules, the change application is subject to the timeframes associated with a new application and may require public notification of the change to be carried out.

Change Application

Section 82 (2) of the Act states the following:

For administering the change application, and assessing and deciding the change application in the context of the development approval, the relevant provisions apply—

(a) as if:

- (i) the responsible entity were the assessment manager; and*
- (ii) the change application were the original development application, with the changes included, but was made when the change application was made; and*

(b) with necessary changes.

Section 82 (4) of the Act states the following:

To remove any doubt, it is declared that the following matters apply, only to the extent the matters are relevant to assessing and deciding the change application in the context of the development approval:

- (a) the assessment benchmarks;*
- (b) any matters a referral agency must, may, or may only assess the application against or have regard to under section 55(2);*
- (c) if the development to which the change application relates requires code assessment—any matters the assessment must be carried out having regard to under section 45(3)(b);*
- (d) if the development to which the change application relates requires impact assessment—any matters the assessment must or may be carried out against or having regard to under section 45(5)(a)(ii) or (b).*

Section 82 (6) of the Act states the following:

In this section—relevant provisions means:

- (a) section 45(6) to (8); and*
- (b) part 2, division 2, other than section 51; and*
- (c) part 3, other than sections 63 and 64(8)(c); and*
- (d) the development assessment rules.*



4.3 STATE ASSESSMENT AND REFERRALS

The Development Assessment Rules 2.0 incorporates a referral process, established through the *Planning Regulation 2017*, enabling relevant State agencies to have input in the assessment process.

Consideration of the proposed development against Schedule 10 of the *Planning Regulation 2017* determined that the proposal does not trigger any referrals.

4.4 STATE PLANNING POLICY

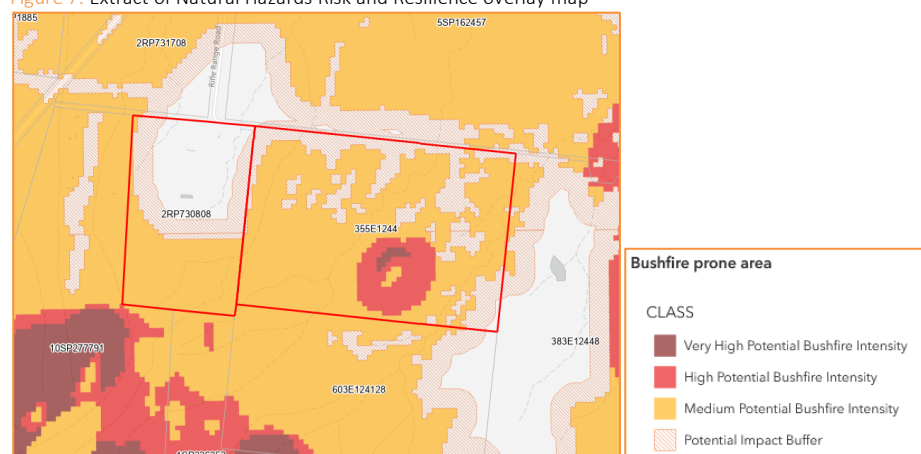
In accordance with section 2.1 – State Planning Policy, of the Planning Scheme, the Minister has identified that all aspects of the State Planning Policy (SPP) (2014) have been integrated into the Planning Scheme. It is understood that Townsville City Council is currently in the process of implementing a major amendment to the City Plan which incorporates all aspects of the 2017 SPP.

For the purposes of this development, we consider that separate assessment of the proposal against the provisions of the State Planning Policy (SPP) is required to the extent relevant to natural hazards risk and resilience, particularly bushfire prone area and protecting aviation facilities.

Bushfire Prone Area

The subject site contains medium to very high potential bushfire intensity, shown in *Figure 7*.

Figure 7: Extract of Natural Hazards Risk and Resilience overlay map



Source: State Planning Policy, 2017

A Bushfire Hazard Assessment and Management Plan has been prepared by Max Bushfire Protection Consulting to ensure the development mitigates risk and manages the impact of potential bushfire hazard to people and property to an acceptable level.

The development will mitigate bushfire risk through appropriate siting, design, and management measures. It provides suitable access and evacuation routes for both private and emergency service vehicles, in line with the nature of the development and the level of bushfire risk. An adequate water supply for firefighting purposes will be provided, and no hazardous goods will be stored on-site. Overall, the development meets all necessary requirements to minimize the risk of bushfires to people, property, public health, and the environment.

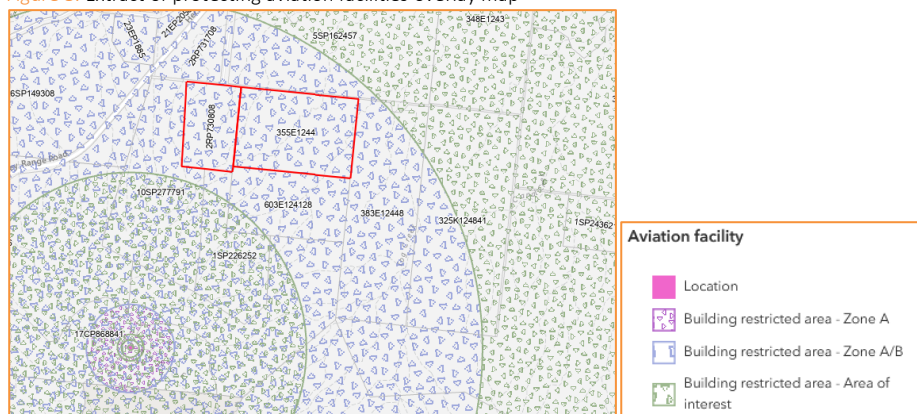
Protecting Aviation Facilities

The subject site is located within Building restricted area (Zone A/B) on the Strategic Airports and Aviation Facilities Map (*Figure 8*). The facility (Tabletop) is to the south west of the site is a VHF (Very High Frequency) aviation facility



which is a ground-based radio station that communicates with aircraft. These facilities are crucial for air traffic control, navigation, and various other aviation functions.

Figure 8: Extract of protecting aviation facilities overlay map



Source: State Planning Policy, 2017

Aviation facilities are protected by avoiding development and associated activities within building restricted areas that may affect the functioning of the aviation facilities. The proposed development will not result in any of the following (permanent or temporary):

- physical intrusions into the 'line of sight' between transmitting and receiving devices given no building or structure exceeds 1 storey in height;
- radio frequency interference electromagnetic emissions that will interfere with signals transmitted by the facility given no changes the nature of the use is proposed;
- reflective surfaces that could deflect or interfere with signals transmitted by the facility as not reflective materials are proposed for the new buildings or structures; or
- plume rises in the building restricted area as the land use does not generate plume, smoke, dust or ash.

Given the above, the proposed development complies with the assessment benchmarks relevant to bushfire hazard and protection of aviation facilities and all other relevant matters will be dealt with under the provisions of the Planning Scheme.

4.5 NORTH QUEENSLAND REGIONAL PLAN

The subject site is partially included within the Renewable energy investigation area and contains regional biodiversity value as identified in the North Queensland Regional Plan (NQRP). It also contains a small area of Strategic environmental area along the southern boundary.

The proposed development is not for renewable energy, nor does it require clearing of areas containing regional biodiversity value.

4.6 ASSESSMENT MANAGER AND PLANNING SCHEME

Townsville City Council is nominated as the Assessment Manager for the application. The applicable planning scheme is the Townsville City Plan, 2014.

4.7 PUBLIC NOTIFICATION

The proposed development on the subject site **does** require public notification under the provisions of the *Planning Act 2016*. Public notification will be undertaken for a period of 15 business days.



5.0 THE PLANNING FRAMEWORK

The Planning Scheme seeks to achieve the purpose and particular purpose of codes through the identification of a number of overall outcomes, performance outcomes and acceptable outcomes.

The Planning Scheme is performance-based meaning that the acceptable outcomes are to be read as offering one way of achieving compliance with a code but do not prohibit alternate outcomes where the performance outcomes can be shown to be met.

Land identified within the Planning Scheme is categorised by a number of zones and precincts to guide development across the region. The Planning Scheme further identifies a range of overlays that may impact the land, these are governed by overlay codes.

5.1 LAND DESIGNATION

In accordance with the Planning Scheme, the site is included in the rural zone and is identified as designated on the following overlay maps:

- Bushfire hazard overlay map OM-02 - Medium and high bushfire hazard area;
- Development constraints overlay Map OM-07.2 - Landslide hazard - Slope angle greater than 23 degrees; and
- Environment Natural Assets overlay map OM-08.0 - Environmental importance – High and very high.

5.2 LEVEL OF ASSESSMENT, ASSESSMENT BENCHMARKS AND APPLICABLE CODES

Table 5.5.21 of the Planning Scheme identifies material change of use for outdoor sport and recreation and as assessable development in the rural zone and is subject to impact assessment.

Table 5.6.1 of the Planning Scheme identifies reconfiguring a lot as assessable development in the rural zone and is subject to impact assessment.

The assessment tables identify that impact assessable applications require assessment against the Planning Scheme. Hence, the Strategic Framework and the following codes:

- Rural zone code;
- Healthy waters code;
- Landscape code;
- Reconfiguring a lot code;
- Transport impact, access, and parking code;
- Works code;
- Bushfire hazard overlay code;
- Flood hazard overlay code; and
- Natural assets overlay code.

Section 5.3.2 (5) of the Planning Scheme states that where development is proposed on premises partly affected by an overlay, the category of development for assessment for the overlay only relates to the part of the premises affected by the overlay. Therefore, in this instance, assessment against the landslide hazard overlay is not required.



6.0 TOWNSVILLE CITY PLAN 2014

A complete assessment of the proposed development against the Planning Scheme is discussed below.

6.1 STRATEGIC FRAMEWORK

The strategic framework, described in Part 3 of the City Plan provides sensible measures that are of assistance in determining the suitability of development to meet the needs of the community. It establishes four themes that represent the policy intent of the Scheme. The themes are:

- (a) *Shaping Townsville;*
- (b) *Strong Connected Community;*
- (c) *Environmentally Sustainable future; and*
- (d) *Sustainable Economic Growth.*

The themes, on balance, seek to create opportunities for a diversity of lifestyle options in settings that are efficiently and affordably serviced, and that are respectful of environmental values. The proposed development achieves this balance.

The theme, **Shaping Townsville**, seeks to ensure adequate land for housing, business and community uses, sufficient to meet Townsville's needs for at least 25 years, is allocated appropriately. In doing so, the theme ensures a range of housing and lifestyle choices will be provided in accessible and affordable locations not creating conflict with potential surrounding uses (i.e. rural uses, extractive industry operations, natural assets and environmental values).

The theme, **Strong and Connected Community**, seeks to strengthen the character and identity of communities in urban and rural areas through good urban design of places.

The theme, **Environmentally Sustainable Future**, seeks to protect Townsville's natural assets, to provide life supporting capacities for present and future generations.

The theme, **Sustainable Economic Growth**, seeks to ensure economic and employment growth is primarily located in Townsville's centres and industrial areas. The clustering of activities and employment in these areas facilitates improved transport networks (including public transport).

Response

The proposal aligns with the Strategic Framework as it does not propose any additional clearing of native vegetation or loss of habitat, nor is it expected to encroach on any natural areas, other than what was originally approved. The siting and design of the proposed expansion ensures that ecosystems and ecological corridors are protected.

As demonstrated in the Bushfire Hazard Assessment and Management Plan has been prepared by Max Bushfire Protection Consulting in **Appendix H**, the proposal will mitigate, where practical, the extent or the severity of bushfire hazard on and off site.

The boundary realignment does not result in further fragmentation of rural land and the resultant layout improves the existing tenure arrangement and ensures the productive capacity of rural land is protected.

Overall, the proposed development is for a national sporting facility located in a regional area where there is a long-term community understanding and acceptance of a non-rural activity. The character of the locality is protected, impacts are managed, and the land use services the wider community and generates economic activity. The change appropriately responds the themes nominated by the Strategic Framework and enables a suitable and anticipated, land use on the development site.



6.2 ZONE CODE PROVISIONS

6.2.1 Rural Zone Code

The purpose of the Rural zone code is to:

- (a) provide for a wide range of rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities;*
- (b) provide opportunities for non-rural uses that are compatible with agriculture, the environment, and the landscape character of the rural area where they do not compromise the long-term use of the land for rural purposes; and*
- (c) protect or manage significant natural features, resources, and processes, including the capacity for primary production.*

The particular purpose of the code is to ensure:

- (a) the productive capacity of all rural land and opportunities to diversify and add value to rural production are maximised, within the ecological constraints of the land;*
- (b) the character and landscape values of non-urban land are maintained; and*
- (c) urban or rural residential development does not expand into rural zoned land.*

The purpose of the code will be achieved through the following overall outcomes:

- (a) the zone primarily accommodates cropping or animal husbandry and ancillary detached houses;*
- (b) all rural land is protected from further fragmentation. A lack of viability for existing farm units and small holdings does not justify their further subdivision or use for non-rural purposes;*
- (c) housing in the rural zone only occurs to the extent that it supports the productive use of the land. Urban and rural residential development is contained within designated growth areas and does not expand into the rural zone;*
- (d) other new enterprises, including rural industries and tourism activities, are accommodated where:*
 - (i) they are directly associated with rural production, a natural resource or the natural environment or need to be remote from urban uses as a result of their impacts;*
 - (ii) the productive capacity of the land is not diminished and conflicts with existing and intended activities in the surrounding area are avoided;*
 - (iii) the existing landscape and natural resource values of the land are maintained; and*
 - (iv) the development is not more appropriately located in another zone;*
- (e) extractive resources and existing extractive operations on rural land are protected from encroachment by incompatible uses;*
- (f) the environmental, character and landscape values of all rural land are maintained; and*
- (g) adequate separation and buffering is provided by new development in nearby urban or rural residential zoned land to ensure the encroachment by more intensive residential and other sensitive uses is avoided.*

The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts:

Grazing precinct:

- (a) this precinct predominantly contains broad hectare grazing;*
- (b) the landscape character of elevated areas with high landscape significance is protected;*
- (c) animal keeping (being kennels and catteries), intensive animal industries, aquaculture and rural industries establish where they:*
 - (i) are able to be located on less productive land within the precinct;*
 - (ii) are adequately separated from rural dwellings and other sensitive land uses;*
 - (iii) do not diminish the productive capacity of other land nearby; and*
 - (iv) do not diminish water quality, natural, scenic or environmental values, including remnant vegetation;*



- (d) *development does not prejudice the long-term potential of the Lansdown high impact industry precinct and the Lansdown motor sport facility precinct to accommodate development consistent with the relevant zone code; and*
- (e) *subdivision of lots below 400ha generally does not occur.*

Response

The proposed development is an expansion of an existing use on site, including the construction of an office and club house, storage shed for the pistol range, a shot gun shed and additional firing lines, none of which exceed 1 storey in height. Each new building/structure is sited within the nominated cleared area and does not impact on surrounding natural areas.

An environmental noise assessment of the proposed extension to the shooting facility was prepared by TTM Consulting to ensure the proposed change will not impact on the existing amenity. The assessment found that, depending on the gun type, noise levels associated with gunshots were predicted to comply in most instances. Given that only smaller calibre firearms are to be used on site during the proposed night time operation, the noise levels are predicted to be within reasonable limits.

Whilst it is noted that the noise assessment does not imply that noise from gunshots would be inaudible but are within the determined criteria, ensuring that development does not negatively impact on the surrounding areas. A copy of the report is included in **Appendix F**.

An outdoor lighting report was prepared by Ashburner and Francis Consulting Engineers to ensure that the implementation of lighting on site, to permit night time shooting, will not cause adverse impacts. A copy of the report is included in **Appendix G**.

The report concludes that the proposed change does not result in any obtrusive lighting. It details that all shooting bay targets are located toward the far end of the premise and all flood lights used to illuminate the targets face towards the mountain and are tilted downward to reduce spill lights. No flood lights were placed towards the entrance side/main road direction and the measured light level at the entrance to the land is zero along the land fence. As nighttime shooting is expected to be completed prior to 10:00 pm, no non-curfew requirements of the standard are applicable.

The existing watercourses are considered in the Engineering Report prepared by STP Consultants in **Appendix E**. It states that they are to remain natural with native vegetation on the banks.

A boundary realignment is required to continue the shooting facility on one site and to rectify existing encroachments. The resultant layout does not result in fragmentation of rural land, nor does it compromise the long-term use of the land for rural purposes.

Given the above, the proposal is considered consistent with the purpose, overall outcomes and relevant performance outcomes of the rural zone code.



6.3 DEVELOPMENT CODES

6.3.1 Healthy Waters Code

The proposed development is nominated for assessment against the healthy waters code.

The purpose of this code is to *ensure development manages stormwater and wastewater as part of the integrated total water cycle and in ways that help protect the environmental values specified in the Environmental Protection (Water) Policy 2009.*

Response

A Stormwater Management plan is included in the Engineering Report prepared by STP Consultants, included in **Appendix E**. Minor earthworks will be required to construct building pads for the proposed improvements however this is not expected to significantly change the impermeable nature of the site.

Three mapped watercourses drain the development site and cross the road reserve of Rifle Range Road. The watercourses receive overland flow from the grassed pavilions and ultimately discharge this runoff into Black River. The existing drainage corridors on site are to remain natural with native vegetation on the banks.

Assessment of Stormwater Quality is not required for the purposes of this change application, in accordance with the State Planning Policy 2017.

Furthermore, the proposed development does not include any constructed lakes, artificial waterways or ship source pollutants that would require assessment.

Given the above, the proposal is considered to comply with the purpose and overall outcomes of the healthy waters code.

6.3.2 Landscape Code

The proposed development is nominated for assessment against the landscape code.

The purpose of this code is to *ensure landscaping in both the private and public domains is designed and constructed to a high standard, provides a strong contribution to the city image, is responsive to the local character, site and climatic conditions and remains fit for purpose over the long-term.*

Response

Given the rural setting of the development site and character of the area, no additional landscaping is proposed as part of this change application, however the proposed site design integrates and incorporates retention of significant trees and vegetation within and external to the site.

6.3.3 Reconfiguring a Lot Code

The proposed development is nominated for assessment against the Reconfiguring a lot code.

The purpose of this code is to:

- a) *facilitate the creation of attractive, accessible and functional neighbourhoods and districts, and a well-integrated, compact and sustainable city form; and*
- b) *protect the productive capacity, landscape character and ecological and physical functions of Townsville's diverse natural resources.*



Response

The proposed development realigns the common boundary of existing Lot 2 on RP730808 and Lot 355 on E1244, by moving it 250m to the east to increase the size of the site containing the shooting facility and rectifying any existing encroachments, resulting in improved land management practices.

In accordance with Table 9.3.4.3(c) of the code, the minimum lot size for land in the grazing precinct is 400ha and for land in the mixed farming precinct, the minimum is 40ha. The minimum road frontage for land in both precincts is 300m.

Proposed Lot 1 (existing Lot 355 on E1244) remains well above the minimum requirement for the mixed farming precinct (98.620ha) however proposed Lot 2 (existing Lot 2 on RP730808) does not achieve the minimum requirements for the grazing precinct (80.322ha), despite historically being far below the recommended size of 400ha. Both lots are afforded ample frontage to Rifle Range Road, proposed Lot 2 with 873.6m and proposed Lot 1 with 1,090.8m.

While the result layout cannot wholly comply with AO26 of the code, the boundary realignment does demonstrate compliance with the code, specifically noting that:

- The layout does not result in the creation of any new lots in the rural zone and simply realigns the common boundary of two existing lots to improve tenure and management of the land;
- The lot reconfiguration does not facilitate fragmentation or alienation of land that would prejudice the productive use of rural land resources and creates two regular shaped and usable lots;
- The lot design and lot sizes are suited to the intended use of the land, being for the expansion of an existing (approved) shooting facility, having regard to the ability to accommodate existing and future buildings/structures, vehicle access, parking, on-site services and ample open space;
- The lot reconfiguration protects areas containing important ecological values; and
- The lot reconfiguration also facilitates a compatible relationship between the existing shooting facility and with the natural environment.

Furthermore, no changes to the infrastructure servicing each lot are required to facilitate the boundary realignment, nor are any easements over existing infrastructure required. Each lot retains ample road frontage and adequate access to Rifle Range Road.

Given the above, the proposal is considered consistent with the purpose, overall outcomes and relevant performance outcomes of the reconfiguring a lot code.

6.3.4 Transport Impact, Access and Parking Code

The proposed development is nominated for assessment against the transport impact, access and parking code.

The purpose of this code is to *ensure appropriate provision for transport and end of trip facilities, and to facilitate, as far as practicable, an environmentally sustainable transport network.*

Response

Roadworks and traffic impact have been considered by STP Consultants, and the assessment is included in the Engineering Report in **Appendix E**. The report reviews the existing conditions of Rifle Range Road, Hervey Range Road and the internal network servicing the shooting facility which determined that no upgrades are required as the volume of traffic using the road is low.

The assessment evaluates the three (3) existing site accesses and confirmed that they are provided generally in accordance with the Australian Standards. No changes to this existing arrangement, for proposed Lots 1 or 2, is proposed as part of this application.



The car parking requirement for outdoor sport and recreation, in accordance with the Parking rates planning scheme policy no. SC6.10 is *“Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.”*

Approximately 25 carparking spaces are available at each of the four (4) pavilions described in Section 3.2.1 of this report, providing a minimum of 100 car parking spaces on site. This number of spaces has proven to adequately accommodate the traffic generated by the use. The carparking areas are informal comprising gravel and dirt, however, the informal arrangement is acceptable to users of the site and is considered suitable given the nature of the use and rural setting. The extension will not result in additional patrons/members using or accessing the site, on practice days or competition days therefore, no additional car parking areas are proposed as part of this change application.

Furthermore, ample space is provided on site to permit all vehicles entering or leaving the premises to do so in a forward direction.

A site distance evaluation, a review of the existing traffic utilising Hervey Range Road and amount of traffic accessing the site, consideration of traffic generation as a result of the development and a turn warrant assessment are also provided as part of the traffic assessment which demonstrates that the proposed change is not expected to impact the existing road network.

Given the above, the proposed development is considered consistent with the purpose and overall outcomes of the code.

6.3.5 Works Code

The proposed development is nominated for assessment against the works code.

The purpose of this code is to *ensure development is provided with a level of infrastructure which maintains or enhances community health, safety and amenity and which avoids or minimises impacts on the natural environment.*

Response

The development is considered generally consistent with the purpose and overall outcomes of the works code as the subject site will continue to be serviced by on-site services including rainwater tanks, on-site septic treatment tanks and electricity. These arrangements are confirmed in the Engineering Report prepared by STP Consultants, in **Appendix E**.

A Stormwater Management plan is included in the Engineering Report prepared by STP Consultants, included in **Appendix E**. Minor earthworks will be required to construct building pads for the proposed improvements however this is not expected to significantly change the impermeable nature of the site.

Assessment of Stormwater Quality is not required for the purposes of this change application, in accordance with the State Planning Policy 2017.

Electricity (ergon) and telecommunication (telstra and nbn) services are located within the road corridor.

Given the above, the proposed development complies with the performance outcomes and acceptable outcomes of the works code.



6.4 OVERLAY CODES

6.4.1 Bushfire Hazard Overlay Code

The proposed development is nominated for assessment against the bushfire hazard overlay code.

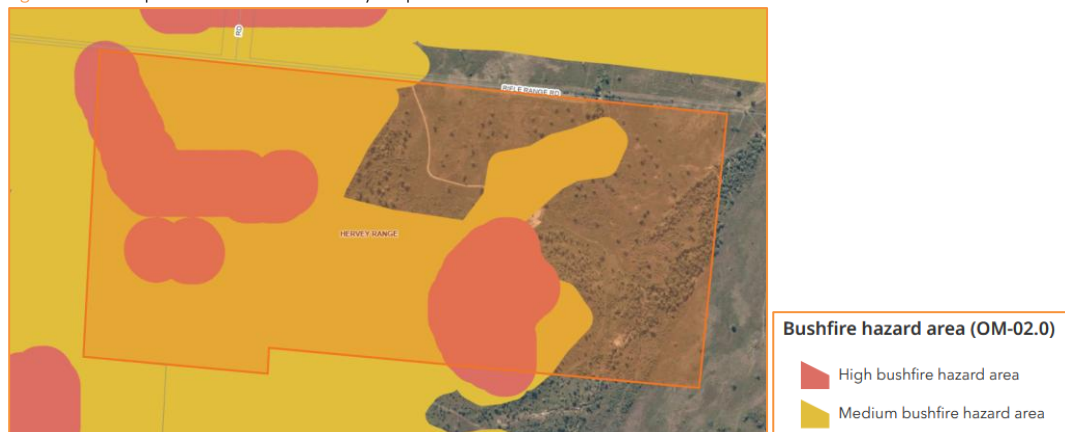
The purpose of this code is to *ensure that development does not:*

- (a) *increase the extent or the severity of bushfire hazard; or*
- (b) *increase the risk to life, property, community and the environment.*

Response

The subject site is designated in the medium hazard bushfire area and contains some areas of high hazard for the purposes of the Townsville City Plan, 2014, refer *Figure 9*.

Figure 9: Development Constraints Overlay Map



Source: Townsville City Plan, 2014

The Townsville City Plan overlay map is somewhat consistent with the State Planning Policy natural hazards risk and resilience map for bushfire prone area. As discussed in Section 4.4 of this report, a Bushfire Hazard Assessment and Management Plan has been prepared by Max Bushfire Protection Consulting to ensure the development mitigates risk and manages the impact of potential bushfire hazard to people and property to an acceptable level. A copy of the report is included in **Appendix H**.

The assessment demonstrates that the development will mitigate bushfire risk through appropriate siting, design, and management measures. It provides suitable access and evacuation routes for both private and emergency service vehicles, in line with the nature of the development and the level of bushfire risk. An adequate water supply for firefighting purposes will be provided, and no hazardous goods will be stored on-site. Overall, the development meets all necessary requirements to minimize the risk of bushfires to people, property, public health, and the environment.

Given the above, the proposed development is considered consistent with the purpose and overall outcomes of the code.

6.4.2 Natural Assets Overlay Code

The proposed development is nominated for assessment against the natural assets overlay code.

The purpose of this code is to:

- (a) *protect areas of environmental significance, and the ecological processes and biodiversity values of terrestrial and aquatic ecosystems;*
- (b) *maintain ecosystem services and other functions performed by Townsville's natural areas; and*



(c) protect water quality, ecosystem health and the natural hydrological functioning of waterways, wetlands and their riparian areas.

Response

The subject site is identified as containing high and very high areas of environmental importance, where some areas of very high importance follow the defined watercourses traversing the site and the refer *Figure 10*.

Figure 10: Environment Natural Assets Overlay Map OM-08 - Environmental importance

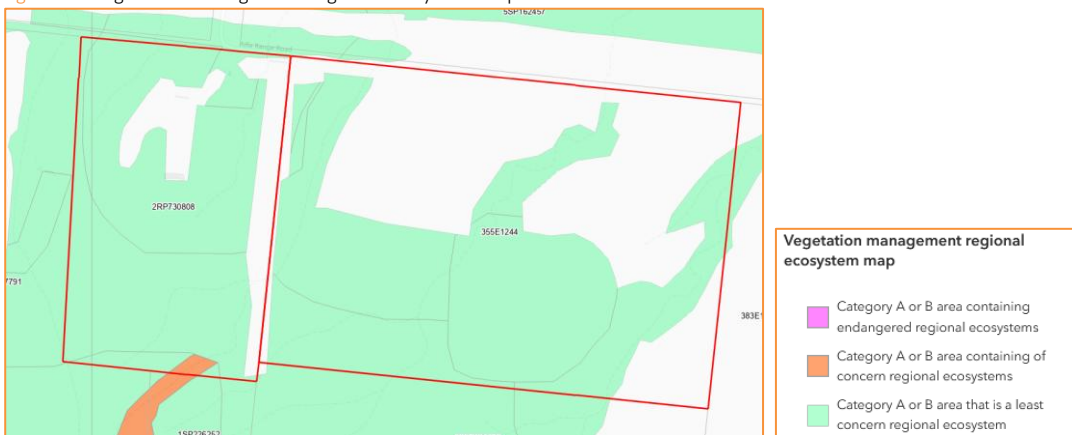


Source: Townsville City Plan, 2014

The existing watercourses are considered in the Engineering Report prepared by STP Consultants in *Appendix E*. It states that they are to remain natural with native vegetation on the banks.

The overlay aligns with the Vegetation management regional ecosystem map on the Development Assessment Mapping System. It demonstrates category B area that is least concern regional ecosystem (green) and small portion of, of concern regional ecosystem (orange) at the southern boundary of the site (*Figure 11*).

Figure 11: Vegetation management regional ecosystem map



Source: Development Assessment Mapping System, 2025

Investigations were undertaken as part of the original application and vegetation management was assessed by the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development (previously the Department of Natural Resources, Mines and Water) as a concurrence agency. That response (Ref: TNS/026396 dated 05 December 2006) remains current and given no additional clearing is required to facilitate the proposed buildings and structures on site, the proposed change complies with the development permit.



The Sporting Shooters Association of Australia is environmentally active and carry out planting on site to rehabilitate areas were possible.

The proposed development aligns with the performance outcomes of the code, as the design of the proposed development will incorporate appropriate buffering and mitigation strategies to avoid or minimise potential damage to natural areas and other environmental assets.



7.0 CONCLUSION

This proposal details a change application (Other) to Townsville City Council seeking to amend a development approval for Material Change of Use to expand an existing shooting facility. The change application incorporates an additional aspect of development, being for Reconfiguring a Lot to realign the eastern boundary of the site, to include the land use on one parcel of land.

A shooting facility is defined by the Planning Scheme as Outdoor Sport and Recreation which is a use subject to impact assessment in the Rural zone.

The proposed development aligns with the provisions prescribed by the Planning Scheme, State Planning Policy and the North Queensland Regional Plan.

An assessment against the relevant planning instruments confirms the proposed change application can be supported in this circumstance, given:

- the defined land use is consistent with what was originally approved (Council ref: M65/05;2250) and the changes to the operational components will not cause adverse impact on amenity or surrounding land;
- the sporting facility is of national scale and will continue to generate economic activity in the region;
- access, car parking and manoeuvring areas can reasonably be accommodated on site;
- the expansion will not impact on the surrounding road networks as confirmed in the traffic assessment;
- the proposed development ensures cost-effective provision and operation of on-site infrastructure as no changes are required to facilitate the boundary realignment;
- the resultant lot configuration does not facilitate fragmentation or alienation of land that would prejudice the productive use of rural land resources and creates two regular shaped and usable lots;
- the proposal does not increase the exposure of risk to people and property to bushfire hazards;
- no additional vegetation clearing or encroachment on natural areas is required to facilitate the expansion;
- the siting and design of the expansion protects areas containing ecological and environmental significance; and
- design treatments and performance can be secured by the provision of reasonable and relevant conditions.

Given the above facts and circumstances, we submit the proposal can be favourably considered subject to reasonable and relevant conditions.

APPENDIX A

DA form 5: Change Application, DA Form 1: Development Application
Details and Owner's Consent

brazier motti



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)	Sporting Shooters Association of Australia (QLD) Inc
Contact name (only applicable for companies)	Anne Zareh
Postal address (P.O. Box or street address)	595 Flinders Street c/- Brazier Motti Pty Ltd
Suburb	Townsville City
State	QLD
Postcode	4810
Country	Australia
Contact number	4772 1144
Email address (non-mandatory)	Anne.zareh@braziermotti.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	44027-001-01

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
		102	Rifle Range Road	Hervey Range
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4817	2	RP730808	Townsville City Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
		102	Rifle Range Road	Hervey Range
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4817	355	E1244	Townsville City Council

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:	

- ☐ 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:	

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

<input type="checkbox"/> In or adjacent to a water body or watercourse or in or above an aquifer	
Name of water body, watercourse or aquifer:	
<input type="checkbox"/> On strategic port land under the <i>Transport Infrastructure Act 1994</i>	
Lot on plan description of strategic port land:	
Name of port authority for the lot:	
<input type="checkbox"/> 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="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>	

EMR site identification:	
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>	
CLR site identification:	

5) Are there any existing easements over the premises?

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

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

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

Outdoor sport and recreation (Shooting Complex)

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):*

Boundary realignment – 2 lots into 2 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?

<input checked="" type="checkbox"/> 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 checked="" 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>
Outdoor sport and recreation (extension to existing shooting complex)	Premises used for a recreation or sport activity that is carried on outside a building and requires areas of open space and may include ancillary works necessary for safety and sustainability. The use may include ancillary food and drink outlet(s) and the provision of ancillary facilities or amenities conducted indoors such as changing rooms and storage facilities.		
8.2) Does the proposed use involve the use of existing buildings on the premises?			
<input checked="" type="checkbox"/> Yes			
<input type="checkbox"/> No			
8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?			
<input type="checkbox"/> Yes – provide details below or include details in a schedule to this development application			
<input checked="" type="checkbox"/> 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?	
2	
9.2) What is the nature of the lot reconfiguration? <i>(tick all applicable boxes)</i>	
<input type="checkbox"/> Subdivision <i>(complete 10)</i>	<input type="checkbox"/> Dividing land into parts by agreement <i>(complete 11)</i>
<input checked="" 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>

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:

Number of lots created			
------------------------	--	--	--

10.2) Will the subdivision be staged?	
<input type="checkbox"/> Yes – provide additional details below <input type="checkbox"/> No	
How many stages will the works include?	
What stage(s) will this development application apply to?	

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)
Lot 2 on RP730858	570,800m ²		
Lot 355 on E1244	1,214,060m ²		
12.2) What is the reason for the boundary realignment?			
To rectify an encroachment and contain a land use on one parcel			

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? <i>(attach schedule if there are more than two easements)</i>				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?		
<input type="checkbox"/> Road work <input type="checkbox"/> Drainage work <input type="checkbox"/> Landscaping <input type="checkbox"/> Other – please specify:	<input type="checkbox"/> Stormwater <input type="checkbox"/> Earthworks <input type="checkbox"/> Signage	<input type="checkbox"/> Water infrastructure <input type="checkbox"/> Sewage infrastructure <input type="checkbox"/> Clearing vegetation
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)		
<input type="checkbox"/> Yes – specify number of new lots:		
<input type="checkbox"/> No		
14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)		
\$		

PART 4 – ASSESSMENT MANAGER DETAILS
15) Identify the assessment manager(s) who will be assessing this development application

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

<input type="checkbox"/> Urban design <input type="checkbox"/> Water-related development – taking or interfering with water <input type="checkbox"/> Water-related development – removing quarry material <i>(from a watercourse or lake)</i> <input type="checkbox"/> Water-related development – referable dams <input type="checkbox"/> Water-related development – levees <i>(category 3 levees only)</i> <input type="checkbox"/> Wetland protection area
Matters requiring referral to the local government: <input type="checkbox"/> Airport land <input type="checkbox"/> Environmentally relevant activities (ERA) <i>(only if the ERA has been devolved to local government)</i> <input type="checkbox"/> Heritage places – Local heritage places
Matters requiring referral to the Chief Executive of the distribution entity or transmission entity: <input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to: <ul style="list-style-type: none"> • 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 <input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council: <input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the Minister responsible for administering the Transport Infrastructure Act 1994: <input type="checkbox"/> Ports – Brisbane core port land <i>(where inconsistent with the Brisbane port LUP for transport reasons)</i> <input type="checkbox"/> Ports – Strategic port land
Matters requiring referral to the relevant port operator, if applicant is not port operator: <input type="checkbox"/> Ports – Land within Port of Brisbane's port limits <i>(below high-water mark)</i>
Matters requiring referral to the Chief Executive of the relevant port authority: <input type="checkbox"/> Ports – Land within limits of another port <i>(below high-water mark)</i>
Matters requiring referral to the Gold Coast Waterways Authority: <input type="checkbox"/> Tidal works or work in a coastal management district <i>(in Gold Coast waters)</i>
Matters requiring referral to the Queensland Fire and Emergency Service: <input type="checkbox"/> Tidal works or work in a coastal management district <i>(involving a marina (more than six vessel berths))</i>

18) Has any referral agency provided a referral response for this development application?		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application <input type="checkbox"/> 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 <i>(if applicable)</i> .		

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules
<input type="checkbox"/> I agree to receive an information request if determined necessary for this development application <input type="checkbox"/> I do not agree to accept an information request for this development application Note: <i>By not agreeing to accept an information request I, the applicant, acknowledge:</i> <ul style="list-style-type: none"> • <i>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</i>

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 checked="" type="checkbox"/> Approval <input type="checkbox"/> Development application	M65/05; 2250	01 February 2007	Townsville City Council
<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:	
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Decision under section 62 of the *Transport Infrastructure Act 1994*

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

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

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

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

- ☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

☒ No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

☒ Yes

Note: See the *Planning Regulation 2017* for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application

☐ Yes

☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

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			
<i>Note: For completion by assessment manager if applicable</i>			
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			

Change application form

Planning Act Form 5 (version 1.2 effective 7 February 2020) made under Section 282 of the Planning Act 2016.

This form is to be used for a change application made under section 78 of the *Planning Act 2016*. It is important when making a change application to be aware of whether the application is for a minor change that will be assessed under section 81 of the *Planning Act 2016* or for an other change that will be assessed under section 82 of the *Planning Act 2016*.

An applicant must complete all parts of this form, and provide any supporting information that the form identifies as being required to accompany the change application, unless stated otherwise. Additional pages may be attached if there is insufficient space on the form to complete any part.

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)	Sporting Shooters Association of Australia (QLD) Inc c/- Brazier Motti Pty Ltd
Contact name (only applicable for companies)	Anne Zareh
Postal address (P.O. Box or street address)	595 Flinders Street
Suburb	Townsville City
State	Queensland
Postcode	4810
Country	Australia
Email address (non-mandatory)	Anne.zareh@braziermotti.com.au
Mobile number (non-mandatory)	
Applicant's reference number(s) (if applicable)	44027-001-01

2) Owner's consent - Is written consent of the owner required for this change application?

Note: Section 79(1A) of the *Planning Act 2016* states the requirements in relation to owner's consent.

- ☒ Yes – the written consent of the owner(s) is attached to this change application
☐ No

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)				
3.1) Street address and lot on plan				
<input checked="" type="checkbox"/> Street address AND lot on plan (all lots must be listed), or <input type="checkbox"/> 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
		102	Rifle Range Road	Hervey Range
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4817	2	RP730808	Townsville City Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
		102	Rifle Range Road	Hervey Range
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4817	355	E1244	Townsville City Council



**Queensland
Government**

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:	

☐ 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:	

3.3) Additional premises

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

PART 3 – RESPONSIBLE ENTITY DETAILS

4) Identify the responsible entity that will be assessing this change application

Note: see section 78(3) of the Planning Act 2016

Townsville City Council

PART 4 – CHANGE DETAILS

5) Provide details of the existing development approval subject to this change application

Approval type	Reference number	Date issued	Assessment manager/approval entity
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval	M65/05; 2250	01 February 2007	Townsville City Council
<input type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval			

6) Type of change proposed

6.1) Provide a brief description of the changes proposed to the development approval (e.g. changing a development approval for a five unit apartment building to provide for a six unit apartment building):

Changing a development approval for a Shooting Complex to formalise existing built form and to realign the boundaries to contain the use on a single parcel.

6.2) What type of change does this application propose?

- ☐ Minor change application – proceed to Part 5
- ☒ Other change application – proceed to Part 6

PART 5 – MINOR CHANGE APPLICATION REQUIREMENTS

7) Are there any affected entities for this change application

- ☐ No – proceed to Part 7
- ☐ Yes – list all affected entities below and proceed to Part 7

Note: section 80(1) of the Planning Act 2016 states that the person making the change application must give notice of the proposal and the details of the change to each affected entity as identified in section 80(2) of the Planning Act 2016.

Affected entity	Pre-request response provided? (where a pre-request response notice for the application has been given, a copy of the notice must accompany this change application)	Date notice given (where no pre-request response provided)
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	

PART 6 – OTHER CHANGE APPLICATION REQUIREMENTS

Note: To complete this part it will be necessary for you to complete parts of DA Form 1 – Development application details and in some instances parts of DA Form 2 – Building work details, as mentioned below. These forms are available at <https://planning.dsdmip.qld.gov.au>.

8) Location details - Are there any additional premises included in this change application that were not part of the original development approval?

- ☐ No
☒ Yes

9) Development details

9.1) Is there any change to the type of development, approval type, or level of assessment in this change application?

- ☐ No
☒ Yes – the completed Sections 1 and 2 of Part 3 (Development details) of DA Form 1 – Development application details as these sections relate to the new or changed aspects of development are provided with this application.

9.2) Does the change application involve building work?

- ☒ No
☐ Yes – the completed Part 5 (Building work details) of DA Form 2 – Building work details as it relates to the change application is provided with this application.

10) Referral details – Does the change application require referral for any referral requirements?

Note: The application must be referred to each referral agency triggered by the change application as if the change application was the original development application including the proposed change.

- ☒ No
☐ Yes – the completed Part 5 (Referral details) of DA Form 1 – Development application details as it relates to the change application is provided with this application. Where referral is required for matters relating to building work the [Referral checklist for building work](#) is also completed.

11) Information request under Part 3 of the DA Rules

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

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

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

Further advice about information requests is contained in the [DA Forms Guide: Forms 1 and 2](#).

12) Further details

- ☒ Part 7 of *DA Form 1 – Development application details* is completed as if the change application was a development application and is provided with this application.

PART 7 – CHECKLIST AND APPLICANT DECLARATION

13) Change application checklist

I have identified the:

- responsible entity in 4); and
- for a minor change, any affected entities; and
- for an other change all relevant referral requirement(s) in 10)

☒ Yes

Note: See the *Planning Regulation 2017* for referral requirements

For an other change application, the relevant sections of [DA Form 1 – Development application details](#) have been completed and is attached to this application

☒ Yes

☐ Not applicable

For an other change application, where building work is associated with the change application, the relevant sections of [DA Form 2 – Building work details](#) have been completed and is attached to this application

☐ Yes

☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is attached to this application

Note: This includes any templates provided under 23.6 and 23.7 of *DA Form 1 – Development application details* that are relevant as a result of the change application, a planning report and any technical reports required by the relevant categorising instrument(s) (e.g. the local government planning scheme, *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 relevant aspects of this change application. For further information, see [DA Forms Guide: Relevant plans](#).

☒ Yes

14) Applicant declaration

- ☒ By making this change application, I declare that all information in this change 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 responsible entity and any relevant affected entity or referral agency for the change 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 responsible entity and/or chosen assessment manager, any relevant affected entity or referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the change application.

All information relating to this change 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 8 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE
USE ONLY

Date received: Reference number(s):

QLeave notification and payment			
<i>Note: For completion by assessment manager if applicable</i>			
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			



Owner's consent to the making of a change application (other) under the
Planning Act 2016

I, MICHAEL NORRIS

(Sole) Director of the company mentioned below.
Strike out "Sole" if more than one director

and I, MICHELLE HERSCHFELD

~~Director~~/Secretary of the company mentioned below.

of:

SPORTING SHOOTERS ASSOCIATION OF AUSTRALIA (QLD) INC

as owner of the premises identified as follows:

102 Rifle Range Road, Hervey Range (Lot 2 on RP730808 and Lot 355 on E1244)

consent to the making of a change application (other) under the *Planning Act 2016* by:

Brazier Motti Pty Ltd

on the premises described above for:

Changing a development approval (M65/05;2250)

Material Change of Use (Outdoor Sport and Recreation (Shooting Complex)) combined with Reconfiguring a
Lot – Boundary Realignment (2 Lots into 2 Lots)

Signature of (Sole) Director
Strike out "Sole" if more than one director

5-JUN-25
Date

Signature of ~~Director~~/Secretary

5 JUNE 2025
Date

APPENDIX B

Current Title Search and Smart Map

brazier motti



Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	21036115	Search Date:	30/05/2025 07:36
Date Title Created:	26/01/1977	Request No:	52042352
Previous Title:	20746009, 20746010		

ESTATE AND LAND

Estate in Fee Simple

LOT 2 REGISTERED PLAN 730808

Local Government: TOWNSVILLE

REGISTERED OWNER

Dealing No: 708811190 11/07/2005

SPORTING SHOOTERS ASSOCIATION OF AUSTRALIA (QLD) INC

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20103050 (POR 499)
2. COVENANT No 714844399 17/12/2012 at 11:05
restricts dealings over
LOT 1 ON SP226252 AND
LOT 2 ON RP730808

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	50992431	Search Date:	30/05/2025 07:39
Date Title Created:	05/06/2015	Request No:	52042361
Previous Title:	20746005, 20746006		

ESTATE AND LAND

Estate in Fee Simple

LOT 355 CROWN PLAN E1244

Local Government: TOWNSVILLE

REGISTERED OWNER

Dealing No: 716532425 03/06/2015

SPORTING SHOOTERS ASSOCIATION OF AUSTRALIA (QLD) INC

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20099099 (POR 355)

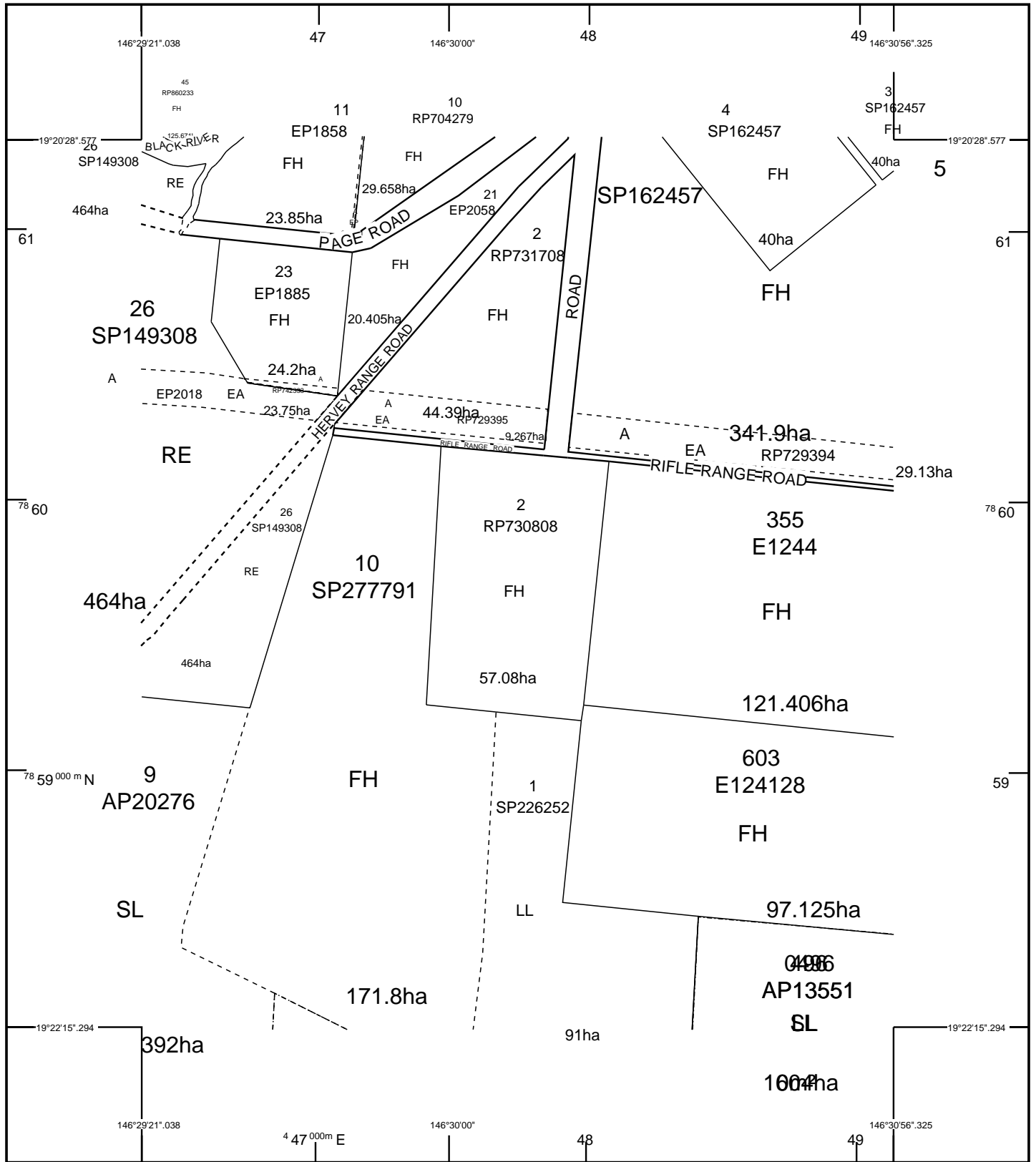
ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **



STANDARD MAP NUMBER
8259-34334

0 400 800 1200 1600 2000 m
HORIZONTAL DATUM: GDA94 ZONE: 55 SCALE 1 : 20000

MAP WINDOW POSITION &
NEAREST LOCATION

146°30'08\"/>

+

SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	2/RP730808
Area/Volume	57.08ha
Tenure	FREEHOLD
Local Government	TOWNSVILLE CITY
Locality	HERVEY RANGE
Segment/Parcel	38378/6

CLIENT SERVICE STANDARDS

PRINTED 30/05/2025

DCDB 29/05/2025 (Lots with an area less than 3000m² are not shown)

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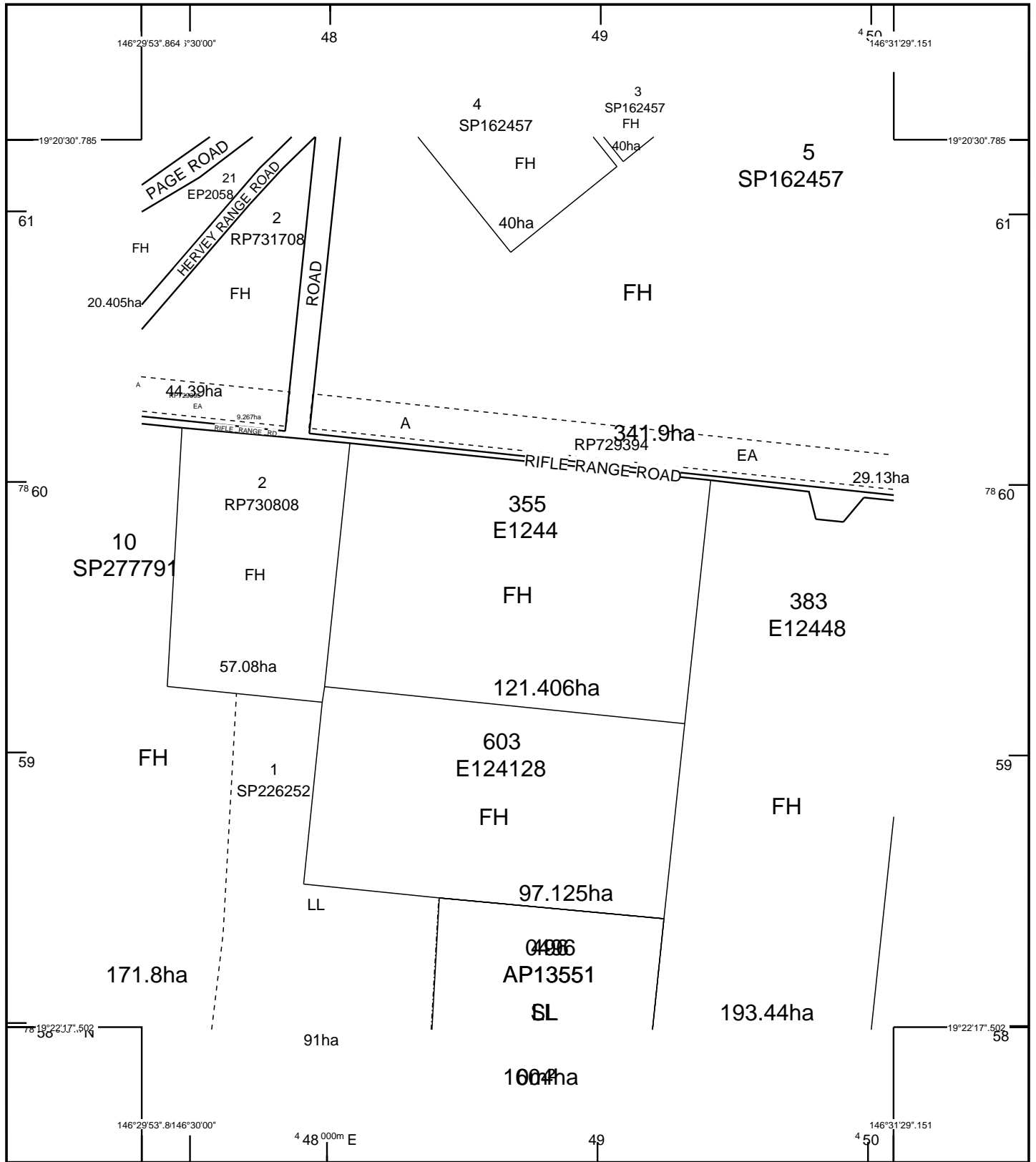
SmartMap

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



**Queensland
Government**

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



STANDARD MAP NUMBER
8259-34334

0 400 800 1200 1600 2000 m
HORIZONTAL DATUM:GDA94 ZONE:55 SCALE 1 : 20000

MAP WINDOW POSITION &
NEAREST LOCATION

146°30'41\"/>

SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	355/E1244
Area/Volume	121.406ha
Tenure	FREEHOLD
Local Government	TOWNSVILLE CITY
Locality	HERVEY RANGE
Segment/Parcel	38378/7

CLIENT SERVICE STANDARDS

PRINTED 30/05/2025

DCDB 29/05/2025 (Lots with an area less than 3000m² are not shown)

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Based upon an extraction from the
Digital Cadastral Data Base



**Queensland
Government**

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(Department of Resources) 2025.



APPENDIX C

Development Plans prepared by MacCallum Planning & Architecture

brazier mott





REAL PROPERTY DESCRIPTION

LOT 2 ON RP730808
SITE AREA: 577213 m²*

LOT 355 ON E1244
SITE AREA: 1223909 m²*

LOCAL AUTHORITY: TOWNSVILLE CITY COUNCIL
*SUBJECT TO SURVEY

LEGEND

EXISTING SUBJECT PROPERTY
BOUNDARY

DRAFT FOR COMMENT

SCALE As indicated PROJECT NO.21036 DWG NO.A01.01

RECONFIGURING A LOT

2 RIFLE RANGE ROAD HERVEY RANGE QLD 4817

MASTER SITE/LOCATION PLAN

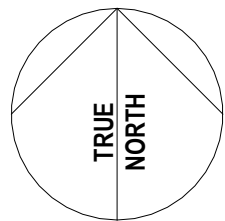


MACCALLUM PLANNING & ARCHITECTURE 7/7 BARLOW STREET TOWNSVILLE QLD 4810 TEL 47212111

LOCALITY PLAN
1 : 20000

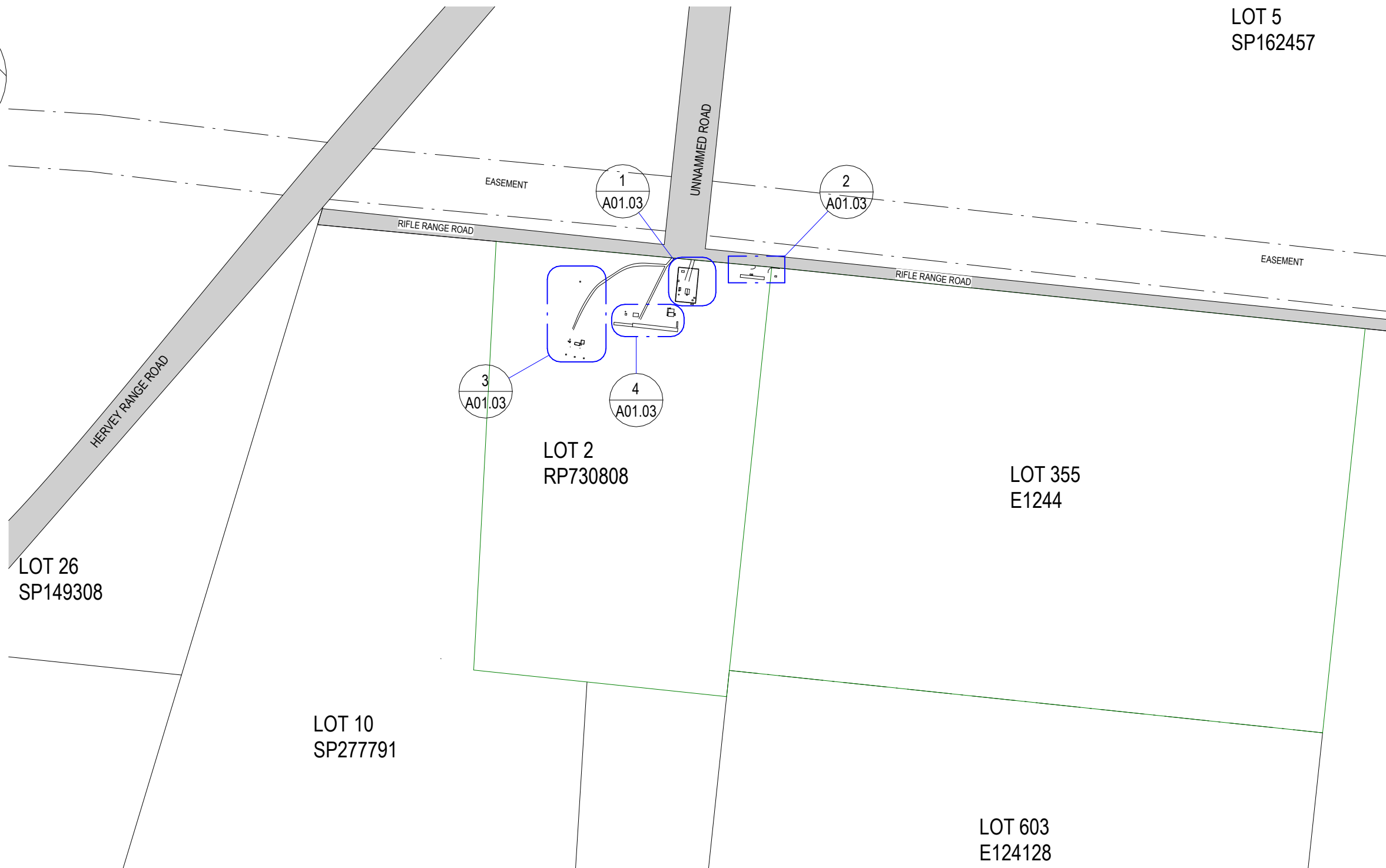
REV

07/2022 10:06:33 AM



LOT 5
SP162457

LEGEND
EXISTING SUBJECT PROPERTY
BOUNDARY



1 SITE PLAN - EXISTING
1 : 10000

DRAFT FOR COMMENT

SCALE As indicated PROJECT NO.21036 DWG NO.A01.02

RECONFIGURING A LOT

2 RIFLE RANGE ROAD HERVEY RANGE QLD 4817

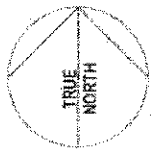
SITE PLAN - EXISTING



MACCALLUM PLANNING & ARCHITECTURE 7/7 BARLOW STREET TOWNSVILLE QLD 4810 TEL 47212111



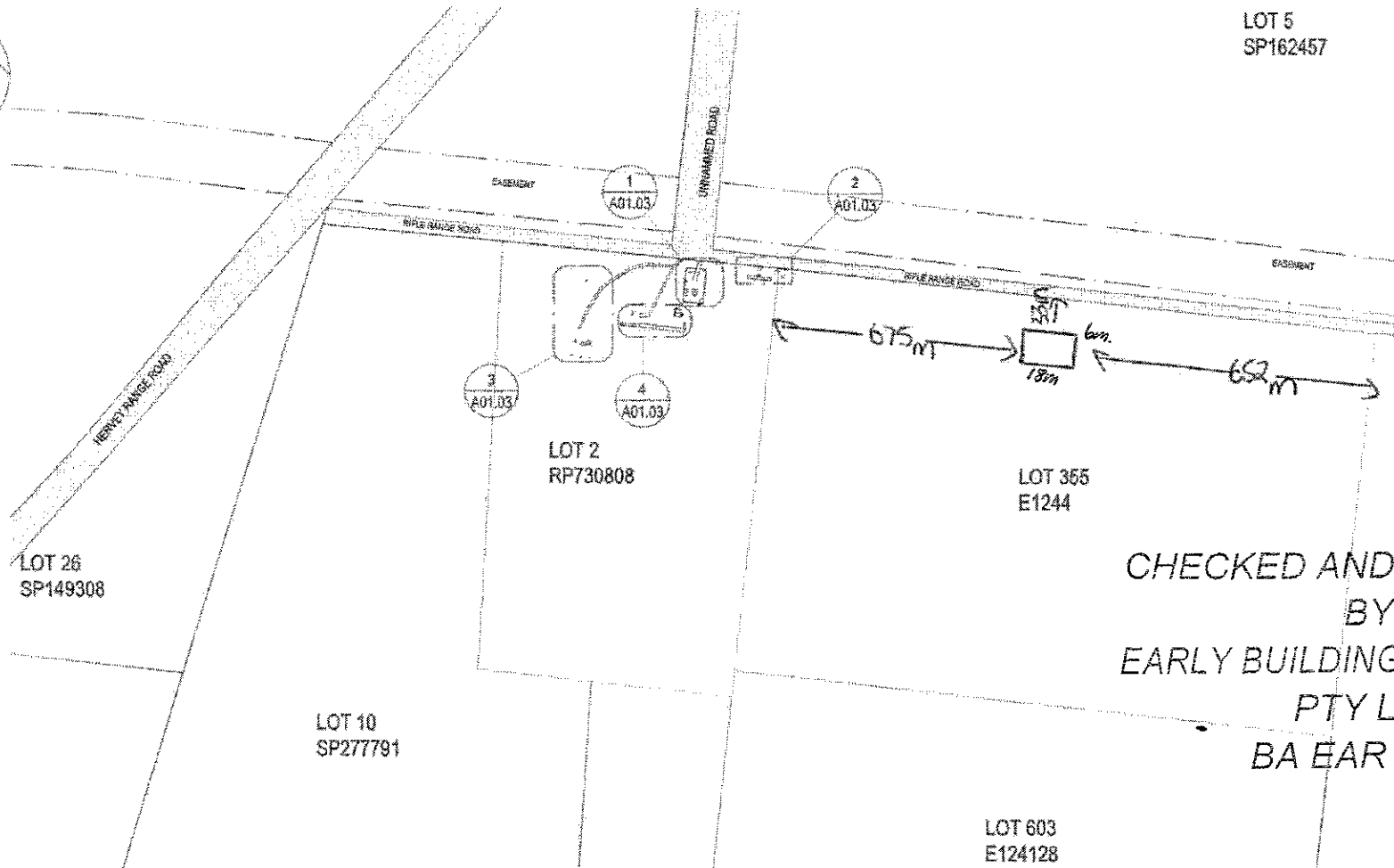
REV



LOT 5
SP162457

LEGEND

EXISTING SUBJECT PROPERTY
BOUNDARY



CHECKED AND APPROVED
BY
EARLY BUILDING APPROVALS
PTY LTD
BA EAR 2024/120

1 SITE PLAN - EXISTING
1 : 10000

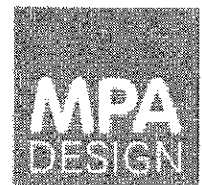


DRAFT FOR COMMENT

SCALE As Indicated PROJECT NO. 21036 DWG NO. A01.02
RECONFIGURING A LOT

2 RIPLE RANGE ROAD HERVEY RANGE QLD 4817

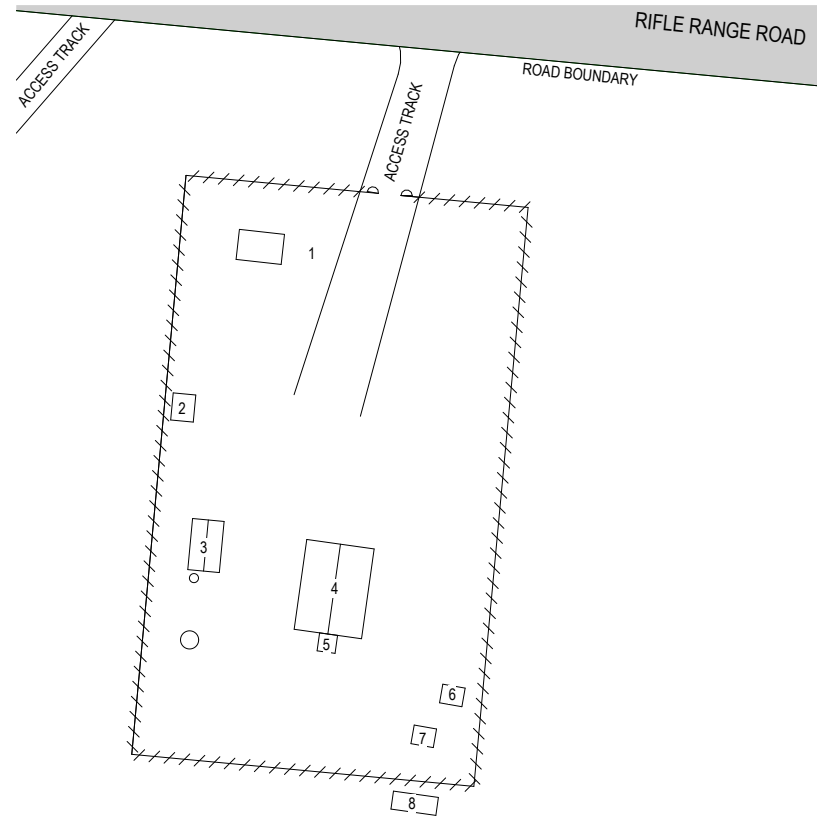
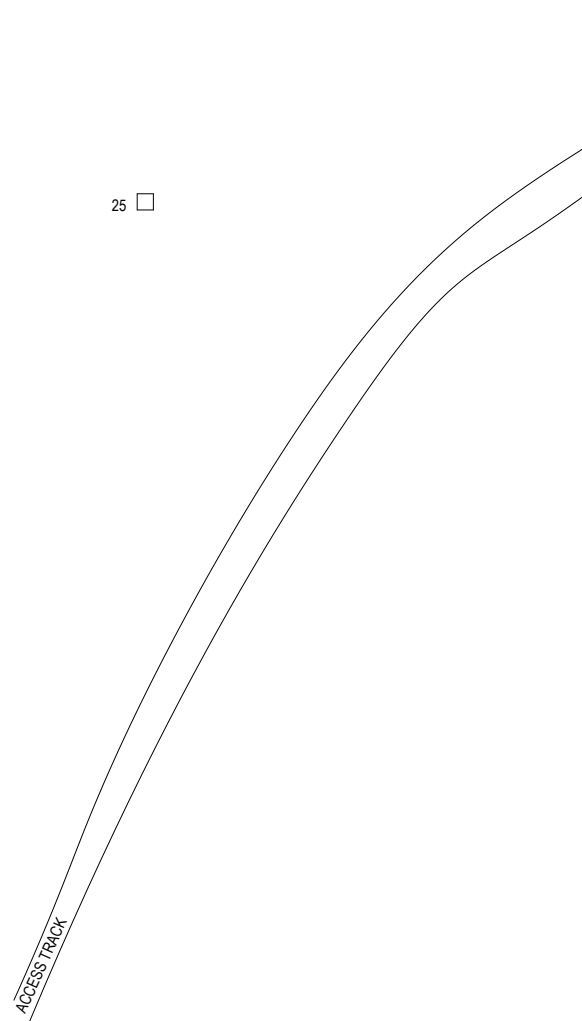
SITE PLAN - EXISTING



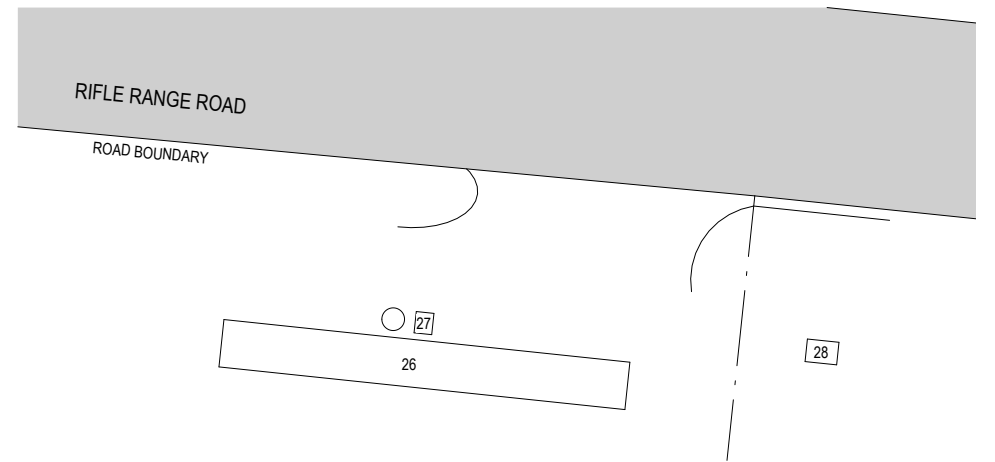
MACCALLUM PLANNING & ARCHITECTURE 7/7 BARLOW STREET TOWNSVILLE QLD 4810 TEL 47212111

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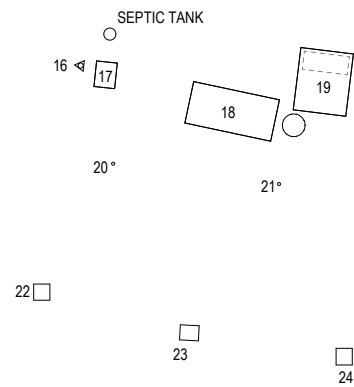


1
A01.02
ADIMINISTRATION PAVILLION
1 : 1000

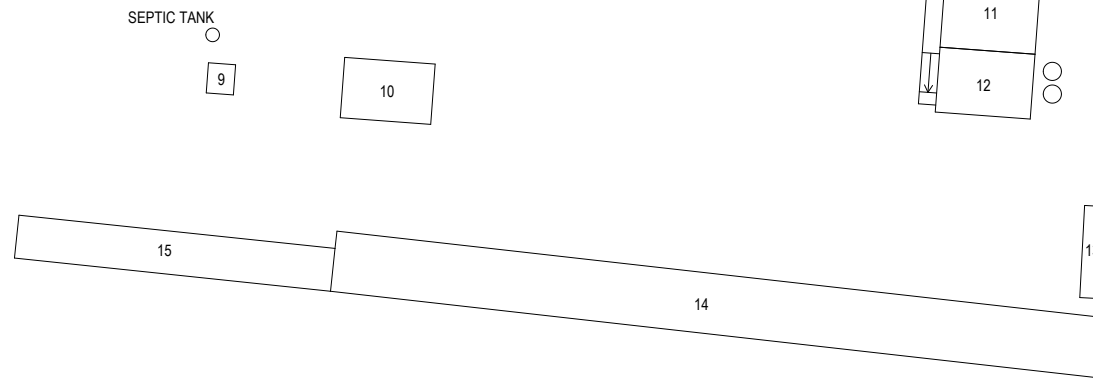


2
A01.02
RIFLE PAVILLION
1 : 1000

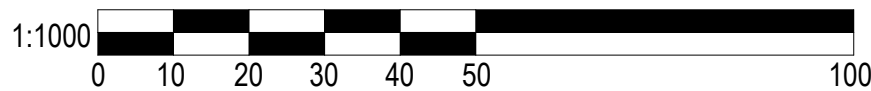
BUILDING SCHEDULE	
Number	Name
1	OFFICE
2	DEMOUNTABLE SHED
3	TOILET BLOCK
4	MAINTENANCE SHED
5	DEMOUNTABLE SHED
6	GARDEN SHED
7	GARDEN SHED - TO BE DEMOLISHED
8	SHIPPING CONTAINER - NOT PART OF APPLICATION
9	TOILET BLOCK
10	AWNING - OVER SHIPPING CONTAINERS NOT FIXED TO GROUND
11	CLUBHOUSE
12	AWNING OVER DECK
13	SHIPPING CONTAINER - NOT FIXED TO GROUND
14	AWNING
15	AWNING
16	WATER TANK ON TOWER
17	TOILET BLOCK
18	AWNING
19	AWNING OVER SHIPPING CONTAINER
20	LIGHT POLE
21	LIGHT POLE
22	LOW SKEET HOUSE
23	TRAP HOUSE
24	HIGH SKEET HOUSE
25	GARDEN SHED - TO BE DEMOLISHED
26	AWNING
27	SHIPPING CONTAINER - FIXED TO GROUND
28	TOILET BLOCK



3
A01.02
SHOTGUN PAVILLION
1 : 1000



4
A01.03
PISTOL / RIFLE PAVILLION
1 : 1000



SCALE 1 : 1000 PROJECT NO.21036 DWG NO.A01.03
RECONFIGURING A LOT
2 RIFLE RANGE ROAD HERVEY RANGE QLD 4817

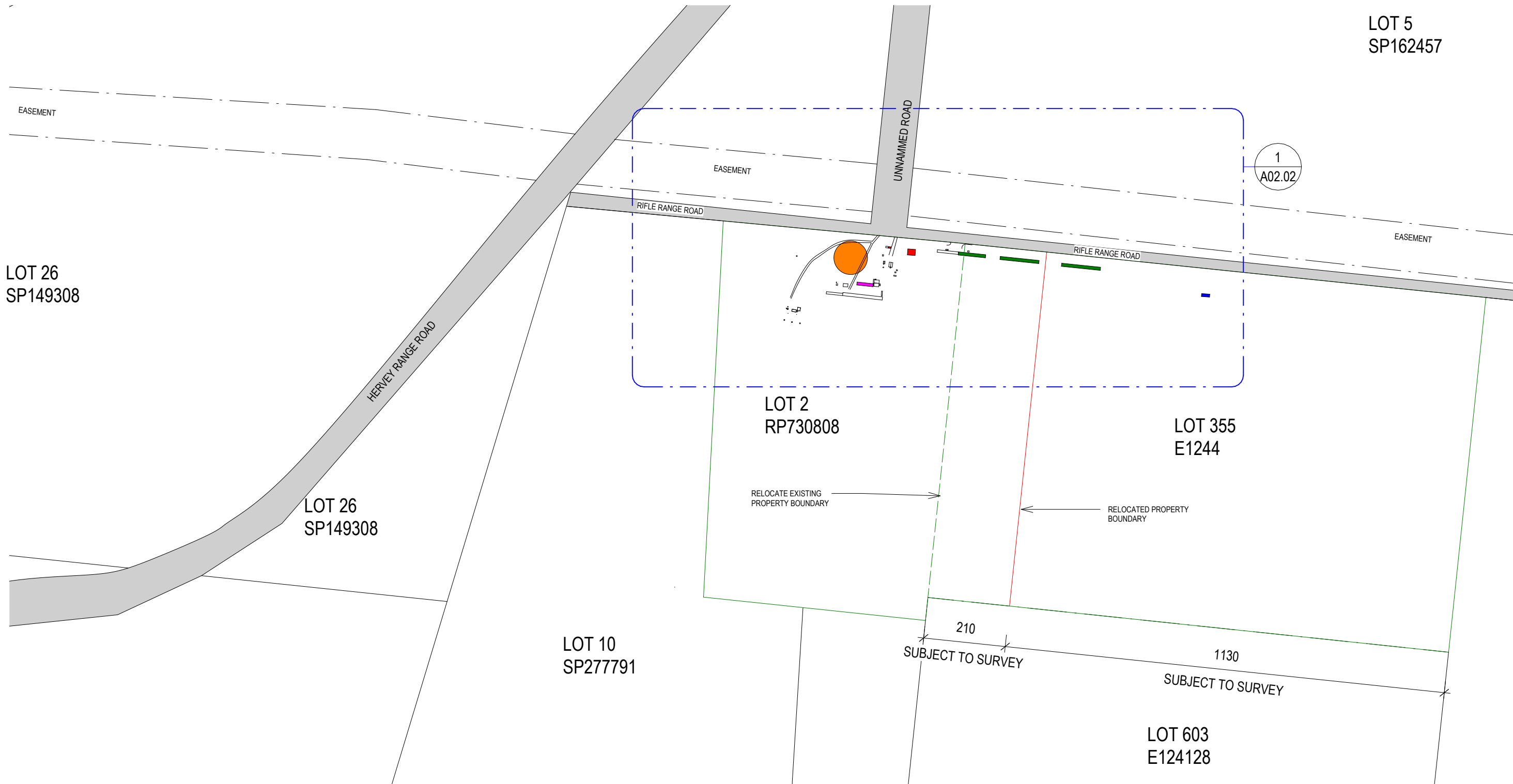
PAVILLION PLAN - EXISTING

DRAFT FOR COMMENT



MACCALLUM PLANNING & ARCHITECTURE 7/7 BARLOW STREET TOWNSVILLE QLD 4810 TEL 47212111

REV



1 SITE PLAN - NEW
A02.01 1 : 10000



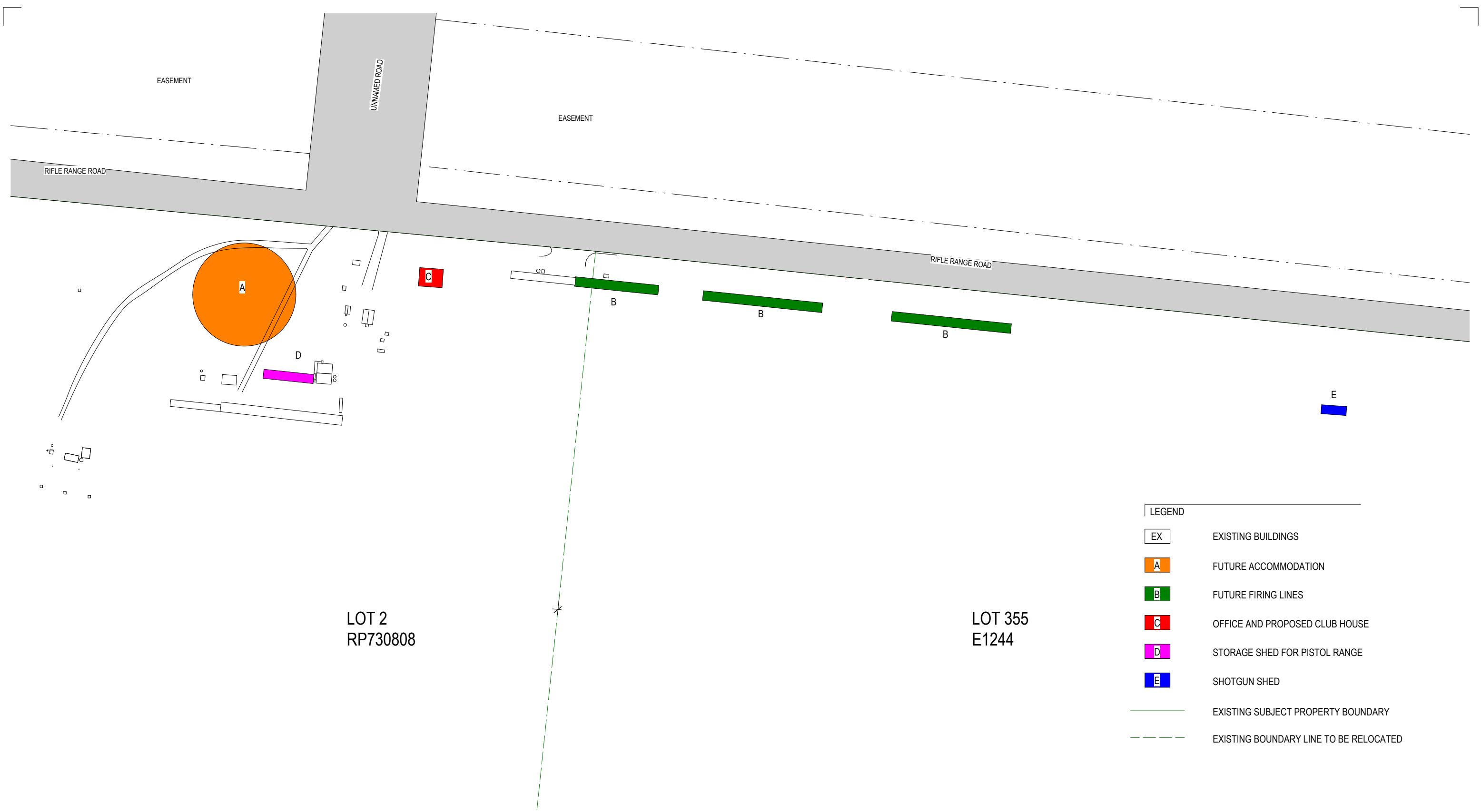
SCALE 1 : 10000 PROJECT NO.21036 DWG NO.A02.01
RECONFIGURING A LOT
2 RIFLE RANGE ROAD HERVEY RANGE QLD 4817
SITE PLAN - NEW

DRAFT FOR COMMENT



MACCALLUM PLANNING & ARCHITECTURE 7/7 BARLOW STREET TOWNSVILLE QLD 4810 TEL 47212111

REV



LEGEND	
EX	EXISTING BUILDINGS
A	FUTURE ACCOMMODATION
B	FUTURE FIRING LINES
C	OFFICE AND PROPOSED CLUB HOUSE
D	STORAGE SHED FOR PISTOL RANGE
E	SHOTGUN SHED
	EXISTING SUBJECT PROPERTY BOUNDARY
	EXISTING BOUNDARY LINE TO BE RELOCATED

1
A02.01
SITE PLAN - CALLOUT - NEW
1 : 3000



SCALE As indicated PROJECT NO.21036 DWG NO.A02.02
RECONFIGURING A LOT
2 RIFLE RANGE ROAD HERVEY RANGE QLD 4817
SITE PLAN - CALLOUT - NEW

MACCALLUM PLANNING & ARCHITECTURE 7/7 BARLOW STREET TOWNSVILLE QLD 4810 TEL 47212111



REV



BUILDING 1 - OFFICE



BUILDING 2 - DEMOUNTABLE SHED



BUILDING 3 - TOILET BLOCK

BUILDING SCHEDULE	
Number	Name
1	OFFICE
2	DEMOUNTABLE SHED
3	TOILET BLOCK
4	MAINTENANCE SHED
5	DEMOUNTABLE SHED
6	GARDEN SHED
7	GARDEN SHED - TO BE DEMOLISHED
8	SHIPPING CONTAINER - NOT PART OF APPLICATION
9	TOILET BLOCK
10	AWNING - OVER SHIPPING CONTAINERS NOT FIXED TO GROUND
11	CLUBHOUSE
12	AWNING OVER DECK
13	SHIPPING CONTAINER - NOT FIXED TO GROUND
14	AWNING
15	AWNING
16	WATER TANK ON TOWER
17	TOILET BLOCK
18	AWNING
19	AWNING OVER SHIPPING CONTAINER
20	LIGHT POLE
21	LIGHT POLE
22	LOW SKEET HOUSE
23	TRAP HOUSE
24	HIGH SKEET HOUSE
25	GARDEN SHED - TO BE DEMOLISHED
26	AWNING
27	SHIPPING CONTAINER - FIXED TO GROUND
28	TOILET BLOCK



BUILDING 4 - MAINTENANCE SHED



BUILDING 5 - DEMOUNTABLE SHED

DRAFT FOR COMMENT

SCALE 1 : 100 PROJECT NO.21036 DWG NO.A04.01
RECONFIGURING A LOT
2 RIFLE RANGE ROAD HERVEY RANGE QLD 4817

BUILDING ELEVATIONS - ADMINISTRATION PAVILLION

MACCALLUM PLANNING & ARCHITECTURE 7/7 BARLOW STREET TOWNSVILLE QLD 4810 TEL 47212111





BUILDING 6 - GARDEN SHED



BUILDING 7 - GARDEN SHED



BUILDING 8 - SHIPPING CONTAINER

BUILDING SCHEDULE	
Number	Name
1	OFFICE
2	DEMOUNTABLE SHED
3	TOILET BLOCK
4	MAINTENANCE SHED
5	DEMOUNTABLE SHED
6	GARDEN SHED
7	GARDEN SHED - TO BE DEMOLISHED
8	SHIPPING CONTAINER - NOT PART OF APPLICATION
9	TOILET BLOCK
10	AWNING - OVER SHIPPING CONTAINERS NOT FIXED TO GROUND
11	CLUBHOUSE
12	AWNING OVER DECK
13	SHIPPING CONTAINER - NOT FIXED TO GROUND
14	AWNING
15	AWNING
16	WATER TANK ON TOWER
17	TOILET BLOCK
18	AWNING
19	AWNING OVER SHIPPING CONTAINER
20	LIGHT POLE
21	LIGHT POLE
22	LOW SKEET HOUSE
23	TRAP HOUSE
24	HIGH SKEET HOUSE
25	GARDEN SHED - TO BE DEMOLISHED
26	AWNING
27	SHIPPING CONTAINER - FIXED TO GROUND
28	TOILET BLOCK

DRAFT FOR COMMENT

SCALE 1 : 100 PROJECT NO.21036 DWG NO.A04.02
RECONFIGURING A LOT
2 RIFLE RANGE ROAD HERVEY RANGE QLD 4817

BUILDING ELEVATIONS - ADMINISTRATION PAVILLION

MACCALLUM PLANNING & ARCHITECTURE 7/7 BARLOW STREET TOWNSVILLE QLD 4810 TEL 47212111





BUILDING 9 - TOILET BLOCK



BUILDING 10 - AWNING OVER SHIPPING CONTAINERS NOT FIXED TO GROUND

BUILDING SCHEDULE	
Number	Name
1	OFFICE
2	DEMOUNTABLE SHED
3	TOILET BLOCK
4	MAINTENANCE SHED
5	DEMOUNTABLE SHED
6	GARDEN SHED
7	GARDEN SHED - TO BE DEMOLISHED
8	SHIPPING CONTAINER - NOT PART OF APPLICATION
9	TOILET BLOCK
10	AWNING - OVER SHIPPING CONTAINERS NOT FIXED TO GROUND
11	CLUBHOUSE
12	AWNING OVER DECK
13	SHIPPING CONTAINER - NOT FIXED TO GROUND
14	AWNING
15	AWNING
16	WATER TANK ON TOWER
17	TOILET BLOCK
18	AWNING
19	AWNING OVER SHIPPING CONTAINER
20	LIGHT POLE
21	LIGHT POLE
22	LOW SKEET HOUSE
23	TRAP HOUSE
24	HIGH SKEET HOUSE
25	GARDEN SHED - TO BE DEMOLISHED
26	AWNING
27	SHIPPING CONTAINER - FIXED TO GROUND
28	TOILET BLOCK



BUILDING 11 - CLUB HOUSE

BUILDING 12 - AWNING OVER DECK



BUILDING 13 SHIPPING CONTAINER - NOT FIXED TO GROUND

DRAFT FOR COMMENT

SCALE 1 : 100 PROJECT NO.21036 DWG NO. A04.03
RECONFIGURING A LOT
2 RIFLE RANGE ROAD HERVEY RANGE QLD 4817

BUILDING ELEVATIONS - PISTOL / RIFLE PAVILLION

MACCALLUM PLANNING & ARCHITECTURE 7/7 BARLOW STREET TOWNSVILLE QLD 4810 TEL 47212111



BUILDING SCHEDULE	
Number	Name
1	OFFICE
2	DEMOUNTABLE SHED
3	TOILET BLOCK
4	MAINTENANCE SHED
5	DEMOUNTABLE SHED
6	GARDEN SHED
7	GARDEN SHED - TO BE DEMOLISHED
8	SHIPPING CONTAINER - NOT PART OF APPLICATION
9	TOILET BLOCK
10	AWNING - OVER SHIPPING CONTAINERS NOT FIXED TO GROUND
11	CLUBHOUSE
12	AWNING OVER DECK
13	SHIPPING CONTAINER - NOT FIXED TO GROUND
14	AWNING
15	AWNING
16	WATER TANK ON TOWER
17	TOILET BLOCK
18	AWNING
19	AWNING OVER SHIPPING CONTAINER
20	LIGHT POLE
21	LIGHT POLE
22	LOW SKEET HOUSE
23	TRAP HOUSE
24	HIGH SKEET HOUSE
25	GARDEN SHED - TO BE DEMOLISHED
26	AWNING
27	SHIPPING CONTAINER - FIXED TO GROUND
28	TOILET BLOCK



BUILDING 14 - AWNING



BUILDING 15 - AWNING

DRAFT FOR COMMENT

SCALE 1 : 100 PROJECT NO.21036 DWG NO.A04.04
RECONFIGURING A LOT
2 RIFLE RANGE ROAD HERVEY RANGE QLD 4817

BUILDING ELEVATIONS - PISTOL / RIFLE PAVILLION

MACCALLUM PLANNING & ARCHITECTURE 7/7 BARLOW STREET TOWNSVILLE QLD 4810 TEL 47212111





BUILDING 16 - WATER TANK ON TOWER
BUILDING 17 - TOILET BLOCK



BUILDING 18 - AWNING (RIGHT)
BUILDING 19 - AWNING OVER SHIPPING CONTAINER



BUILDING 22 - LOW SKEET HOUSE BUILDING 20 - LIGHT POLE BUILDING 23 - TRAP HOUSE



BUILDING 21 - LIGHT POLE BUILDING 24 - HIGH SKEET HOUSE



BUILDING 25 GARDEN SHED

BUILDING SCHEDULE	
Number	Name
1	OFFICE
2	DEMOUNTABLE SHED
3	TOILET BLOCK
4	MAINTENANCE SHED
5	DEMOUNTABLE SHED
6	GARDEN SHED
7	GARDEN SHED - TO BE DEMOLISHED
8	SHIPPING CONTAINER - NOT PART OF APPLICATION
9	TOILET BLOCK
10	AWNING - OVER SHIPPING CONTAINERS NOT FIXED TO GROUND
11	CLUBHOUSE
12	AWNING OVER DECK
13	SHIPPING CONTAINER - NOT FIXED TO GROUND
14	AWNING
15	AWNING
16	WATER TANK ON TOWER
17	TOILET BLOCK
18	AWNING
19	AWNING OVER SHIPPING CONTAINER
20	LIGHT POLE
21	LIGHT POLE
22	LOW SKEET HOUSE
23	TRAP HOUSE
24	HIGH SKEET HOUSE
25	GARDEN SHED - TO BE DEMOLISHED
26	AWNING
27	SHIPPING CONTAINER - FIXED TO GROUND
28	TOILET BLOCK

DRAFT FOR COMMENT

SCALE 1 : 100 PROJECT NO.21036 DWG NO. A04.05
RECONFIGURING A LOT
2 RIFLE RANGE ROAD HERVEY RANGE QLD 4817

BUILDING ELEVATIONS - SHOTGUN PAVILLION

MACCALLUM PLANNING & ARCHITECTURE 7/7 BARLOW STREET TOWNSVILLE QLD 4810 TEL 47212111





BUILDING 26 - AWNING



BUILDING 27 - SHIPPING CONTAINER

BUILDING SCHEDULE	
Number	Name
1	OFFICE
2	DEMOUNTABLE SHED
3	TOILET BLOCK
4	MAINTENANCE SHED
5	DEMOUNTABLE SHED
6	GARDEN SHED
7	GARDEN SHED - TO BE DEMOLISHED
8	SHIPPING CONTAINER - NOT PART OF APPLICATION
9	TOILET BLOCK
10	AWNING - OVER SHIPPING CONTAINERS NOT FIXED TO GROUND
11	CLUBHOUSE
12	AWNING OVER DECK
13	SHIPPING CONTAINER - NOT FIXED TO GROUND
14	AWNING
15	AWNING
16	WATER TANK ON TOWER
17	TOILET BLOCK
18	AWNING
19	AWNING OVER SHIPPING CONTAINER
20	LIGHT POLE
21	LIGHT POLE
22	LOW SKEET HOUSE
23	TRAP HOUSE
24	HIGH SKEET HOUSE
25	GARDEN SHED - TO BE DEMOLISHED
26	AWNING
27	SHIPPING CONTAINER - FIXED TO GROUND
28	TOILET BLOCK



BUILDING 26 - TOILET BLOCK

DRAFT FOR COMMENT

SCALE 1 : 100 PROJECT NO.21036 DWG NO. A04.06
RECONFIGURING A LOT
2 RIFLE RANGE ROAD HERVEY RANGE QLD 4817

BUILDING ELEVATIONS - RIFLE PAVILLION

MACCALLUM PLANNING & ARCHITECTURE 7/7 BARLOW STREET TOWNSVILLE QLD 4810 TEL 47212111



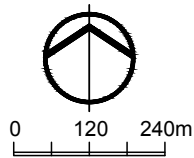
APPENDIX D

Proposed Reconfiguration Plan prepared by Brazier Motti

brazier motti



PROPOSED
BOUNDARY REALIGNMENT
Lots 1 and 2
Cancelling Lot 2 on RP730808 and 355 on E1244



Date: 5th June, 2025	
Scale: 1:6000	A3
Drawn: MJM	
Job No: 44027/001-01	
Plan No:	44027/001 B

brazier motti

This plan is conceptual and for discussion purposes only. All areas, dimensions and land uses are preliminary, subject to investigation, survey, engineering, and Local Authority and Agency approvals.

braziermotti.com.au

SURVEYING
TOWNPLANNING
PROJECTMANAGEMENT
MAPPING&GIS



APPENDIX E

Engineering Report prepared by STP Consultants

brazier motti





Sporting Shooters – Hervey Range

2 RIFLE RANGE, HERVEY RANGE, QLD 4817

DEVELOPMENT ASSESSMENT ENGINEERING REPORT




SSAA QUEENSLAND
SPORTING SHOOTERS ASSOCIATION OF QUEENSLAND

**SPORTING SHOOTERS ASSOCIATION OF AUSTRALIA (QLD)
INC.**

STP24-1685

DOCUMENT STATUS

Rev.	Issue	Project Author	Approved for Issue		
			Approved by	Signature	Date
A	Draft for comment	Paul Petersen	Paul Petersen RPEQ 13231		3 April 2025
B	For Approval	Paul Petersen	Paul Petersen RPEQ 13231		15 April 2025

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1. Introduction

The Sporting Shooters Association of Queensland has engaged STP Consultants to produce a Civil Engineering Services Report in support of a combined Reconfiguring a Lot (RAL) and a Material Change of Use (MCU) Development Application over the subject site. The RAL application is to move the common boundary between the two allotments to increase the size of the allotment currently used by the Sporting Shooters Association. The MCU application is required to cover all uses of the Sporting Shooters Association on the subject allotment.

This Development Assessment Engineering Report will provide additional detail in the following areas:

- Earthworks
- Traffic Impact Assessment
- Stormwater Management
- Stormwater Quality
- Water Supply; and
- Sewerage Disposal

2. Site Description

The site is located at 102 Rifle Range, Hervey Range and currently described as Lot 2 on RP730808 and Lot 355 on E1244 with both allotments currently zoned Rural. Lot 2 contains the Sporting Shooters Association facilities which include an Office, sheds, toilet blocks, shooting ranges and gravel roads. Lot 2 will increase in size and Lot 355 will become smaller with the boundary reconfiguration to enable the Sporting Shooters site to expand in the future.



Figure 2.1 – Zoning and Locality Plan (TCC Planning Scheme)

2.1 Easements

There are currently no easements that encumber the subject allotments and there are no proposed road resumptions.

2.2 Proposed Development

A copy of the MacCallum Planning and Architecture drawings for the proposed Reconfiguring a Lot application is provided in Appendix A. The common boundary between Lot 2 and Lot 355 is proposed to move 210m to the east, increasing the size of Lot 2 and decreasing the size of Lot 355.

The existing Sporting Shooters Association facilities consist of an office, clubhouse with deck, demountable sheds, toilet blocks and various shooting facilities associated with the pistol/rifle pavilion.

The MacCallum Planning and Architecture drawings for reconfiguring a lot indicate where the following new infrastructure is proposed on the subject site in the future: -

- future firing lines
- future office and club house: and
- future storage shed for pistol range.

The new infrastructure locations are provided for information only.

3. Earthworks

3.1 Existing Earthworks

The subject allotment's lowest level is approximately 85m AHD in the north-eastern corner adjacent to Rifle Range Road and the highest level is approximately 140m AHD along the rear, southern boundary of the property. The land generally slopes from the back to front with the steepest land at the rear being approximately 16% and the land at the front of the lot, containing the existing infrastructure and buildings, grading at approximately 2% to Rifle Range Road.

There are several existing water courses that traverse the site and remain essentially undisturbed. There are two of these natural watercourses that collect stormwater runoff from the site and discharge under Rifle Range Road.

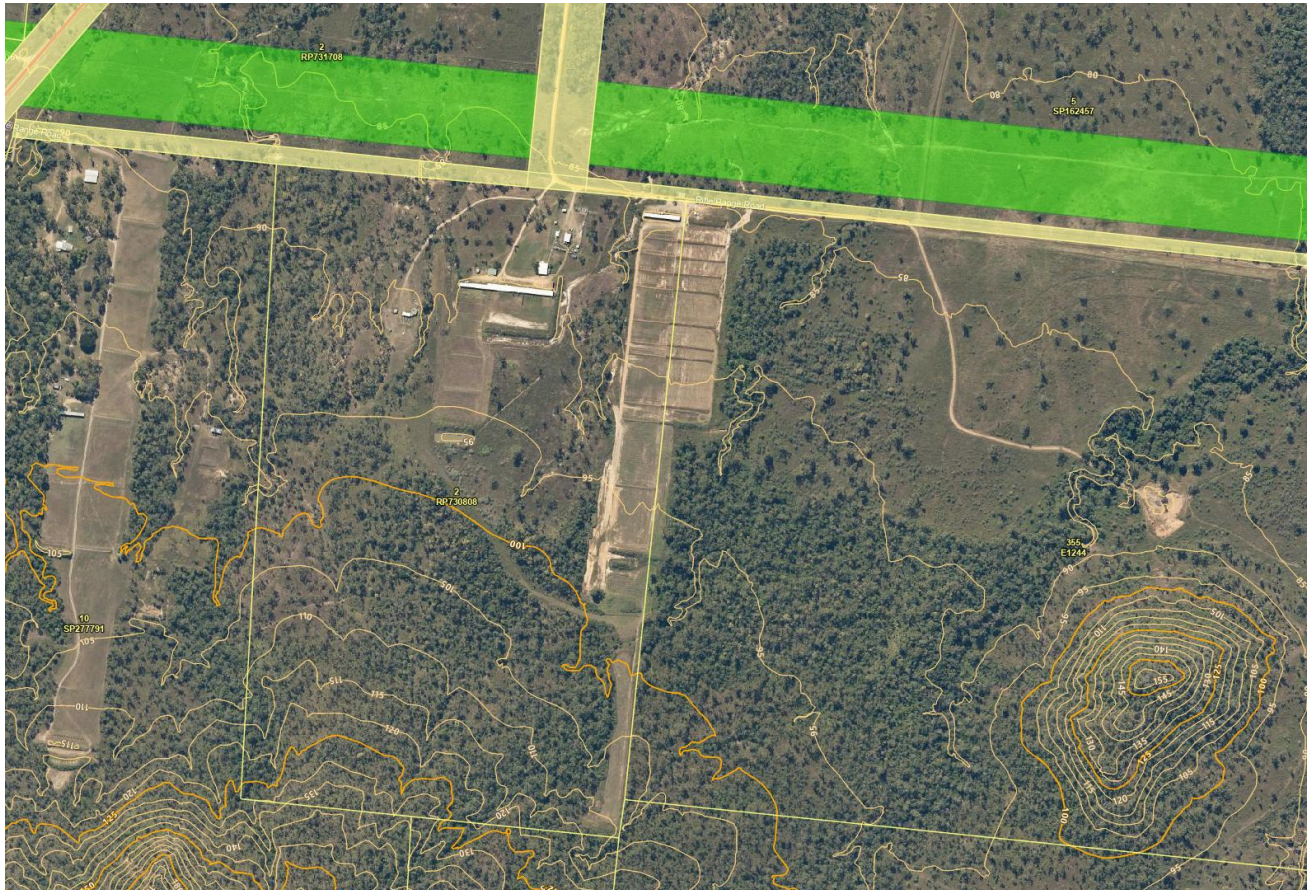


Figure 3.1 – Existing contours on the subject site (Qld Globe)

3.2 Proposed Site Earthworks

Minor earthworks will be required for the proposed new infrastructure and these earthworks will be limited to the extents of the buildings which will essentially just be the building pads. These new structures will be subject to separate development applications in the future, and it is generally expected that there will be no more than 250mm cut or fill on site, thereby negating the need for significant site earthworks.

4. Roadworks and Traffic Impacts

4.1 General

The Traffic Impact on Rifle Range Road and Hervey Range Road of the existing facilities of the Sporting Shooters Association have been considered below for the proposed ROL and MCU application. Any future development on the subject site that will result in an increase the traffic volume will need a further traffic impact assessment.

4.2 External Road network

Entry to the Sporting Shooters Association site is via Rifle Range Road, which is a 4m wide gravel rural profile road within a 90m road reserve from the intersection of Hervey Range Road.

Directly opposite, creating a four-way intersection, is Page Road, another gravel road servicing 5 large rural housing allotments.



Figure 4.1 – HRR Intersection with Rifle Range Rd and Page Street (Google Street View)

Hervey Range Road is a bitumen sealed, two lane, two way, undivided, State Controlled Road (SCR) which is 8m wide, 2/3.5m traffic lanes with 0.5m sealed shoulders. The Hervey Range Road intersection with Rifle Range and Page Road is appropriately signed and lined marked. Hervey Range Road is currently signed for a speed limit of 100km/h.



Figure 4.2 – HRR signage and line marking for Rifle Range Rd and Page Street intersection (Google Street View)

4.3 Internal Road network

Rifle Range Road is an existing rural gravel/dirt road under the jurisdiction of Townsville City Council.

No upgrades are proposed to the existing gravel road as the volume of traffic using the road is extremely low (<50vpd) and almost exclusively used by members of the Sporting Shooters Association.

4.4 Access and Parking

Entry and egress to and from the Sporting Shooters Association facilities is via 3 existing access points off Rifle Range Road. The proposed ROL application seeks to maintain the existing access arrangements.

Section 3.2 within Australian standard AS2890.1– 'Parking Facilities, Part 1: Off-Street Car Parking' provides requirements for the width of access driveway. Table 3.1 within this section describes the access facility category in relation to user class and road hierarchy.

To determine the access facility category, the car parking user class and road frontage types must first be determined. A User Class of '2' (sport facilities) from Table 1.1- Classification of Off-Street Car Parking Facilities, is considered appropriate for the existing facility. A 'Frontage Road Type' of Local, for Rifle Range Road is also considered appropriate.

For the adopted user class, adopted road frontage type and conservatively for the Sporting Shooters Association with up to 100 members cars parked, an access facility category of '2' is determined.

Table 3.2 within Australian standard AS2890.1– 'Parking Facilities, Part 1: Off-Street Car Parking' describes the access driveway width requirements for different access facility categories. Based on an access facility category of '2', the required driveway width of 6.0m is recommended.

The existing access locations generally comply with the requirement of AS2890.1, noting that both Rifle Range Road and the existing 3 accesses are gravel/dirt.

The subject allotments access and car parking arrangement will be maintained.



Figure 4.3 – Rifle Range Rd access to Sporting Shooters Association (Townsville Maps)

4.5 Site Distance Evaluation

Clause 3.2.4 within Australian Standard AS2890.1 nominates requirements for sight distance at access driveway exits. The standard notes that driveways are to be located such that there is adequate entering sight distance to on-coming traffic so that sight distance is available as required by Figure 3.2 of the Standard.

Rifle Range Road currently has a speed limit signed of 20km/h.



Figure 4.4 – Rifle Range Rd speed signage (Google Street View)

For the purposes of assessment, a conservative speed limit of 40km/h (Rifle Range Road) is adopted, Figure 3.2 within AS 2890.1 identifies an 55m desirable sight distance or 35m minimum sight distance for commercial access driveways.

The existing access locations comply with the sight distance requirements of AS2890.1, noting that both Rifle Range Road and the existing 3 accesses are gravel/dirt and drivers are advised to drive to the road conditions.

4.6 Off-Street Parking

Figure 2.2 within AS2890.1 identifies the requirements for length and width of car parking spaces for varying parking angle configurations. The required width for user class '2' (sports facilities) 90-degree parking is a minimum 2.5m wide, with a minimum length of 5.4m long and a minimum circulating aisle width of 5.8m.

The existing Sporting Shooters Association facilities are contained on a very large site and there is an abundance of opportunity for member parking onsite. Conservatively there is available at least 25 car parking spaces at each of the four pavilions – Shotgun, Pistol, Rifle and Administration, giving a minimum 100 car parking spaces on site.

While the existing parking spaces are informal, gravel/dirt and not marked on site, members of the Sporting Shooters Association are aware of the informal parking arrangements and park orderly and adjacent to the facility being utilised.

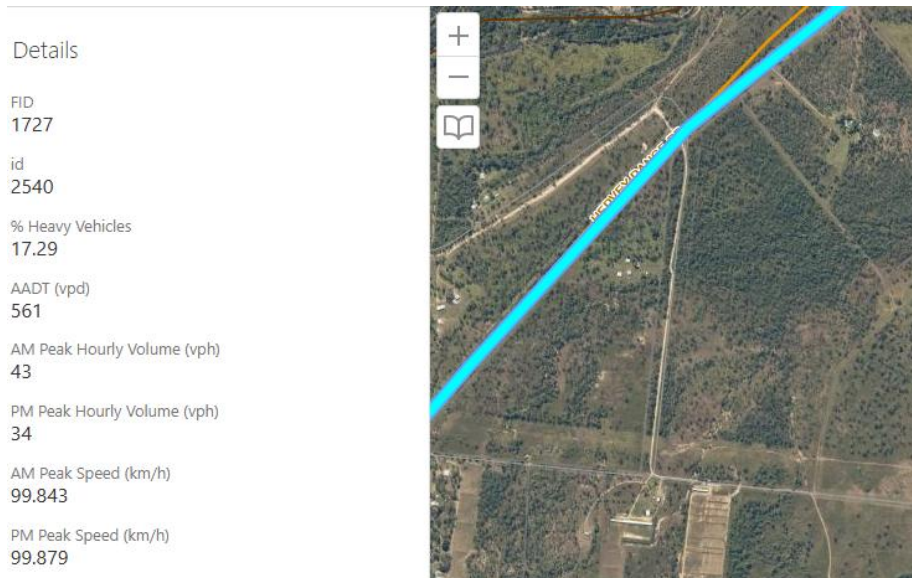
Cars and any delivery vehicles that access the site are able to enter, park, circulate and exit the site in a forward direction as per the Townsville City Council requirements.

4.7 Existing Traffic Hervey Range Road

The 2026 forecast Traffic count information for Hervey Range Road was obtained from the TownsvilleMAPS – Community, and identified the following: -

East Bound (towards Townsville)

- Average Daily Traffic = 561 vehicles per day
- Heavy Vehicle Component = 17%
- AM Peak = 43 vehicles per hour
- PM Peak = 34 vehicles per hour



West Bound (towards Burdekin River)

- Average Daily Traffic = 462 vehicles per day
- Heavy Vehicle Component = 19%
- AM Peak = 30 vehicles per hour
- PM Peak = 40 vehicles per hour

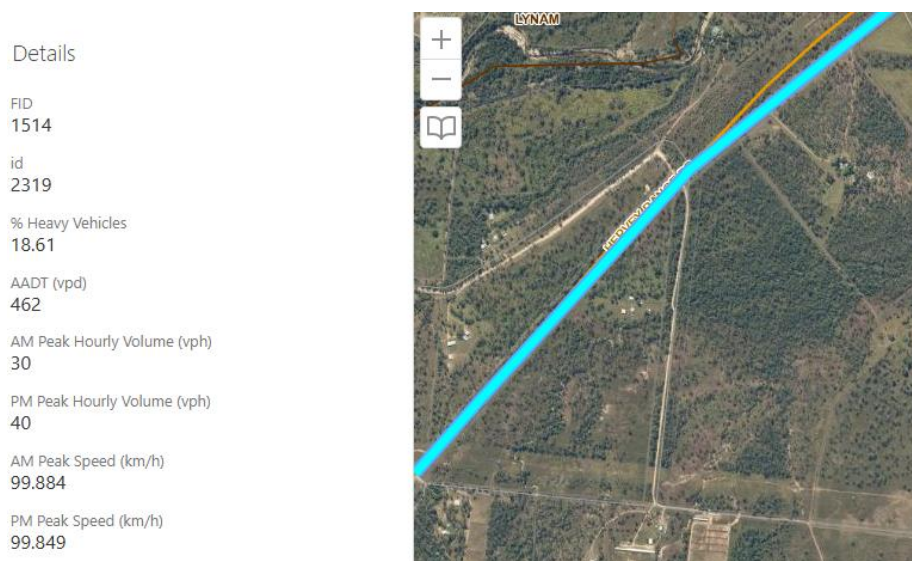


Figure 4.5 – TCC Traffic Model (TownsvilleMAPS – Community)

4.8 Existing Site Traffic Generation

STP Consulting received information from the Sporting Shooters Association regarding the existing member usage of the facility as follows: -

- Shooting occurs each day of the week (Monday to Sunday) and is split between competition and practice.
- On weekends shooting is generally between 8am and 4pm, with members entering at varied times as competitions start at 8am, 9am and 1pm.
- On the weekends practice is also running concurrently with competition with members attending at any time between 8am and 1pm.
- Monday to Fridays have practice between 8am and 1pm with members arriving at various times.
- Tuesdays is pistol competition between 8am and 12pm, with varied arrival times and attendances averaging 15-25 shooters.
- Wednesdays is a scheduled range maintenance day with approximately 10 members in attendance.
- Thursdays is dedicated to the sporting wheelies shooting group, with an approximate start at 9.30am and finishing around 1pm, with about 10 people in attendance including carers.

Saturday and Sunday are the busiest days at the Sporting Shooters Association facilities with up to 50 members attending per day. An estimated 50% of members shared a vehicle to get to and from the sporting shooters facilities and therefore the highest traffic volume for the site is estimated at 37 vehicles for the day.

The following traffic generation information has been adopted for the existing Sporting Shooters Association facilities for the purpose of traffic impact assessment.

- It is noted that the Council Traffic Information (AADT and the peak hour traffic) for Hervey Range Road would already include the existing members utilising the Sporting Shooter Association facilities.
- A very limited number of member vehicles arrive at the Sporting Shooters Association facilities during the Hervey Range Road peak hour traffic (am or pm) as identified above.
- There would be limited number/negligible vehicles on Hervey Range Road (east bound) that would turn right into Rifle Range Road.
- The highest traffic volume entering Rifle Range Road from Hervey Range Road is 37 vehicles which occurs on competition days on the weekend.
- If the AM peak hour traffic for Hervey Range Road (west bound) is 30vph and includes the existing Sporting Shooters Association members, then conservatively adopt the Sporting Shooters Association as 33% of the peak hour traffic on Hervey Range Road on competition days, then 10vph are turning left into Rifle Range Road.

4.9 Development Traffic Generation Rate

In consideration of the traffic generation figures for the Sporting Shooters Association, the following is noted: -

- Any additional traffic generated by the future Office and Clubhouse location has not been included; and
- Any additional traffic generated by the future firing lines has not been included

These proposed future developments at the site will be subject to additional Development Applications which will assess the traffic impacts due to the additional traffic (if any).

4.10 Hervey Range Road and Rifle Range Road Turn Lane Warrants

A turn warrant assessment has been undertaken in accordance with the Austroads Guide to Road Design Part 4: Intersections and Crossings to determine if turn lanes on Hervey Range Road are required for Rifle Ridge Road. Figure A10(a) within the Guide (reproduced as Figure 4.6 below) provides the analysis tool to determine the appropriate turn treatment based on traffic volumes.

Figure A 10: Warrants for turn treatments on the major road at unsignalised intersections

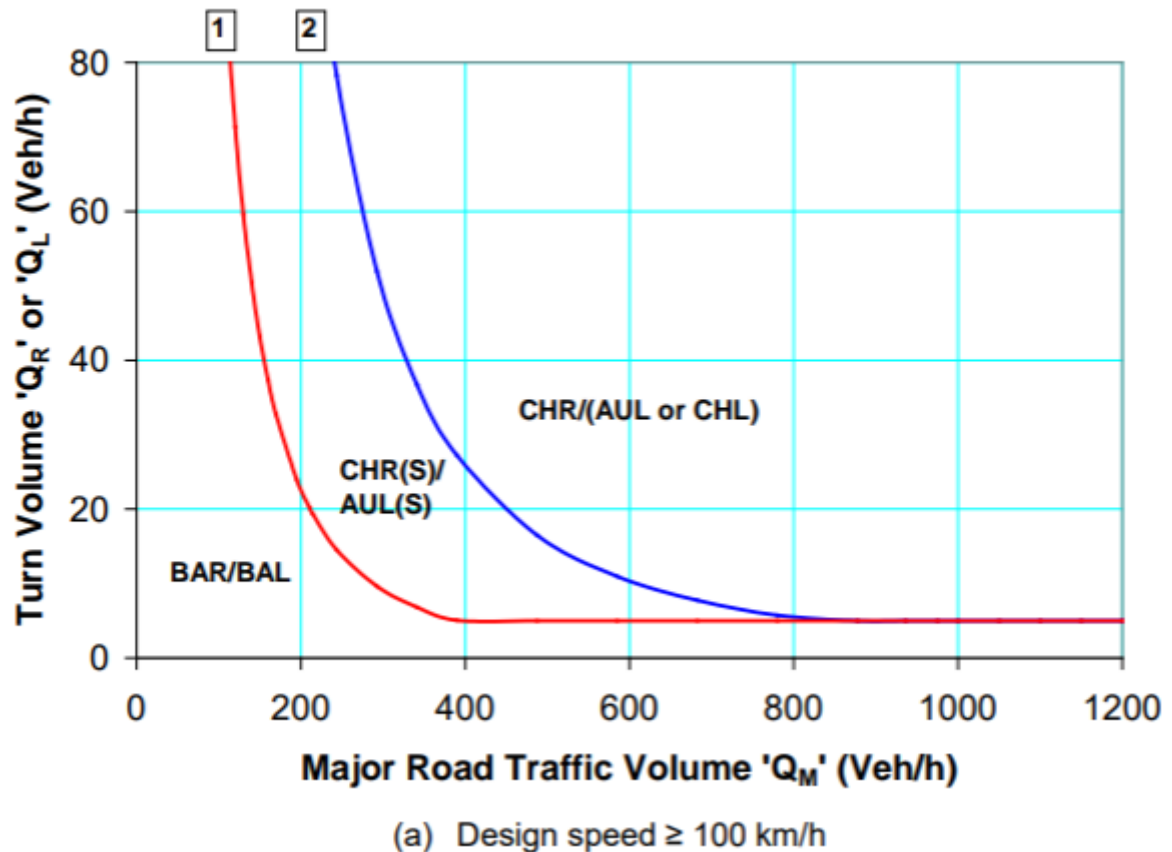


Figure 4.6 – Warrants for turn treatments on the major road at unsignalized intersections (Austroads)

The following volume of traffic will enter Rifle Range Road in the critical peak hour: -

Left Hand Turn In

- $Q_L = 10$ vehicles in the peak
- $Q_{T2} = 30$

Figure 4.6 identifies that for 10 vehicles entering Rifle Range via (the 'turning volume') within the peak hour traffic volume of 30vph, that a BAL turn treatment is warranted.

The Austroads *Guide to Road Design Part 4: Intersections and Crossings*, Figure A2: Rural basic left turn treatments (reproduced as Figure 4.7 below) indicates the requirements of a basic left turn (BAL) intersection on a major road.

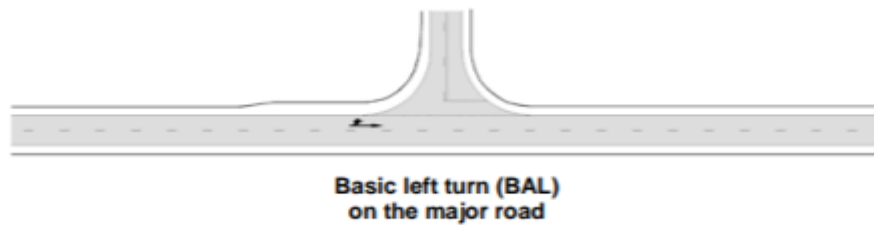


Figure 4.7 – Rural basic BA turn treatments (Austroads)

As the existing intersection of Rifle Range Road and Hervey Range Road is in accordance with the requirements for a BAL turn treatment, no additional works warranted as part of this ROL and MCU application.



Figure 4.8 – Existing Rural BAL turn treatment – Hervey Range Road and Rifle Range Road intersection (Google Streetview)

5. Stormwater Management Plan

5.1 Flood Studies

The subject allotment is part of the upper reaches of the Black River catchment and the current Townsville City Council flood studies do not extend to the Sporting Shooters Association Site.

Currently there is no Defined Flood Event level for the subject site.

In accordance with the Townsville City Council Development Manual the site is not subject to the Stormtide flooding level of 3.9m AHD.

5.2 Existing Stormwater Infrastructure

The Lawful Point of Discharge for the subject site is the road reserve of Rifle Range Road.

In accordance with the Townsville City Council mapping there is no existing stormwater infrastructure under Rifle Range Road adjacent to the subject site.

5.3 Site Stormwater Drainage

The existing site has a significant external catchment to the south which is the crest of the 'hill'. While the external catchment is significant in size, the natural gullies convey the rainfall runoff around the existing portions of the subject site that have been cleared for the shooting facilities.

There are 3 significant watercourses that drain the Sporting Shooters Association site and cross the road reserve of Rifle Range Road. Two of the watercourses cross the existing gravel/dirt Rifle Range Road and only 1 of the watercourses is required to be crossed to gain access to the Rifle Pavillion.

The existing watercourses receive overland flow from the grassed pavilions of subject site and ultimately discharge this site runoff into the Black River. The existing drainage corridors on site are to remain natural with native vegetation on the banks.



Figure 5.1 – Existing Infrastructure (TownsvilleMAPS - Community)

5.5 Stormwater Quality Management Plan

In accordance with the requirements of the State Planning Policy – July 2017, the Assessment Benchmarks for Water Quality, the proposed material change of use is not for an urban purpose and the resulting impervious area is less than 25% of the net developable area and therefore the site does not exceed the criteria for requiring permanent methods of stormwater quality control.

Assessment benchmarks – water quality These performance outcomes apply to the following development applications, to the extent the SPP has not been identified in a local planning instrument as being appropriately integrated.		
For receiving waters, a development application for: (1) a material change of use for an urban purpose that involves premises 2500 metres ² or greater in size and; (a) will result in six or more dwellings; or (b) will result in an impervious area greater than 25 per cent of the net developable area; or (2) reconfiguring a lot for an urban purpose that involves premises 2500 metres ² or greater in size and will result in six or more lots; or (3) operational works for an urban purpose that involves disturbing a land area 2500 metres ² or greater in size.	For water supply buffer areas, a development application: (4) located wholly outside an urban area and relating to premises that is within, or partly within, a water supply buffer area, that involves: (a) a material change of use for the intensive animal industry, medium and high-impact industry, noxious and hazardous industry, extractive industry, utility installation that involves sewerage services, drainage or stormwater services, waste management facilities, or motor sport facility; or (b) reconfiguring a lot to create five or more additional lots if any resultant lot is less than 16 hectares in size, and any of the lots created will rely on on-site wastewater treatment.	The following requirements are assessment benchmarks for the development: (1) Development is located, designed, constructed and operated to avoid or minimise adverse impacts on environmental values arising from: (a) altered stormwater quality and hydrology (b) waste water (c) the creation or expansion of non-tidal artificial waterways (d) the release and mobilisation of nutrients and sediments. (2) Development achieves the applicable stormwater management design objectives outlined in tables A and B (appendix 2) (3) Development in a water supply buffer area avoids adverse impacts on drinking water supply environmental values. Further information in relation to these requirements is detailed in the water quality guidance material.

Figure 5.2 – State Planning Policy – Assessment Benchmarks

6. Water and Sewerage

6.1 Water Connection

In accordance with the information provided on TownsvilleMAPS – Community, the subject site is not serviced by a reticulated water supply and therefore there will be no increase in demand for water from Council's network.

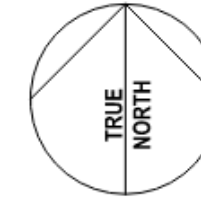
All water on site is obtained from existing rainwater tanks which can be supplemented by a water tanker if required.

6.2 Sewer Connection

In accordance with the information provided on TownsvilleMAPS – Community, the subject site is not serviced by a reticulated sewer system and therefore there will be no increase in demand for Council's sewerage reticulation system.

All sewage is disposed into existing on-site treatment tanks.

APPENDIX A – MACCALLUM PLANNING AND ARCHITECTURE – RAL/MCU DRAWINGS



REAL PROPERTY DESCRIPTION

LOT 2 ON RP730808
SITE AREA: 577213 m²*

LOT 355 ON E1244
SITE AREA: 1223909 m²*

LOCAL AUTHORITY: TOWNSVILLE CITY COUNCIL
*SUBJECT TO SURVEY

LEGEND

— EXISTING SUBJECT PROPERTY
BOUNDARY

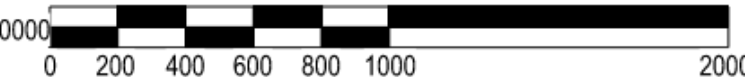
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SCALE As indicated PROJECT NO.21036 DWG NO. A01.01

RECONFIGURING A LOT

2 RIFLE RANGE ROAD HERVEY RANGE QLD 4817

MASTER SITE/LOCATION PLAN

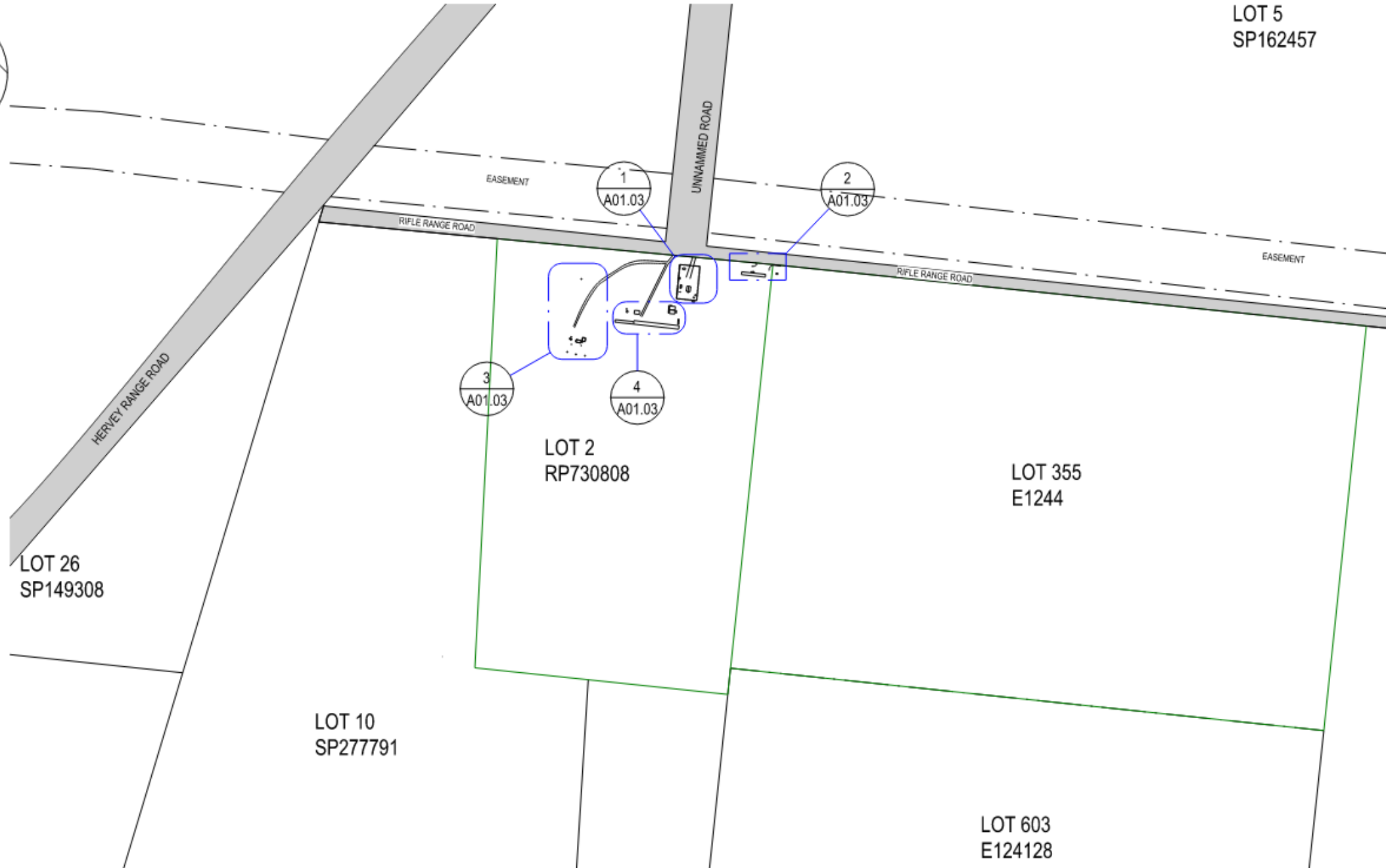
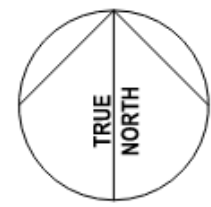


MACCALLUM PLANNING & ARCHITECTURE 7/7 BARLOW STREET TOWNSVILLE QLD 4810 TEL 47212111

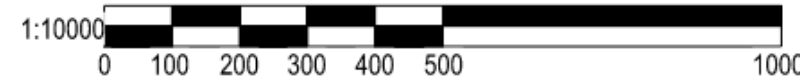
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1 SITE PLAN - EXISTING
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2 RIFLE RANGE ROAD HERVEY RANGE QLD 4817

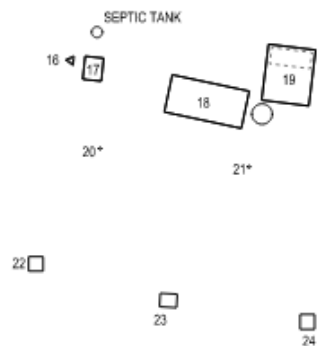
SITE PLAN - EXISTING



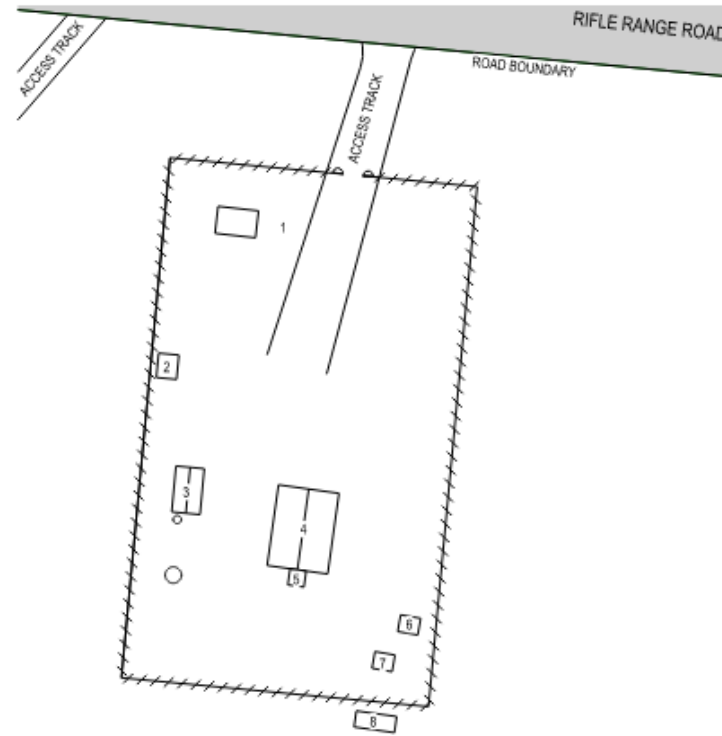
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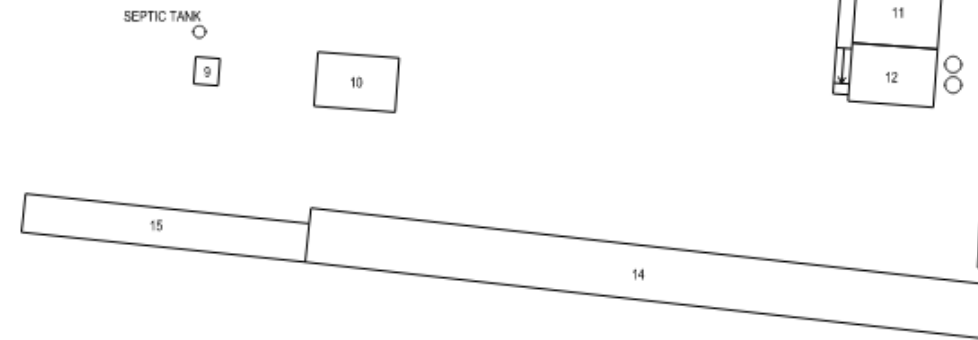
3 SHOTGUN PAVILLION
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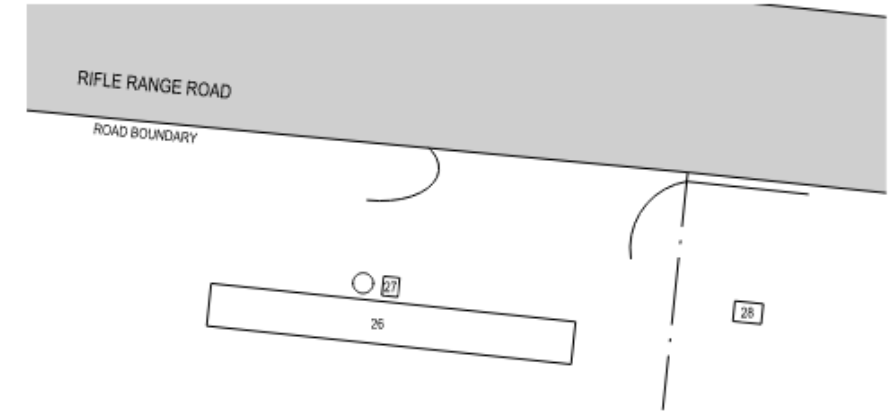
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4 PISTOL / RIFLE PAVILLION
A01.03 1 : 1000

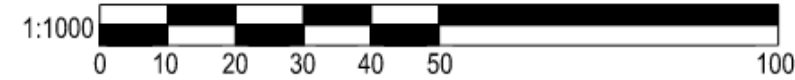


2 RIFLE PAVILLION
A01.02 1 : 1000



BUILDING SCHEDULE	
Number	Name
1	OFFICE
2	DEMOUNTABLE SHED
3	TOILET BLOCK
4	MAINTENANCE SHED
5	DEMOUNTABLE SHED
6	GARDEN SHED
7	GARDEN SHED - TO BE DEMOLISHED
8	SHIPPING CONTAINER - NOT PART OF APPLICATION
9	TOILET BLOCK
10	AWNING - OVER SHIPPING CONTAINERS NOT FIXED TO GROUND
11	CLUBHOUSE
12	AWNING OVER DECK
13	SHIPPING CONTAINER - NOT FIXED TO GROUND
14	AWNING
15	AWNING
16	WATER TANK ON TOWER
17	TOILET BLOCK
18	AWNING
19	AWNING OVER SHIPPING CONTAINER
20	LIGHT POLE
21	LIGHT POLE
22	LOW SKEET HOUSE
23	TRAP HOUSE
24	HIGH SKEET HOUSE
25	GARDEN SHED - TO BE DEMOLISHED
26	AWNING
27	SHIPPING CONTAINER - FIXED TO GROUND
28	TOILET BLOCK

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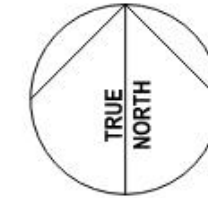


SCALE 1 : 1000 PROJECT NO.21036 DWG NO. A01.03
RECONFIGURING A LOT
2 RIFLE RANGE ROAD HERVEY RANGE QLD 4817

PAVILLION PLAN - EXISTING



MACCALLUM PLANNING & ARCHITECTURE 7/7 BARLOW STREET TOWNSVILLE QLD 4810 TEL 47212111



DRAFT FOR COMMENT

SCALE 1 : 15000 PROJECT NO.21036 DWG NO.A01.04
RECONFIGURING A LOT
2 RIFLE RANGE ROAD HERVEY RANGE QLD 4817
SATELLITE PHOTO



MACCALLUM PLANNING & ARCHITECTURE 7/7 BARLOW STREET TOWNSVILLE QLD 4810 TEL 47212111

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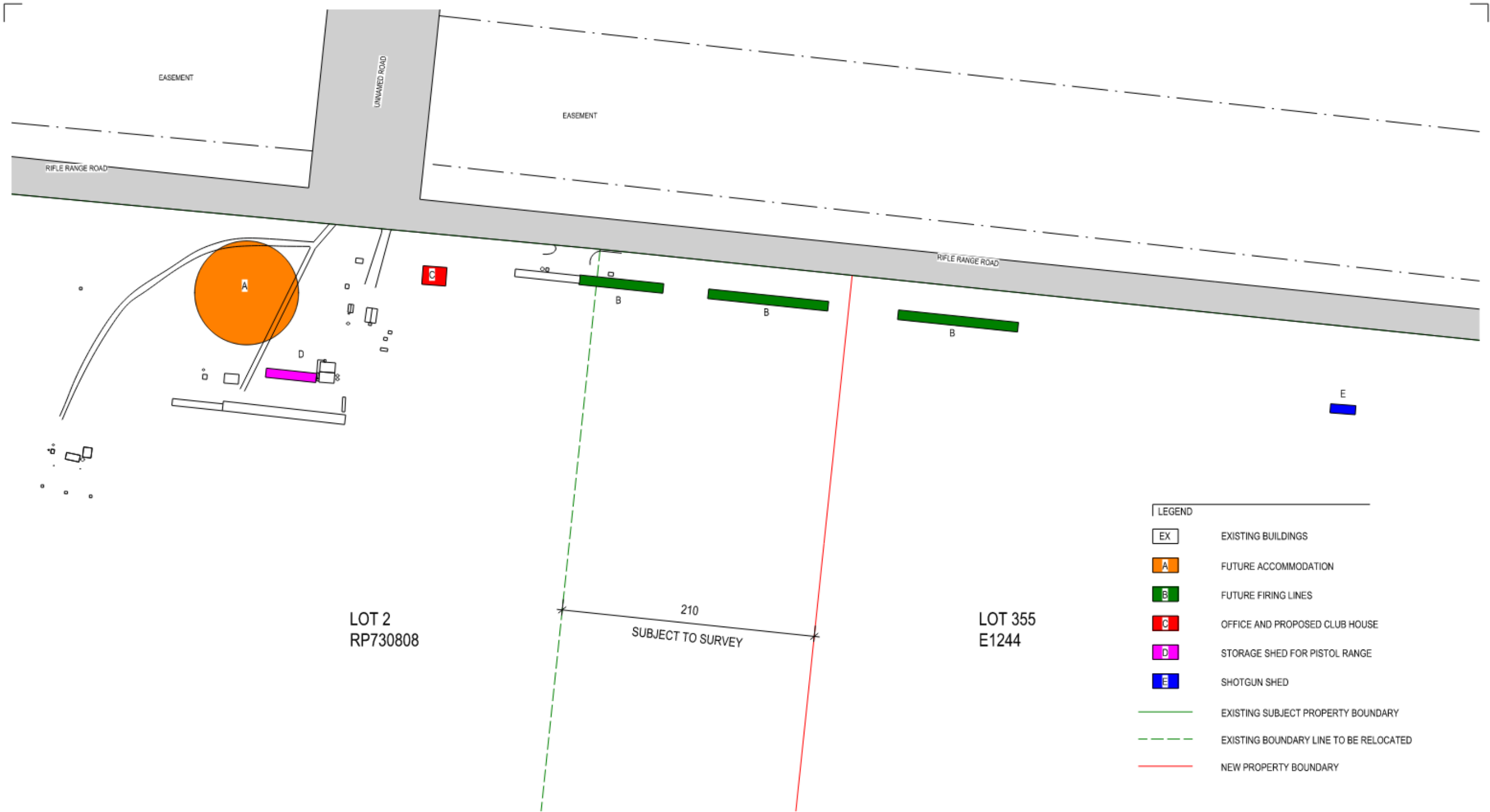


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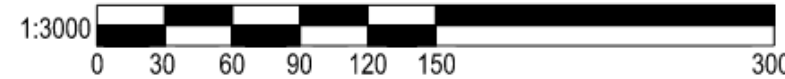


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2 RIFLE RANGE ROAD HERVEY RANGE QLD 4817

SITE PLAN - CALLOUT - NEW



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BUILDING 1 - OFFICE



BUILDING 2 - DEMOUNTABLE SHED



BUILDING 3 - TOILET BLOCK



BUILDING 4 - MAINTENANCE SHED



BUILDING 5 - DEMOUNTABLE SHED

BUILDING SCHEDULE	
Number	Name
1	OFFICE
2	DEMOUNTABLE SHED
3	TOILET BLOCK
4	MAINTENANCE SHED
5	DEMOUNTABLE SHED
6	GARDEN SHED
7	GARDEN SHED - TO BE DEMOLISHED
8	SHIPPING CONTAINER - NOT PART OF APPLICATION
9	TOILET BLOCK
10	AWNING - OVER SHIPPING CONTAINERS NOT FIXED TO GROUND
11	CLUBHOUSE
12	AWNING OVER DECK
13	SHIPPING CONTAINER - NOT FIXED TO GROUND
14	AWNING
15	AWNING
16	WATER TANK ON TOWER
17	TOILET BLOCK
18	AWNING
19	AWNING OVER SHIPPING CONTAINER
20	LIGHT POLE
21	LIGHT POLE
22	LOW SKEET HOUSE
23	TRAP HOUSE
24	HIGH SKEET HOUSE
25	GARDEN SHED - TO BE DEMOLISHED
26	AWNING
27	SHIPPING CONTAINER - FIXED TO GROUND
28	TOILET BLOCK

DRAFT FOR COMMENT

SCALE 1 : 100 PROJECT NO.21036 DWG NO. A04.01

RECONFIGURING A LOT

2 RIFLE RANGE ROAD HERVEY RANGE QLD 4817

BUILDING ELEVATIONS - ADMINISTRATION PAVILLION

MACCALLUM PLANNING & ARCHITECTURE 7/7 BARLOW STREET TOWNSVILLE QLD 4810 TEL 47212111



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BUILDING 6 - GARDEN SHED



BUILDING 7 - GARDEN SHED



BUILDING 8 - SHIPPING CONTAINER

BUILDING SCHEDULE	
Number	Name
1	OFFICE
2	DEMOUNTABLE SHED
3	TOILET BLOCK
4	MAINTENANCE SHED
5	DEMOUNTABLE SHED
6	GARDEN SHED
7	GARDEN SHED - TO BE DEMOLISHED
8	SHIPPING CONTAINER - NOT PART OF APPLICATION
9	TOILET BLOCK
10	AWNING - OVER SHIPPING CONTAINERS NOT FIXED TO GROUND
11	CLUBHOUSE
12	AWNING OVER DECK
13	SHIPPING CONTAINER - NOT FIXED TO GROUND
14	AWNING
15	AWNING
16	WATER TANK ON TOWER
17	TOILET BLOCK
18	AWNING
19	AWNING OVER SHIPPING CONTAINER
20	LIGHT POLE
21	LIGHT POLE
22	LOW SKEET HOUSE
23	TRAP HOUSE
24	HIGH SKEET HOUSE
25	GARDEN SHED - TO BE DEMOLISHED
26	AWNING
27	SHIPPING CONTAINER - FIXED TO GROUND
28	TOILET BLOCK

DRAFT FOR COMMENT

SCALE 1 : 100 PROJECT NO.21036 DWG NO. A04.02
RECONFIGURING A LOT
2 RIFLE RANGE ROAD HERVEY RANGE QLD 4817

BUILDING ELEVATIONS - ADMINISTRATION PAVILLION

MACCALLUM PLANNING & ARCHITECTURE 7/7 BARLOW STREET TOWNSVILLE QLD 4810 TEL 47212111



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BUILDING 9 - TOILET BLOCK



BUILDING 10 - AWNING OVER SHIPPING CONTAINERS NOT FIXED TO GROUND



BUILDING 11 - CLUB HOUSE

BUILDING 12 - AWNING OVER DECK



BUILDING 13 SHIPPING CONTAINER - NOT FIXED TO GROUND

BUILDING SCHEDULE	
Number	Name
1	OFFICE
2	DEMOUNTABLE SHED
3	TOILET BLOCK
4	MAINTENANCE SHED
5	DEMOUNTABLE SHED
6	GARDEN SHED
7	GARDEN SHED - TO BE DEMOLISHED
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23	TRAP HOUSE
24	HIGH SKEET HOUSE
25	GARDEN SHED - TO BE DEMOLISHED
26	AWNING
27	SHIPPING CONTAINER - FIXED TO GROUND
28	TOILET BLOCK

DRAFT FOR COMMENT

SCALE 1 : 100 PROJECT NO.21036 DWG NO. A04.03
RECONFIGURING A LOT
2 RIFLE RANGE ROAD HERVEY RANGE QLD 4817

BUILDING ELEVATIONS - PISTOL / RIFLE PAVILLION

MACCALLUM PLANNING & ARCHITECTURE 7/7 BARLOW STREET TOWNSVILLE QLD 4810 TEL 47212111



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BUILDING SCHEDULE	
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3	TOILET BLOCK
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6	GARDEN SHED
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17	TOILET BLOCK
18	AWNING
19	AWNING OVER SHIPPING CONTAINER
20	LIGHT POLE
21	LIGHT POLE
22	LOW SKEET HOUSE
23	TRAP HOUSE
24	HIGH SKEET HOUSE
25	GARDEN SHED - TO BE DEMOLISHED
26	AWNING
27	SHIPPING CONTAINER - FIXED TO GROUND
28	TOILET BLOCK



BUILDING 14 - AWNING



BUILDING 15 - AWNING

DRAFT FOR COMMENT

SCALE 1 : 100 PROJECT NO.21036 DWG NO. A04.04
RECONFIGURING A LOT
2 RIFLE RANGE ROAD HERVEY RANGE QLD 4817

BUILDING ELEVATIONS - PISTOL / RIFLE PAVILLION

MACCALLUM PLANNING & ARCHITECTURE 7/7 BARLOW STREET TOWNSVILLE QLD 4810 TEL 47212111



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BUILDING 16 - WATER TANK ON TOWER
BUILDING 17 - TOILET BLOCK



BUILDING 18 - AWNING (RIGHT)
BUILDING 19 - AWNING OVER SHIPPING CONTAINER

BUILDING SCHEDULE	
Number	Name
1	OFFICE
2	DEMOUNTABLE SHED
3	TOILET BLOCK
4	MAINTENANCE SHED
5	DEMOUNTABLE SHED
6	GARDEN SHED
7	GARDEN SHED - TO BE DEMOLISHED
8	SHIPPING CONTAINER - NOT PART OF APPLICATION
9	TOILET BLOCK
10	AWNING - OVER SHIPPING CONTAINERS NOT FIXED TO GROUND
11	CLUBHOUSE
12	AWNING OVER DECK
13	SHIPPING CONTAINER - NOT FIXED TO GROUND
14	AWNING
15	AWNING
16	WATER TANK ON TOWER
17	TOILET BLOCK
18	AWNING
19	AWNING OVER SHIPPING CONTAINER
20	LIGHT POLE
21	LIGHT POLE
22	LOW SKEET HOUSE
23	TRAP HOUSE
24	HIGH SKEET HOUSE
25	GARDEN SHED - TO BE DEMOLISHED
26	AWNING
27	SHIPPING CONTAINER - FIXED TO GROUND
28	TOILET BLOCK



BUILDING 22 - LOW SKEET HOUSE

BUILDING 20 - LIGHT POLE

BUILDING 23 - TRAP HOUSE



BUILDING 21 - LIGHT POLE

BUILDING 24 - HIGH SKEET HOUSE



BUILDING 25 GARDEN SHED

DRAFT FOR COMMENT

SCALE 1 : 100 PROJECT NO.21036 DWG NO. A04.05
RECONFIGURING A LOT
2 RIFLE RANGE ROAD HERVEY RANGE QLD 4817

BUILDING ELEVATIONS - SHOTGUN PAVILLION

MACCALLUM PLANNING & ARCHITECTURE 7/7 BARLOW STREET TOWNSVILLE QLD 4810 TEL 47212111



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BUILDING 25 - AWNING



BUILDING 27 - SHIPPING CONTAINER

BUILDING SCHEDULE	
Number	Name
1	OFFICE
2	DEMOUNTABLE SHED
3	TOILET BLOCK
4	MAINTENANCE SHED
5	DEMOUNTABLE SHED
6	GARDEN SHED
7	GARDEN SHED - TO BE DEMOLISHED
8	SHIPPING CONTAINER - NOT PART OF APPLICATION
9	TOILET BLOCK
10	AWNING - OVER SHIPPING CONTAINERS NOT FIXED TO GROUND
11	CLUBHOUSE
12	AWNING OVER DECK
13	SHIPPING CONTAINER - NOT FIXED TO GROUND
14	AWNING
15	AWNING
16	WATER TANK ON TOWER
17	TOILET BLOCK
18	AWNING
19	AWNING OVER SHIPPING CONTAINER
20	LIGHT POLE
21	LIGHT POLE
22	LOW SKEET HOUSE
23	TRAP HOUSE
24	HIGH SKEET HOUSE
25	GARDEN SHED - TO BE DEMOLISHED
26	AWNING
27	SHIPPING CONTAINER - FIXED TO GROUND
28	TOILET BLOCK



BUILDING 26 - TOILET BLOCK

DRAFT FOR COMMENT

SCALE 1 : 100 PROJECT NO.21036 DWG NO. A04.06

RECONFIGURING A LOT

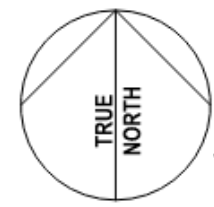
2 RIFLE RANGE ROAD HERVEY RANGE QLD 4817

BUILDING ELEVATIONS - RIFLE PAVILLION

MACCALLUM PLANNING & ARCHITECTURE 7/7 BARLOW STREET TOWNSVILLE QLD 4810 TEL 47212111



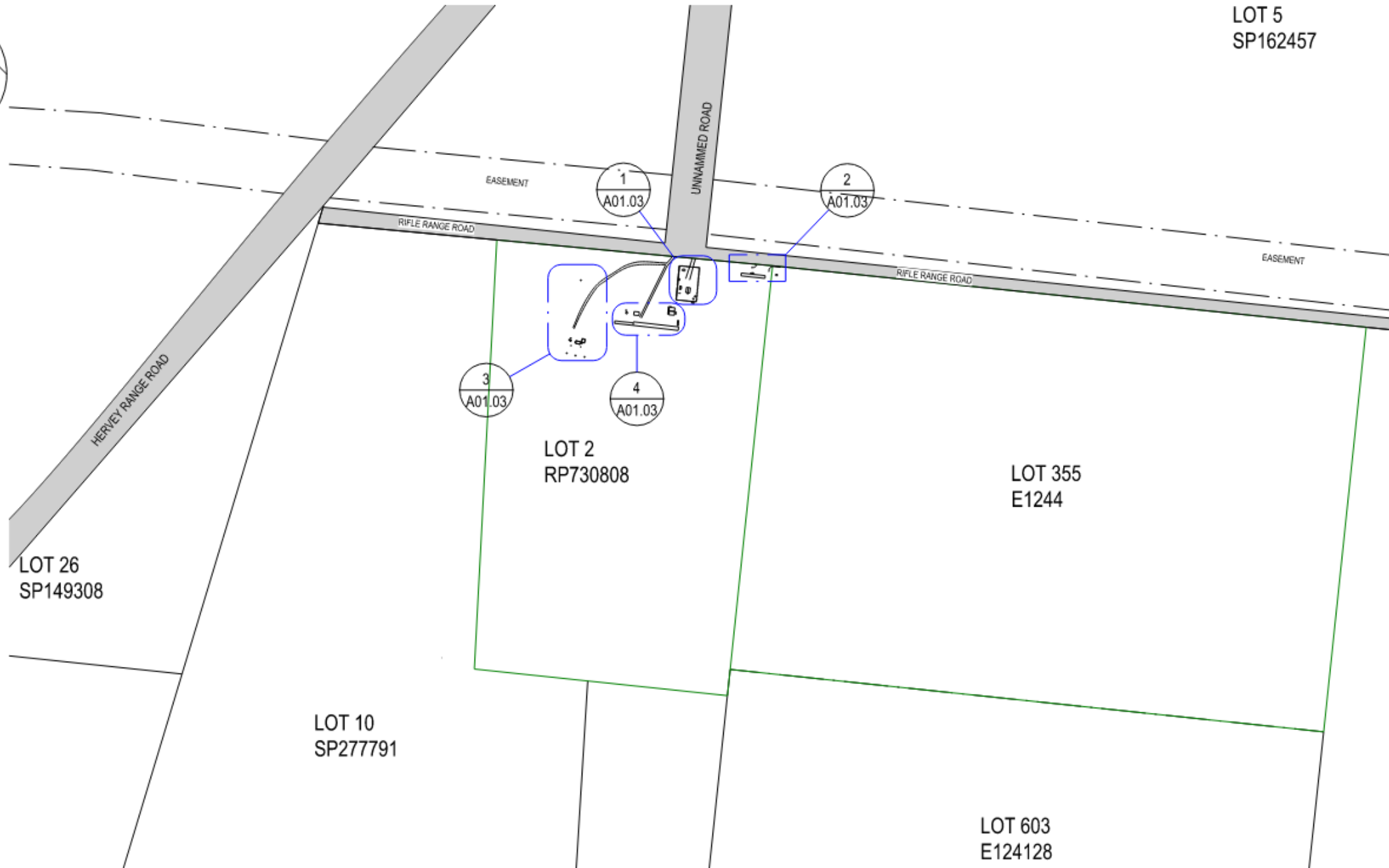
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LOT 5
SP162457

LEGEND

EXISTING SUBJECT PROPERTY
BOUNDARY



1 SITE PLAN - EXISTING
1 : 10000



DRAFT FOR COMMENT

SCALE As indicated PROJECT NO.21036 DWG NO. A01.02
RECONFIGURING A LOT
2 RIFLE RANGE ROAD HERVEY RANGE QLD 4817

SITE PLAN - EXISTING



MACCALLUM PLANNING & ARCHITECTURE 7/7 BARLOW STREET TOWNSVILLE QLD 4810 TEL 47212111

13/07/2022 10:06:34 AM

REV

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APPENDIX F

Environmental Noise Assessment Report prepared by TTM Group

brazier motti





Environmental Noise Assessment Report

Proposed Extension to Shooting Range

At 102 Rifle Range Road, Hervey Range

On behalf of Sporting Shooters Association of Australia

23GCA0130 R01_1





About TTM

For 30 years, we've been at the centre of the Australian development and infrastructure industry. Our unique combination of acoustics, data, traffic and waste services is fundamental to the success of any architectural or development project.

We have over 50 staff, with an unrivalled depth of experience. Our industry knowledge, technical expertise and commercial insight allow us to deliver an exceptional and reliable service.

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Acoustics



Data



Traffic



Waste

Revision Record

No.	Author	Reviewed/Approved	Description	Date
A.	J. Fox		Internal draft	10/10/2023
0.	J. Fox		Issued to client	10/10/2023
1.	J. Fox		Revision 1	19/10/2023
2.				
3.				



Executive Summary

TTM conducted an environmental noise assessment of the proposed extension to the shooting club at 102 Rifle Range Road, Hervey Range.

Noise levels associated with gunshots were predicted to comply in most instances. The club has advised that only smaller calibre firearms will be used on the site during the proposed night time operation and therefore the noise levels are predicted to be within reasonable limits.

The assessment does not imply that noise from gunshots would be inaudible but are within the determined criteria.

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1 Introduction

1.1 Background

TTM was engaged by Sporting Shooters Association of Australia to undertake an environmental noise assessment of a proposed extension to the shooting club at 102 Rifle Range Road, Hervey Range. This report will form part of an application for consideration by Townsville City Council.

1.2 References

This report is based on the following:

- Townsville City Council Prelodgement Meeting Minutes (ref: PLM22/0135), 26 July 2022.
- Operational details provided by the Sporting Shooters Association of Australia.
- Architectural plans prepared by *MPA Design*, dated 13/07/2022.
- Analysis and calculations conducted by TTM.

1.3 Scope

The assessment includes the following:

- Description of the site;
- Statement of assessment criteria relating to gunshot noise emissions;
- Identification of the nearest noise sensitive receivers and distance to each property;
- Assessment of gunshot noise emissions onto nearby sensitive receivers;
- Analysis of predicted noise levels;
- Details of noise control recommendations to be incorporated to achieve predicted compliance.

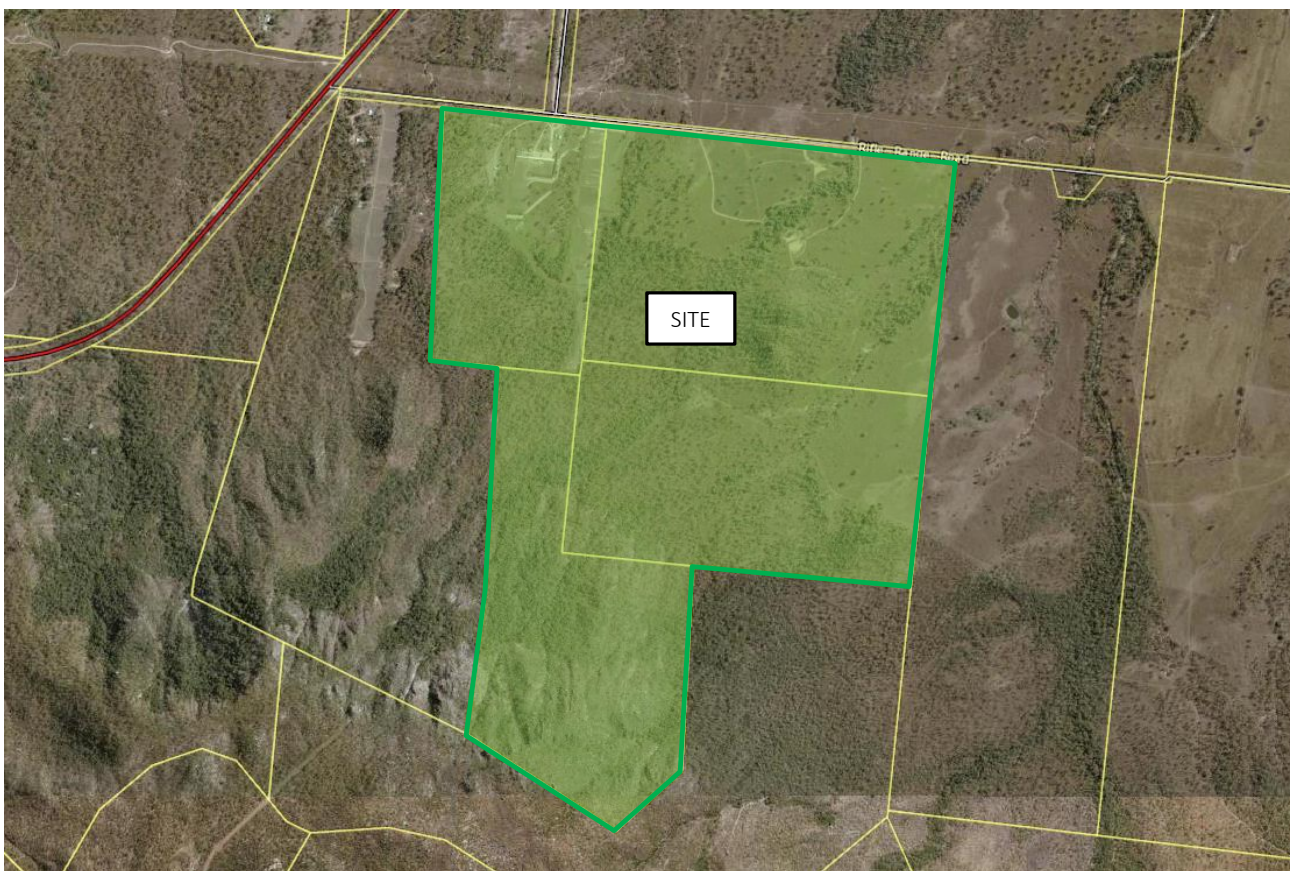
2 Site Description

2.1 Site Location

The site is located at 102 Rifle Range Road, Hervey Range and is situated approximately 35km south-west of Townsville.

The site locality is shown in Figure 1.

Figure 1: Site Locality



2.2 Description of Surrounding Area

The site is generally bound by vast areas of vacant land covered by vegetation and trees. Another shooting range is located to the west of the site, with Hervey Range Road a further distance away. The nearest residential properties are located to the north and northwest. The acoustic environment of the area is primarily comprised of the natural environment and occasional traffic along Hervey Range Road.

2.2.1 Ambient Noise Levels

For the purposes of the noise assessment, the background noise levels of the area have been estimated based on previously undertaken noise monitoring conducted by TTM in similar rural locations.

The noise measurements were conducted in free-field locations with the microphone approximately 1.5m above ground level. The noise monitors were set to measure statistical noise levels in 'A'-weighting, 'Fast' response, over 15-minute intervals. Ambient noise levels were measured in accordance with Australian Standard AS1055¹.

Table 1 presents the summary of previously measured ambient noise levels in similar locations. The Rating Background Level (RBL) was determined in accordance with the requirements of Council.

Table 1: Measured Ambient Noise Levels

Time Period	Rating Background Level (RBL), L ₉₀ dB(A)					Average Rating Background Level (RBL), L ₉₀ dB(A)
	Site 1	Site 2	Site 3	Site 4	Site 5	
Daytime (7am – 6pm)	27	24	28	31	29	28
Evening (6pm – 10pm)	30	28	27	34	27	29
Night time (10pm – 7am)	26	18	26	29	26	25

¹ Australian Standard AS1055:2018 Acoustics – Description and Measurement of Environmental Noise

3 Proposed Development

3.1 Development Description

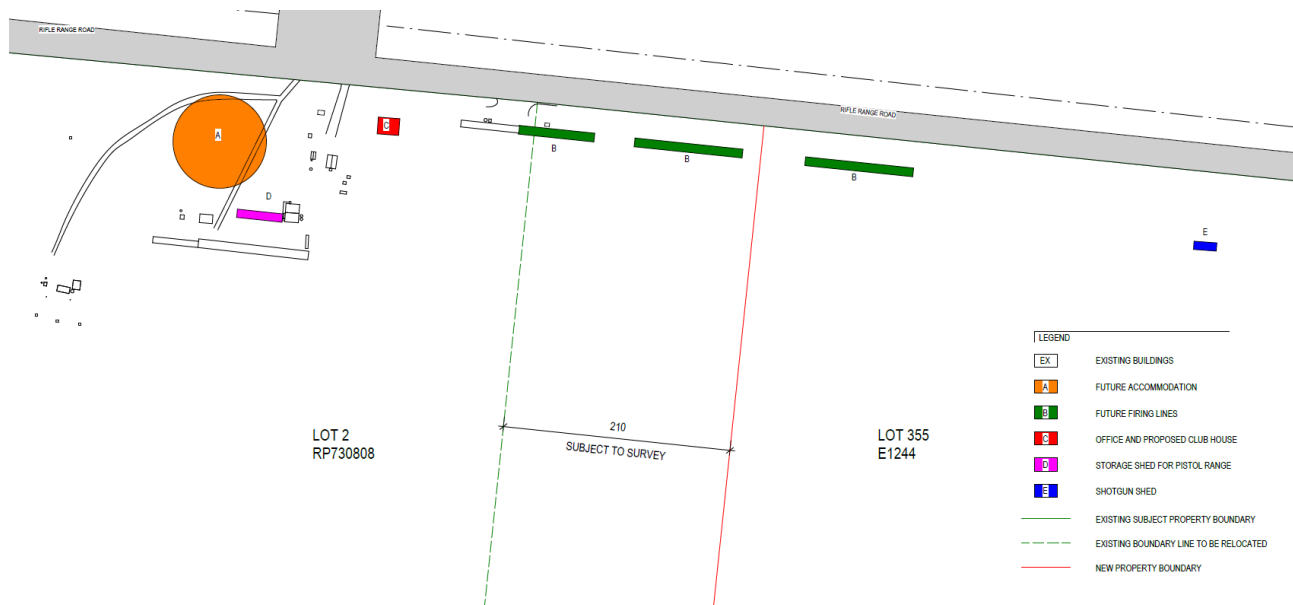
The shooting club currently operates on Lot 2 RP730808 Rifle Range Road. The proposal is to extend the approved use on Lot 2 to the adjacent east Lot 355 E1244 and legitimise various structures on the site. The proposal also includes the relocation of the boundary along Lot 355 E1244.

Guns used at the range include rifles, shotguns and pistols. All firing ranges are located outdoors with carport style enclosures. The current operating hours are between 8am and 5pm. Night time shooting is proposed for smaller firearms only.

An assessment of potential noise levels experienced at the nearest noise sensitive receivers is detailed in Section 5. The assessment is based on the development plans shown in Appendix A.

A plan of the proposed development is shown in Figure 2.

Figure 2: Proposed Site Plan



4 Criteria for Assessment

Shooting generates a sound level that very rapidly rises to a maximum followed by a rapid decline, typically by at least 15 dB(A) within 20 milliseconds. This very short duration means that acoustic parameters typically used to assess environmental noise emissions (such as L_{eq}) do not provide a reasonable criterion for the assessment of gunshot noise. For this reason, Queensland typically adopt an assessment method based on the L_{ZPeak} noise metric.

Additionally, the noise emission from gunshots should be assessed for noise characteristic. Shooting noise is characterised as an 'impulsive' sound. Research suggests that adjustments between 5dB and 12dB should be applied due to the impulsive nature of gunshots. Given the rural location of the surroundings with low levels of ambient sound, a +10dB adjustment shall be applied in this instance.

Sheikh, Evenden, Terlich (2019) 'Indiscernible noise – a review of acoustic criteria for impulsive noise event in presence of background noise' pointed out that a fixed criteria could be used to identify the potential for noise annoyance from gunshot noise. An investigation was performed on 201 residents in the vicinity of a sub-urban rifle range which determined that 10% of the sample population would be seriously affected at a level of 85dB (L_{Peak}), which is approximately equivalent to an LAE 55dB. This level is recommended as a reasonable criterion for land use planning. For rural locations such as this site, a more conservative criterion of **80dB (L_{Peak})** would be recommended.

The sound data for gunshots is generally presented as an L_{max} or L_{Peak} . As there is limited information available for other acoustic parameters (such as L_{eq} , L_{10} and L_1), an assessment against Queensland policies such as the *Environmental Protection (Noise) Policy* is not possible. Therefore, this assessment will focus on the noise limit of 80dB L_{Peak} described above.

5 Assessment of Gunshot Noise onto Noise Sensitive Receivers

An assessment of activities associated with the shooting club was conducted to determine potential impacts at the nearest noise sensitive receivers. Details of the analysis is presented below.

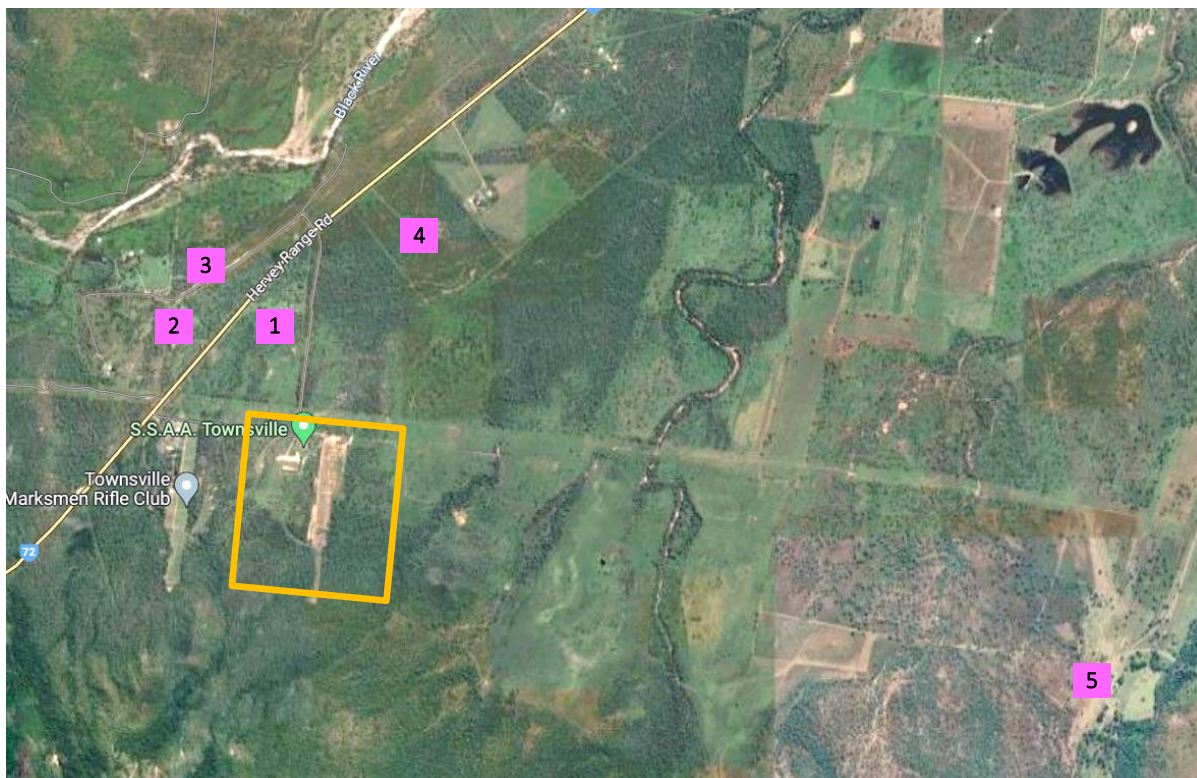
5.1 Noise Sensitive Receivers

This assessment will focus on the nearest noise sensitive receivers as outlined below and shown in Figure 3. If compliance can be achieved at these nearest receivers, then all remaining noise sensitive locations are expected to comply.

Table 2: Noise Sensitive Receivers

Receiver	Address	Distance from the Shooting Range, approx.
1	2545 Hervey Range Road	750m
2	103 Page Road	1,250m
3	84 Page Road	1,000m
4	2451 Hervey Range Road	1,300m
5	615 Ernest Road	4,500m

Figure 3: Closest Noise Sensitive Receivers



5.2 Noise Source Levels

Table 3 presents a typical range of noise source levels for gunshots. The noise source levels were calculated to one metre and include corrections for impulsiveness noise characteristics. Research suggests that adjustments between 5dB and 12dB should be applied to shooting noise emissions. Given the rural location of the surroundings with low levels of ambient sound, a +10dB adjustment shall be applied in this instance.

Table 3: Typical Noise Source Levels of Gunshots

Noise Source Description	Noise Level at 1m, L_{peak} dB(A)
Gunshots – Rifles, shotguns and pistols	156 – 171*

*Includes 10dB(A) adjustment to account for impulsiveness characteristics.

5.3 Calculation Assumptions

The following assumptions have been made for noise calculations:

- Gunshots were predicted from the proposed firing lines. The client has advised that firing lines will have solid roof structures above.
- Terrain data was obtained from Google Earth.
- Atmospheric and ground attenuation was applied using the CONCAWE method.
- Gunshot noise source was taken at 1.7m above ground.
- Free-field receivers were 1.5m above ground.
- Directivity corrections applied based on the location of each receiver.

5.4 Predicted Noise Levels at Receivers

Table 4 presents the predicted noise levels calculated using a SoundPLAN noise model inclusive of the assumptions described above.

Table 4: Predicted Gunshot Noise Levels at Noise Sensitive Receivers

Receiver	Noise Source	Predicted External Noise Level, L_{Peak} dB(A)	Complies with Criteria: 80 dB(A) (Yes/No)
1	Gunshots	79 - 94	✓
2	Gunshots	76 - 91	✓
3	Gunshots	75 - 90	✓
4	Gunshots	70 - 85	✓
5	Gunshots	56 - 71	✓

Given the low levels of ambient noise at noise sensitive receivers, gunshots are likely to be audible in certain conditions given minimal background noise to mask the noise source. Research has shown however that sounds with very short duration (less than 200 ms) are not perceived at the same loudness as they are when the duration is increased, and thus the duration of a sound also affects its audibility in presence of background noise.

Noise levels associated with smaller calibre firearms are predicted to comply with the fixed criteria of 80dB L_{Peak} at all receivers, while larger calibre firearms have the potential to exceed the criteria by up to 14dB. The Sporting Shooters Association of Australia has advised that only smaller calibre firearms will be used on the site, particularly for the proposed night-time operation. Therefore, gunshot noise levels are predicted to be within reasonable limits.

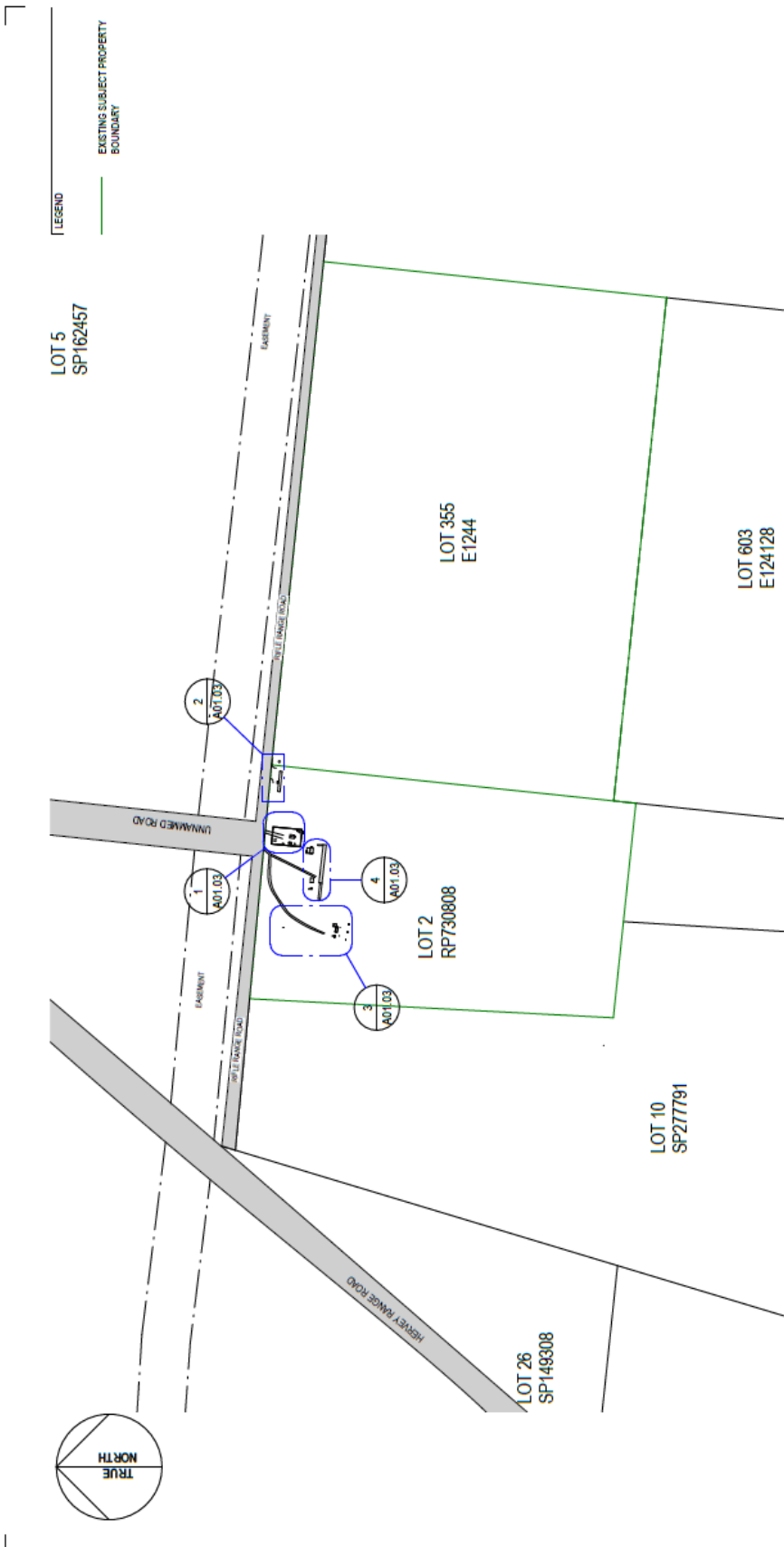
6 Conclusion

An environmental noise assessment was undertaken of a proposed extension to the shooting club at 102 Rifle Range Road, Hervey Range.

Depending on the gun type, noise levels associated with gunshots were predicted to comply in most instances. The club has advised that only smaller calibre firearms will be used on the site during the proposed night time operation and therefore the noise levels are predicted to be within reasonable limits.

The assessment does not imply that noise from gunshots would be inaudible but are within the determined criteria.

Appendix A Development Plans



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SCALE As indicated PROJECT NO.21036 DWG NO.A01.02
RECONFIGURING A LOT
 2 RIFLE RANGE ROAD HERVEY RANGE QLD 4817
SITE PLAN - EXISTING



MACCALLUM PLANNING & ARCHITECTURE 7/7 BARLOW STREET TOWNSVILLE QLD 4810 TEL 47212111

1 SITE PLAN - EXISTING
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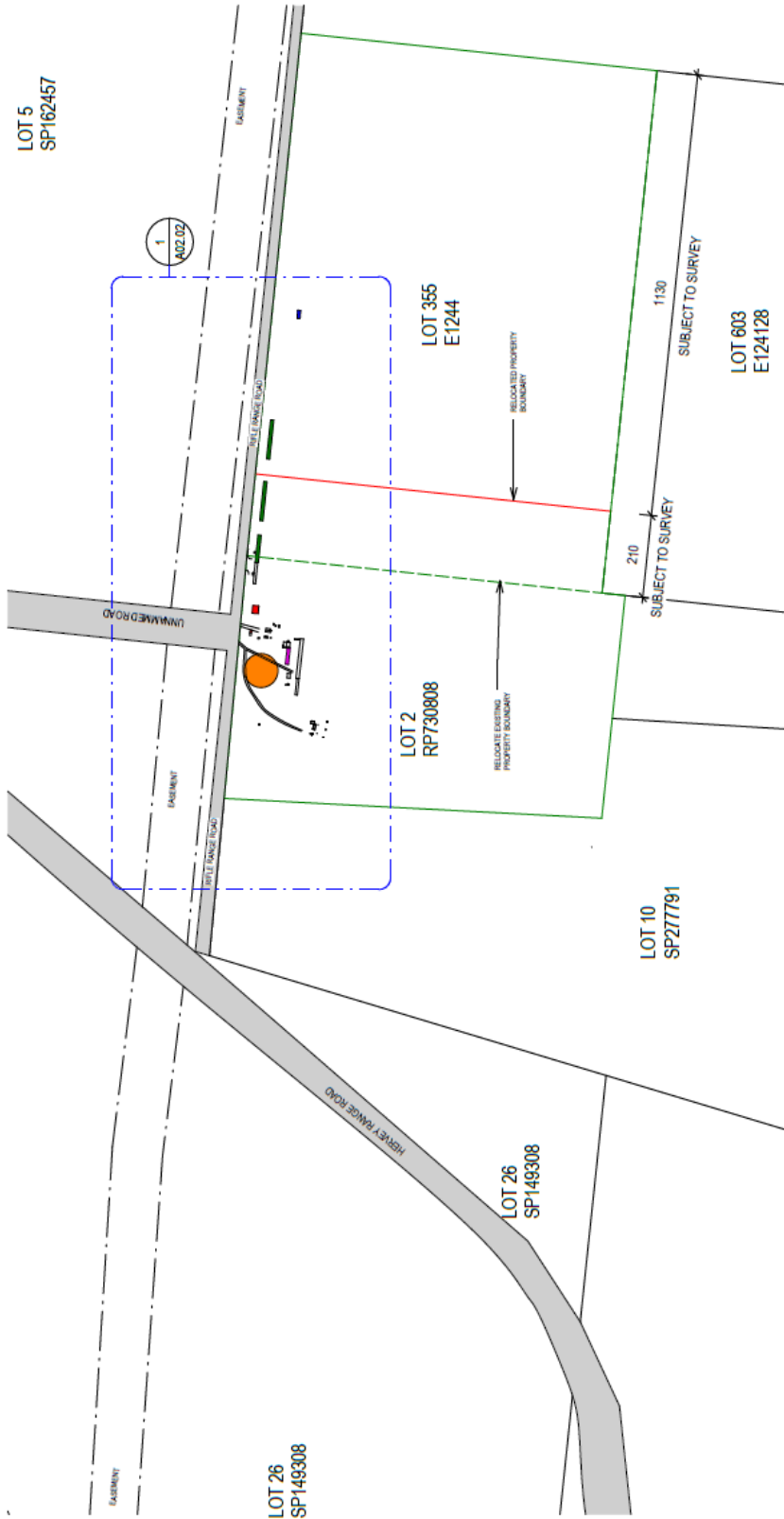
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Site: 102 Rifle Range Road, Hervey Range
 Reference: 23GCA0130 R01_1



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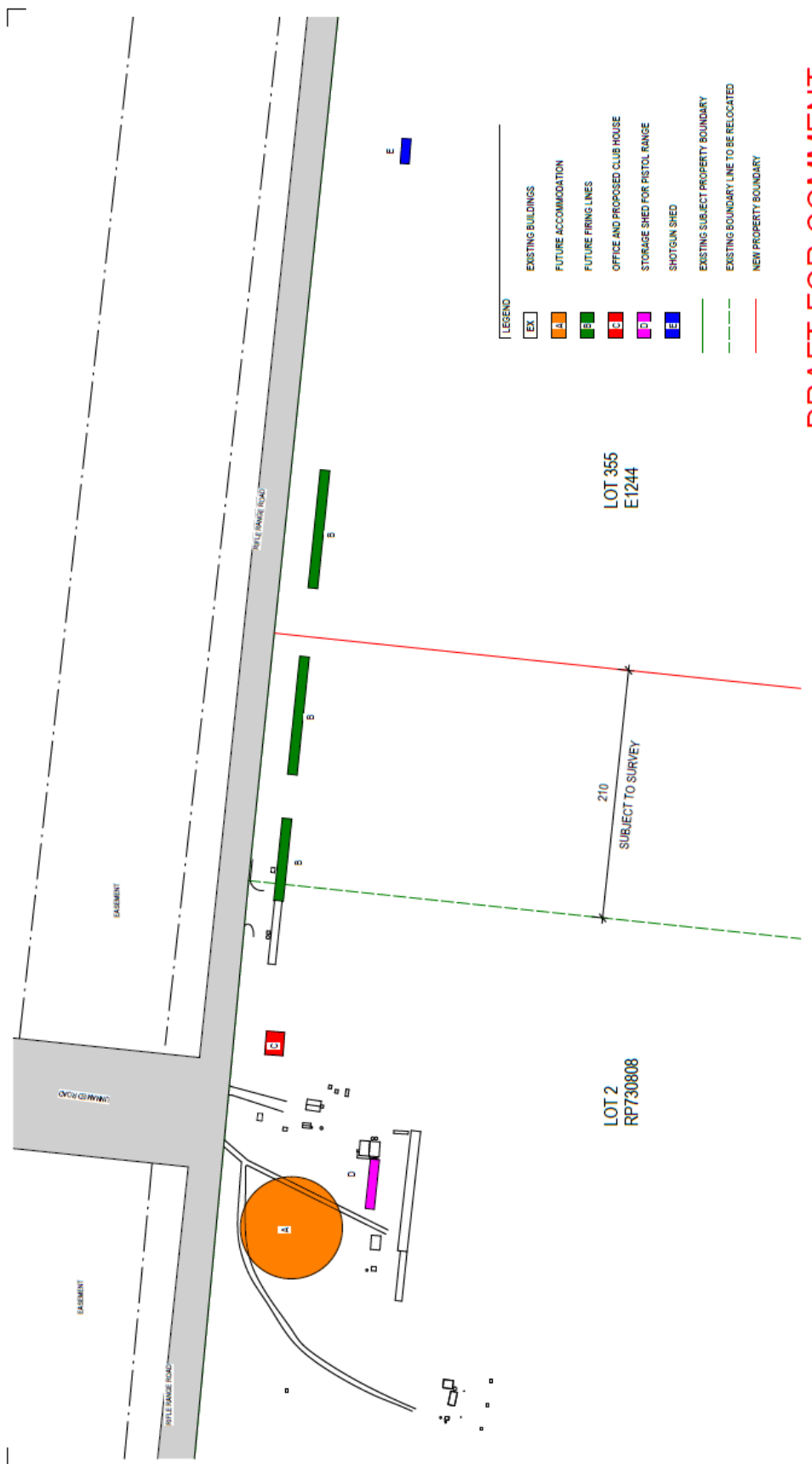
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RECONFIGURING A LOT
 2 RIFLE RANGE ROAD HERVEY RANGE QLD 4817
SITE PLAN - NEW



1 SITE PLAN - NEW
 A02.01 1:10000

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MACCALLUM PLANNING & ARCHITECTURE 7/7 BARLOW STREET TOWNSVILLE QLD 4810 TEL 47212111



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SCALE As indicated PROJECT NO 211035 DWG NO A02.01

RECONFIGURING A LOT

2 RIFLE RANGE ROAD HERVEY RANGE QLD 4817

SITE PLAN - CALLOUT - NEW

MPA DESIGN

MACCALLUM PLANNING & ARCHITECTURE 7/7 BARLOW STREET TOWNSVILLE QLD 4810 TEL 47212111

SITE PLAN - CALLOUT - NEW

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APPENDIX G

Outdoor Lighting Report Ashburner Francis Consulting Engineers

brazier motti





JOB NUMBER
22-0836

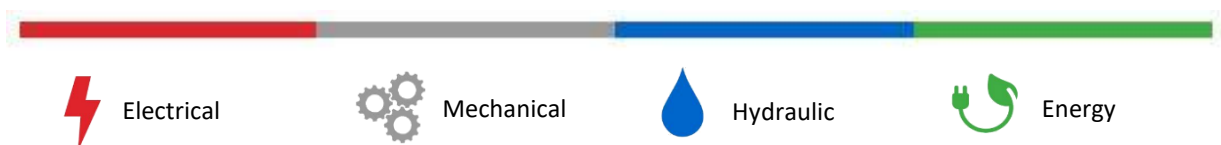
ISSUE
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DATE
September 2023

Outdoor Lighting Report

Electrical Services

For **Sporting Shooters Outdoor Lighting**
At **SSAA Townsville, Hervey Range Rd, Hervey Range QLD 4817**



**Ashburner Francis
Consulting Engineers**

Ashburner Francis Consulting Engineers Pty Ltd
79 Ingham Rd, Townsville
QLD 4180
Phone: 07 4722 4333
Web: www.ashburnerfrancis.com.au

Offices

Australia
Brisbane, Townsville, Toowoomba, Perth, Darwin

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QA System

Project Engineer: Charith Malwenna
Verification: Tony Van Homrigh

Revision History

Issue	Date	Description	Initials
A	26.09.2023	Original Issue	CM

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3. Conclusion 8

1. INTRODUCTION

The intent of the report is to:

- Review the existing installed lights, control, and electrical supplies in outdoor shooting range.
- Indicate if adequate lighting available to see the targets in other areas as per required standards.
- If not adequate, then propose works to provide a compliant solution.
- Brief review of obtrusive lighting

A site inspection was carried out at night on 14th September 2023 after 7pm to check the lighting levels in the premisses.

For the types of shooting undertaken on site there are no recognised Australian or International standards.

The client requirements are to be able to differentiate the targets and the confirm the entry point of the rounds. Representative indicated that there had been no issues with either. Shooting at night was limited to 25 meters from the target or closer.

Additionally lux measurements were taken at the site boundaries where access by care. Generally, these measurements were zero due to the large size of the property.

The following refence documents were consulted for the report.

- AS 1158.3.1:2020
- AS 4282:2019

2. INSPECTION

The SSAA Townsville shooting range is located at Hervey Range Rd, Hervey Range QLD 4817. It is located away from any residential area and about 1km away from main road. The shooting range consists of three shooting areas. Mainly for short-range and long-range distance targets.

The short-range is used to for four different targets shooting at night (Shooting Bay-1, 2, 3 & 4). The short-range targets are about 10 yards from the shooting stand. The long-range is used for a single target shooting at night (Shooting Bay-5) and it is about 25meters away from the shooting stand. Floodlights are used to illuminate targets and the vicinity. Measured lux level values and calculated averages for given shooting bays are indicated as below.

Shooting Bay-1

Measured light level (lx)	500	477	406	401	490	451
Average light level (lx)	454.2					

Light was measured at the centre of each target (6 targets) and values are indicated in the table.



Picture 2



Picture 1

Picture 1: Shooting Bay-1 targets seeing from the shooting stand.

Picture 2: Shooting stand seen from behind the Shooting Bay-1 targets.

Shooting Bay-2

Measured light level (lx)	805	795	790
Average light level (lx)	796.7		

Light measurements were made at three points on the centre line of the target, approximately at $\frac{1}{4}$, $\frac{1}{2}$ and $\frac{3}{4}$ height of the target.



Picture 3



Picture 4

Picture 3: Shooting Bay-2 targets seeing from the shooting stand.

Picture 4: Shooting stand seeing from behind the Shooting Bay-2 targets.

Shooting Bay-3

Measured light level (lx)	357	349	348
Average light level (lx)	351.3		

Light measurements were made at three points on the centre line of the target, approximately at $\frac{1}{4}$, $\frac{1}{2}$ and $\frac{3}{4}$ height of the target.



Picture 5



Picture 6

Picture 5: Shooting Bay-3 target.

Picture 6: Shooting Bay-3 target seeing from the shooting stand.

Shooting Bay-4

Measured light level (lx)	740	802	980	980	850	882
Average light level (lx)	872.3					

Light was measured at the centre of each target (6 targets) and values are indicated in the table.



Picture 7



Picture 8

Picture 7: Shooting Bay-4 targets seeing from the shooting stand.

Picture 8: Shooting stand seeing from behind the Shooting Bay-4 targets.

Shooting Bay-5

Measured light level (lx)	540	542	552	539	536	538	516	520	539
Average light level (lx)	535.8								

Light was measured at 9 points of the yellow rectangle target. Measurements were on corners of the rectangle, middle point of the rectangle and middle of each four sides of the rectangle.



Picture 9



Picture 10



Picture 11

Picture 9: Shooting Bay-5 target (closer look at).

Picture 10: Shooting Bay-5 targets seeing from the shooting stand.

Picture 11: Shooting stand seeing from behind the Shooting Bay-5 targets.

Outdoor Disabled Entrance Ramp

Measured light level (lx)	547	437	367	478	19
Average light level (lx)	369.6				

Light measurements were taken along the midline on the ramp covering starting and ending points with equal distances. Average light level is above the standard required value as per AS 1158.3.1:2020.

Outdoor Car Parking Area

Based on AS 1158.3.1:2020, outdoor car parking area is to be considered as “PC3” lighting subcategory as due to low nighttime vehicle/pedestrian movements and low fear of crime inside shooting sport premisses. Measured values are well above PC3 category.

Obtrusive Light

All the shooting bays targets are located far end of the premise. All flood lights used to illuminate the targets towards the mountain in the land and those were tilted downward to reduce spill lights. No flood lights were placed towards the entrance side/main road direction. The measured light level at the entrance to the land is zero along the land fence. The sub-road connecting main road and the shooting range is nil of any road lights too.

As shooting was completed prior to 10:00 pm for night shoots the non-curfew requirements of the standard would apply.

3. CONCLUSION

Based on the measurements taken on five different shooting bays and the average lux values, and the limitation of the 25 m shooting ranges all targets are lit sufficiently to allow:

- ✓ Safe access and the ability to record hits on target.
- ✓ The access area towards the targets are visible as well.

It is concluded shooting bays shall have sufficient lighting levels to carry out the SSAF requirements for shooting at the given distances.

The outdoor disabled entrance ramp is also well lit to the requirements for an external environment.

The car park is also lit to above PC3 standard lighting category.

Obtrusive lighting from the readily accessible areas is not an issue.

APPENDIX H

Bushfire Hazard Assessment and Management Plan prepared by Max
Bushfire Protection

brazier motti



Bushfire Hazard Assessment Bushfire Management Plan for S.S.A.A Townsville



Project No:	B5078
Address:	Lot 2 Rifle Range Road, Hervey Range QLD 4817
Lot Plan:	Lot 2 RP730808 and Lot 355 E1244
Local Government Area:	Townsville City Council
Proposed Development:	Shooting Range

Max Bushfire Protection Consulting / ABN 81 671 088 887
Suite 1605 17 Gould Rd Herston QLD 4006 / PO BOX 186 Toowong DC QLD 4066
Mobile: 0432 89 82 82 / Email: service@maxbp.com.au
www.maxbp.com.au

Document History

Version	Description	Date	Author	Approved by
1.0	Report - Draft	10/3/2025	HL	HL
2.0	Report - Final	15/3/2025	HL	HL

Report Expiry

Please be aware that the bushfire hazard assessment and BAL rating provided in this report are valid for 12 months from the date of issuance. It is advisable to consult with a qualified professional to confirm the accuracy of the assessment if this report is more than 12 months old. If any discrepancies are identified or if an update is necessary, a new report should be obtained.

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It is strongly recommended that clients contact the relevant agencies to determine if their proposed vegetation clearing activity complies with local, state, and federal laws.

Partitioner Declaration

Name:	Henry (Hongxi) Liang
Position:	Senior Bushfire Consultant
<p>I hereby certify that I have undertaken the assessment of the above-mentioned site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959:2018 and/or the Bushfire Resilient Communities - Technical Reference Guide published by Queensland Fire and Emergency Services.</p> <p>I hereby declare that I am a suitably qualified bushfire consultant, holding AQF Level 8 qualifications and tertiary degrees below:</p> <ul style="list-style-type: none"> ▪ Graduate Certificate in Bushfire Protection ▪ Master of Business Administration ▪ Bachelor in Engineering 	
Signature:	<i>H. LIANG</i>
Email: service@maxbp.com.au Mobile: 0432898282	Max Bushfire Protection Consulting ABN: 81 671 088 887

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Acronyms and Abbreviations

APZ	Asset Protection Zone
AEP	Annual Exceedance Probability
AS 3595:2018	Australian Standard 3595:2018 Construction of Buildings in Bushfire-Prone Areas
BCA	Building Code of Australia
BPA	Bushfire Prone Area
BMP	Bushfire Management Plan
BVG	Broad Vegetation Group
FDI	Fire Danger Index
FFDI	Forest Fire Danger Index
FWS	Fire Weather Severity
IMS	Interactive Mapping System
LMP	Landscape Management Plan
MCU	Material Change of Use
NCC	National Construction Code
QFES	Queensland Fire and Emergency Services
RH	Relative Humidity
RAL/ROL	Reconfigure A Lot/Reconfiguration of Lot
SPP	State Planning Policy 2017
SPP map input data	Statewide Map of Bushfire Prone Areas Input Data E.G. FFDI (5% AEP), Maximum Landscape and Vegetation Hazard Class
VHC	Vegetation Hazard Class
VMP	Vegetation Management Plan

Executive Summary

Project No:	B5078
Type of bushfire assessment:	Site-specific bushfire hazard assessment Bushfire attack level assessment Bushfire management plan
Location:	Lot 2 Rifle Range Road, Hervey Range QLD 4817 Lot 2 RP730808 and Lot 355 E1244
Site area:	570,800 sqm and 124060 sqm
Local Government Area:	Townsville City Council
Client(s):	Sporting Shooters Association of Australia (Queensland) Inc
Proposed Development:	Shooting Range
Site plan by:	The Client(s)
Asset Protection Zone:	Designed APZ
Bushfire Attack Level:	BAL-Low

1. Introduction

1.1 Purpose

Max Bushfire Protection Consulting was engaged by the client(s) to conduct a site-specific bushfire hazard assessment for the proposed development on the subject site.

The objective of this report is to assess the potential bushfire hazard and related risks concerning the proposed development, aligning with several regulatory frameworks such as the Queensland State Government State Planning Policy - Part E (SPP 2017), the Bushfire Resilient Communities Technical Reference Guide (QFES, 2019), the local council planning scheme - bushfire hazard overlay code, and the Australian Standard – Construction in Bushfire Prone Areas (AS 3959:2018). These guidelines delineate the State and Council's concerns regarding bushfire hazard within the context of evaluating development applications.

The development shall be carried out on the lot referred to as the 'Subject Site,' and the dwelling shall be situated within the proposed building location envelope.

1.2 Subject site

- Site Address: Lot 2 Rifle Range Road, Hervey Range QLD 4817
- Lot Plan: Lot 2 RP730808 and Lot 355 E1244
- Site Area: 570,800 sqm and 124060 sqm

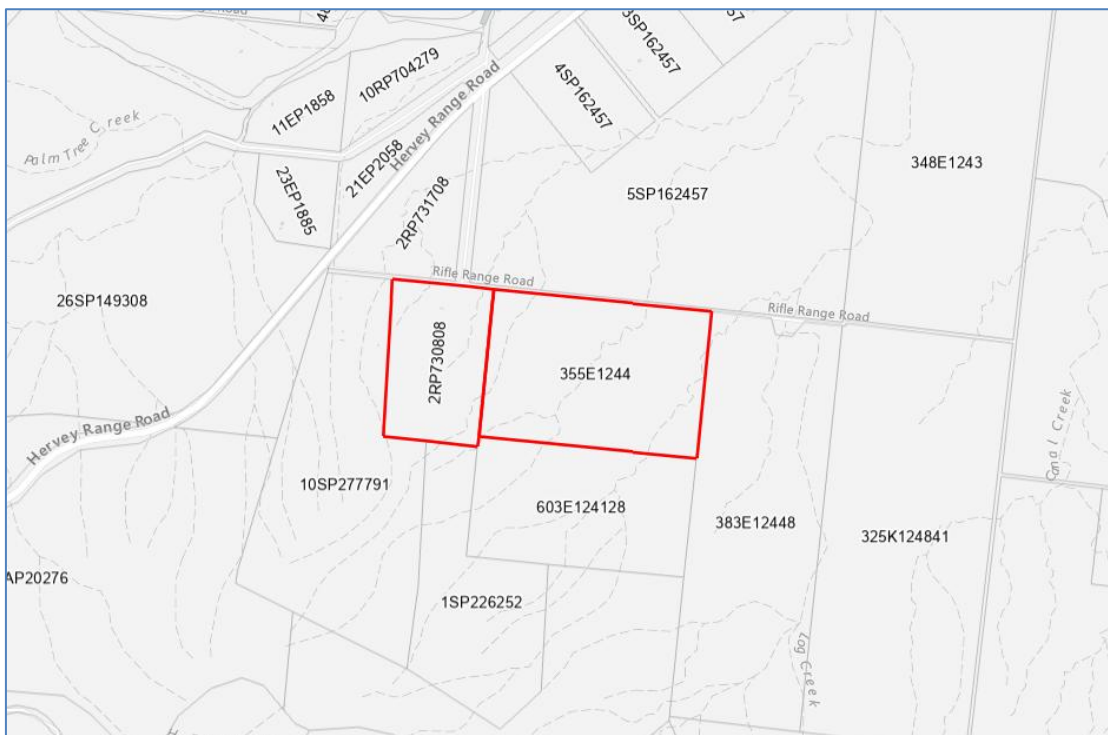


Figure 1-1: Subject Site

1.3 The proposed development

The proposed development involves expanding the existing facilities for future accommodation and firing lines, and reconfiguring the property boundary between Lot 2 RP730808 and Lot 355 E1244.

1.4 Bushfire Prone Land

The Council's designation of land as "bushfire prone" carries two primary consequences:

- It mandates the formulation of a Bushfire Management Plan that conforms to the specifications delineated in the Planning Scheme. This includes strict adherence to the Bushfire Overlay Code stipulated within the planning scheme.
- It activates the application of the Building Code of Australia (BCA) and the National Construction Code (NCC), necessitating compliance with their performance objectives pertaining to bushfire mitigation. Furthermore, adherence to AS 3959:2018, which governs the construction of buildings in bushfire-prone regions, is imperative.

1.5 Scope and objectives

The scope and objectives of this assessment are to:

- Identify bushfire-related risk factors linked to the positioning of the development footprint. This includes the probable direction of bushfire attack, hazard ratings associated with existing and proposed vegetation on and around the subject site, and planning separation from potential hazards.
- Recommend suitable protective measures to alleviate the risk posed by the assessed BAL in alignment with the State Planning Policy (SPP 2017), AS 3959:2018, and the Bushfire Hazard Overlay Code of the Council Planning Scheme.
- Prepare a comprehensive site-specific bushfire management plan and conduct an assessment of compliance with the Bushfire Hazard Overlay Code to illustrate how adherence can be attained.

2. Assessment Methodology

2.1 Desktop Assessment and Legislative

A desktop assessment and legislative review was conducted to identify overlay mapping and requirements under the SPP 2017 and Townsville City Council planning scheme. The review included:

- Planning Act 2016 (Planning Act)
 - Planning Regulation 2017 (Planning Regulation)
 - State Planning Policy (SPP 2017) mapping
 - State Assessment and Referral Agency (SARA) mapping (Department of Infrastructure, Local Government and Planning)
- Townsville City Council Planning Scheme
 - Bushfire Hazard Overlay Code
 - Planning Scheme interactive mapping
- Queensland FIRE and Emergency Services
 - Catalyst interactive mapping
- Building Act 1975 (Building Act)
- National Construction Code 2022: Building Code of Australia (NCC 2022)
- AS 3959:2018 Construction of Buildings in Bushfire-Prone Areas

2.2 Bushfire Hazard Assessment

A site-specific bushfire hazard assessment aims to identify and understand the bushfire hazards on the site. The site's vegetation and terrain characteristics were surveyed using a complete site examination, aerial photography, accessible databases, and relevant mapping. The site-specific assessment included:

- Recording the structure, composition, and condition of vegetation communities located in the development footprint and all land within 100m of the development footprint, extending to 150m-300m where necessary.
- Assessing site slope and effective slope.
- Determining the aspect of the site.
- Identifying waterway and wetland features within the assessment area.
- Calculating potential fire line intensity and Radiant Heat Flux.

Utilizing the recorded outcomes of the field survey, a Bushfire Hazard Assessment and subsequent BAL review were conducted in accordance with the Bushfire Resilient Communities Technical Reference Guide for the State Planning Policy State Interest 'Natural Hazards, Risk and Resilience – Bushfire' (QFES 2019), which was prepared by the Queensland Fire and Emergency Services to provide technical guidance for the SPP 2017 guidance material. The method involves a quantitative assessment of the vegetation communities, fuel loads, slope, and other relevant factors.

2.3 Bushfire Attack Level Assessment

The determination of the site-specific Bushfire Attack Level (BAL) for the development footprint and classified vegetation was undertaken in accordance with the Bushfire Resilient Communities – SPP Technical Reference Guide and AS 3959:2018. This includes the identification of the following input values:

- FFDI (5% AEP fire weather event)
- Vegetation hazard class, surface and overall fuel load
- Site slope, effective slope, and whether the effective slope is upslope or downslope of the development
- Distance of the development footprint from classified vegetation

Radiant heat exposure was calculated using the Bushfire Asset Protection Zone calculator provided by the Sustainable Development Unit of Queensland Fire and Emergency Services and/or the AS 3959:2018 Method 2 Calculator.

AS 3959:2018 defines the Bushfire Attack Level as a method for measuring the severity of a building's potential exposure to ember attack, radiant heat, and direct flame contact, using increments of radiant heat expressed in kilowatts per square meter. This method serves as the basis for establishing construction requirements to improve the protection of building elements from bushfire attack. Consequently, the assessment results and accompanying BAL construction requirements only apply to proposed buildings or structures, not the entire development area.

3. Legislative Context

The following key legislation, policies and guidelines are relevant to the preparation of bushfire assessment:

- State Planning Policy (July 2017, QLD)
- National Construction Code 2022
- AS 3959:2018 Construction of Buildings in Bushfire-Prone Areas
- Local Council Planning Scheme
- Planning Act 2016 (Planning Act) and Building Act 1975 (Building Act)

3.1 State Planning Policy (July 2017)

Supporting the Planning Act 2016 (Planning Act) (Qld), the purpose of the SPP is to guide State and Local government in land-use planning and development by defining the Queensland Government's policies about matters of state interest, to which there are 17 state interests arranged under five broad themes:

- liveable communities and housing
- Economic growth
- Environment and heritage
- Safety and resilience to hazards
- Infrastructure

The SPP Interactive Mapping System includes bushfire hazard area (bushfire prone area) mapping based on the methodologies outlined in Leonard et al. (2014). Under the safety and resilience to hazards theme, the state's interest is to ensure that natural hazards are properly considered in all levels of the planning system. This includes the avoidance of natural hazard areas or the mitigation of risks to an acceptable or tolerable level. The SPP is supported by the SPP – State Interest Guideline – Natural Hazards, Risk and Resilience (April 2016), Technical Manual – Evaluation Report: Bushfire Hazards (April 2016), and Technical Manual – A 'Fit for Purpose' Approach in Undertaking Natural Hazard Studies and Risk Assessments (April 2016) by the Department of Infrastructure, Local Government and Planning. These documents identify the outcomes sought by the state and their application when planning development within a bushfire hazard area (bushfire prone area).

3.2 National Construction Code 2022: Building Code of Australia

The National Construction Code 2022: Building Code of Australia (NCC 2022) sets out technical requirements for the design and construction of buildings and other structures in Australia (The Australian Building Codes Board). NCC 2022 defines ten core building classes, along with various subclasses. It mandates that buildings constructed within designated bushfire prone areas must be designed and constructed to minimize the risk of ignition from bushfires.

3.3 AS 3959:2018 Construction of Buildings in Bushfire-Prone Area

Where development is proposed in designated bushfire prone areas, AS 3959:2018 provides construction requirements designed to enhance resistance against bushfire attack. These construction specifications are determined by specific heat flux exposure thresholds and are categorized into six Bushfire Attack Levels (BAL):

Bushfire Attack Level (BAL)	Radiant Heat Exposure (AS3959:2018)	Description of Predicted Bushfire Attack and Levels of exposures
BAL – Low	Insignificant	Minimal attack from radiant heat and flame due to the distance of the building from the vegetation, although some attack by burning debris is possible. There is insufficient threat to warrant specific construction requirements
BAL - 12.5	0 to 12.5kW/m ²	Attack by burning debris is significant with radiant heat (not greater than 12.5kW/m ²). Radiant heat is unlikely to threaten building elements (such as unscreened glass). Specific construction requirements for ember protection and accumulation of debris are warranted.
BAL - 19	12.5 to 19kW/m ²	Attack by burning debris is significant with radiant heat flux (not greater than 19kW/m ²) threatening some building elements (such as screened glass). Specific construction requirements for embers and radiant heat are warranted.
BAL – 29	19 to 29kW/m ²	Attack by burning debris is significant and radiant heat flux (not greater than 29kW/m ²) threatens building integrity. Specific construction requirements for ember and higher levels of radiant heat are warranted. Some flame contact is possible.
BAL – 40	29 to 40kW/m ²	Radiant heat flux and potential flame contact could threaten building integrity.
BAL - FZ	40kW/m ² plus (Flame Contact)	Significant radiant heat and significantly higher likelihood of flame contact from the fire front will threaten building integrity and result in significant risk to residents.

Table 1: AS3959:2018 Using BAL to determine construction requirements

3.4 Townsville City Council Planning Scheme

The Bushfire Hazard Overlay, under the Council's Planning Scheme reflects SPP State and Local level interests by identifying designated bushfire prone areas. Where assessable development is proposed on land mapped as containing bushfire hazard areas, a site-specific bushfire hazard assessment prepared in accordance with the planning scheme is required.

4. Bushfire Hazard Assessment

Several factors determine the likelihood and severity of bushfires in a landscape. Key factors include the type of vegetation and the amount of available fuel. Other considerations are topography and land use patterns around potentially hazardous vegetation. Additionally, connectivity between vegetation communities can influence the development and persistence of bushfires.

4.1 Current Bushfire Hazard Mapping

A review of the Bushfire Hazard Overlay Mapping indicates that the site contains bushfire hazard areas, as shown in Figure 4-1.

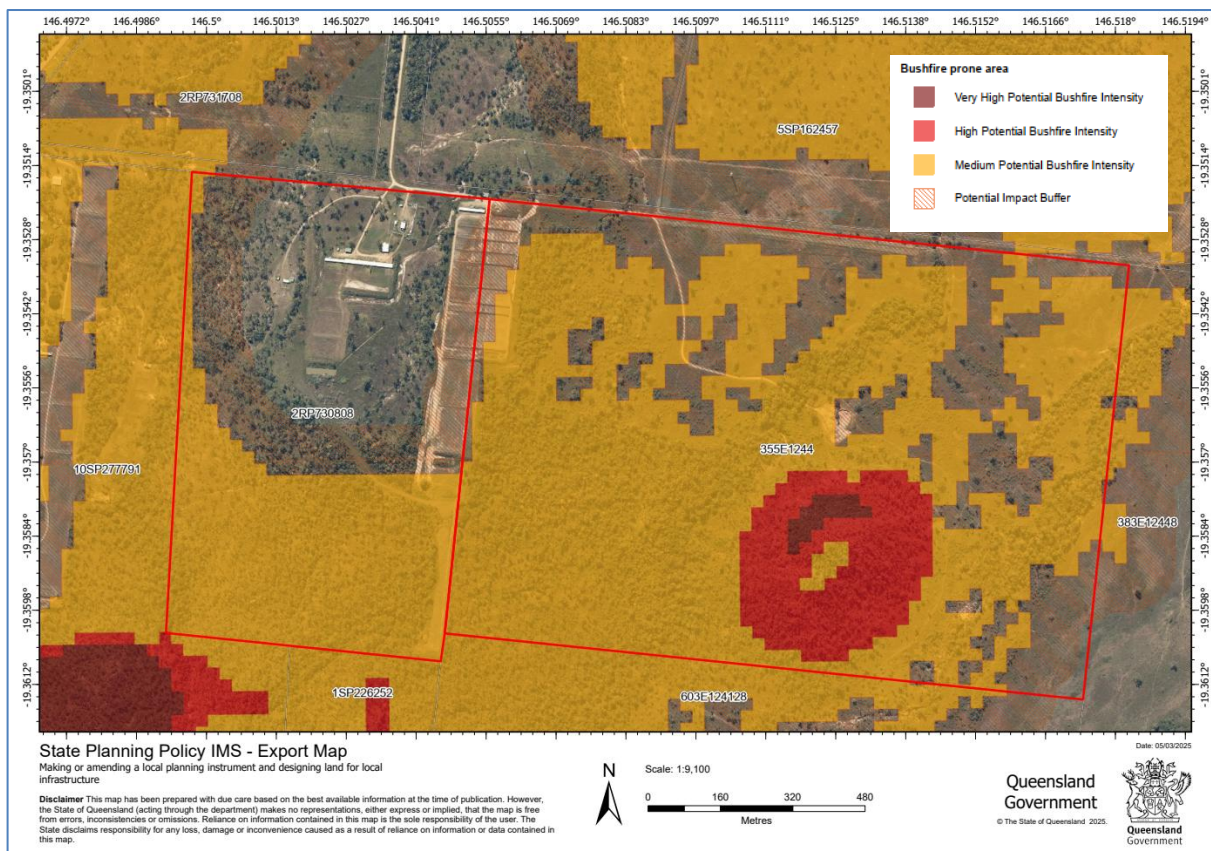


Figure 4-1: Bushfire Hazard Overlay Mapping

4.2 Local FFDI

The fire season in Queensland typically begins in the far north in July, advancing southward by spring and occasionally lasting until February in southern and far south-western regions. These timeframes vary annually due to fuel loads, long-term climate patterns, and short-term weather conditions, differing from other Australian states. In the far north and the northwest, warm, dry winters and springs, with dead grasses and dry fuels, heighten bushfire risks. In the south, the greatest danger follows dry winters and springs, with severe conditions arising when low-pressure

systems bring strong, hot, dry westerly winds to coastal areas. The season ends with the arrival of moist conditions, often influenced by tropical cyclones near the coast.

The Forest Fire Danger Index (FFDI) evaluates the likelihood of fire ignition, its propagation rate, intensity, and the difficulties encountered during suppression, amalgamating factors like air temperature, relative humidity, wind speed, and drought effects. This assessment is accessible through state mappings, revealing an annual exceedance probability FFDI of 55 at a 5% probability level for the subject site. Fire Danger Ratings (FDR) are determined by forecasted weather conditions, particularly the FFDI, offering insight into the level of bushfire threat on a given day. This FFDI corresponds to a high FDR, indicating hot, dry, and windy conditions. Under such circumstances, the ignition and spread of fires may present significant challenges for containment, especially in areas with extensive bushland vegetation.

For grassland, a Fire Danger Index (GFDI) of 100 is applied in the calculation of the specific Bushfire Attack Level (BAL).

4.3 Fire History

Fire history information from QFES reveals that between 2009 and 2023, there were no recorded fires within a 2-kilometer radius of the location. Furthermore, during the site assessment, no recent signs of fire, such as tree charring or significant damage to timber fence posts, were detected. Both the historical fire data and observations of fire scars suggest that it has been a substantial amount of time since the site was last exposed to a large-scale fire event. However, it is important to note that while this information does not guarantee the site will remain free from future fires, the likelihood of such events occurring appears to be decreasing due to the surrounding residential and commercial land development patterns.

4.4 Site-Specific Hazard Assessment

This Site-Specific Bushfire Hazard Assessment draws upon several key references and sources, including:

- Vegetation Hazard Classification and Potential Fire-line Intensity for Queensland, as outlined in "A new methodology for state-wide mapping of bushfire-prone areas in Queensland" by CSIRO, Australia (2014).
- The Bushfire Resilient Communities Technical Reference Guide (QFES, 2019).
- The Bushfire Attack Level (BAL), Building setback requirements, and Construction Standards as specified in the Australian Standard AS3959:2018 Construction of buildings in bushfire-prone areas.
- Bushfire Risk Mitigation Measures aligned with current industry best-practice assessment methodologies and compliance with Council's Planning Scheme.

This assessment will utilize factors such as vegetation composition and extent, slope, and industry-standard fuel load calculations to determine the potential bushfire hazard affecting the proposed development. Furthermore, this Bushfire Management Plan (BMP) will ensure compliance with the Council's Bushfire Overlay Code in relation to the proposed development.

The assessment involved an analysis of the site and its immediate 100 m radius surroundings to determine the typical bushfire risk characteristics. It included the application of Vegetation Hazard Classifications to vegetation located within 100 m of the site. Where necessary, it was expanded to cover an additional area ranging from 150 to 300 m.

According to AS3959:2018, the following vegetation shall be excluded from a BAL assessment, which is considered as low threat vegetation and/or non-vegetation areas:

- Vegetation of any type that is more than 100m from the site.
- Single areas of vegetation less than 1 ha in area and not within 100 m of other areas of vegetation being classified vegetation.
- Multiple areas of vegetation less than 0.25 ha in area and not within 20 m of the site, or each other or of other areas of vegetation being classified vegetation.
- Strips of vegetation less than 20 m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20 m of the site or each other, or other areas of vegetation being classified vegetation.
- Non-vegetated areas, that is, areas permanently cleared of vegetation, including waterways, exposed beaches, roads, footpaths, buildings and rocky outcrops.
- Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition, mangroves and other saline wetlands, maintained lawns, golf courses (such as playing areas and fairways), maintained public reserves and parklands, sporting fields, vineyards, orchards, banana plantations, market gardens (and other non-curing crops), cultivated gardens, commercial nurseries, nature strips and windbreaks.

The assessment also takes into account the small and or isolated patches and corridor filtering process of Bushfire Resilient Communities:

- Sub-hectare areas of continuous fuel (i.e. surrounded by either no fuel or non-continuous fuel) those are further than 100 metres from any other continuous fuel greater than two hectares.
- Downgrade the effective fuel load of continuous vegetation patches measuring (a) 1 to 2 hectares (by 66 per cent), and (b) 2-3 hectares patches (by 50 per cent) if the patch is surrounded by either non-continuous fuel or a low-hazard vegetation or land use type, and if the patch is further than 100

metres from any other continuous-fuel vegetation patch greater than two hectares.

- Remove narrow corridors and areas of continuous fuel < 50 m in width that are not sufficiently wide to support a fully developed flame front.
- Small fragments are removed because of the varied quality of the vegetation mapping inputs.

It is noted that the client is actively undertaking vegetation management activities on the site, including the removal of invasive weeds, thinning of overgrown vegetation, and general landscape and property maintenance.

4.4.1 Ground Truthed VHC

The locations of site assessment plots are shown on Figure 4-2. Table 2 presents a summary of observations and the features of site assessment points.

Aspect	Assessment Plot	Mapped VHC	Ground Truthed VHC
North	A	VHC 41.4 Discontinuous low grass or tree cover	VHC 40.4 Continuous low grass or tree cover
East	B	VHC 41.4 Discontinuous low grass or tree cover	VHC 40.4 Continuous low grass or tree cover
South	C	VHC 41.4 Discontinuous low grass or tree cover	VHC 40.4 Continuous low grass or tree cover
West	D	VHC 41.4 Discontinuous low grass or tree cover	VHC 40.4 Continuous low grass or tree cover

Table2: Ground truthed VHC

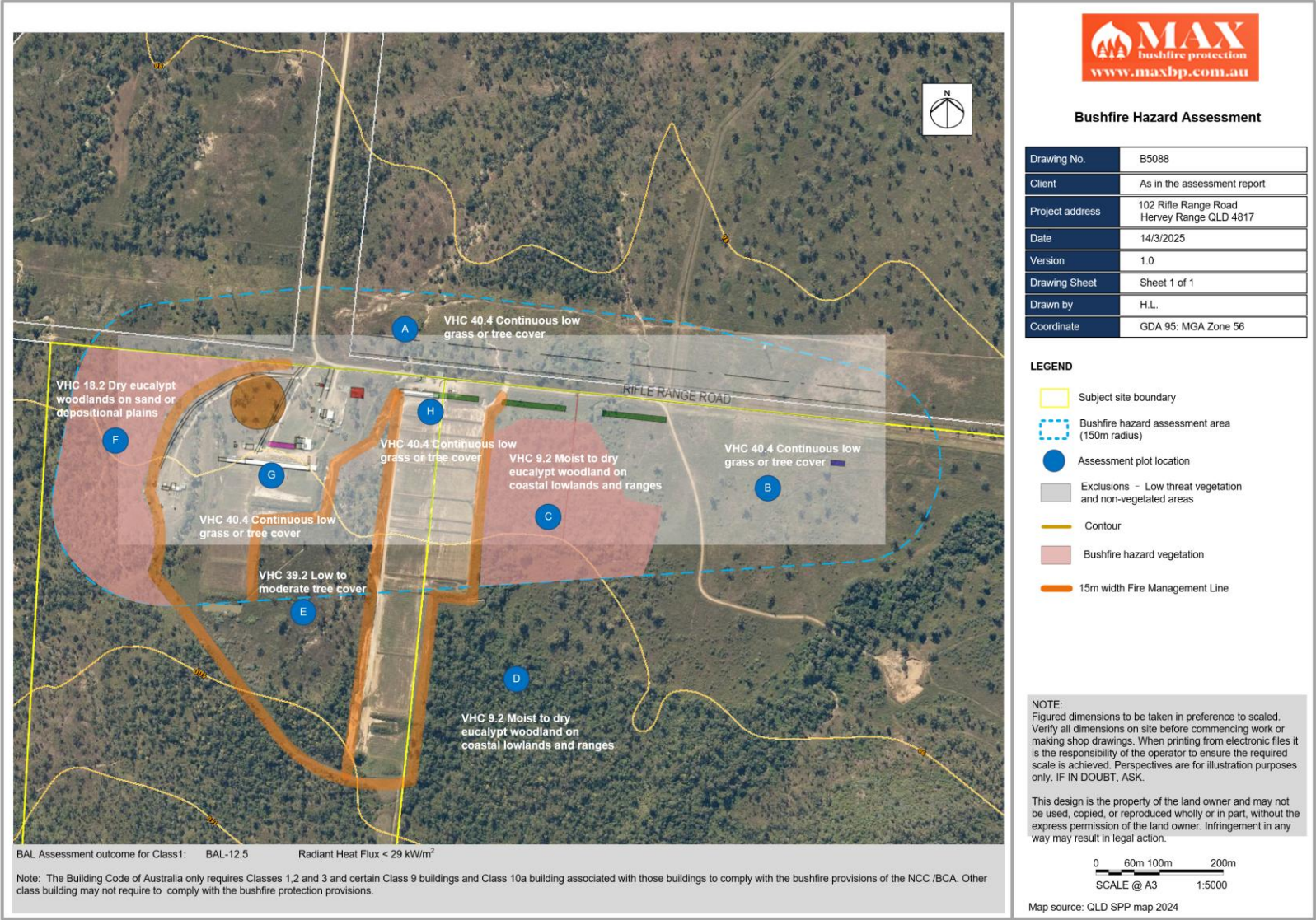


Figure 4-2: Ground truthed VHC and local Bushfire Prone Area map



Figure 4-3: Asset Protection Zone

▪ Classified vegetation conditions to East ,South and West

Land at assessment plot C and plot D, VHC 9.2 Moist to dry eucalypt woodland on coastal lowlands and ranges was found in this area. This continuous unmanaged bushfire hazardous vegetation patch contains RE 11.3.35 *Eucalyptus platyphylla*, *Corymbia clarksoniana* woodland on alluvial plains. Trees ranging from 10m to 30m in height, characterized by foliage cover 10% to 30%, are typically dominated by eucalypts. It is lack of the shrubby middle layer and deep surface litter layer. Some areas have grassy ground layer. A diverse array of weeds and invasive plants, including Lantana, are widespread, occurring in conditions ranging from sparse to moderately dense. The predominant tree canopy reaches a height of approximately 20m. Limited regular maintenance actives have been carried out in this area.

Land at assessment plot F, a large continuous unmanaged bushfire hazardous vegetation patch VHC 18.2 Dry eucalypt woodlands on sand or depositional plains was identified. This vegetation patch contains RE 11.3.30 *Eucalyptus crebra*, *Corymbia dallachiana* woodland on alluvial plains. Limited regular maintenance actives have been carried out in this area. Trees ranging from 10m to 30m in height, characterized by foliage cover 10% to 30%, are typically dominated by eucalypts. It is lack of the shrubby middle layer and deep surface litter layer. Some areas have grassy ground layer. A diverse array of weeds and invasive plants, including

Lantana, are widespread, occurring in conditions ranging from sparse to moderately dense. The predominant tree canopy reaches a height of approximately 20m.

The potential fuel load of the bushfire hazard vegetation patches is determined as following:

Vegetation context	VHC 9.2	VHC 18.2
Vegetation structure	Woodland	Woodland
AS3959:2018 Classification of vegetation	Group B Woodland – Woodland 05	Group B Woodland – Woodland 05
Effective slope under the hazardous vegetation	Upslope 2° East	Upslope 2° West
Slope Between Site and hazardous vegetation	Upslope 2° East	Upslope 2° West
Surface fuel load	11.4 t/ha	7.1 t/ha
Near-surface fuel load	3.5 t/ha	3.3 t/ha
Elevated fuel load	1.3 t/ha	0.6 t/ha
Bark fuel load	1.0 t/ha	0 t/ha
Total fuel load	17.2 t/ha	11 t/ha

Table 3: Potential fuel load

▪ Low hazard conditions to North

Ground truthed VHC to the west presents the characters VHC 40.4 Continuous low grass or tree cover. The area comprises managed gardens, residential houses, well-maintained lawns, and paddocks, with trees regularly trimmed, mowing, slashing, and weed removal conducted to minimize fuel load. As a result, it is classified as managed vegetation with a low bushfire hazard.

Rural residential properties with landscaped gardens and paddocks under regular maintenance, managed gardens and lawns are present within the curtilage of residential houses and roads in this area, which is categorized as managed vegetation. The groundcovers are regularly maintained, shrubs are removed and trimmed frequently, maintaining in low fuel condition status.

■ Vegetation Conditions within the proposed development

Within the proposed development area, vegetation conditions will be consistently maintained in a low-fuel state, aligning with the characteristics of VHC 40.4 Continuous low grass or tree cover.

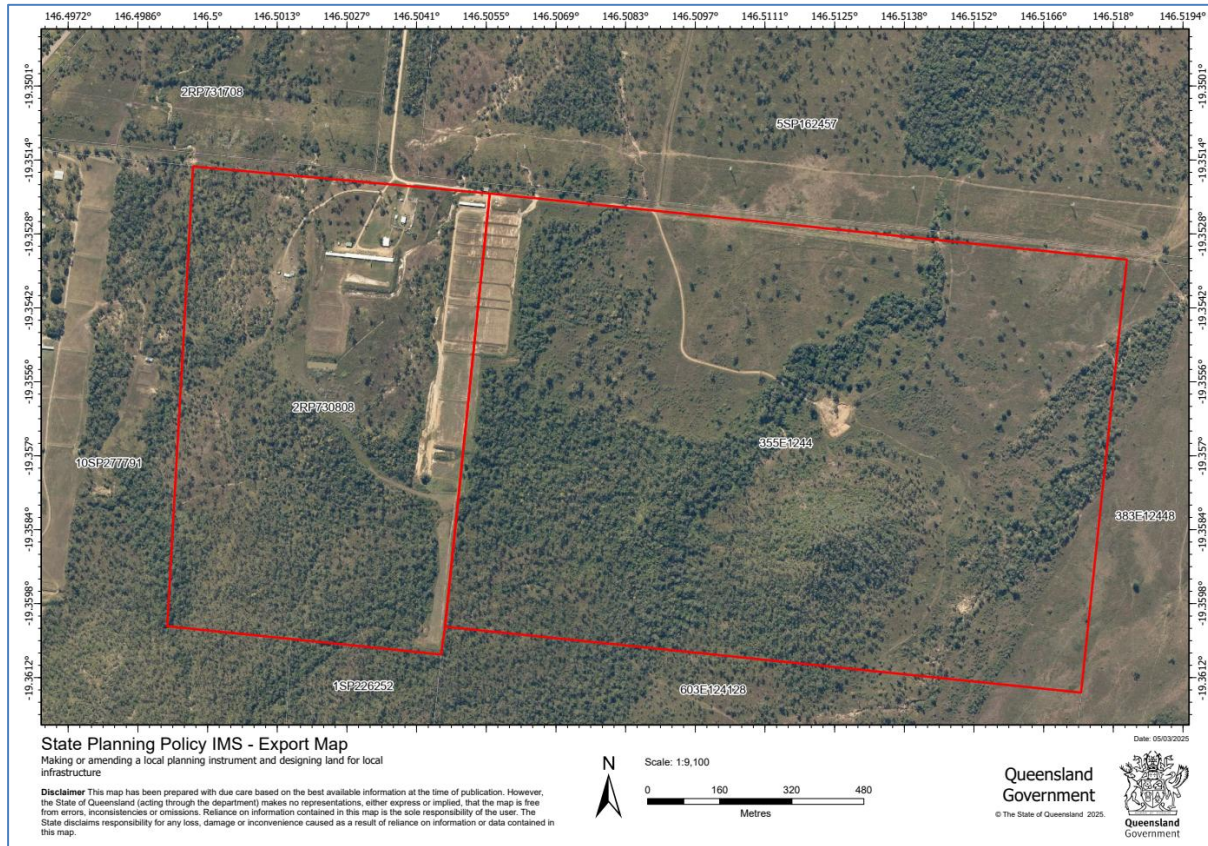


Figure 4-4: Aerial view providing landscape context for the site (Sourced from QLD SPP mapping, captured 03/2025)



Figure 4-5: 1m interval contour map (Sourced from Queensland Globe mapping, captured 03/2025)

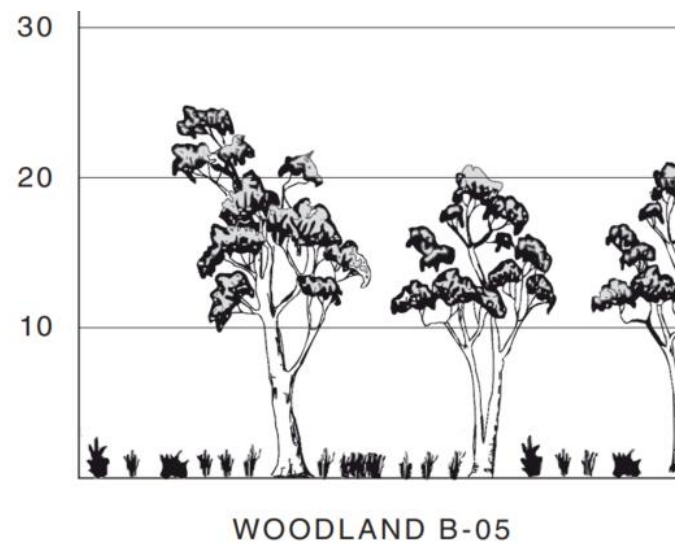


Figure 4-6: AS 3959:2018 Classification of vegetation – Woodland B-05

Regional ecosystem details for 11.3.30		Fire management guidelines	SEASON: Early dry season when there is good soil moisture, with some later fires in the early storm season or after good spring rains. INTENSITY: Primarily low to moderate, with occasional high intensity fires. INTERVAL: Typically 2 - 7 years, with some areas longer unburnt. INTERVAL_MIN: 2. INTERVAL_MAX: 7. STRATEGY: A predominance of early dry season fires is recommended, although there is value in occasional late dry season fires, or storm burns, over small areas. Burning should begin very soon after the wet season, to secure boundaries and adjacent fire-sensitive vegetation. Subsequent repeat ignitions can be used within the same section of land weeks or months after the boundaries have been secured by early burning, to produce a mixture of burnt areas with multiple ignition dates. Use topographical features to ignite areas as soon as they dry out. This will create a mosaic of areas that were burnt at different dates and unburnt sections within the same area of woodland. Burn away from riparian communities, which can be critical habitat for some species. Approximately 25% of the grassy woodlands within a landscape should receive patchy fires in most years. ISSUES: These woodlands have a diverse native grass and herb layer that is maintained and promoted by regular fire. Burning that starts immediately after the wet season, with follow up small fires ignited progressively over multiple dates can increase the availability of grass and herb seed, which is a critical food source for many birds and small mammals. Recently burnt grass clumps tend to produce more seed than unburnt clumps and the earlier burnt grass usually seeds earlier than later burnt grass. Maintaining a fire mosaic will help ensure protection of habitat and mitigate against wildfires. Low to moderate intensity burns with good soil moisture minimise the risk of losing hollow trees. An occasional late season burn will promote grasses and legumes. Ensure a diverse grass layer; maintain hollow-bearing trees and vegetation structure.
Regional ecosystem	11.3.30		
Vegetation Management Act class	Least concern		
Wetlands	Not a Wetland		
Biodiversity status	No concern at present		
Subregion	1, 2, 6, (8.6), (5), (7.1), (9.4), (3)		
Estimated extent ¹	Pre-clearing 105000 ha; Remnant 2021 69000 ha		
Short description	Eucalyptus crebra, Corymbia dallachiana woodland on alluvial plains		
Structure code	Woodland		
Description	Eucalyptus crebra or E. paedoglauc and Corymbia dallachiana woodland. Forms an open woodland to open forest in places. Has a grassy ground layer of Heteropogon contortus, Bothriochloa bladhii, Themeda triandra, Sehima nervosum, Enneapogon spp., with forbs such as Indigofera spp., Glycine tabacina, Galactia tenuiflora and Tephrosia juncea common. Occurs on older floodplain complexes on Cainozoic alluvial plains. Not a Wetland. (BVG1M: 18b).		

Figure 4-7: Ecological Condition Profile of RE 12.3.30

Regional ecosystem details for 11.3.35		Fire management guidelines	SEASON: Early dry season when there is good soil moisture, with some later fires in the early storm season or after good spring rains. INTENSITY: Primarily low to moderate, with occasional high intensity fires. INTERVAL: Typically 2 - 7 years, with some areas longer unburnt. INTERVAL_MIN: 2. INTERVAL_MAX: 7. STRATEGY: A predominance of early dry season fires is recommended, although there is value in occasional late dry season fires, or storm burns, over small areas. Burning should begin very soon after the wet season, to secure boundaries and adjacent fire-sensitive vegetation. Subsequent repeat ignitions can be used within the same section of land weeks or months after the boundaries have been secured by early burning, to produce a mixture of burnt areas with multiple ignition dates. Use topographical features to ignite areas as soon as they dry out. This will create a mosaic of areas that were burnt at different dates and unburnt sections within the same area of woodland. Burn away from riparian communities, which can be critical habitat for some species. Approximately 25% of the grassy woodlands within a landscape should receive patchy fires in most years. ISSUES: These woodlands have a diverse native grass and herb layer that is maintained and promoted by regular fire. Burning that starts immediately after the wet season, with follow up small fires ignited progressively over multiple dates can increase the availability of grass and herb seed, which is a critical food source for many birds and small mammals. Recently burnt grass clumps tend to produce more seed than unburnt clumps and the earlier burnt grass usually seeds earlier than later burnt grass. Maintaining a fire mosaic will help ensure protection of habitat and mitigate against wildfires. Low to moderate intensity burns with good soil moisture minimise the risk of losing hollow trees. An occasional late season burn will promote grasses and legumes. Ensure a diverse grass layer; maintain hollow-bearing trees and vegetation structure.
Regional ecosystem	11.3.35		
Vegetation Management Act class	Least concern		
Wetlands	Not a Wetland		
Biodiversity status	No concern at present		
Subregion	1, 2, 6, (9.4), (5), (11), (12), (14), (3), (17), (7.5), (7.1), (8.6)		
Estimated extent ¹	Pre-clearing 182000 ha; Remnant 2021 107000 ha		
Short description	Eucalyptus platyphylla, Corymbia clarksoniana woodland on alluvial plains		
Structure code	Woodland		
Description	Eucalyptus platyphylla, Corymbia clarksoniana woodland, occasionally with Corymbia tessellaris. A secondary tree layer commonly occurs, including Planchonia careya, Pandanus spiralis, Melaleuca viridiflora or M. nervosa and Petalostigma pubescens. The ground layer is usually tussock grasses, including Themeda triandra, Heteropogon contortus, Mnesithea rottboelliioides and Bothriochloa decipiens, together with herbs or forbs such as Glycine tabacina, Galactia tenuiflora or Sida hackettiana. Occurs on Cainozoic alluvial plains. Older floodplain complexes, major stream levees and lighter deltaic deposits. Not a Wetland. (BVG1M: 9e).		

Figure 4-8: Ecological Condition Profile of RE 12.3.35

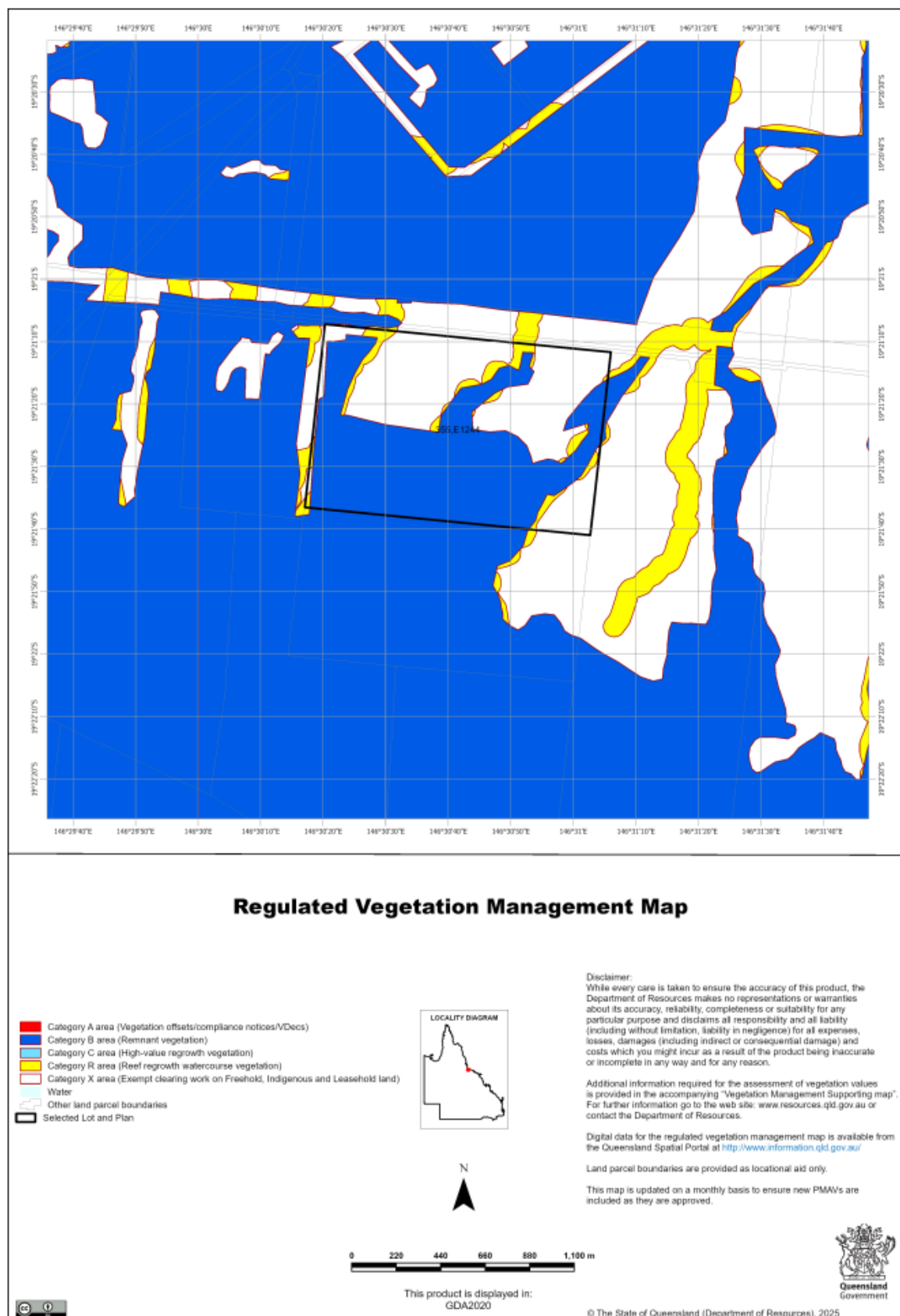


Figure 4-9 Regulated vegetation management map (sourced from Vegetation management report, Department of Resources, 2025)

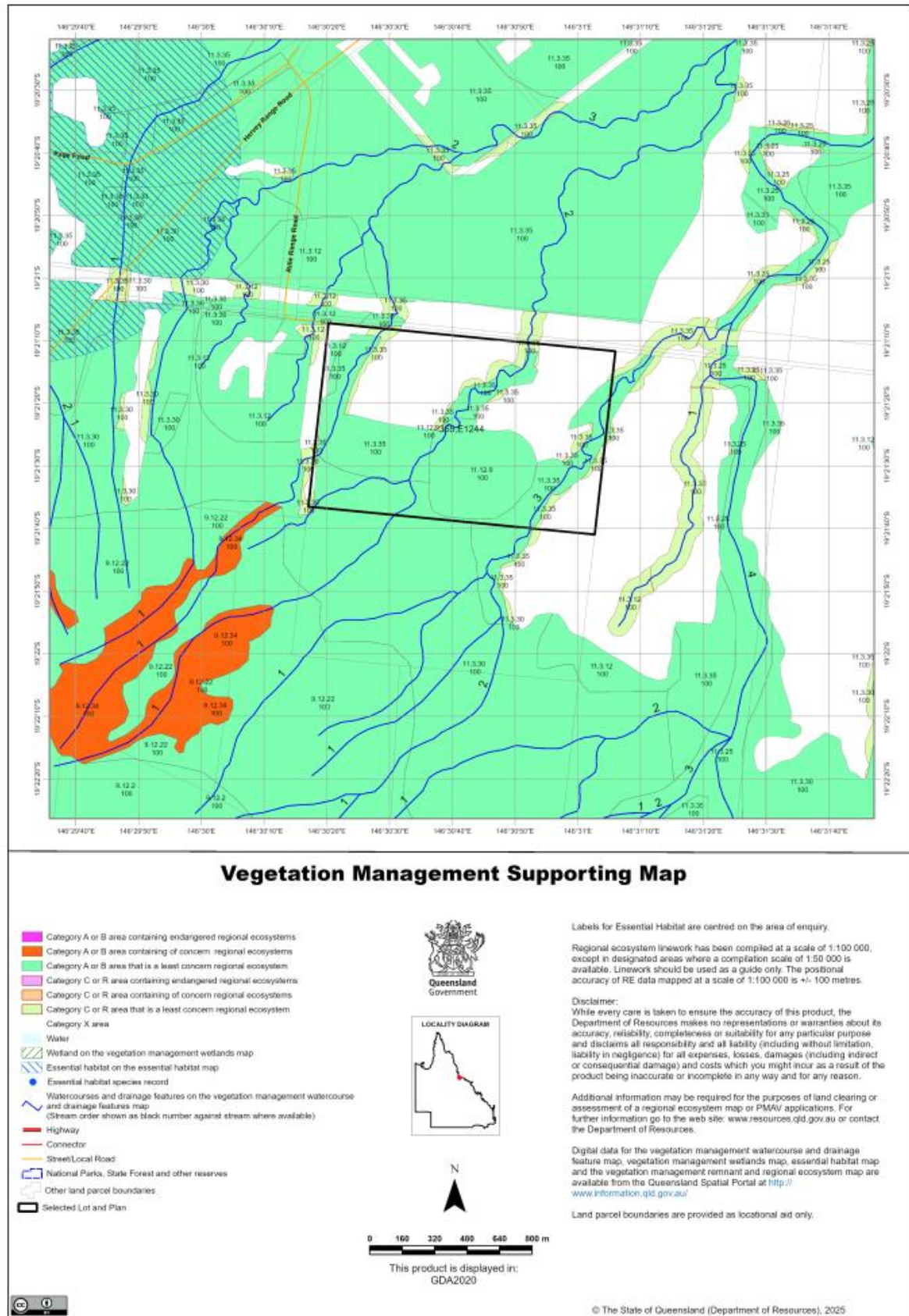


Figure 4-10: Vegetation Management Support Map providing RE context on the site (sourced from Vegetation management report, Department of Resources, 2025)



Photo 1: The proposed development area



Photo 2: Proposed future accommodation site

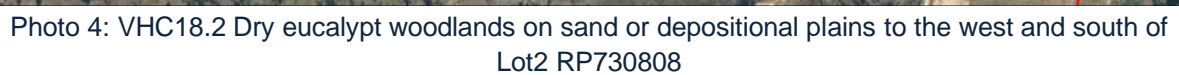
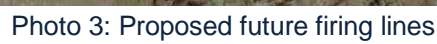




Photo 4: VHC 9.2 Moist to dry eucalypt woodland on coastal lowlands and ranges on Lot 355 E1244

4.4.2 Potential Bushfire Intensity Calculations

The Bushfire Resilient Communities Technical Reference Guide (QFES, 2019) defines bushfire hazard classes as follows:

- Very high potential bushfire intensity > 40,000 kW/m.
- High potential bushfire intensity 20,000-40,000 kW/m.
- Medium potential bushfire intensity 4,000-20,000kW/m.
- Grass fire hazard, generally less than 4,000kW/m.
- Potential impact buffer, where land is within 100m of a very high, high and medium potential bushfire intensity area.
- Low hazard, where potential bushfire intensity < 4,000kW/m and more than 100m to very high, high and medium potential bushfire intensity area.

Potential fireline intensity is a function of fire weather severity (Local FFDI), landscape slope and vegetation fuel load based on classified vegetation communities according to the method described by the CSIRO methodology as follow:

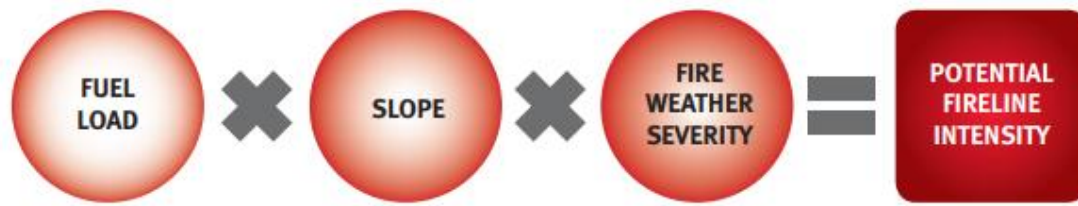


Figure 4-10: Method for calculation of potential fireline intensity (by CSIRO)

The results of the potential bushfire intensity calculations as presented in Table 4.

Local FFDI	Aspect	Ground Truthed VHC	Potential fuel load (t/ha)	Slope (°)	Potential bushfire intensity (kW/m)	Bushfire hazard class
55	North	VHC 40.4	5	Downslope 3	6054	Medium potential bushfire intensity
	East	VHC 9.2	17.2	Downslope 1	5274	Medium potential bushfire intensity
	South	VHC 9.2	17.2	Upslope 1	4594	Medium potential bushfire intensity
	West	VHC 18.2	11	Upslope 2	854	Potential impact buffer

Table 4: Potential bushfire intensity calculation

The results of the potential bushfire intensity calculations indicate potential bushfire area surrounding the subject site and the proposed development are low hazard areas.

Figure 4-2 presents a local bushfire hazard prone area map, which confirms the potential fireline intensity class of all identified Vegetation Hazard Classes (VHCs) in proximity to the site, taking into account the patch and corridor filtering process as defined by the Bushfire Resilient Communities Technical Reference Guide. This local bushfire prone area map can then replace the SPP map and the Council's Bushfire Hazard Overlay map for the purposes of assessing the application.

4.5 Probable Direction of Bushfire Attack

The anticipated directions of bushfire threat to the proposed development are expected to originate from any direction, primarily in areas classified as having medium, high and very high bushfire hazard levels.

4.6 Building Envelope and Asset Protection Zone

An Asset Protection Zone (APZ) will need to be established and maintained on the subject site to ensure adequate separation from hazardous vegetation. This designed APZ for dwelling will have a radius of 30m around the proposed buildings as minimum, consisting of a 10m for Inner Protection Area and a further 20m for Outer Protection Area.

Figure 4-2 and Figure 4-3 illustrate the minimum APZ requirements. Management strategies within the APZ will ensure that vegetation or other structures proposed do not increase the overall potential fuel load. The Bushfire Management Plan will detail these requirements comprehensively.

4.7 Bushfire Attack Level and Construction Requirements

Where considering the application of the designed Asset Protection Zone, the Bushfire Attack Level (BAL) for the proposed development has been assessed as being BAL-Low.

BAL-12.5 is primarily concerned with protection from ember attack and radiant heat up to and including 12.5 kW/m^2 where the site is less than 100 m from the source of bushfire attack.

To meet the construction standards outlined in AS3959:2018, both Section 3 "Construction General" and Section 5 "Construction Requirements for BAL-12.5" should be adhered to.

5. Bushfire Management Plan

This Bushfire Management Plan (BMP) identifies the bushfire protection measures that should be implemented as part of the proposed development to manage and to reduce the risk from bushfire to an acceptable level. It is important to understand the processes that influence bushfire behaviour and the sources of damage that threaten people and property.

5.1 Bushfire Behaviours

Understanding bushfire behavior is crucial when planning development on bushfire-prone land to effectively mitigate the risks associated with bushfires. Three primary elements significantly influence bushfire behavior, as follows:

5.1.1 Topography

The physical characteristics of the landscape significantly influence bushfire behavior. It is well-established that fires tend to spread more rapidly when they move uphill. This is because flames can easily access unburnt fuel ahead of the fire, which is pre-heated by radiant heat, making it more combustible. Studies indicate that for every 10-degree increase in slope, the fire's speed can double. For example, if a fire is moving at a rate of 5 km per hour on flat ground, and it encounters a 10-degree slope, its speed can double to 10 km per hour uphill. As the fire gains momentum, it also increases in intensity, becoming even hotter.

Conversely, when a fire moves downhill, its speed decreases because the flames have less fuel to consume, and radiant heat pre-heats less fuel in front of the fire. For every 10-degree decrease in slope, the fire's speed is halved. It's important to note that fires typically move more slowly as the slope declines.

5.1.2 Weather Conditions

Weather conditions are a major factor in the behavior and spread of bushfires. Hot, dry, and windy conditions can make fires more intense and difficult to control, while cooler and more humid conditions can slow their spread. Wind can also influence the direction and speed of the fire, and changes in wind direction can make it more difficult for firefighters to predict the fire's behavior. Weather forecasting is a critical component of bushfire management, as it allows firefighters and other responders to anticipate changes in fire behavior and take action to mitigate the risks. In addition, many communities now use tools like automated alert systems to warn residents of potential fire danger based on weather conditions.

The new Australian Fire Danger Rating System (AFDRS) improves and simplifies the reporting of fire danger. Fire danger ratings describe the potential level of danger should a bushfire start. It is a valuable information for taking actions to protect people and property. The AFDRS has four levels, each with a distinct title, colour and key message.

5.1.3 Vegetation

The amount and type of fuel available can greatly influence the behavior of a bushfire. Vegetation is the source of fuel of a bushfire. Vegetation that is dry and dead, or that is densely packed, can create more intense and long-lasting fires. In contrast, areas with little fuel or sparse vegetation may not support a fire at all. The arrangement of fuel can also play a role, as fires that encounter a continuous "fuel ladder" from the ground up into the canopy can become more severe. The amount of fuel surrounding a building can directly impact a building's survival. Vegetation management, landscaping for bushfire and breaking the continuity of vegetation can limit the spread of fire.

5.2 Potential Bushfire Impacts and Attack Mechanisms

Bushfire attack mechanisms are typically interconnected, rarely occurring in isolation. Both people and property often face a combination of bushfire attack factors, each operating across different spatial scales. Nevertheless, strategies aimed at mitigating the impacts of direct flame contact, radiant heat exposure, and ember attack can be effectively addressed within the framework of land use planning and development assessments, conducted at manageable scales.

The main sources of direct bushfire attack that give rise to loss of life, and damage to property and infrastructure are as follows:

5.2.1 Direct Flame Contact

Direct flame contact occurs when flames from a bushfire come into direct contact with a building, structure, or individuals. When this happens, the flames can ignite any flammable material present and cause fires to spread rapidly. Direct flame contact can also cause burns and other heat-related injuries to people who are in the path of the flames.

Direct flame contact is a significant concern during a bushfire, especially for buildings and structures that are located in close proximity to the fire. The intensity of the flames and the duration of the exposure can have a significant impact on the severity of the damage.

To reduce the risk of direct flame contact during a bushfire, it's essential to create a defensible space around buildings and structures, clear flammable materials from the area, and use fire-resistant building materials when constructing or renovating buildings. Additionally, it's crucial to follow evacuation orders and stay informed about the fire's behavior and movement to ensure personal safety.

5.2.2 Radiant Heat Exposure

Radiant heat exposure is a significant danger during a bushfire. When a bushfire occurs, the heat generated by the flames causes the air surrounding the fire to heat up, and this heat energy is then radiated out in the form of electromagnetic waves.

These waves can travel a considerable distance from the fire and can cause surfaces that are not in direct contact with the flames to heat up.

During a bushfire, radiant heat exposure can be intense, and the effects can be severe. Radiant heat can ignite flammable materials, such as dry vegetation or wooden structures, and cause them to catch fire. It can also cause buildings and structures to overheat, leading to structural damage or collapse. Additionally, people who are too close to the flames can suffer from heat stress, dehydration, and serious burns.

The risk of radiant heat exposure during a bushfire can be mitigated by creating a defensible space around buildings and structures, clearing flammable materials from the area, and using fire-resistant building materials when constructing or renovating buildings. It's also important to follow evacuation orders and stay informed about the fire's behavior and movement to ensure personal safety.

5.2.3 Ember Attack

Ember attack, often referred to as spot fires, represents a prominent hazard during bushfires. This phenomenon occurs when burning embers, also known as firebrands or spot fires, are carried by the wind and land in different locations, potentially igniting new fires.

In the midst of a bushfire, the combination of hot air and flames generates updrafts capable of lifting burning embers over considerable distances. These embers can alight on rooftops, in gutters, or on flammable materials near buildings and structures, leading to ignition and the potential initiation of new fires.

Ember attack poses a unique danger because it can manifest hours or even days after the primary fire front has passed, and it has the capacity to ignite fires in areas previously unaffected by the bushfire. Consequently, it is imperative to prepare for ember attack through measures such as establishing a defensible space around buildings and structures, removing flammable materials from the vicinity, and sealing gaps and openings in buildings to prevent ember ingress.

5.2.4 Wind and Smoke Attack

Strong winds can cause a bushfire to spread more rapidly and can also increase the likelihood of ember attack, as burning embers can be carried by the wind over long distances. Wind can also push flames and radiant heat towards buildings and structures, increasing the risk of direct flame contact and radiant heat exposure.

Smoke from a bushfire can also pose a danger to people's health, particularly for those with respiratory problems. Smoke can contain particulate matter, carbon monoxide, and other harmful pollutants that can irritate the lungs and worsen respiratory conditions. In addition to health effects, smoke can reduce visibility, making it more difficult for firefighters to contain the fire and for people to evacuate safely.

5.2.5 Convection and Conduction

Both convection and conduction can play a significant role in the spread and intensity of a bushfire. To reduce the risk of a bushfire spreading through convection and conduction, it's important to create a defensible space around buildings and structures, clear flammable materials from the area, and use fire-resistant building materials when constructing or renovating buildings. It's also crucial to follow evacuation orders and stay informed about the fire's behavior and movement to ensure personal safety.

5.3 Bushfire Protection Measures

This section identifies the bushfire protection measures that will be implemented as part of the proposed development to comply with the requirements of both the State and local council's Bushfire Prone Area code and to minimise the impact of potential bushfires on people and property.

The proposed measures are prepared in according with Queensland State Government State Planning Policy - Part E (SPP 2017), the Bushfire Resilient Communities Technical Reference Guide (QFES, 2019), the local council's Bushfire Overlay Code, and the Australian Standard (AS 3959:2018) for Construction of buildings in bushfire-prone areas.

The legislation mentioned above aims to protect individuals and buildings from bushfires by ensuring that new developments meet specific Performance Outcomes that are appropriate for the identified bushfire hazard. These Performance Outcomes are typically achieved by properly separating the development from the bushfire hazard, providing adequate access for firefighting vehicles, and constructing buildings to the appropriate standards. Additionally, the legislation includes other relevant factors that are deemed necessary for ensuring the safety of individuals and buildings during a bushfire emergency.

5.3.1 Asset Protection Zone (APZ)

An Asset Protection Zone (APZ) is the most important bushfire protection measure. An APZ is a designed area surrounding a building or structure that has been well managed to reduce the risk of a bushfire impacting the building or structure. An APZ provides:

- A buffer zone between a bushfire hazard and an asset
- An area of reduced bushfire fuel that allows suppression of fire
- An area from which backburning may be conducted
- An area which allows emergency services access and provides a relatively safe area for firefighters and homeowners to defend their property.

A correctly designed and regularly maintained APZ will reduce the risk of:

- Direct flame contact on the asset
- Damage to the build asset from intense radiant heat
- Ember attack on the asset

An APZ are typically designed and created by removing vegetation and other combustible materials from around the building or structure, reducing the fuel available for a bushfire. The width of the APZ and the level of vegetation removal required depend on a number of site-specific factors, including the slope of the land, the hazardous vegetation type, and the intensity of the bushfire hazard. The property owner is responsible for creating and maintaining regularly the designed APZ.

(1) Creating APZ by reducing bushfire fuel

The intensity of bush fires can be greatly reduced where there is little to no available fuel for burning. To effectively manage bushfire fuels, there are several approaches to reduce, remove, or change the condition of the fuel.

- Raking or manual removal of fine fuels
- Mowing or grazing of grass
- Removal or pruning of trees, shrubs and understorey
- Slashing and trittering

It is important to note that reducing fuel does not always require removal of all vegetation, which would cause environmental damage. Trees and plans also provide protection against bushfires by mitigating the impact of strong winds, intense heat and flying embers (by filtering embers) and changing wind patterns. Some ground cover vegetation is also needed to prevent soil erosion.

If the Asset Protection Zone (APZ) is required to apply to the whole site, then its maintenance must be carried out in accordance with the requirements for an Inner Protection Area (IPA). This includes managing vegetation, reducing fuel loads, and ensuring appropriate separation between trees and structures to mitigate bushfire risk effectively.

(2) Ongoing management for APZ

The creation of an Asset Protection Zone (APZ) establishes a controlled fuel-managed area that serves to reduce the potential impact of direct flame contact and radiant heat on property development, effectively acting as a defensible space. It is crucial to emphasize that the management of vegetation and landscaping within the APZ is of paramount importance and should maintain a minimal fuel load.

An APZ should be maintained in perpetuity to ensure ongoing protection from the impact of bushfires, and maintenance of the APZ should be regularly undertaken, especially in advance of the bushfire season. The requirements are set out as follows.

(i) Inner Protection Area

The Inner Protection Area is the area closest to the building and creates a fuel-managed area which can minimise the impact of direct flame contact and radiant heat on the proposed development and act as an important space. Vegetation within this area should be kept below 1m in height and be discontinuous.

In practical terms the Inner Protection Area is typically the curtilage around the building, consisting of a mown lawn and well-maintained gardens.

When establishing and maintaining the inner protection zone, the following requirements apply:

- **General**
 - A minimum 1m wide area, suitable for pedestrian traffic, must be provided around the immediate curtilage of the building
 - Planting is limited in the immediate vicinity of the building
 - All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period
 - Planting does not provide a continuous canopy to the building
 - Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building
 - Plants greater than 10 cm in height must not be placed within 3m of a window or glass feature of the building
 - Low flammability vegetation species are used
- **Trees**
 - Tree canopy cover should be less than 15% at maturity
 - Trees at maturity should not touch or overhang the building
 - Lower limbs should be removed up to a height of 2m above the ground
 - Tree canopies should be separated by 2 to 5m
 - Preference should be given to smooth barked and evergreen trees
- **Shrubs**
 - Create large discontinuities or gaps in the vegetation to slow down or break the progress of fire towards buildings should be provided
 - Shrubs should not be located under trees
 - Shrubs should not form more than 10% ground cover
 - Clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation
- **Grass**
 - Grass should be kept mown regularly (as a guide grass, should be kept to no more than 100mm in height)
 - Leaves and vegetation debris should be removed regularly

(ii) Outer Protection Area

The Outer Protection Area is located between the inner protection zone and unmanaged vegetation. It is an area where there is maintenance of the understorey and some separation in the canopy. The reduction of fuel in this area aims to

decrease the intensity of an approaching fire and restricts the potential for fire spread from crowns, reducing the level of direct flame, radiant heat and ember attack on the inner protection zone.

- Trees
 - Tree canopy cover should be less than 30% at maturity
 - Tree canopies should be separated by 2 to 5m
- Shrubs
 - Shrubs should not form a continuous canopy, and
 - Shrubs should not form more than 20% ground cover
- Grass
 - Grass should be kept mown regularly to height of less than 100mm
 - Leaves and other debris should be removed regularly.

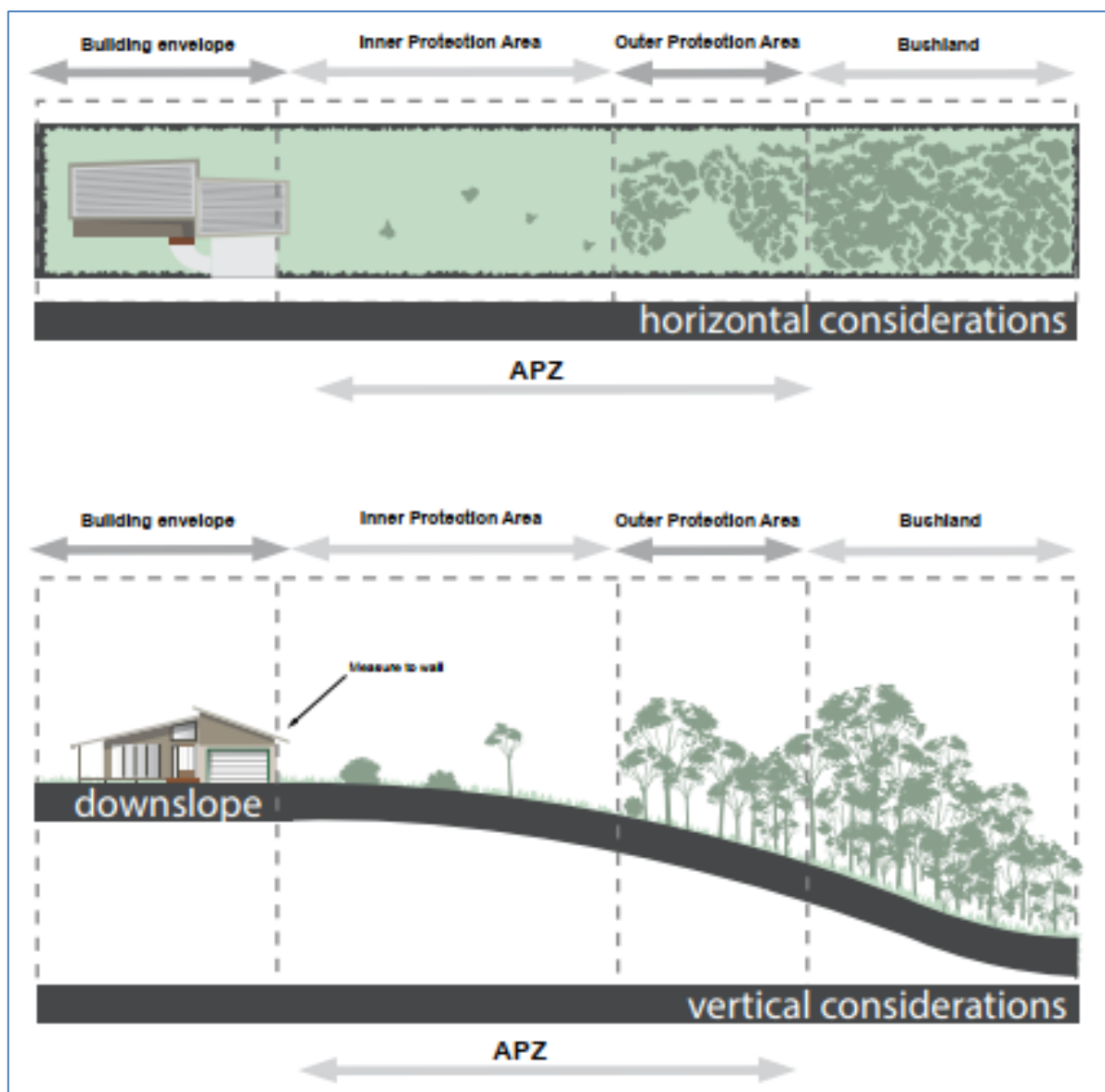


Figure 5-1: Inner protection area and Outer protection area

5.3.2 Building Construction, Siting and Design

The appropriate design and construction of buildings enhance their survivability from bushfires. Construction measures should not be applied as a stand-alone mitigation solution but should form part of a suite of measures. This should also include APZ, appropriate access, water supply and landscaping. Building design needs to ensure adequate protection of vulnerable building elements. Construction standards are outlined in AS 3959:2018 and the NASH Standard to provide various levels of protection for different building elements.

The outcome of the BAL assessment is **BAL-Low** in according with AS 3959:2018 and the Bushfire Resilient Communities.

It should be noted the Building Code of Australia only requires Classes 1, 2 and 3 and certain Class 9 buildings and Class 10a building associated with those buildings to comply with the bushfire provisions of the NCC 2022.

5.3.3 Assess and Evacuation Arrangement

Developments in bushfire prone areas should be serviced by safe access/exit points for both site personnel and emergency services personnel in the event of an emergency. The local council's Bushfire Hazard Overlay Code prescribes appropriate access for fire management an evacuation to be provided as below:

- Do not exceed an average gradient of 12.5%
- Have a minimum width of 4m and 6m of vegetation clearing, can be up to 10m.
- Have a minimum of 4.8m vertical clearance
- Accommodate turning areas for fire-fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines
- Passing bays for firefighting appliances are 20m long by 3m wide, with a minimum trafficable width of 7m at the passing bay
- Reversing bays for firefighting appliances are 6m wide and 8.5m deep to any gates, meeting above turning requirements
- Passing bays or turning intervals located every 200m with a maximum grade of 5%
- Compacted driveway to ensure all weather surfaces

The proposed development will provide with vehicular access that enables safe evacuation for occupants and easy access by firefighting appliances. Consequently, the proposed development is in compliance with the Council Bushfire Hazard Overlay.

5.3.4 Water Supply

An adequate supply of water is essential for firefighting purposes and suitable water supply arrangements shall be provided. The proposed development shall provide an

appropriate water supply to support effective emergency services response includes reticulated water and/or appropriate static water supply.

The reticulated hydrant system shall be designed and constructed in accordance with 'QLD Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines.

Where reticulated water is unavailable, an appropriate static water supply typically consists of a dedicated water tank intended exclusively for firefighting purposes, with access provided for firefighting appliances. It is recommended that the water tank be situated within 10m of the building. It is highly recommended that the water tank be constructed either underground or from non-combustible materials, such as steel or concrete, to ensure compliance with safety and regulatory standards. The water tank shall have a take-off connection at a level of minimum 10,000 litres dedicated, static water supply to be left available for access by firefighters. The site condition shall allow medium rigid vehicle (15 tonne fire appliance) clear access within 6m of the tank. Shielding of tanks and pumps shall be protected from bushfire attack in accordance with AS2304:2011 Water storage tanks for fire protection systems. If the site is serviced by a rural fire brigade, it shall provide with rural fire brigade tank fittings of a 50-millimetre ball valve and male camlock coupling and, if underground, an access hole of 200 millimetres (minimum) to accommodate suction lines. It shall be clearly identified by directional signage at the street frontage.

5.3.5 Landscaping Management Plan

The type, location and ongoing maintenance of landscaping are considered a necessary bushfire protection measure. Landscaping management for bushfire is the process of designing, constructing, and maintaining a landscape in a way that reduces the risk of bushfire. The management strategies typically involve creating fire breaks, reducing fuel loads, and selecting vegetation that is less flammable.

Appendix A provides a list of less flammable plants.

The landscaping management shall be carried out as the requirements set out for Asset Protection Zone in Section 5.3.1.

5.3.6 Reducing Fuel load and Weed Management

Removing excess ground fuels and combustible material is a crucial aspect of effective fire prevention and management. This process involves the careful clearance of various flammable materials, including long dry grass, accumulated dead leaves, and fallen branches. By systematically reducing these fuel sources, the risk of fire ignition and spread is significantly mitigated. Regular maintenance of such clearance efforts is essential to ensure ongoing fire safety and resilience within the environment.

Unmanaged invasive pest plants can swiftly amplify fuel loads, comprising fast-growing introduced grasses, dense woody weeds, and invasive climbing vines.

These factors collectively escalate fuel loads, fostering a "laddering" effect, intensifying fire spread and allowing it to transition from ground to canopy. Effective weed management markedly diminishes bushfire risk to the site and surrounding properties.

5.3.7 Managing and creating and fire management lines

Creating and managing fire management lines or fire breaks are critical to reduce bushfire hazard. Regular maintenance is essential to ensure their effectiveness, which may include vegetation removal and manage to low fuel condition.

The necessary fire management line is proposed as following:

- A fire management line comprising a width of minimum 15m wide, located along the edge of the native vegetation area within the proposed development area.

Fire management lines should be constructed and maintained for emergency service vehicle access. An unobstructed clearance height of 6 metres should be maintained above all fire management lines. This applies to vegetation overhanging. Curved carriageways should be constructed using the minimum swept path in accordance with 'QLD Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines.

Figure 4-2 presents the recommended locations for fire management lines, designed to maximise the use of existing pathways. When constructing new fire management lines, it is advisable to route around large trees, provided that vehicle movement—both forward and reverse—is not compromised. Clear directional signage should be installed at each intersection and endpoint to guide movement effectively. The location of the proposed Fire Management Line on this plan is for reference only. On-site, the Fire Management Line should maximise the use of existing cleared areas and minimise the clearing of mature vegetation, avoiding it within biodiversity corridors, environmental overlays, and native vegetation reforestation areas.

5.4 Biodiversity Overlay

Bushfire risk is defined in the Natural Hazards, Risk and Resilience - Bushfire State Planning Policy – State Interest Guidance Material (December 2019) and is categorized as Acceptable or Tolerable risk. It is noted that exemptions under Schedule 6, Part 3, Section 20A(a)(i) of the Planning Regulation 2017 allow for the clearing of vegetation for essential management, specifically for “establishing or maintaining a necessary firebreak to protect infrastructure, if the maximum width of the firebreak is equal to 1.5 times the height of the tallest vegetation next to the infrastructure or 20 meters, whichever is wider.”

The Bushfire Management Plan has been designed to have minimal impact on the Biodiversity Overlay Area. This includes the implementation of asset protection

zones and measures aimed at reducing vegetation clearing. The majority of the proposed Asset Protection Zone utilizes existing cleared and landscaped areas, thereby minimizing further disturbance. In the Outer Protection Area of the designed Asset Protection Zone, a small portion may intersect with an area mapped under the Biodiversity MSES Overlay. Within this zone, fuel load reduction activities will be carefully targeted, focusing exclusively on the management of invasive weeds, overgrown ground cover, and understorey vegetation. Importantly, these measures will not require the removal of mature native trees, ensuring the preservation of significant ecological values.

6. Bushfire Risk Response

6.1 Australian Fire Danger Rating System

The Australian Fire Danger Rating System (AFDRS) provides a standardized, nationwide approach to assessing fire danger, utilizing the latest bushfire science. It communicates the potential level of risk in the event of a fire, enabling informed decision-making by both the community and organizations (Australasian Fire and Emergency Service Authorities Council, 2022).

The AFDRS categorizes fire danger into five Fire Danger Rating (FDR) levels, each associated with specific guidance and recommended actions, as outlined below and depicted in Figure 5-4 (Australasian Fire and Emergency Service Authorities Council, 2022):

- No Rating – Indicates minimal risk; represented by a white bar signifying ‘No Rating.’
- Moderate – Plan and prepare; most fires can be controlled.
- High – Be ready to act; fires can be dangerous.
- Extreme – Take immediate action to protect life and property; fires will spread rapidly and pose extreme danger.
- Catastrophic – For survival, leave bushfire-prone areas; if a fire ignites, lives are at significant risk.

Bushfire mitigation and preparedness should be continuous processes. At Extreme and Catastrophic FDR levels, pre-planned actions—whether staying to defend or leaving early—must be implemented. It is recommended that FDR levels be closely monitored during the bushfire season to ensure that operational and management activities align with prevailing fire conditions.

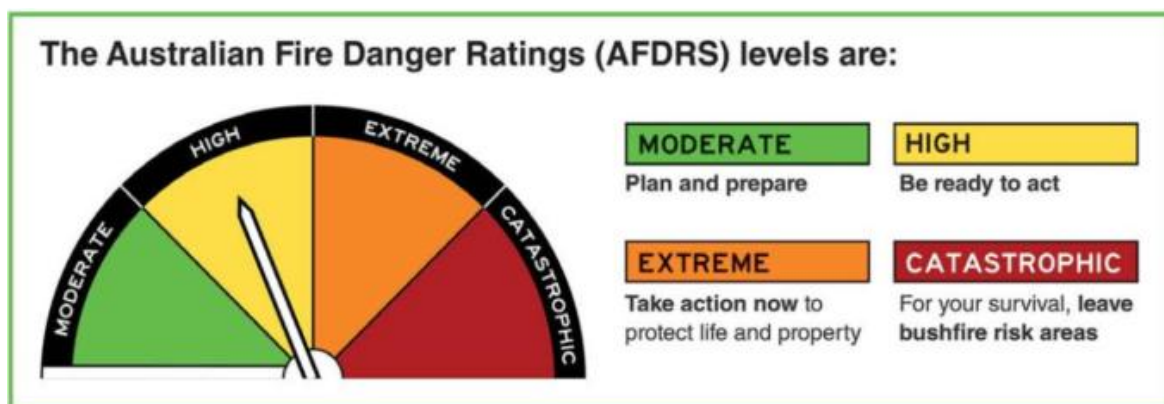


Figure 6-1: Australian Fire Danger Rating System levels and community messages

6.2 Emergency Plan and Bushfire Action Plan

The Emergency Plan and Bushfire Action Plan serve as critical components of a comprehensive risk management strategy for working and living in bushfire-prone areas. These documents provide structured guidance on preparedness, response, and post-emergency recovery measures to mitigate risks associated with bushfire events, ensuring the safety of occupants, visitors, and assets.

The Emergency Plan is a site-specific document outlining operational procedures, roles, and responsibilities for responding to a bushfire emergency. It is developed in accordance with legislative requirements and industry best practices, ensuring compliance with relevant state and national bushfire planning guidelines. It shall include the following elements:

- Risk assessment: Identification of bushfire hazards, vulnerabilities, and potential emergency scenarios.
- Emergency management structure: Definition of roles and responsibilities within the Emergency Control Organisation (ECO), including Chief Warden, Deputy Wardens, and Communications Officers.
- Response strategies: Detailed procedures for shelter-in-place and evacuation, considering site characteristics and available resources.
- Communication protocols: Methods for alerting occupants and notifying emergency services, including triggers for activating emergency responses.
- Control and coordination: Establishment of primary and secondary assembly areas, routes to safer locations, and mechanisms for monitoring fire conditions.
- Training and awareness: Regular training exercises for staff and residents to ensure familiarity with emergency procedures.
- Plan maintenance: Regular updates based on site modifications, risk assessments, and lessons from past incidents.

The Bushfire Action Plan, as an essential part of the Emergency Plan, can be a simplified, one-page visual guide that provides clear instructions for an immediate response during a bushfire emergency. It must include:

- Title: "BUSHFIRE ACTION PLAN", prominently displayed in all buildings and common areas.
- Site layout and evacuation paths: A clearly marked plan view of the facility, highlighting assembly areas, exit routes, and nearby safe places.
- Emergency contacts: Essential phone numbers, including fire services, site wardens, and evacuation coordinators.
- Primary response actions: Step-by-step instructions for:
- Evacuation (if applicable), including designated transport arrangements and nearby safer places.
- Shelter-in-place protocols, specifying protected indoor locations and actions to minimize exposure to fire and smoke.

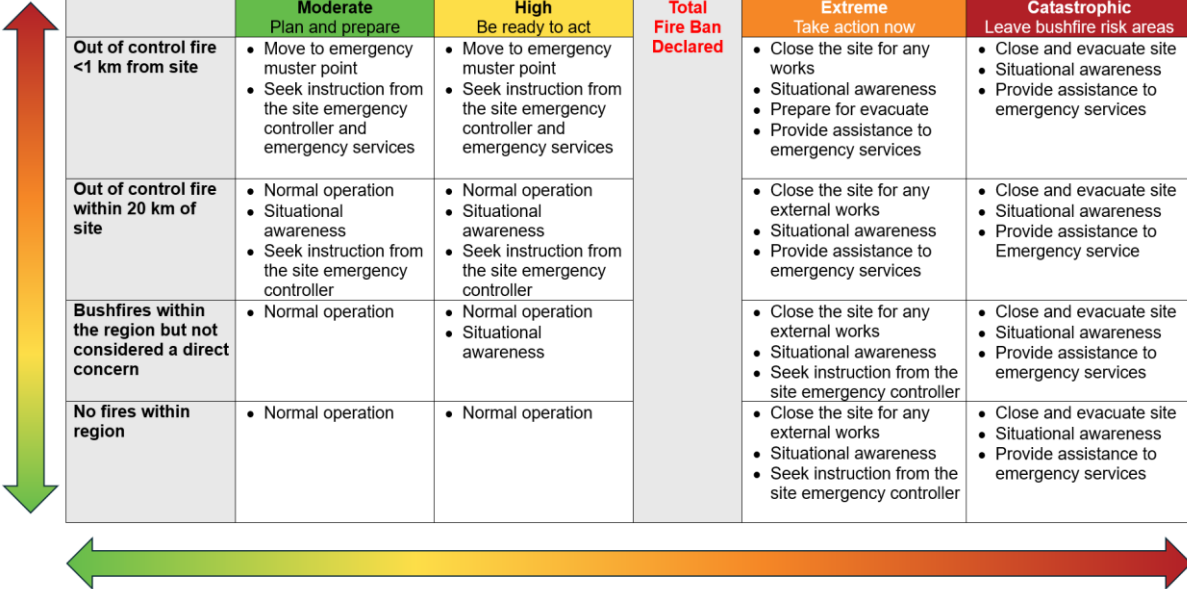
- Decision triggers: Guidance on when to evacuate versus when to stay on-site, based on fire danger ratings, emergency warnings, and site conditions.
- Firefighting resources: Locations of fire hoses, hydrants, water tanks, and firefighting equipment.
- Accessibility considerations: Evacuation support for occupants requiring assistance due to mobility, health, or communication constraints.

To ensure effectiveness, both the Emergency Plan and Bushfire Action Plan must be developed, prepared by the emergency planning specialist in the organisation, reviewed annually before the bushfire season and after any site modifications, and tested through regular emergency training exercises involving all occupants and stakeholders. Additionally, the plans must be submitted to the relevant local fire authority (e.g., Rural Fire Service Queensland) for review and compliance verification, ensuring they remain up to date and aligned with current best practices in bushfire emergency management.

6.3 Bushfire Response Matrix

Figure 2 outlines the bushfire response actions based on the Bushfire Danger Rating (FDR) and the proximity of an out-of-control fire to the site. It categorizes fire situations into four levels: no fires in the region, bushfires within the region but not a direct concern, out-of-control fire within 20 km of the site, and out-of-control fire within 1 km of the site. Each situation has corresponding responses depending on the FDR levels, which range from Moderate (green) – "Plan and prepare", High (yellow) – "Be ready to act", Total Fire Ban (red), Extreme (orange) – "Take action now", and Catastrophic (dark red) – "Leave bushfire risk areas".

As the danger level increases, the response measures become more urgent. Under Moderate and High conditions, normal operations continue with situational awareness, and in the case of a fire within 1 km, personnel must move to the emergency muster point. Under Extreme conditions, external works must cease, situational awareness is heightened, and preparations for evacuation are required. When a Catastrophic rating is declared, all personnel must evacuate the site immediately, provide assistance to emergency services, and ensure safety measures are in place. The table visually emphasizes the escalation of risks with colour coding and arrows, reinforcing the urgency of actions as fire danger increases.



The diagram features a vertical color gradient arrow on the left (green at the bottom, red at the top) and a horizontal color gradient arrow at the bottom (green on the left, red on the right). The table below is structured as follows:

Observation Situation	Bushfire Danger Rating (FDR)				
	Moderate Plan and prepare	High Be ready to act	Total Fire Ban Declared	Extreme Take action now	Catastrophic Leave bushfire risk areas
Out of control fire <1 km from site	<ul style="list-style-type: none"> Move to emergency muster point Seek instruction from the site emergency controller and emergency services 	<ul style="list-style-type: none"> Move to emergency muster point Seek instruction from the site emergency controller and emergency services 		<ul style="list-style-type: none"> Close the site for any works Situational awareness Prepare for evacuate Provide assistance to emergency services 	<ul style="list-style-type: none"> Close and evacuate site Situational awareness Provide assistance to emergency services
Out of control fire within 20 km of site	<ul style="list-style-type: none"> Normal operation Situational awareness Seek instruction from the site emergency controller 	<ul style="list-style-type: none"> Normal operation Situational awareness Seek instruction from the site emergency controller 		<ul style="list-style-type: none"> Close the site for any external works Situational awareness Provide assistance to emergency services 	<ul style="list-style-type: none"> Close and evacuate site Situational awareness Provide assistance to Emergency service
Bushfires within the region but not considered a direct concern	<ul style="list-style-type: none"> Normal operation 	<ul style="list-style-type: none"> Normal operation Situational awareness 		<ul style="list-style-type: none"> Close the site for any external works Situational awareness Seek instruction from the site emergency controller 	<ul style="list-style-type: none"> Close and evacuate site Situational awareness Provide assistance to emergency services
No fires within region	<ul style="list-style-type: none"> Normal operation 	<ul style="list-style-type: none"> Normal operation 		<ul style="list-style-type: none"> Close the site for any external works Situational awareness Seek instruction from the site emergency controller 	<ul style="list-style-type: none"> Close and evacuate site Situational awareness Provide assistance to emergency services

Figure 6-2: Bushfire Danger Rating Response Framework and Site Emergency Actions

6.4 Bushfire Safety Training and Communication

These training and communication measures will ensure that all personnel are equipped to prevent, respond to, and safely evacuate in the event of a bushfire at the site.

All site personnel will be required to complete mandatory bushfire awareness training before commencing work on-site. This training will cover bushfire behavior, risk factors, site-specific fire hazards, and personal safety protocols. Workers will be trained in fire prevention techniques, emergency equipment usage, and reporting procedures to ensure that they can actively contribute to fire risk reduction. Additionally, refresher courses will be conducted at regular intervals to reinforce safety measures and maintain readiness.

Routine emergency evacuation training will be implemented to ensure that all personnel understand evacuation routes, muster points, and emergency response protocols in the event of a bushfire. Simulated fire response exercises will be conducted periodically, testing the effectiveness of evacuation procedures and identifying any areas for improvement. This training will also include coordinated responses with emergency services to align site evacuation procedures with external bushfire response plans.

To maintain bushfire preparedness, routine fire response exercises will be conducted to ensure personnel can effectively react to fire threats. These training exercises will focus on fire suppression techniques, fire warden roles, and the use of site

firefighting equipment. Additionally, a clear communication protocol will be established, ensuring that all workers are aware of emergency contacts, reporting procedures, and notification systems. Site-wide alerts, such as sirens, radio communication, and mobile alerts, will be used to disseminate bushfire warnings efficiently, ensuring rapid response and coordination in the event of a fire.

6.5 Compliance and Monitoring

A structured compliance monitoring framework will be implemented to ensure adherence to the Bushfire Management Plan (BMP). Weekly fire risk inspections will assess compliance with vegetation management, firefighting equipment accessibility, and firebreak maintenance. Fuel load assessments will evaluate hazards and confirm that mitigation measures are effective. Identified deficiencies will be promptly addressed to uphold fire safety standards.

Comprehensive record-keeping protocols will document all training sessions, fire safety inspections, and compliance audits. This includes logs of bushfire awareness training, emergency response exercises, and vegetation control measures. A monthly review process will assess the effectiveness of fire prevention strategies, ensuring continued compliance with regulations and best practices. Procedural updates will be recorded and integrated into ongoing risk management protocols.

7. Conclusion

The following recommendations are provided in relation to the requirements of Council's Bushfire Hazard Overlay Code.

- An asset protection zone has been designed and shall be established and managed.
- Construction of building to meet **BAL-12.5** construction requirements of AS 3959:2018.
- Provision of water and service to be in accordance with the requirements.
- The location of the proposed dwelling maximizes the use of existing cleared and open space while minimizing the clearing of native vegetation and its impact on the environment.

In conclusion, the proposed development has been designed and managed to ensure that the exposure of people and property to unacceptable bushfire hazard risks has not increased. The development will mitigate bushfire risk through appropriate siting, design, and management measures. It provides suitable access and evacuation routes for both private and emergency service vehicles, in line with the nature of the development and the level of bushfire risk. An adequate water supply for firefighting purposes will be provided, and no hazardous goods will be stored on-site. Overall, the development meets all necessary requirements to minimize the risk of bushfires to people, property, public health, and the environment.

This assessment assumes that vegetation on the site will be maintained according to the client's outlined plans. Should the proposed development require the removal of site vegetation to meet specific BAL requirements set by either the developer or the client, it is the client's responsibility to comply with relevant regulations regarding native vegetation clearing.

Although emergency management arrangements are not a mandatory measure for the proposed development, it is recommended that residents in bushfire prone areas prepare a bushfire survival plan.



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9. Appendix

Appendix A Low Flammability Plant Species List

Appendix B Site Plan

Appendix C Summary of AS3959-2018 Construction Requirements for Bushfire Attack Level

Appendix A Low Flammability Plant Species List

This list is intended as a general guide. It is essential to conduct independent research to identify fire-resistant species specific to the region of the subject site, as suitability varies across Queensland. Notably, all plants, whether native or exotic, will combust when exposed to extreme heat or flame; therefore, additional precautions may be required.

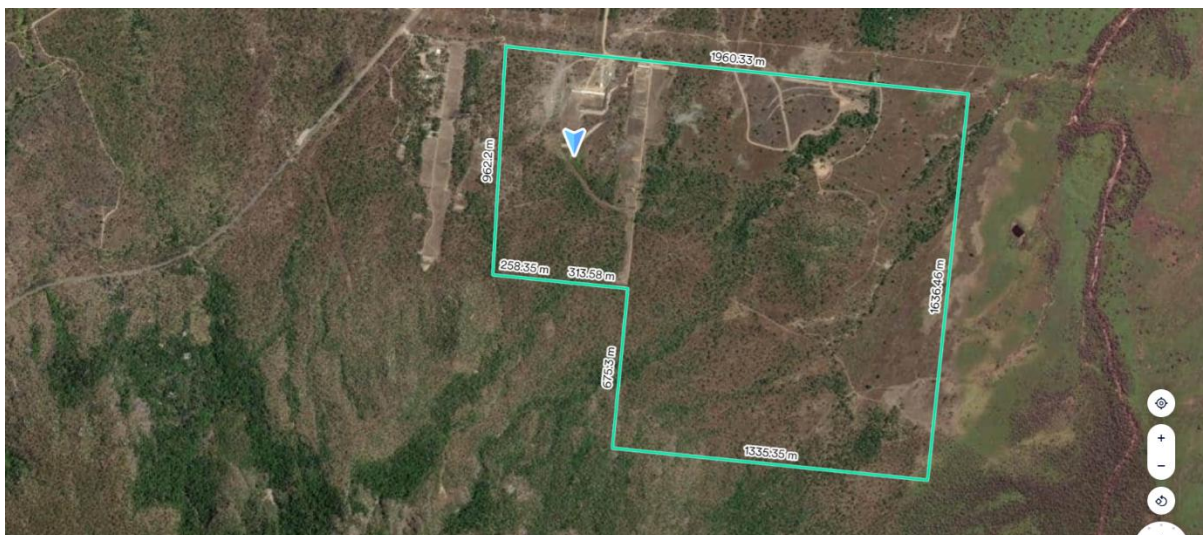
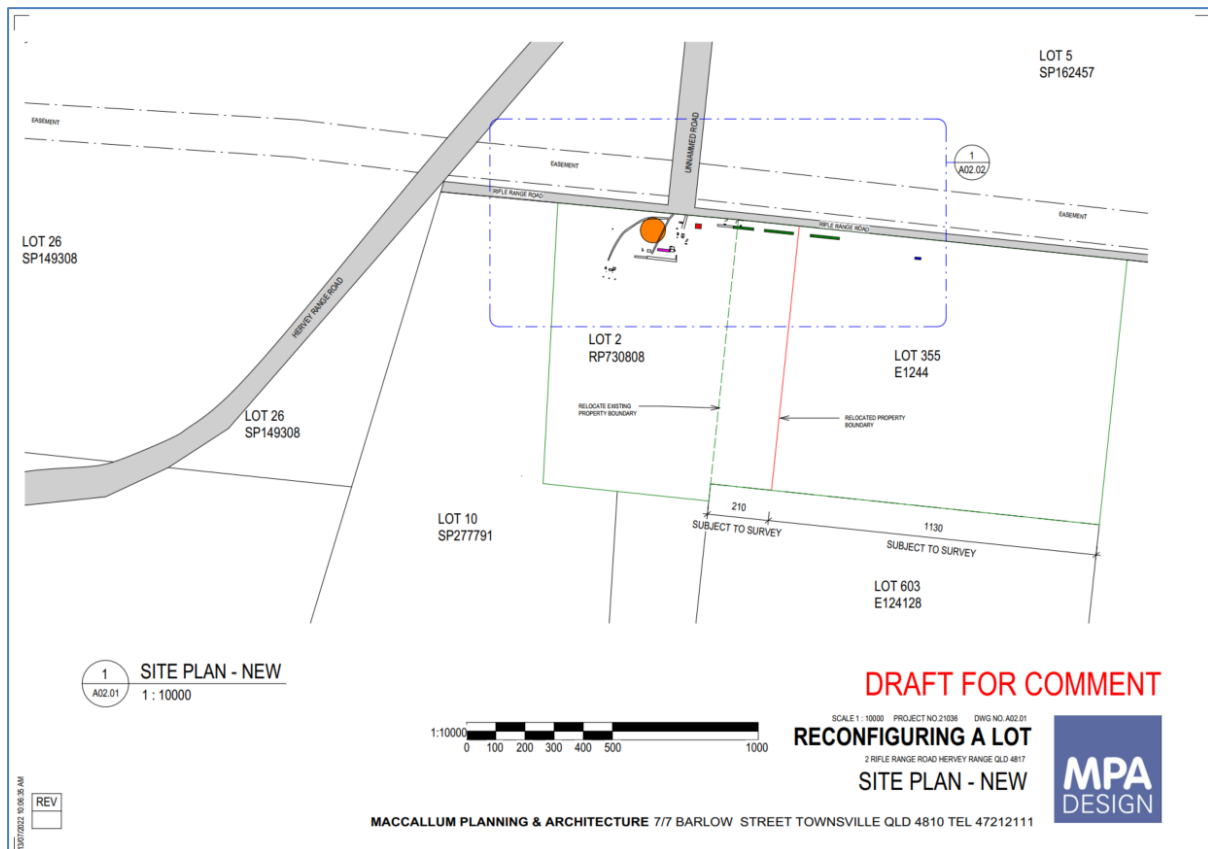
Ground covers and creeping plants
• Casuarina glauca prostrate, commonly known as grey she oak or marsh she oak
• Anigozanthos, commonly known as kangaroo paw
• Carpobrotus glaucescens, commonly known as pigface
• Hardenbergia violacea, commonly known as sarsaparilla or purple coral pea
• Liriope muscari, commonly known as lilyturf
• Lomandra longifolia, commonly known as spiny-headed mat-rush
• Lomandra hystrix, commonly known as mat-rush
• Varieties of Brachyscome
• Varieties of Dampiera
• Dianella caerulea, commonly known as blue berry lily
• Varieties of Dianella prunina
• Dianella revoluta, commonly known as blue berry lily or spreading flax lily
• Dichondra repens, commonly known as kidney weed
• Einadia nutans, commonly known as climbing saltbush
• Hardenbergia violacea, commonly known as false sarsaparilla, purple coral pea, happy wanderer, native lilac or waraburra
• Scaevola aemula, commonly known as fairy fan flower
• Scaevola humilis, commonly known as sandplain fan flower
• Varieties of Cotyledon
• Myoporum insulare, commonly known as boobialla, native juniper or blueberry tree
• Eremophila glabra, commonly known as kalbarri carpet
• Eremophila debilis, commonly known as winter apple
• Elaeocarpus eumundi, commonly known as eumundi quandong
• Elaeocarpus prima donna, commonly known as blueberry ash
• Kennedia rubicunda, commonly known as Dusky coral pea or red kennedy pea
• Rhododendron hybrid, commonly known as azalea
• Varieties of Arctotis
• Varieties of Photinia
• Westringia fruticosa, commonly known as native rosemary

Shrubs
• All varieties of Aloe
• Correa reflexa, commonly known as native fuchsia
• Varieties of Acacia
• Nerium oleander, commonly known as oleander
• Varieties of Atriplex, commonly known as saltbushes
• Varieties of Escallonia
• Varieties of Maireana, commonly known as cottonbush
• Varieties of Eremophila, commonly known as emu bushes or fuchsia bushes
• Varieties of Grevillea
• Melaleuca nodosa, commonly known as prickly leaf paperbark
• Varieties of Syzygium
• Varieties of Photinia
• Varieties of Rhagodia
• Rhamphiolepis indica, commonly known as india hawthorn
• Strelitziaceae hutch
• Strelitzia banks
• Strelitzia nicolai
• Sambucus australasica, commonly known as yellow elderberry or native elderberry
• Varieties of Coprosma
• Varieties of Plectranthus
• Senna artemisioides, commonly known as silver cassia

Deciduous trees
• Brachychiton acerifolius, commonly known as the flame kurrajong
• Ulmus parvifolia, commonly known as chinese elm
• Morus alba, commonly known as the mulberry tree
• Eriobotrya japonica, commonly known as loquat
• Gleditsia triacanthos, commonly known as honey locust
• Trees from the genus Prunus, including ornamental cherries, plums and peaches
• Trees from the genus Malus, including apples and crab apples

Evergreen trees
• Grevillea robusta, commonly known as silky oak
• Melia azedarach, commonly known as cape lilac, white cedar, persian lilac or chinaberry
• Lophostemon confertus, commonly known as brush box, queensland box, brisbane box or pink box
• Tristaniopsis laurina, commonly known as water gum, kanooka or kanuka
• Rapanea variabilis, commonly known as muttonwood
• Varieties of Acacia
• Varieties of Acmena
• Varieties of Magnolia
• Cupaniopsis anacardioides, commonly known as tuckeroo or beach tamarind
• Elaeocarpus reticulatus, commonly known as blueberry ash
• Alectryon subcinereus, commonly known as native quince
• Callicoma serratifolia, commonly known as black wattle
• Canthium coprosmoides, commonly known as supple jack or sweet susie
• Cassine australis, commonly known as red olive berry or red olive plum
• Croton insularis, commonly known as Queensland cascarilla, native cascarilla bark or silver croton
• Cuttsia viburnea, commonly known as native elderberry
• Varieties of Citrus
• Denhamia celastroides, commonly known as denhamia or orange boxwood
• Diospyros australis, commonly known as black plum or yellow persimmon
• Eupomatia laurina, commonly known as bolwarra, grey beech or native guava
• Glochidion ferdinandi, commonly known as the cheese tree or buttonwood
• Guioa semiglauc, commonly known as guioa or wild quince
• Hodgkinsonia ovatiflora, commonly known as golden ash
• Hymenosporum flavum, commonly known as native frangipani or Queensland frangipani
• Petalostigma triloculare, commonly known as quinine berry, forest quinine or bitter bark
• Podocarpus elatus, commonly known as she pine
• Rhodospaera rhodanthema, commonly known as yellow cedar, tulip satinwood or deep yellow wood
• Sarcopteryx stipata, commonly known as corduroy
• Scolopia braunii, commonly known as scolopia or brown birch
• Stenocarpus sinuatus, commonly known as white silky oak, tulip flower, white beefwood Or wheel of flower tree
• Streblus brunonianus, commonly known as the whalebone tree, axehandle wood or white handlewood
• Symplocos stawellii, commonly known as white hazelwood
• Symplocos thwaitesii, commonly known as buff hazelwood
• Varieties of Ficus (fig trees)

Appendix B Site Plan



Appendix C Summary of AS3959-2018 BAL-12.5 Construction Requirements

Note: this is a summary of some portions of the standard - the building designer, builder and subcontractors should refer to AS3959-2018 in full prior to construction.

Subfloor supports

The Standard does not provide construction requirements for sub-floor supports where the sub-floor is enclosed in accordance with wall that conforms to the requirements for walls listed below or is enclosed with corrosion resistant steel, bronze or aluminium mesh with a maximum aperture of 2 mm.

Floors

The Standard does not provide construction requirements for concrete slabs on the ground.

Unenclosed subfloor space

The standard does not provide construction requirements for bearers, joists and floors that are greater than 400mm above finished ground level

External walls

External walls that are less than 400mm from the ground, decks, carport roofs and similar elements should be:

- (a) made of non-combustible materials (e.g. full masonry, brick veneer etc.) with a minimum thickness of 90 mm,
- (b) timber logs with a density of 680 kg/m³ and a minimum nominal thickness of 90mm; or
- (c) cladding that is fixed externally to a timber or metal frame and is:
 - (i) non-combustible; or
 - (ii) fibre cement a minimum of 6mm thick; or
 - (iii) bushfire-resisting timber.

Joints

All joints in the external surface material of walls shall be covered, sealed, overlapped, backed or butt-jointed.

Vents and weepholes

Vents and weepholes in external walls are to be screened with corrosion-resistant steel, bronze or aluminium mesh with a maximum aperture of 2 mm.

External glazed elements, assemblies and doors

Screens for windows and doors

Where fitted, screens for windows and doors shall have mesh or perforated sheet made of corrosion-resistant steel, bronze or aluminium with a maximum aperture of 2 mm.

Windows

Frame material for windows less than 400 mm from the ground, decks, carport roofs and awnings, window frames are to be made from bushfire-resisting timber, metal or metal-reinforced uPVC.

Where glazing is less than 400mm from the ground, decks, carport roofs and awnings, glazing shall be Grade A safety glass with a minimum 4 mm thickness.

The openable portions of windows shall be screened with a mesh with a max aperture of 2 mm made of corrosion resistant steel, bronze or aluminium.

Doors - side hung external doors, panel fold & sliding doors

Doors- shall be completely protected externally by a screen with a mesh with a max aperture of 2mm made of corrosion resistant steel, bronze or aluminium, **OR**

Door panel material shall be:

- (a) non-combustible; or
- (b) solid timber, laminated timber or reconstituted timber, having a minimum thickness of 35 mm for the first 400 mm above the threshold;
- (c) hollow core, solid timber, laminated timber or reconstituted timber with a non-combustible kickplate on the outside for the first 400 mm above the threshold; or
- (d) protected externally by a metal screen with a maximum aperture of 2 mm; or
- (e) fully framed glazed door panels with framing made from metal or bushfire resisting timber.

There is no requirement to screen the openable part of a door at this level.

Garage doors

The lower portion (within 400 mm of the ground) of vehicle access doors shall be made from:

- (i) non-combustible material; or
- (ii) bushfire-resisting timber; or
- (iii) fibre-cement sheet, a minimum of 6 mm in thickness; or
- (iv) a combination of any of items (i), (ii) or (iii) above.

All vehicle access doors to be protected with suitable weather strips, draught excluders, draught seals or brushes.

Roofs

The following apply to all types of roofs and roofing systems:

- (a) roof tiles, roof sheets and roof covering accessories shall be non-combustible,
- (b) the roof/wall and roof/roof junction shall be sealed, or otherwise protected to prevent openings greater than 2mm,
- (c) roof ventilation openings, such as gable and roof vents, shall be fitted with ember guards made of non-combustible material or a mesh or perforated sheet with a max aperture of 2mm made of corrosion resistant steel, bronze or aluminium.

Tiled roofs shall be fully sarked.

Sheet roofs shall:

- (a) be fully sarked with sarking, except that foil backed insulation blankets may be installed over battens; **OR**
- (b) have any gaps sealed at the fascia, or wall line, hips and ridges by:
 - (i) a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium (this may include gutter guard), or
 - (ii) mineral wool, or
 - (iii) other non-combustible material, or
 - (iv) -a combination of any of the above.

Roof penetrations

The following apply to roof penetrations:

- (a) roof penetrations, including roof lights, roof ventilators, roof-mounted evaporative cooling units, aerials, vent pipes and supports for solar collectors, shall be adequately sealed at the roof to prevent gaps greater than 3 mm.
- (b) openings in vented roof lights, roof ventilators or vent pipes shall be fitted with ember guards made from a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium.
- (c) glazed elements in roof lights and skylights may be of polymer provided a grade safety glass diffuser, complying with AS 1288, is installed under the glazing.

Eaves linings, fascias and gables

The following apply to eaves linings, fascias and gables:

- (a) gables shall comply with requirements for walls.
- (b) eaves ventilation openings are to be fitted with ember guards and be made of corrosion resistant steel, bronze or aluminium.

The Standard does not provide construction requirements for fascias, bargeboards and eaves linings.

Gutters and downpipes

The Standard does not provide material requirements for gutters and downpipes, with the exception of box gutters.

Box gutters are to be non-combustible and flashed at the roof junction with non-combustible material.

If installed, gutter and valley leaf guards are to be non-combustible.

Verandahs, decks, steps, ramps and landings

Decking may be spaced. There is no requirement to enclose the subfloor spaces of verandas, decks, steps, ramps or landings.

Decking, stair treads and trafficable surfaces of ramps and landings less than 300 mm (measured horizontally at deck level) from glazed elements that are less than 400 mm (measured vertically) from the surface of the deck are to be made from:

- (a) of non-combustible material; or
- (b) of bushfire-resisting timber; or
- (c) a combination of items (a) and (b) above.

Water and gas supply pipes

Above ground, exposed water and gas supply pipes shall be metal.

APPENDIX I

A copy of Development Permit M65/05;2250

brazier motti



01 February 2007

PLANNING SERVICES DEPARTMENT

Sporting Shooters Association of Aust (Qld) Inc
P O Box 1132
HYDE PARK QLD 4812

Dear Sir / Madam

DEVELOPMENT APPLICATION DECISION NOTICE
DEVELOPMENT PERMIT NO: M65/05: 2250
PURSUANT TO SECTION 3.5.15 OF THE INTEGRATED PLANNING ACT 1997

Application Details

Application No:	M65/05: 2250
Proposal:	Outdoor Entertainment – Shooting Complex
Real Property Description:	Lot 2 RP730808
Property Location:	Rifle Range Road, Hervey Range
Decision Date:	31 January 2007
Decision:	Approved Subject to Conditions
Decision Type:	Development Permit
Type of Development Work:	Making a Material Change of Use of Premises
Decision Authority:	Development Assessment Manager under Delegated Authority

A copy of the approved plan/s and conditions are **attached**.

Pursuant to the provisions of the Integrated Planning Act 1997, I also **enclose** herewith a copy of the relevant sections concerning the institution of an appeal. If you are dissatisfied with the decision you may, within 20 business days after the day this decision notice is given, appeal to the Planning and Environment Court.

Should you require anything further please contact Council's Planning Services Department on (07) 4773 8546.

Yours faithfully


GRAEME KENNA AF 1/2/07
MANAGER PLANNING SERVICES

"Winner - Queensland Customer Service Excellence Award 2006"



**CONDITIONS OF APPROVAL GRANTED BY DEVELOPMENT ASSESSMENT TEAM UNDER
DELEGATED AUTHORITY:** 31 January 2007

APPLICANT: Sporting Shooters Association of Australia

LAND OWNED BY: Sporting Shooters Association of Australia

LAND DESCRIBED AS: Lot 2 on RP 730808, Rifle Range Road, Hervey Range

DEVELOPMENT: Development Permit - Material Change of Use (Outdoor Entertainment – Shooting Complex)

ZONING: Rural 40 Planning Sub-Area

FILE: M65/05; 2250

SCHEDULE OF CONDITIONS

GENERAL

- 1.1 The development and conduct of the approved use of the premises, the carrying out and maintenance of any works on the premises and construction and maintenance of any building on the premises must be generally in accordance with:
- (a)
 - (i) the approved plan numbered SSA001/SK01 revision 1 dated 16 March 2006 drawn by UDP Consulting Engineers.
 - (ii) the plans, specifications, facts and circumstances as set out in the application submitted to Council; and
 - (iii) except where modified by these conditions of approval and any approval issued hereunder.
 - (b) any approval issued under this approval.
- 1.2 The conditions of the development permit must be affected prior to the commencement of the use, except where specified otherwise in these conditions of approval.

CONDUCT OF OPERATION

- 2.1 The operation of the use shall be conducted during daylight hours only, seven (7) days a week.
- 2.2 The proposed use shall be conducted so as to not cause nuisance or annoyance to persons not associated with the business or adversely affect any other property.

BUILDING WORK

- 3.1 A Preliminary approval is granted under the provisions of the Integrated Planning Act for building works associated with the approved use (Outdoor Entertainment – Shooting Complex) and a subsequent Development approval is to be obtained before any building works are carried out.

- 3.2 Use of the premises for Outdoor Entertainment – Shooting Complex must not commence until such time as a Certificate of Classification has been issued for the clubhouse and toilet facilities.

ROAD WORKS

- 4.1 The unnamed road reserve that will be used to access Lot 2 on RP730808 shall be upgraded to a formed gravel road from the sealed edge of Hervey Range Road and extended to connect directly with the property boundary of Lot 2 on RP730808. The entire road shall be upgraded in accordance with *Aus-spec Development Design Specification D2 Pavement Design*.
- 4.2 The minimum standard of road upgrading to be carried out by the developer shall be clear, drain and form the connector road (un-named road reserve) and frontage roads. This must include the provision of a gravel running surface, minimum Type 2.5 material and be compacted to a depth of not less than 100mm and have a width that will facilitate a final pavement of 6.0m respectively.
- 4.3 All drainage structures constructed across the connecting and frontage roads shall be sufficient to carry stormwater from its catchment for a storm having an ARI of 50 years for catchments of over 5 ha, and from storms having an ARI of 20 years for catchments of under 5ha.
- 4.4 The actual location, and invert level of the structures are to be determined during design and submitted as part of Operational Works. The structures shall not be installed until the plans are approved by Council.
- 4.5 The point of lawful discharge for all stormwater runoff shall be via the natural watercourses.

CAR PARKING REQUIREMENTS

- 5.1 Designated car parking must be provided. This condition is satisfied by:-
- (a) Provision of parking generally in accordance with plan SSA001/SK01 revision 1 dated 16 March 2006 drawn by UDP Consulting Engineers.
 - (b) Each parking space must have minimum dimensions as prescribed in section 5.5.3C of Council's Planning Scheme and a minimum area of 14.85m².
 - (c) The parking area must be designed in accordance with AS2890.1 1993 - Parking Facilities - Off Street Parking and section 5.5.3C of Council's Planning Scheme.
 - (d) The minimum standard of the car parking area to be carried out by the developer shall be clear, drain and construct the car park area. This must include the provision of a gravel running surface, minimum Type 2.5 material and be compacted to a depth of not less than 100mm.
- 5.2 The access to or from the premises must be designed as to permit all vehicles entering or leaving the premises to do so in a forward direction.
- 5.3 Access to the car parking area from the toilet building and club house building must cater for disabled people.

STORMWATER DRAINAGE

- 6.1 The approved development and use(s) must not interfere with the natural flow of stormwater in the locality in such a manner as to cause ponding or concentration of stormwater on adjoining land or roads.

- 6.2 The design of stormwater drainage must be submitted to Council with an application for Operational Works and the works must be completed in accordance with the approved plan prior to commencement of the use.
- 6.3 The disposal of stormwater must be designed in accordance with "Australian Rainfall and Runoff" published by the Institute of Engineers, Australia, and the Planning Scheme Aus-spec document.
- 6.4 Any external catchments discharging to the premises must be accepted and accommodated within the development's stormwater drainage system.
- 6.5 The minimum floor level must be the higher of 450mm above the level of a 50 year ARI flood or 450 mm above the natural ground level of the building site.

LANDSCAPING AND SCREENING REQUIREMENTS

- 7.1 As shown on plan SSA001/SK01 revision 1 drawn by UDP Consulting Engineers a minimum 3m wide vegetated buffer must be provided and maintained for the full length of all property boundaries in order to provide a physical and visual buffer between the approved use and adjoining properties.
- 7.2 The storage of any materials associated with the approved use must be appropriately screened so as not to be directly visible from any road to which the premises has frontage.

SIGNS

- 8.1 Signs on the premises must conform to the provisions of Council's Planning Scheme and Planning Scheme Policy - Advertising Devices. Should proposed signage exceed the Self Assessable provisions of the Scheme and Policy, a Code Assessable application must be submitted to Council for Operational Works in relation to the signs.

WATER USAGE

- 9.1 In the event that water for the approved development will be taken from a natural watercourse, the developer must, prior to the commencement of use, satisfy the Council that there are current approvals in place for the taking of such water.
- 9.2 The developer shall demonstrate that a proven supply of potable water will be available to the subject land. The subject land must be capable of delivering a water supply suitable for domestic purposes with a continuous flow rate of 0.25 litres per second from a single bore.

To comply with this condition, the developer shall demonstrate the suitability and reliability of water supply by the provision of a two (2) hour test pumping at an average rate of 0.25 litres per second, including the draw down results and the test results of a sample of water from each of the subject bores, that each bore will provide an adequate supply of potable water for domestic purposes, and further, that the results of the bore and water quality tests shall be certified by persons acceptable to Council as being competent in the respective fields of expertise. Each bore shall be installed and tested prior to the release of the plan of survey.

- 9.3 Notwithstanding condition 9.2 the developer may opt to provide the required proven supply of potable water through a suitable alternative method. Alternative methods will require specific approval and will need to be supported by evidence substantiating that the proposed supply is achievable and sustainable. The alternative method and supply shall be approved prior to the commencement of use.

SEWERAGE REQUIREMENTS

- 10.1 The approved development must be serviced by an on-site waste water treatment system in accordance with AS/NZS 1547 and the onsite sewerage code.
- 10.2 With respect to the on-site domestic waste water treatment system, a suitably qualified person must undertake studies for the intended use that has been deemed necessary to ensure compliance with AS/NZS 1547 and the onsite sewerage code. These studies must be submitted with the Operational Works application.
- 10.3 The construction of the on-site domestic waste water treatment system shall be in accordance with the Consulting Engineer's Report which is based on the intended use of the approved development.

OPERATIONAL WORKS

- 12.1 A development permit under the Integrated Planning Act must be obtained before any Operational Works are carried out. Plans and specifications for all Operational Works must be submitted with the application.
- 12.2 As part of such application, the applicant must submit:-
 - (a) detailed and complete engineering drawings and specifications of the proposed works prepared by a civil engineer, who is both registered under the Professional Engineer's Act 2002 and is a current Registered Professional Engineer of Queensland; and
 - (b) certificate from the engineer who prepared the drawings stating that the design and specifications have been prepared in accordance with these conditions, relevant Council Codes and Planning Scheme Policies and the relevant Australian Standard Codes of Practice.
 - (c) no work must be commenced prior to issue of a development permit for operational works.

EASEMENTS AND RESERVES

- 13.1 The applicant must at its cost grant and cause to be registered on the title documents all easements or reserves over all underground drains, constructed drainage works and improved drains which are placed under the control of Council.
- 13.2 The applicant must at its cost grant and cause to be registered on the title documents, all easements or reserves required by Council or other public utility entity for access to or for the provision of essential services.
- 13.3 The applicant must at its cost cause to be registered surrenders of any existing easements and/or leases where necessary in connection with the development.
- 13.4 The extent and location of easements, reserves and surrenders required in (13.1) to (13.3) will, as far as possible, be determined prior to issue of the development permit for operational works or upon completion of works if subsequently found necessary.

PUBLIC UTILITY SERVICES

- 14.1 If any existing public utility service including telephone, electricity, water, sewerage or gas needs to be altered or relocated to complete the subdivision the developer must bear the cost of alteration or relocation.

DEPARTMENT OF NATURAL RESOURCES AND WATER (CONCURRENCE AGENCY)

- 15.1 The developer must comply with the requirements of the Department of Natural Resources and Water (concurrence agency) outlined in their letter dated 05 December, 2006 attached as Schedule B to this approval.

DEFINITIONS

In these conditions:-

- A reference to an Act includes all statutory instruments and subordinate legislation made under that Act; and
- Terms used have the meaning contained in the Planning Scheme, the *Integrated Planning Act 1997* or the relevant legislation referred to in those conditions, as the case may be.

ADVICE (note these are not conditions)

- A development permit under the *Integrated Planning Act* must be obtained before any Operational Works are carried out. Plans and specifications for all Operational Works must be submitted with the application.
- This approval does not satisfy operational and safety requirements of other relevant legislation including, but not limited to the *Weapons Amendment Act 1994* and does not constitute approval to operate under those Acts. Relevant approvals under other legislation must be obtained prior to commencement of the use.

NOTE: Copies of Council's policies may be purchased from Council or viewed free of charge at its office.

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Queensland
Government

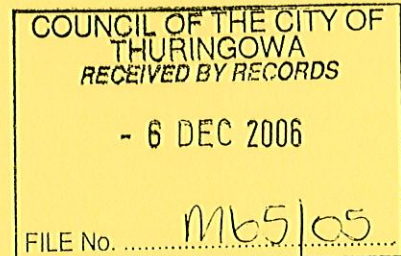
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Department of
Natural Resources and Water

Author : Brodie Akacich
File / Ref number : 2006/009933:198251
Recfind No: TNS/026396
Trackjob No: IC0906TSV0004
Unit : Vegetation Management Unit
Phone : 47997768

5 December 2006

Chief Executive Officer
Thuringowa City Council
P.O. Box 86
Thuringowa Central
QLD 4817



Attention: Jeff Smith

Dear Sir or Madam

Application to Material Change of Use on Lot/s 2 RP730808 - Thuringowa City Council – Referral Agency Response

The Department of Natural Resources, Mines and Water (acting as a Concurrence Agency), has completed the assessment of the above application against the purposes of the Vegetation Management Act 1999 in accordance with the Concurrence Agency Policy for MCU (Concurrence-Single Issue).

The Referral Agency Response, prepared pursuant to section 3.3.16(1) of the *Integrated Planning Act 1997*, is **enclosed**. I look forward to receiving a copy of the decision notice for the application in due course.

Should you have any questions about the above, please contact Brodie Akacich on telephone number 47997768, quoting the above reference number.

Yours sincerely

Julie Cathie 5/12/06

Julie Cathie
A/Senior Vegetation Management Officer

	MAYOR	CEO	DEMO	INT	PLN	ENV	CEO	TW	FIN	CCS	HR	RATE	PC	TBC	LIB	RW	MCG	PARKS	INSUR	LEGAL
ACTION																				
REPLY																				
INFO																				
ATTCH																				
COMMENT																				

NRMW Townsville
3rd Floor, State Govt Building
187-209 Stanley Street
PO Box 5318 Mc
Townsville
4810
Qld

Telephone (07)47997200

Facsimile (07)47997125

Website www.nrm.qld.gov.au

ABN 83 705 537 586

Referral Agency Response – Material Change of Use / Reconfiguring a Lot

s 3.3.16 Integrated Planning Act 1997

1. Application information

- 1.1. **Applicant's name:** Sporting Shooters Association of Australia (QLD) INC
- 1.2. **Property description:** 2 RP730808 - Thuringowa City Council
- 1.3. **Assessment Manager/Reference:** Jeff Smith/M65;2250;JVS;PTB
- 1.4. **Date application was referred to Department:** 06/09/06
- 1.5. **Departmental Reference:** eLVAS Case No: 2006/009933, File Ref. No: TNS/026396, Trackjob No: IC0906TSV0004
- 1.6. **Type/s of development sought by the application:**
 - Material Change of Use

2. Concurrence Agency response:

The Chief Executive of the Department of Natural Resources, Mines and Water directs that:

- the following conditions must be imposed on any approval given by the Assessment Manager:
 - Clearing other than for infrastructure associated with the MCU, is to occur only where exempt by Schedule 8 of the Integrated Planning Act 1997, in the absence of an approval.

3. Reasons:

A Statement of Reasons is attached at Schedule 1.

4. Additional comments or information:

Aboriginal Cultural Heritage

Under section 23 of the *Aboriginal Cultural Heritage Act 2003* a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage (the "cultural heritage duty of care"). Maximum penalties for breaching the duty of care are \$750,000 for a corporation and \$75,000 for an individual.

Applicants will comply with the duty of care in relation to Aboriginal cultural heritage if they are acting in compliance with cultural heritage duty of care guidelines gazetted under the *Aboriginal Cultural Heritage Act 2003*, available on the Department's website, or in accordance with an agreement with the Aboriginal party for the area or a cultural heritage management plan approved under part 7 of the *Aboriginal Cultural Heritage Act 2003*.

Applicants should also undertake a search of the Aboriginal Cultural Heritage Database and the Aboriginal Cultural Heritage Register, administered by the Cultural Heritage Coordination Unit, Department of Natural Resources, Mines and Water. Application forms to undertake a free search of the Cultural Heritage Register and the Database may be obtained by contacting the Cultural Heritage Coordination Unit on (07) 323 83838 or on the Department's website www.nrm.qld.gov.au/cultural_heritage.

5. Authorised Officer Signature:

Julie Cathie 5/12/06

**Julie Cathie
A/Senior Vegetation Management Officer
North Region**

5 December 2006

Att. Schedule 1 – Statement of Reasons

Schedule 1

Statement of Reasons Referral Agency Response Application for Material Change of Use / Reconfiguring a Lot Sporting Shooters Association of Australia (QLD) INC

The following Statement of Reasons is provided pursuant to s. 3.3.18(7) of the *Integrated Planning Act 1997*

Introduction

1. The Department of Natural Resources, Mines and Water (NRM&W) received an application from Sporting Shooters Association of Australia (QLD) INC on 06/09/06
2. The application is for [insert date received] MCU (Concurrence-Single Issue) on Lot 2 RP730808 - Thuringowa City Council.
3. An Assessment Report was sent to the Delegate of the Chief Executive, Rachael Whitla, on 06/09/06.
4. The Delegate determined the Referral Agency Response on 5 December 2006

Evidence

1. Application dated 06/09/06
 - a) Completed IDAS Form 1 Part "J".
 - b) Property Vegetation Management Plan.
2. *Integrated Planning Act 1997 & Integrated Planning Regulation 1998 (Schedule 2)*
3. *Vegetation Management Act 1999*
4. *Department of Natural Resources, Mines and Water Concurrence Agency Policy for Material Change of Use/Reconfiguring a Lot dated 27 June 2005*
5. *State Planning Policy (SPP) 1/03 – Mitigating the Adverse Impacts of Flood, Bushfire, and Landslide.*
6. Assessment Report dated 4 December 2006.
7. UDP Consulting Engineers Drawing SSA001/sk01 revision 1
8. Topographic Maps: 8159, 8259

Findings of fact

1. Proposal does not impact endangered or of concern regional ecosystems
2. Proposal does not impact on natural Wetlands, Lakes and Springs
3. Proposal does not cause land degradation in or along watercourses and protects adjacent habitat
4. Proposal will not cause soil erosion
5. Proposal will not cause salinity
6. Proposal will not disturb acid sulphate soils
7. Proposal maintains viable networks of wildlife habitat

Reasons

This application for a Material Change of Use on Lot 2 on Plan RP730808 meets all the performance requirements for the Department of Natural Resources, Mines & Water Concurrence Agency Policy for Material change of Use.

Julie Cathie 5/12/06

Julie Cathie
A/Senior Vegetation Management Officer

5 December 2006

2006/009933:198251

M65/05: 2250 ASF:jmt ID: 48513

01 February 2007

PLANNING SERVICES DEPARTMENT

Queensland Government
Department of Natural Resources & Water
P O Box 5318 MC
TOWNSVILLE QLD 4810

Dear Sir / Madam

NOTICE TO ALL REFERRAL AGENCIES DECISION CONCERNING A DEVELOPMENT APPLICATION

Application

Application Number:	M65/05: 2250
Type of Development:	Material Change of Use
Proposal:	Outdoor Entertainment – Shooting Complex
Real Property Description:	Lot 2 RP730808
Property Location:	Rifle Range Road, Hervey Range

Please find **enclosed** a copy of the Decision Notice issued concerning the above application.

Should you require anything further please contact Council's Planning Services Department on (07) 4773 8546.

Yours faithfully


GRAEME KENNA *AK 1/2/07*
MANAGER PLANNING SERVICES

"Winner - Queensland Customer Service Excellence Award 2006"

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DecNot.doc

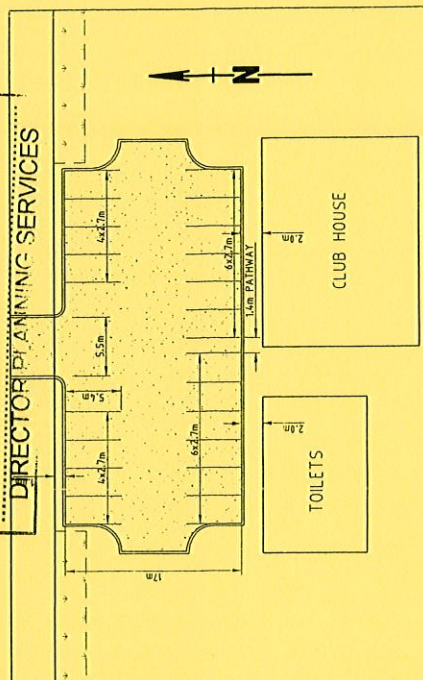
ATTACHMENT 1

LEGEND

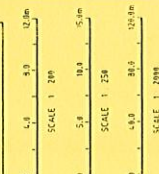
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- PROPOSED SHOTGUN RANGE
- PROPOSED FIRING LINE STRUCTURE
- PROPOSED SHORT RIFLE RANGE
- PROPOSED LONG RIFLE RANGE
- PROPOSED GRAVEL CARPARK

THURINGOWA CITY COUNCIL
PROPOSED VEGETATION BUFFER
APPROVED PLAN

DATE OF APPROVAL
31 JAN 2007



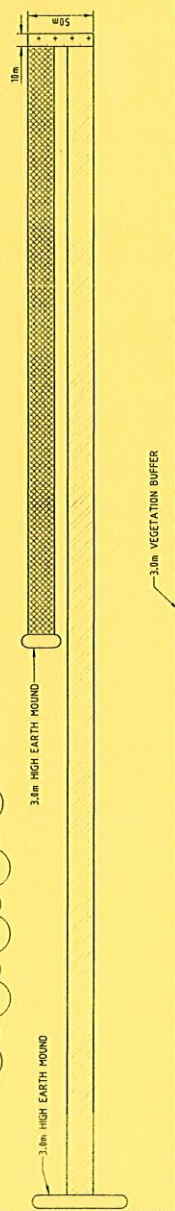
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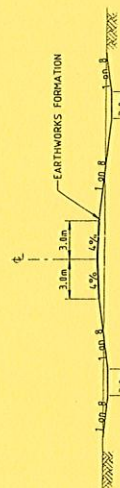
ACCESS ROAD



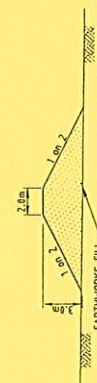
REFER INSET A



SITE PLAN
SCALE 1:2000



**TYPICAL SECTION
ACCESS ROAD**
SCALE 1:200



**TYPICAL SECTION
EARTH MOUND**
SCALE 1:200

EXISTING VEGETATION
TO REMAIN

RP DESCRIPTION
LOT 7 ON RP730808

SPORTING SHOOTERS ASSOCIATION OF AUSTRALIA (QLD) INC
NEW SHOOTING RANGE
HERVEY RANGE ROAD, THURINGOWA
SITE PLAN

UDP Consulting Engineers
Urban Development Design Infrastructure Project Management
Suite 3, 62 Walker St
TOWNSVILLE QLD 4810
Phone: (07) 4772 0656
Fax: (07) 4772 0556
Email: main@udpconsulting.com.au

DRAWN: [Signature]
CHECKED: [Signature]
PROJECT MANAGER: [Signature]
PROJECT DIRECTOR: [Signature]








This drawing is produced and remains the property of UDP Consulting Engineers. It is not to be used for any other purpose without the written agreement of UDP Consulting Engineers. UDP Consulting Engineers shall not accept any responsibility or liability to any third party as a result of the content contained on this drawing. The contractor must verify all dimensions on site before dimensions are used in practice. Its scaled dimensions. All scaled dimensions must be verified on site.

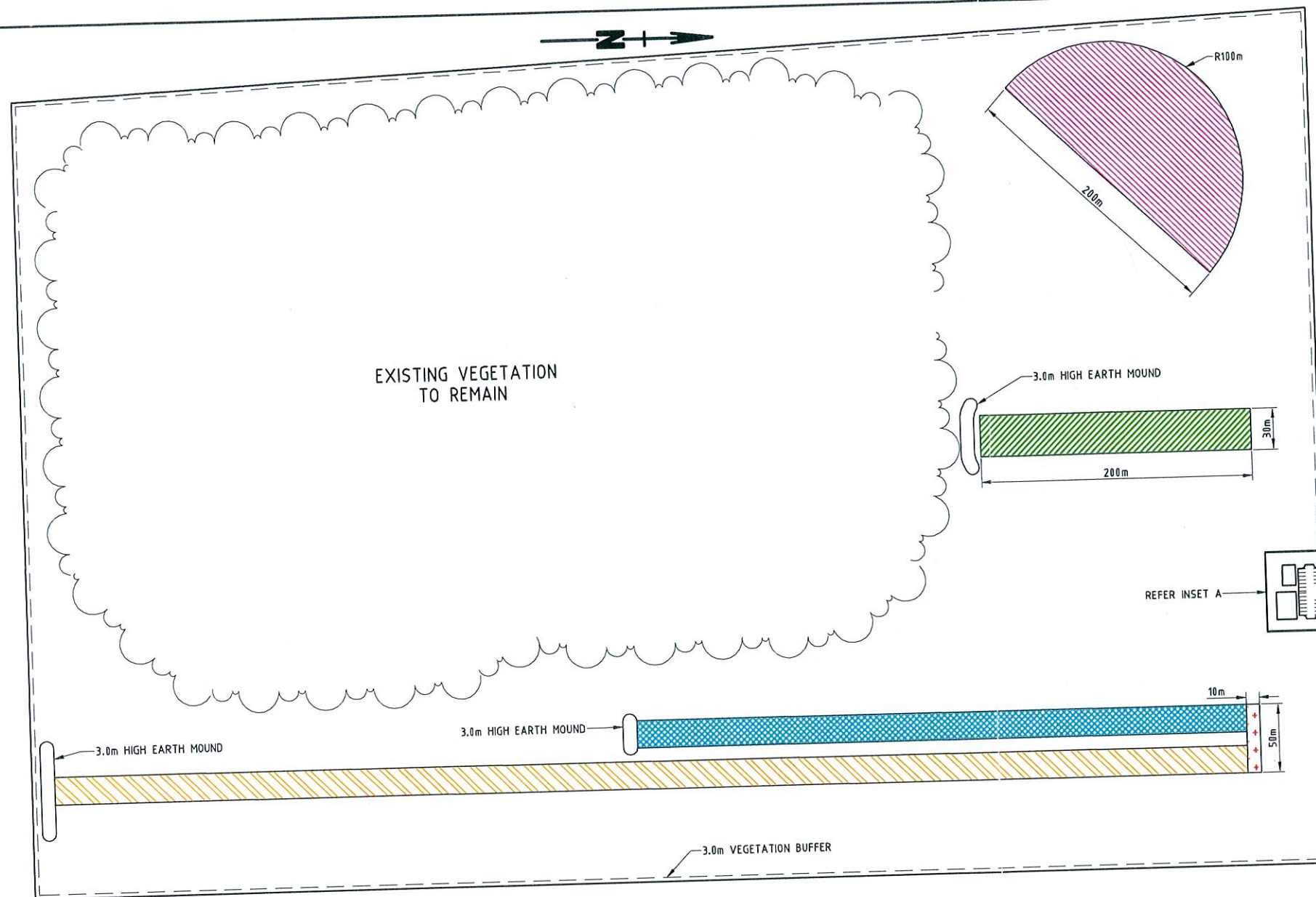
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1	18/03/06	PRELIMINARY SKETCH		

AS SHOWN
A1
SSA001/SK01
1

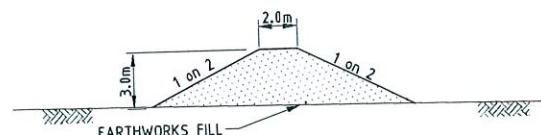
ATTACHMENT 1

LEGEND

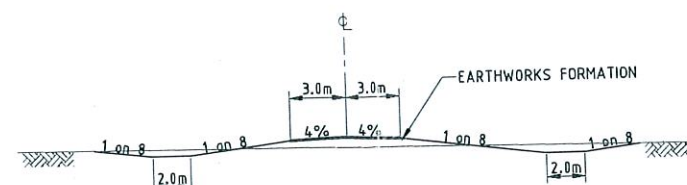
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-  PROPOSED SHOTGUN RANGE
-  PROPOSED FIRING LINE STRUCTURE
-  PROPOSED SHORT RIFLE RANGE
-  PROPOSED LONG RIFLE RANGE
-  PROPOSED GRAVEL CARPARK
-  PROPOSED VEGETATION BUFFER



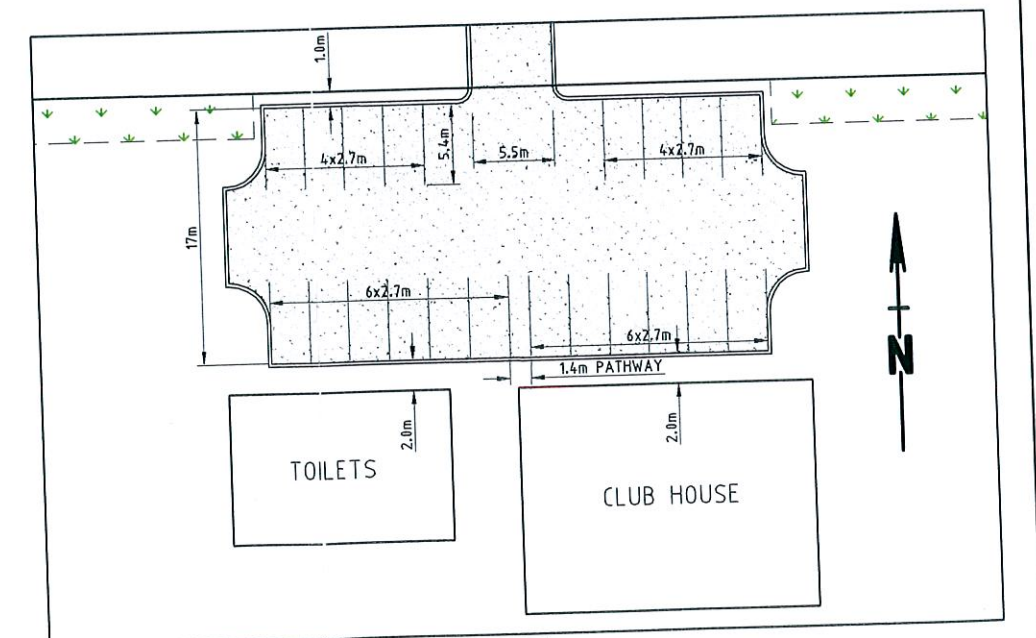
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SCALE 1:2000



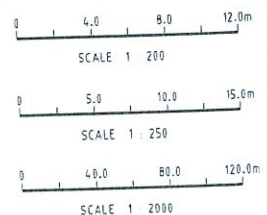
**TYPICAL SECTION
EARTH MOUND**
SCALE 1:200



**TYPICAL SECTION
ACCESS ROAD**
SCALE 1:200




INSET A
SCALE 1:250



RP DESCRIPTION
LOT 2 ON RP730808

NO.	DATE	DESCRIPTION	BY	CHKD.	APPD.
1	16/03/06	PRELIMINARY SKETCH			
2	13/06/2025	REVISIONS			

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DRAWN:	DATUM:
DESIGNED:	
CHECKED:	
PROJECT MANAGER:	PROJECT DIRECTOR: 
XREF: SSA001-XR	

UDP Consulting Engineers
Urban Development Design Infrastructure Project Management
Suite 3, 62 Walker St
TOWNSVILLE QLD 4810
PO BOX 1110
TOWNSVILLE QLD 4810
Phone: (07) 4772 0666
Fax: (07) 4772 0566
Email: main@udpconsulting.com.au

SPORTING SHOOTERS ASSOCIATION OF AUSTRALIA (QLD) INC

NEW SHOOTING RANGE
HERVEY RANGE ROAD, THURINGOWA
SITE PLAN

DRAWING SIZE: A1	SCALE: AS SHOWN	DRAWING NO: SSA001/SK01	REV: 1
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12 June 2025

Our Ref: 44027-001-01

Assessment Manager
Townsville City Council
PO Box 1268
TOWNSVILLE CITY QLD 4810

Attention: Development Assessment

Dear Sir/ Madam,

CHANGE APPLICATION (OTHER)

**Development Permit for Material Change of Use (Outdoor Sport and Recreation)
combined with Reconfiguring a Lot (Boundary Realignment - 2 Lots into 2 Lots)
102 Rifle Range Road, Hervey Range**

We act on behalf of the Applicant, Sporting Shooters Association of Australia (QLD) Inc, in relation to the abovementioned application.

Please find enclosed a Change Application (Other) seeking to amend a Development Permit for Material Change of Use (Outdoor Sport and Recreation – Shooting Complex) combined with Reconfiguring a Lot – Boundary Realignment (2 Lots into 2 Lots). The subject site is located at 102 Rifle Range Road, Hervey Range and on land more formally described as Lot 2 on RP730808 and Lot 355 on E1244.

In accordance with Townsville City Council's schedule of fees and charges 2024/2025, the development application fee is **\$7,367.00**. This comprises:

Reconfiguring a Lot		
2 Lots	Not exceeding five lots	\$2,502.00
Material Change of Use		
Outdoor Sport and Recreation	Not exceeding 2,000m ² of TUA (minimum fee)	\$3,753.00
Total		
Where an application triggers Impact Assessment		\$1,112.00
		\$7,367.00

This fee will be paid directly to Council by the Applicant upon receipt of Council's application tax invoice.

Thank you in advance and please do not hesitate in contacting the undersigned should you require further information.

Yours faithfully,

Anne Zareh+
Senior Town Planner
Brazier Motti Pty Ltd

Encl. Development Application