URBAN
PLANNING
NORTH



DEVELOPMENT APPLICATION FOR RECONFIGURING A LOT (3 LOTS INTO 9 LOTS AND ACCESS EASEMENTS) AND ESTABLISHMENT OF BUILDING ENVELOPES

Lots 145, 146 and 147 on SP281317
Palm Close, Hope Vale

September 2026

ACKNOWLEDGEMENT OF COUNTRY

UP North acknowledges Traditional Owners of Country throughout Australia and recognises their continuing connection to lands, water and communities. We pay our respects to Aboriginal and Torres Strait Islander cultures, and to Elders past, present and future.

COPYRIGHT AND NON-DISCLOSURE NOTICE

The contents and layout of this report are subject to copyright owned UP North save to the extent that copyright has been legally assigned by us to another party or is used by UP North under licence. To the extent that we own the copyright in this report, it may not be copied or used without our prior written agreement for any purpose other than the purpose indicated in this report.

THIRD PARTY DISCLAIMER

Any disclosure of this report to a third party is subject to this disclaimer. The report was prepared by Urban Planning North at the instruction of, and for use by, our client named on this Document Control Sheet. It does not in any way constitute advice to any third party who is able to access it by any means. UP North excludes to the fullest extent lawfully permitted all liability whatsoever for any loss or damage howsoever arising from reliance on the contents of this report.

Document Control Sheet	
File	Palm Close RAL – Hope Vale
Document	Development Application
Version	Draft v2.1
Date	22 September 2026
Client	Hope Vale Aboriginal Shire Council

CONTENTS

1. THE APPLICANT 6

2. PROPOSED DEVELOPMENT 6

2.1 The site and its surrounds 6

2.2 Nature of the proposal 6

3. PLANNING CONSIDERATIONS 9

3.1 Planning Act 2016 9

3.2 Planning Regulation 2017 9

3.3 State Planning Policy (SPP) 9

3.4 Cape York Regional Plan 2014 9

3.5 Hope Vale Aboriginal Shire Council Planning Scheme 10

3.6 Hope Vale Master Plan 2019 10

3.7 Assessment Considerations 10

3.8 Infrastructure 12

4. CONCLUSION 14

Attachments:

1. DA Form 1
2. Township zone code response
3. Plan of Development
4. Dwelling house plans

APPLICATION SUMMARY

Application details	
Proposal	Reconfiguring a Lot – three lots into nine lots, access easements and establishment of building envelopes
Approval sought	Development Permit
Applicant	Hope Vale Aboriginal Shire Council
Address	Palm Close, Hope Vale
Real Property Description	Lots 145, 146 and 147 on SP281317
Existing Use	Vacant
Lot size	Lot 145: 1,421m^2 Lot 146: 1,310m^2 Lot 147: 1,315m^2
Zone	Township zone
Overlays	Nil
Level of assessment	Code Assessment
Referral triggers	Nil
Assessment Manager	Hope Vale Aboriginal Shire Council

EXECUTIVE SUMMARY

This development application has been prepared on behalf of Hope Vale Aboriginal Shire Council seeking a Development Permit for Reconfiguring a Lot over Lots 145, 146 and 147 on SP281317 at Palm Close, Hope Vale. The proposal creates nine residential allotments and six access easements. It also establishes a building envelope for each proposed lot based on the setbacks nominated on the Plan of Development. The envelopes demonstrate that each lot can accommodate its intended dwelling and will guide the location of future building work.

The site is in the Township zone. No overlays affect the site and the application does not require referral to a referral agency. The Township zone code is the only applicable assessment benchmark.

The proposed residential lots do not meet the 800m² minimum stated in AO22.1 and none achieves the 1,000m² benchmark in AO23. The proposal nevertheless achieves the corresponding performance outcomes. The subdivision is a purpose-designed housing project, the concept plan demonstrates workable dwelling envelopes on each lot, and the variation in lot and dwelling sizes provides housing choice responsive to local household needs. The proposal also makes efficient use of serviced township land and supports the future residential needs of Hope Vale.

The assessment contained in this report and the accompanying code response demonstrates that the proposal achieves the purpose and relevant performance outcomes of the Township zone code. Approval is therefore sought subject to reasonable and relevant conditions.

1. THE APPLICANT

Hope Vale Aboriginal Shire Council is the applicant. The proposal forms part of Council's delivery of additional housing within Hope Vale and responds directly to the community's need for a range of appropriately sized housing.

2. PROPOSED DEVELOPMENT

2.1 The site and its surrounds

The subject site comprises Lots 145, 146 and 147 on SP281317 at Palm Close, Hope Vale. The land is within the established Hope Vale township. Existing residential allotments adjoin the site to the north and east, Hope Vale Cemetery is located to the south, and land to the west accommodates the future connection toward Alec Cameron Drive.



Figure 1: Site location (Source: Queensland Globe, September 2026)

2.2 Nature of the proposal

The application seeks a Development Permit for Reconfiguring a Lot to create nine residential lots from the three existing lots, with the construction of a new road, easements A to F and building envelopes for each proposed lot.

The proposed building envelopes are defined by the setbacks shown on the Plan of Development. The envelopes establish the area within which future dwellings and associated building work may be located. They have been designed having regard to the dimensions of each lot, access arrangements, adjoining development and the intended two-bedroom and three-bedroom dwellings.

Approval of the building envelopes will provide certainty that each proposed lot can accommodate its intended residential use notwithstanding the proposed lot sizes. Future development will be contained within the approved building envelopes and remain subject to applicable building approval requirements.

Table 1: Proposed Lot Areas and Access Arrangements

Proposed lot	Area	Access Arrangement
Lot 1	528.22m²	Easements B and C
Lot 2	494.01m²	Easement C
Lot 3	472.37m²	Road frontage
Lot 4	339.18m²	Easements A, B and C
Lot 5	334.31m²	Easements B and C
Lot 6	334.35m²	Easement C
Lot 7	522.15m²	Easement E and F
Lot 8	516.46m²	Easement F
Lot 9	513.66m²	Road frontage

Table 2: Proposed Easements

Proposed Easement	Width (m)	Length (m)	Easement Purpose	Benefited Lots
Easement A	9.5m	13.61m	Access and services	Proposed Lots 2 – 6
Easement B	9.5m	13.37m	Access and services	Proposed Lots 1 and 3 – 6
Easement C	9.5m	13.37m	Access and services	Proposed Lots 1, 2, 4, 5 and 6
Easement D	8m	13.52m	Access and services	Proposed Lots 8 and 9
Easement E	8m	13.37m	Access and services	Proposed Lots 7 and 9
Easement F	8m	13.37	Access and services	Proposed Lots 7 and 8

Table 3: Proposed building setbacks

Lot	North	East	South	West
Lot 1	1.69m	11.5m	1.275m	6.848m
Lot 2	1.275m	11.5m	1.387m	5.239m
Lot 3	1.275m	11.5m	1.389m	5.616m
Lot 4	1.606m	3.44m	1.275m	2m
Lot 5	1.275m	3.44m	1.387m	2m
Lot 6	1.275m	3.44m	1.389m	2m
Lot 7	1.467m	8.09m	1.275m	10m
Lot 8	1.275m	7.878m	1.437m	10m
Lot 9	1.275m	7.664m	1.439m	10m

The dwelling layouts shown on the subdivision master plan demonstrate the intended residential outcome and the ability of the proposed lots to accommodate the planned housing. The plan identifies two-bedroom dwellings on Lots 1 to 6 and three-bedroom dwellings on Lots 7 to 9. Plans of the proposed dwellings are provided as Attachment 4.

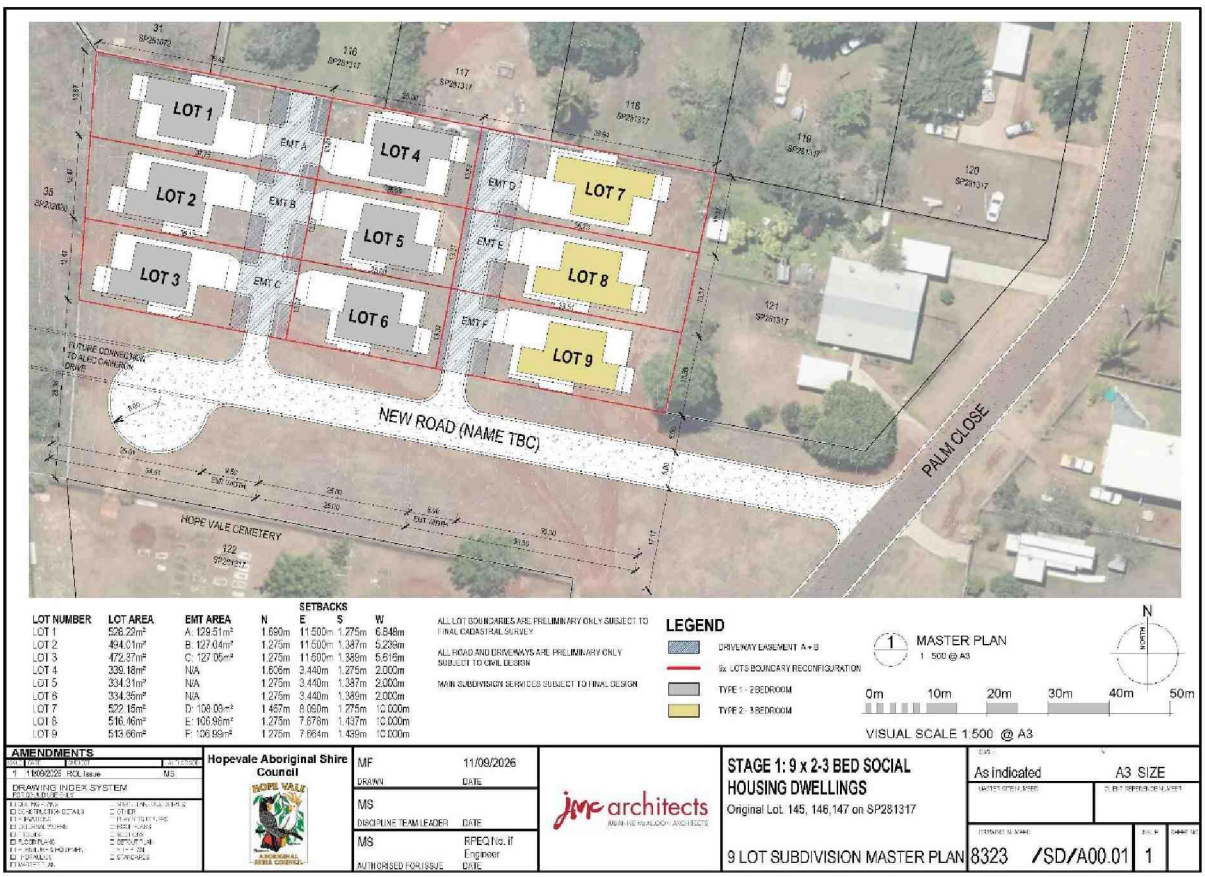


Figure 2: Plan of development (Source: JMC Architects, September 2026)

3. PLANNING CONSIDERATIONS

3.1 Planning Act 2016

The *Planning Act 2016* establishes the framework for development assessment in Queensland. This application is made in accordance with section 51 of the Act and seeks a Development Permit for Reconfiguring a Lot.

3.2 Planning Regulation 2017

The proposal has been reviewed against the referral provisions of the *Planning Regulation 2017*. No referral agency triggers apply to the application.

3.3 State Planning Policy (SPP)

In accordance with section 2.1 of the Hope Vale Aboriginal Shire Council Planning Scheme, the Minister has identified that all relevant aspects of the State Planning Policy have been appropriately integrated into the planning scheme.

Accordingly, separate assessment of the proposal against the State Planning Policy is not required. Relevant State interests are addressed through assessment against the applicable provisions of the planning scheme.

3.4 Cape York Regional Plan 2014

The Cape York Regional Plan 2014 acknowledges the importance of valuing, protecting and promoting Aboriginal and Torres Strait Islander knowledge, culture and traditions. It also seeks to support:

- settlements that can accommodate growth and provide housing that meets community needs;
- vibrant and liveable communities connected to services and facilities; and
- economic opportunities and growth arising from mining and the expansion of plantation and agricultural activities.

The proposal is consistent with these regional outcomes. It will provide additional housing within the established Hope Vale township, including a mix of two and three-bedroom dwellings suited to different household needs. Its location near existing services and infrastructure supports a connected and liveable community and will help Hope Vale accommodate future population and economic growth.

3.5 Hope Vale Aboriginal Shire Council Planning Scheme

The site is in the Township zone. The application is subject to code assessment and the Township zone code is the only applicable assessment benchmark. No overlays affect the site.

3.6 Hope Vale Master Plan 2019

The site is not located within an identified precinct under the Hope Vale Master Plan 2019. Accordingly, the Master Plan does not establish any site-specific land-use or development outcomes.

The proposal nevertheless supports the broader objectives of the Master Plan by providing additional housing within the established Hope Vale township and making efficient use of land with access to existing urban infrastructure and services.

3.7 Assessment Considerations

The detailed assessment provided as Attachment 2 demonstrates that the proposal achieves the assessment criteria contained in the Township zone code.

The purpose of the Township zone code is to provide for a well-serviced township that can thrive economically, culturally, socially and environmentally. The code supports a range of housing types that provide housing choice and meet the needs of the local community throughout different stages of life. It also requires development to respond to the character and environment of Hope Vale, be appropriately coordinated with infrastructure and services, and provide an ongoing benefit to the community.

The proposal is consistent with these outcomes. It will facilitate nine additional dwellings within the established Hope Vale township, comprising a mix of two-bedroom and three-bedroom housing suited to different household and family compositions. The development will contribute to the supply of housing, support the future growth of Hope Vale and make efficient use of land close to existing infrastructure and services.

The proposed lots range in area from approximately 334m^2 to 528m^2 and do not comply with the 800m^2 minimum lot area sought by Acceptable Outcome AO22.1. None of the proposed lots achieves the 1,000m^2 area sought by Acceptable Outcome AO23. These acceptable outcomes provide one means of achieving the relevant performance outcomes but are not mandatory standards where the performance outcomes can otherwise be demonstrated.

The proposal achieves Performance Outcome PO22 because the lots have been purpose-designed for their intended residential use. The Plan of Development establishes the proposed building siting and setbacks for each lot and demonstrates that each lot can accommodate its intended dwelling, vehicle access, parking and associated residential activities. The proposed lots have practical dimensions and are supported by an orderly combination of direct road frontage and access easements.

The proposal also achieves Performance Outcome PO23 by providing a range of lot and dwelling sizes. The development includes six lots intended for two-bedroom dwellings and three lots intended for three-bedroom dwellings. This provides housing choice responsive to different household sizes while making efficient use of serviced township land. Requiring one or more lots to achieve an area of 1,000m^2 would not materially improve housing choice and would reduce the number of dwellings that could be delivered as part of the project.

The proposed road and access arrangements provide safe and practical access to each lot. Lots 3 and 9 will have direct access to the new road, while the remaining lots will be accessed through easements A to F. The detailed design of the road, access crossovers, driveways, stormwater drainage and service infrastructure will be addressed through the subsequent operational works approval process.

Each proposed lot is intended to be connected to reticulated water supply and sewerage, electricity and telecommunications infrastructure. The detailed design will confirm network capacity, connection points and the internal reticulation required to service the development. Infrastructure will be coordinated with the access easements and proposed building siting shown on the Plan of Development.

The subdivision will not restrict community access to open space, waterways, natural resources or culturally important places. No overlays affect the site, and the proposal does not introduce an incompatible use or adversely affect the established residential character and amenity of the surrounding area.

Accordingly, notwithstanding the departures from Acceptable Outcomes AO22.1 and AO23, the proposal achieves the purpose and relevant performance outcomes of the Township zone code. It represents an efficient and coordinated residential development that responds to the future housing needs, growth and liveability of Hope Vale.

3.8 Infrastructure

The proposed subdivision will be provided with the infrastructure necessary to service the nine residential lots. The subdivision master plan identifies the proposed road and access arrangements, while the detailed design of the road, driveways, stormwater drainage and services will be undertaken as part of the subsequent operational works approval process.

Water supply and sewerage infrastructure

Each proposed lot will be connected to Council's reticulated water supply and sewerage networks. Existing infrastructure is located to the north of the site. The suitability and capacity of the existing networks, connection points and internal reticulation will be confirmed through detailed civil design.

All water supply and sewerage infrastructure will be designed and constructed in accordance with Council's requirements and the applicable provisions of the FNQROC Development Manual.

Stormwater drainage

Stormwater drainage will be addressed through the detailed civil design of the subdivision.

The drainage design will provide for the lawful collection and discharge of stormwater from the road, access easements and residential lots. It will be designed to avoid an actionable nuisance or adverse concentration of stormwater onto adjoining properties.

Appropriate erosion and sediment control measures will be implemented during the construction phase.

Electricity and telecommunications

Electricity and telecommunications infrastructure will be provided to each proposed lot.

The location and design of this infrastructure will be coordinated with the proposed road, access easements, building envelopes and other services. Infrastructure will be provided in accordance with the requirements of the relevant service authorities.

Traffic, access and transport

Vehicle access to the lots will be provided by the construction of a road within the existing road corridor that connects to Palm Close. The road layout also provides for a potential future connection to Alec Cameron Drive.

Access to proposed Lots 3 and 9 will be directly from the new road with all other lots accessed through access easements A to F, as shown on the Plan of Development.

The proposed road, access easements and individual driveway connections remain subject to detailed civil design. The detailed design will address road geometry, pavement construction, vehicle manoeuvring, stormwater drainage and the safe and efficient operation of each access.

Waste collection

The road and access arrangements will allow for waste collection along the road frontage.

4. CONCLUSION

The application seeks approval to reconfigure Lots 145, 146 and 147 on SP281317 into nine residential lots with a constructed road and access easements. The proposal will facilitate nine new dwellings and provide a range of dwelling sizes within the established Hope Vale township.

The proposal achieves the purpose and relevant performance outcomes of the Township zone code. No overlays affect the site and no referral agencies are triggered. It is requested that Hope Vale Aboriginal Shire Council approve the application subject to reasonable and relevant conditions.

Attachment 1

DA Form 1

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)*	Hope Vale Aboriginal Shire Council
Contact name *(only applicable for companies)*	C/- UP North Group, Peter Boyd
Postal address *(P.O. Box or street address)*	51 Sheridan Street
Suburb	Cairns City
State	QLD
Postcode	4870
Country	
Contact number	0402 809 203
Email address *(non-mandatory)*	peter@upnorthgroup.com.au
Mobile number *(non-mandatory)*	
Fax number *(non-mandatory)*	
Applicant's reference number(s) *(if applicable)*	26 HVASC RAL

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
			Palm Close	Hope Vale
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4895	145	SP281317	Hope Vale Aboriginal Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
			Palm Close	Hope Vale
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4895	146	SP281317	Hope Vale Aboriginal Shire Council
c)	Unit No.	Street No.	Street Name and Type	Suburb
			Palm Close	Hope Vale
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4895	147	SP281317	Hope Vale Aboriginal Shire 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)*
		☐ WGS84 ☐ GDA94 ☐ Other:	

☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

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

☒ Not required

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

☐ In a tidal area

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

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

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

5) Are there any existing easements over the premises?

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

☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application

☒ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

Reconfiguration of 3 lots into 9 lots and 6 access easements

e) Relevant plans

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

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

6.2) Provide details about the second development aspect

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

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

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

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

c) What is the level of assessment?

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

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

e) Relevant plans

***Note**: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.*

☐ Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development
☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
☒ Not required
6.4) Is the application for State facilitated development?
☐ Yes - Has a notice of declaration been given by the Minister?
☒ No

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	☐ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☒ Yes – complete division 2
Operational work	☐ Yes – complete division 3
Building work	☐ Yes – complete *DA Form 2 – Building work details*

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition *(include each definition in a new row)*	Number of dwelling units *(if applicable)*	Gross floor area (m^2) *(if applicable)*

8.2) Does the proposed use involve the use of existing buildings on the premises?
☐ Yes
☐ No

8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?	
☐ Yes – provide details below or include details in a schedule to this development application	
☐ No	
Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

Division 2 – Reconfiguring a lot

***Note**: This division is only required to be completed if any part of the development application involves reconfiguring a lot.*

9.1) What is the total number of existing lots making up the premises?	
three	
9.2) What is the nature of the lot reconfiguration? *(tick all applicable boxes)*	
☒ Subdivision *(complete 10)*	☐ Dividing land into parts by agreement *(complete 11)*
☐ Boundary realignment *(complete 12)*	☒ Creating or changing an easement giving access to a lot from a constructed road *(complete 13)*

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created	9			

10.2) Will the subdivision be staged?	
☐ Yes – provide additional details below ☒ No	
How many stages will the works include?	
What stage(s) will this development application apply to?	

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

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m^2)	Lot on plan description	Area (m^2)
12.2) What is the reason for the boundary realignment?			

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

Division 3 – Operational work

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

14.1) What is the nature of the operational work?		
☐ Road work	☐ Stormwater	☐ Water infrastructure
☐ Drainage work	☐ Earthworks	☐ Sewage infrastructure
☐ Landscaping	☐ Signage	☐ Clearing vegetation
☐ Other – please specify:		

14.2) Is the operational work necessary to facilitate the creation of new lots? *(e.g. subdivision)*	
☐ Yes – specify number of new lots:	
☐ No	

14.3) What is the monetary value of the proposed operational work? *(include GST, materials and labour)*

$

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

Hope Vale Aboriginal Shire Council

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

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

PART 5 – REFERRAL DETAILS

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

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

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

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

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

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

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

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

☐ Infrastructure-related referrals – Oil and gas infrastructure

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

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

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

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

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

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

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

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

Referral requirement	Referral agency	Date of referral response

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

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

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

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

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

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

Further advice about information requests is contained in the DA Forms Guide.

PART 7 – FURTHER DETAILS

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

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

☒ No

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

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

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

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

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

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

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

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

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

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

☒ No

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

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

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

Hazardous chemical facilities

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

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

☒ No

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

Clearing native vegetation

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

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

☒ No

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

Environmental offsets

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

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

☒ No

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

Koala habitat in SEQ Region

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

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

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

☒ No

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

Water resources

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

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

☒ No

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

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

- *Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1*
- *Taking or interfering with water in a watercourse, lake or spring: complete DA Form1 Template 2*
- *Taking overland flow water: complete DA Form 1 Template 3.*

Waterway barrier works

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

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

☒ No

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

Marine activities

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

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

☒ No

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

Quarry materials from a watercourse or lake

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

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

☒ No

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

Quarry materials from land under tidal waters

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

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

☒ No

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

Referable dams

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

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

☒ No

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

Tidal work or development within a coastal management district

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

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

☒ No

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

Queensland and local heritage places

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

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

☒ No

***Note**: See guidance materials at www.desi.qld.gov.au for information requirements regarding development of Queensland heritage places.*

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

Name of the heritage place:		Place ID:	

Decision under section 62 of the *Transport Infrastructure Act 1994*

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

☐ Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)

☒ No

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

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

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

☒ No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

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

25) Applicant declaration
☒ By making this development application, I declare that all information in this development application is true and correct ☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001* ***Note**: It is unlawful to intentionally provide false or misleading information.*
Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website. Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where: • such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or • required by other legislation (including the *Right to Information Act 2009*); or • otherwise required by law. This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002.*

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: | Reference number(s):

Notification of engagement of alternative assessment manager	
Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment *Note: For completion by assessment manager if applicable*			
Description of the work			
QLeave project number			
Amount paid ($)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

Schedule of easements

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? *(attach schedule if there are more than two easements)*				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? *(e.g. pedestrian access)*	Identify the land/lot(s) benefitted by the easement
Proposed EMT A	9.5m	13.61m	Access and services	Proposed Lots 2 – 6
Proposed EMT B	9.5m	13.37m	Access and services	Proposed Lots 1 and 3 – 6
Proposed EMT C	9.5m	13.37m	Access and services	Proposed Lots 1, 2, 4, 5 and 6
Proposed EMT D	8m	13.52m	Access and services	Proposed Lots 8 and 9
Proposed EMT E	8m	13.37m	Access and services	Proposed Lots 7 and 9
Proposed EMT F	8m	13.37	Access and services	Proposed Lots 7 and 8

Attachment 2

Township zone code response

6.1 Zone codes

6.1.1 Township zone code

6.1.1.1 Application

This code applies to assessing all development in the Township zone.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

6.1.1.2 Purpose

(1) The purpose of the township zone code is to provide for small to medium size urban settlements located within a rural or coastal area.

Development provides for a mix of uses including residential, retail, business, education, industrial, community purpose, recreation and open space that support the needs of the local community.

Tourist facilities such as tourist attractions and short-term accommodation, of the area may be appropriate.

(2) The local government purpose of the township zone code is to provide for a, well-serviced township that has opportunity to thrive economically, culturally, socially and environmentally.

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

(a) Hope Vale Township is a growing, well-serviced community that makes the most of its assets, providing a safe and enjoyable place to live, work and visit as the sole urban settlement in Hope Vale Shire.

(b) Within Hope Vale Township, land is provided for:

(i) commercial and industrial uses such as shops, offices, markets, food and drink outlets, short-term accommodation, warehouses, service industries and low-impact industries that are consistent with the township character and needs of the community;

(ii) community uses such as the Hope Vale Arts and Cultural Centre, educational establishments, child care centres, community care centres, health care services, and places of worship, which are consistent with the needs of the local community;

(iii) recreational uses such as parks, indoor and outdoor sport and recreation; and

(iv) a range of housing types, such as dwelling houses, dual occupancies, multiple dwellings, dwelling units, community residences and hostels, providing housing choice and meeting the needs of the local community throughout various stages of their life.

(c) Industrial land uses (particularly medium impact, high impact and special industry) are located and managed to protect the health, wellbeing, amenity and safety of communities and individuals. Hazardous materials are to be located outside flood prone lands and

the impacts of air, noise and odour emissions is to be addressed with sensitive land uses planned, located and developed in a way that is responsive to already approved industrial land uses.

(d) Development is responsive to the needs of the community, environment, and character of the area through:

(i) delivering ongoing benefits to the community;

(ii) maintaining access to the natural environment, culturally important places, and resources for the local community;

(iii) being designed and constructed in response to the Cape York tropical wet and dry climate;

(iv) being concentrated in areas that are provided with appropriate infrastructure and services;

(v) appropriately coordinating and sequencing infrastructure and development;

(vi) planning for improved energy efficiency, water conservation, and waste recovery;

(vii) protecting and enhancing the unique local character of Hope Vale;

(viii) avoiding areas of known natural hazards, except where the development proposal is a development commitment or there is an overriding need for the development in the public interest and no other site is suitable and reasonably available for the proposal;

(ix) ensure all new development manages the safety of people from climate change;

(x) maintaining or improving the quality of water entering the Great Barrier Reef.

(e) Hope Valley Estate caters for the future land use needs of the community.

(f) The existing Council administration building is retained and upgraded for future business, retail and commercial uses.

(g) Reconfiguring a lot is designed to cater for the intended end use and provide sufficient:
(i) road frontage for safe, convenient vehicle and pedestrian access;
(ii) area and proportions for activities and works associated with the proposed use;
(iii) access to open space, waterways and resources, including culturally important places; and
(iv) ranges of lot size to meet the lifestyle and family composition needs of the community.

6.1.1.3 Specific benchmarks for assessment

Table 6.2.1.3 —Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes		Acceptable outcomes		Applicant Comment
Natural and cultural values				
PO1	Development is located and designed to retain: (a) natural landforms; (b) natural drainage patterns; (c) mature trees; and (d) any significant landmarks.	AO1	Development is not undertaken on land with known cultural values (including physical artefacts, historical significance and built heritage).	Complies. The site is not known to contain cultural values.
PO2	Development maintains or improves the quality of water entering the Great Barrier Reef.	AO2	No acceptable outcome is prescribed.	Complies. The development will maintain the quality of water entering the Great Barrier Reef.
Character and amenity				
PO3	Development is of a style and scale that is compatible with the surrounding area.	AO3	The maximum height of a: (a) residential building is 8.5m. (b) commercial or community purpose building is 10.5m or 3 storeys, whichever is the greatest. (c) industrial building is 12m.	Complies. The development will provide for the future construction of dwelling houses that will have a height of less than 8.5m.
PO4	Residential development creates a consistent streetscape pattern that: (a) provides access, (b) privacy,	AO4	Residential building setbacks from any road frontage area: (a) A minimum of 6 metres to the primary road frontage; or (b) A minimum of 3 metres to a secondary	Complies with Performance Outcome PO4. The development seeks to establish building envelopes that have a reduced boundary setback to Palm Close. The design process for the lot layout has been informed by detailed plans for the proposed dwelling houses. The development provides lots that

Performance outcomes		Acceptable outcomes		Applicant Comment
	(c) sense of safety and (d) room for landscaping between the road frontage and the development.		road frontage; and (c) Complies with building provisions for side and rear boundary setbacks.	have suitable access whilst providing privacy and security for residents, whilst maintaining areas for landscaping on each lot.
PO5	Residential development allows for: (a) a range of housing options, including dual occupancy and multiple dwellings; and (b) flexibility and adaptability for changing household sizes and structures.	AO5	No acceptable outcome prescribed.	Complies. The development facilitates a mix of two-bedroom and three-bedroom dwellings, providing choice for different household sizes and needs.
PO6	Development is designed, constructed and operated to meet the needs of the intended users and in response to the Cape York tropical wet and dry climate.	AO6	No acceptable outcome prescribed.	Complies. The subdivision has been purpose-designed with layouts allow dwellings, access and outdoor areas to be refined through detailed design in response to climate, drainage and resident needs.
PO7	Non-residential uses are located, designed and constructed to minimise nuisance such as light, noise, dust, odour, traffic, and other existing physical aspects in the surrounding area.	AO7	No acceptable outcome prescribed	Not applicable. The proposal is a residential subdivision.
PO8	Non-residential uses such as shops, offices, markets, food and drink outlets, short-term accommodation, warehouses, service industries and low impact industries are consistent with the	AO8	No acceptable outcome prescribed.	Not applicable. The proposal is a residential subdivision.

Performance outcomes		Acceptable outcomes		Applicant Comment
	township's character and the needs of the community.			
PO9	Development for community uses such as the Hope Vale Arts and Cultural Centre, educational establishments, child care centres, community care centres, health care services and places of worship are provided where consistent with the needs of the local community.	AO9	No acceptable outcome prescribed.	Not applicable. The proposal is a residential subdivision.
PO10	Development is located and designed to: (a) provide a safe environment for people using the property and those in neighbouring areas. (b) minimise the adverse impacts on privacy on neighbouring properties and uses; and (c) provide a clear definition of boundaries between public and private space.	AO10.1	Buildings address the road: (a) with the main entrance facing the road; or (b) for residential uses, a front door or living room windows facing the road.	Complies with Performance Outcome PO10. The application is for reconfiguring a lot only. The master plan establishes lot access arrangements with the detailed house plans providing legibility for pedestrian access.
		AO10.2	Windows to habitable rooms less than 5m away from windows to habitable rooms in another residential building are screened to retain privacy. Note – habitable rooms include lounge, rumpus, bedrooms.	
		AO10.3	(1) Site boundaries are defined by: (a) landscaping; or (b) fencing, not more than 1.4 m high, between the building and the road for the primary street frontage and 1.8m for the secondary street frontage in the case of a corner site. (2) Side and rear fencing is no greater than	Complies. Boundary fencing will not exceed 1.8m in height.

Performance outcomes		Acceptable outcomes		Applicant Comment
			1.8 metres high.	
PO11	Development is located and designed to provide enough room for the proposed use, including: (a) onsite car parking plus (b) visitor parking; (c) vehicle access and on-site manoeuvring; (d) residential development - clothes drying, private open space and communal open space areas; (e) non-residential development: loading/unloading access and manoeuvring.	AO11.1	For residential developments onsite car parking is provided at the rate of: (a) one space per dwelling on site and one visitor space per dwelling.	Complies. At least one space is provided per dwelling.
		AO11.2	For commercial and community purpose developments onsite car parking is provided at the rate of: (a) 1 space per tenancy plus (b) 1 visitor space per 2 tenancies; plus space onsite for vehicle access, on-site manoeuvring, loading and unloading.	Not applicable. The proposal is a residential subdivision.
O12	Development for Industrial activities is appropriately designed and located in relation to adjoining and adjacent development.	AO12	(a) Boundary setbacks: (i) 6 metres (minimum) from the frontage of the site; and (ii) May be built to side and rear boundaries where building provisions are satisfied; or (iii) 2.5 metres (minimum) from the side and rear boundaries. (b) Site coverage is not greater than 70%; and (c) Car parking is provided at a rate of 1	Not applicable. The proposal is not for industry activities.

Performance outcomes		Acceptable outcomes		Applicant Comment
			space per 100m^2 (minimum); and (d) loading/unloading access and manoeuvring area is provided so that large delivery trucks can enter and leave the site in a forward direction; and (e) 2.5m wide (minimum) landscaping is provided along the road frontage, clear of car parking and refuse disposal areas.	
PO13	Development of industry activities is appropriately buffered from residential uses and community activities and natural hazards areas such as medium bushfire areas and flood prone areas.	AO13	Development for: (a) medium impact industry does not occur within 250m of residential uses and community activities; (b) high impact industry does not occur within 500m of residential uses and community activities; and (c) noxious and hazardous industry does not occur within 1,500m of residential uses and community activities. (d) industrial activity is not located within 10m of a medium bushfire hazard area, as shown on Map OM-001; industrial activity is not located within 20m of a flood prone area; as shown on Map OM-008.industrial activity is not located within 20m of a flood prone area; as shown on Map OM-008.	Not applicable. The proposal is not for industry activities.
PO14	Industrial land uses (particularly medium impact, high impact and noxious and hazardous industry) are located and managed to protect the health, wellbeing,	AO14	No acceptable outcome prescribed	Not applicable. The proposal is not for industry activities.

Performance outcomes		Acceptable outcomes		Applicant Comment
	amenity and safety of communities and individuals. Hazardous materials are to be located outside flood prone lands and the impacts of air, noise and odour emissions is to be addressed with sensitive land uses planned, located and developed in a way that is responsive to already approved industrial land uses.			
PO15	Child care centres are located to satisfy community expectations and be accessible to the community without adversely affecting the amenity of residential uses.	AO15	Development on site: (a) has a minimum area of: i. 1000m^2 where no more than 25 children are to be accommodated; or ii. 1500m^2 where more than 25 children are to be accommodated; or iii. 2000m^2 where more than 50 children are to be accommodated, and. (b) is located 6 metres from the front boundary of the site; and (c) is 3 metres from any secondary street boundary; and (d) provides all outdoor play areas with a minimum setback of 2 metres from all common boundaries with adjoining premises; and (e) provides that setback areas are	Not applicable. The proposal is not for a Child care centre.

Performance outcomes		Acceptable outcomes		Applicant Comment
			landscaped (f) includes the following equipment in all active spaces: (i) art features (ii) play equipment; (iii) seating; (iv) water taps/bubblers.	
PO16	Home based businesses are ancillary to the primary purpose of a residential dwelling. The business is operated so that it doesn't cause nuisance, disturbance or hazard to neighbours or other persons not associated with the activity.	AO16	The home based business: (a) is located within an existing dwelling or outbuilding; (b) does not exceed 50m^2 gross floor area; (c) stores goods and materials safely and securely on site and which not visual from any street frontage; (d) does not generate more than a total of 10 visits to the site per day by visitors, clients and/or deliveries; (e) includes a sign (not illuminated) no greater than 2m^2, displayed upon the building or on the front fence; (f) does not required external building works; and (g) does not involve the service, storage or repair of vehicles commercially on site.	Not applicable. The proposal is not for a Home based business.
PO17	Non-residential uses promote walking and cycling.	AO17	Developments provide end-of trip bicycle facilities that owners can secure their bicycles	Not applicable. The proposal is not for a non-residential use.

Performance outcomes		Acceptable outcomes		Applicant Comment
			to, located out of direct view of the public.	
Hazards				
PO18	Wildlife, particularly flying vertebrates, such as birds and bats, are not attracted into operational airspace of the township airstrip in significant numbers.	AO18	Development for the following activities is mitigated to avoid impacts on the existing and potential future use of the airstrip: (a) Water disposal sites for decomposable matter; (b) Commercial fishing processing; (c) Fruit farming/food processing plant	Not applicable. The proposal is not for the identified land uses.
PO19	External lighting does not cause significant interference by: (a) distracting or temporarily interfering with a pilot's vision; or (b) confusing a pilot become of similarities to approach or runway lighting.	AO19	Development does not involve lighting that: (a) shines light above the horizontal; or (b) is coloured or flashing; or (c) comprises sodium lighting or flare plumes; and (d) is arranged in straight parallel lines 500 metres to 1000 metres long.	Not applicable. The proposal does not involve lighting that could cause glare or confusion for aircraft.
Infrastructure and servicing				
PO20	Development is provided with infrastructure appropriate to the use and the area in terms of: (a) Reticulated water supply; (b) Electricity; (c) Telecommunications;	AO20.1	Development is to be provided with access and/or connection to: (a) reticulated water supply and sewerage in accordance with the Council's development standard. (b) electricity to the standard of infrastructure nominated by the relevant electricity supply authority;	Complies. The site is within the established township and the proposed lots will be serviced by reticulated water and sewerage, electricity, telecommunications, roads and stormwater infrastructure.

Performance outcomes		Acceptable outcomes		Applicant Comment
	(d) Roads; (e) Stormwater; (f) Wastewater/sewerage (g) Waste		(c) telecommunications to the standard of infrastructure nominated by the relevant telecommunications supply authority; and (d) roads to the standards identified in the FNQROC Development Manual. (e) waste management facilities. (f) Stormwater culverts / drains.	
		AO20.2	Development does not cause an increase or concentration of stormwater runoff onto neighbouring properties.	Complies. Detailed civil design will demonstrate lawful point of discharge and ensure that no adverse concentration of runoff onto adjoining properties occurs.
PCopO21	Development provides for safe and efficient vehicular access in regard to: (a) The nature of vehicles using the access or road; and (b) The location of uses that may be adversely affected by noise or dust generated from the use of that access or road.	AO21	No acceptable outcome prescribed.	Complies. The development will involve the formation of new road that will connect to Palm Close and provides for a future connection toward Alec Cameron Drive.
Reconfiguration of a lot				
PO22	New lots are designed to cater for the intended end use and provide sufficient: (a) Road frontage for safe,	AO22.1	Lots or lease areas are a minimum of: <u>Residential precinct</u>: (a) 800m^2 minimum for detached dwellings.	Complies with Performance Outcome PO22. The proposed lots range from 334.31m^2 to 528.22m^2. The proposal achieves PO22 as it is a

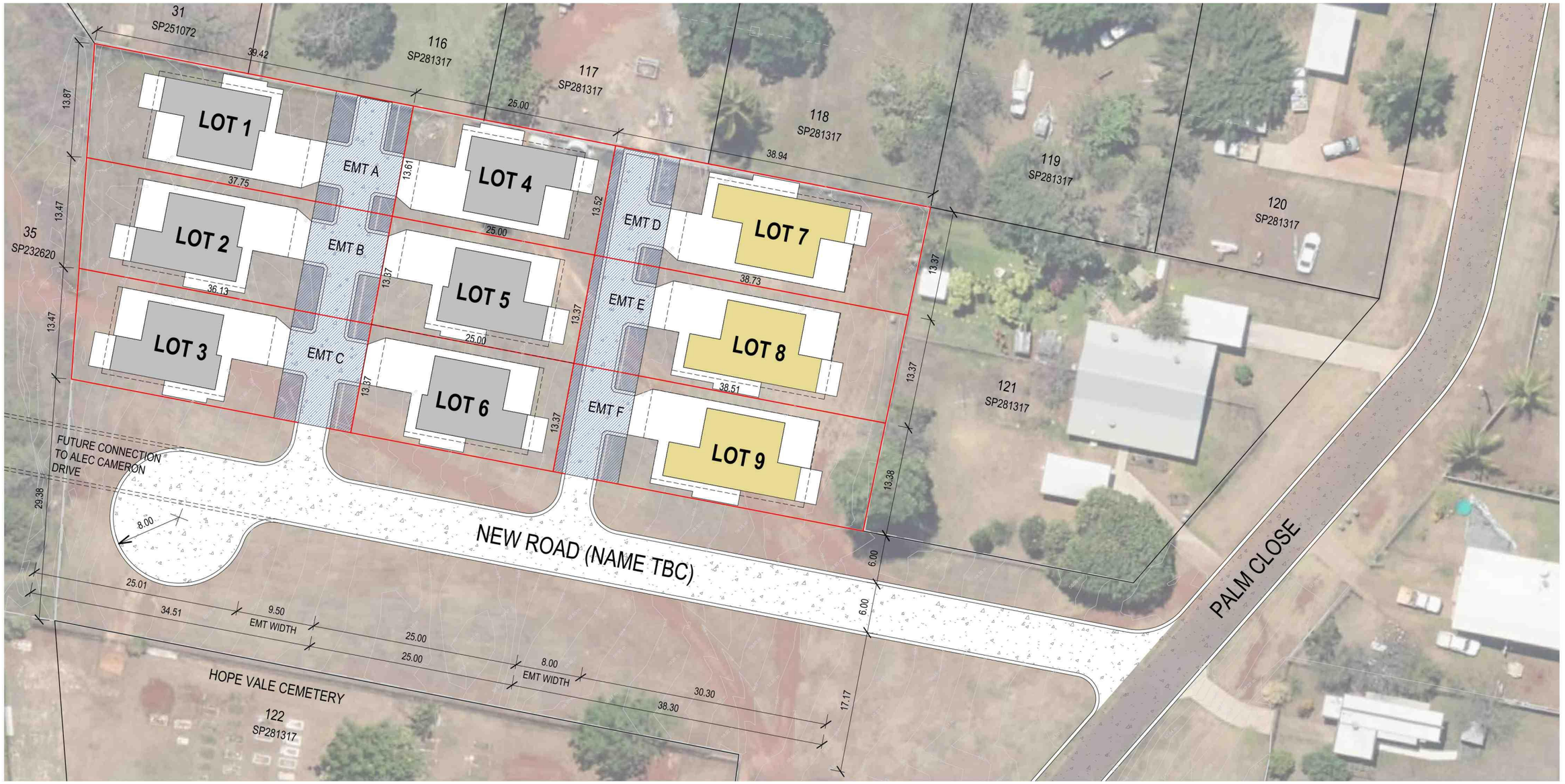
Performance outcomes		Acceptable outcomes		Applicant Comment
	convenient vehicle and pedestrian access; and (b) Area and proportions for activities and works associated with the proposed use.		(b) 1000m^2 min for multiple dwellings and detached dual occupancy. (c) 800m^2 attached dual occupancy. <u>Commercial Precinct</u>: (a) 300m^2 minimum. <u>Community Purposes Precinct</u>: (a) 800m^2 minimum, for uses other than a child care centre. <u>Industrial Precinct</u>: (a) 1000m^2 minimum.	purpose-designed housing subdivision. The master plan demonstrates a viable dwelling footprint on each lot. The lots have areas and dimensions suitable for the intended residential use.
		AO22.2	All lots identified for residential purposes are capable of containing one area measuring 10 metres by 15 metres for each dwelling unit over land suitable for building purposes together with sufficient land for private open space and vehicle parking.	Complies. The proposed plan of development demonstrates the intended dwelling footprint on every lot, together with access and areas around each building. The demonstrated envelopes establish that each lot can accommodate its intended residential use.
PO23	Residential subdivisions that create more than 5 lots provide for the development of a range of housing types and sizes.	AO23	One or more lots per every 5 lots created is a minimum of 1000m^2 in size.	Complies with Performance Outcome PO23. The development provides a purposeful range of lot and dwelling sizes. Lots range from 334.31m^2 to 528.22m^2 and the concept includes six two-bedroom dwellings and three three-bedroom dwellings. This provides housing choice responsive to different household sizes while making efficient use of serviced township land.
PO24	New lots do not restrict community access to open space, waterways and resources, including culturally	AO24	No acceptable outcome prescribed.	Complies. The development does not close or restrict an existing public access route to open space, a waterway, a

Performance outcomes		Acceptable outcomes		Applicant Comment
	important places.			resource or a culturally important place. The constructed road will maintain an orderly movement network and provides for a future connection toward Alec Cameron Drive.
PO25	Development only occurs if people, buildings and infrastructure are not subject to unacceptable risks from bushfire.	AO25	(a) New lots are not created on land subject to medium bushfire hazard; or (b) Buildings and site access have a 10m buffer to the medium bushfire hazard area.	Complies. No overlay affects the site and no mapped bushfire hazard constraint has been identified for the application. The proposal therefore does not expose the future lots to an identified unacceptable bushfire risk.
PO26	Development only occurs if people, buildings and infrastructure are not subject to unacceptable risks from flooding.	AO26	Works associated with the proposed development do not involve: (a) any physical alteration to a watercourse or floodway including vegetation clearing; or (b) a net increase in filling.	Complies. No overlay affects the site and no mapped flood constraint has been identified. The development does not involve alteration of a watercourse or floodway. Any earthworks and stormwater measures will be confirmed through detailed civil design.
Other				
PO27	Hope Valley Estate caters for the future land use needs of the community.	AO27	No acceptable outcome prescribed.	Not applicable. The development is not within Hope Valley Estate.
PO28	The existing Council administration building is retained and upgraded for future business, retail and commercial uses.	AO28	No acceptable outcome prescribed.	Not applicable. The development is not within the existing Council administration building.

Attachment 3

Plan of Development

upnorthgroup.com.au



LOT NUMBER	LOT AREA	EMT AREA	SETBACKS N	E	S	W
LOT 1	528.22m²	A: 129.51m²	1.690m	11.500m	1.275m	6.848m
LOT 2	494.01m²	B: 127.04m²	1.275m	11.500m	1.387m	5.239m
LOT 3	472.37m²	C: 127.05m²	1.275m	11.500m	1.389m	5.616m
LOT 4	339.18m²	N/A	1.606m	3.440m	1.275m	2.000m
LOT 5	334.31m²	N/A	1.275m	3.440m	1.387m	2.000m
LOT 6	334.35m²	N/A	1.275m	3.440m	1.389m	2.000m
LOT 7	522.15m²	D: 108.03m²	1.467m	8.090m	1.275m	10.000m
LOT 8	516.46m²	E: 106.98m²	1.275m	7.878m	1.437m	10.000m
LOT 9	513.66m²	F: 106.99m²	1.275m	7.664m	1.439m	10.000m

ALL LOT BOUNDARIES ARE PRELIMINARY ONLY SUBJECT TO FINAL CADASTRAL SURVEY

ALL ROAD AND DRIVEWAYS ARE PRELIMINARY ONLY SUBJECT TO CIVIL DESIGN

MAIN SUBDIVISION SERVICES SUBJECT TO FINAL DESIGN

LEGEND

- DRIVEWAY EASEMENT A + B
- 9x LOTS BOUNDARY RECONFIGURATION
- TYPE 1 - 2 BEDROOM
- TYPE 2 - 3 BEDROOM

1 MASTER PLAN
1 : 500 @ A3

N
NORTH

0m 10m 20m 30m 40m 50m

VISUAL SCALE 1:500 @ A3

AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISED
1	11/09/2026	ROL Issue	MS

DRAWING INDEX SYSTEM
FOR QBUILD USE ONLY

- ☐ CEILING PLANS
- ☐ CONSTRUCTION DETAILS
- ☐ ELEVATIONS
- ☐ EXTERNAL WORKS
- ☐ FITOUTS
- ☐ FLOOR PLANS
- ☐ FURNITURE & EQUIPMENT
- ☐ HYDRAULICS
- ☐ MASTER PLAN
- ☐ MISCELLANEOUS DETAILS
- ☐ OTHER
- ☐ PLAY STRUCTURES
- ☐ ROOF PLANS
- ☐ SECTIONS
- ☐ SETOUT PLAN
- ☐ SITE PLAN
- ☐ STANDARDS

Hopevale Aboriginal Shire Council

HOPE VALE ABORIGINAL SHIRE COUNCIL

MF — DRAWN — 11/09/2026 DATE

MS — DISCIPLINE TEAM LEADER — DATE

MS — AUTHORISED FOR ISSUE — RPEQ No. if Engineer — DATE

jmc architects
JULIANNE McALLOON ARCHITECTS

STAGE 1: 9 x 2-3 BED SOCIAL HOUSING DWELLINGS

Original Lot. 145, 146,147 on SP281317

9 LOT SUBDIVISION MASTER PLAN

SCALE: As indicated
AT: A3 SIZE
MASTER SITE NUMBER:
CLIENT REFERENCE NUMBER:
DRAWING NUMBER: 8323 /SD/A00.01
ISSUE: 1
SHEET NO:

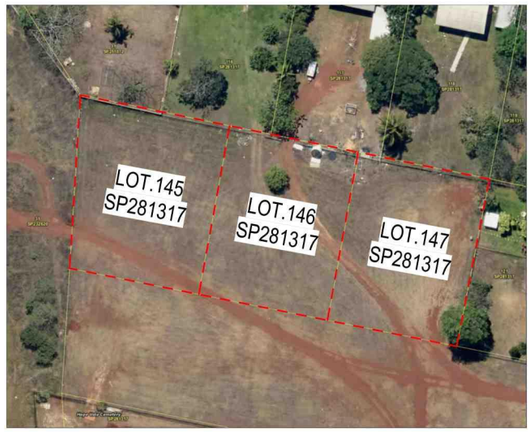
Attachment 4

Dwelling House Plans

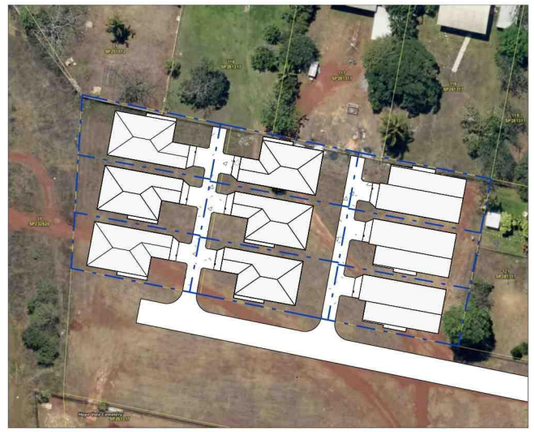
upnorthgroup.com.au

SOCIAL HOUSING PROGRAM

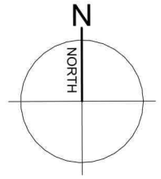
HOPEVALE



1 SITE LOCATION PLAN (EXISTING)
1 : 1500 @ A3



2 SITE LOCATION PLAN (PROPOSED)
1 : 1500 @ A3



TOWN PLANNING

SHIRE COUNCIL: HOPEVALE ASC
SITE ADDRESS:
RPD: Lot. 145, 146,147 on SP281317
ZONE: TOWNSHIP

SITE AREA= 4252 m2

BUILDING AREA= 939m2

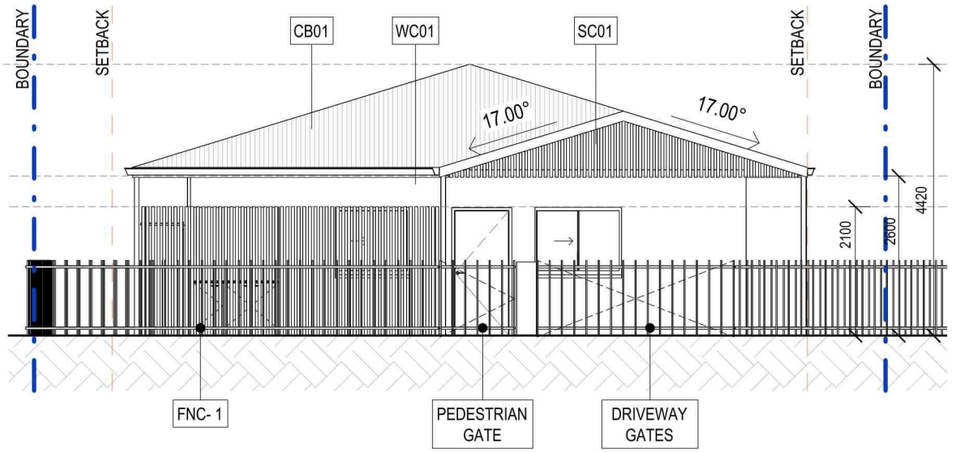
MAXIMUM SITE COVER= 50%
ACTUAL SITE COVER= 21.7m2

MAXIMUM BUILDING HEIGHT= 4.5m

SETBACKS:
PROVIDED REAR SETBACK 1.275m
PROVIDED SIDE SETBACK 1.275m
PROVIDED FRONT SETBACK 2.00m

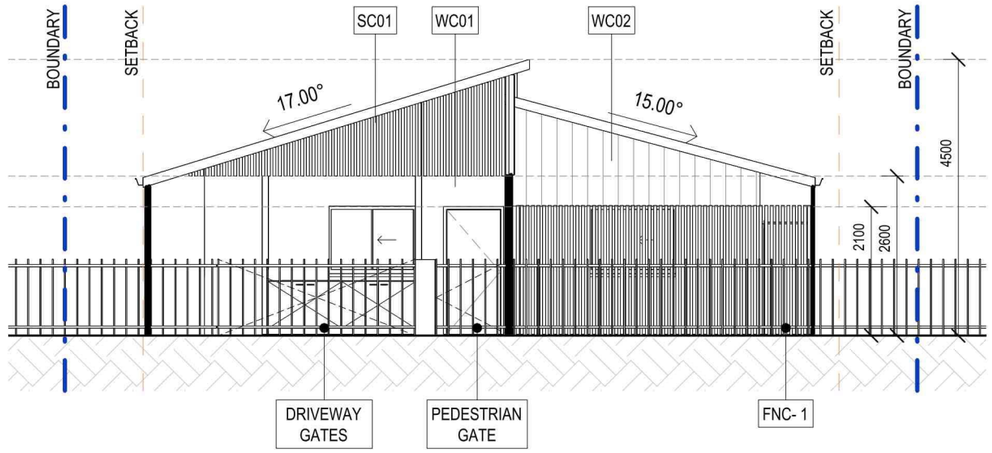
CARPARKING:
DOUBLE CARPORT: 18

TYPE 1 ROOF OPTION



3 ELEVATION TYPE 1
1 : 100 @ A3

TYPE 2 ROOF OPTION



4 ELEVATION TYPE 2
1 : 100 @ A3

AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISED
1	Date 1	Revision 1	

DRAWING INDEX SYSTEM
FOR QBUILD USE ONLY

- ☐ CEILING PLANS
- ☐ CONSTRUCTION DETAILS
- ☐ ELEVATIONS
- ☐ EXTERNAL WORKS
- ☐ FITOUTS
- ☐ FLOOR PLANS
- ☐ FURNITURE & EQUIPMENT
- ☐ HYDRAULICS
- ☐ MASTER PLAN
- ☐ MISCELLANEOUS DETAILS
- ☐ OTHER
- ☐ PLAY STRUCTURES
- ☐ ROOF PLANS
- ☐ SECTIONS
- ☐ SETOUT PLAN
- ☐ SITE PLAN
- ☐ STANDARDS

Hopevale Aboriginal Shire Council

HOPE VALE ABORIGINAL SHIRE COUNCIL

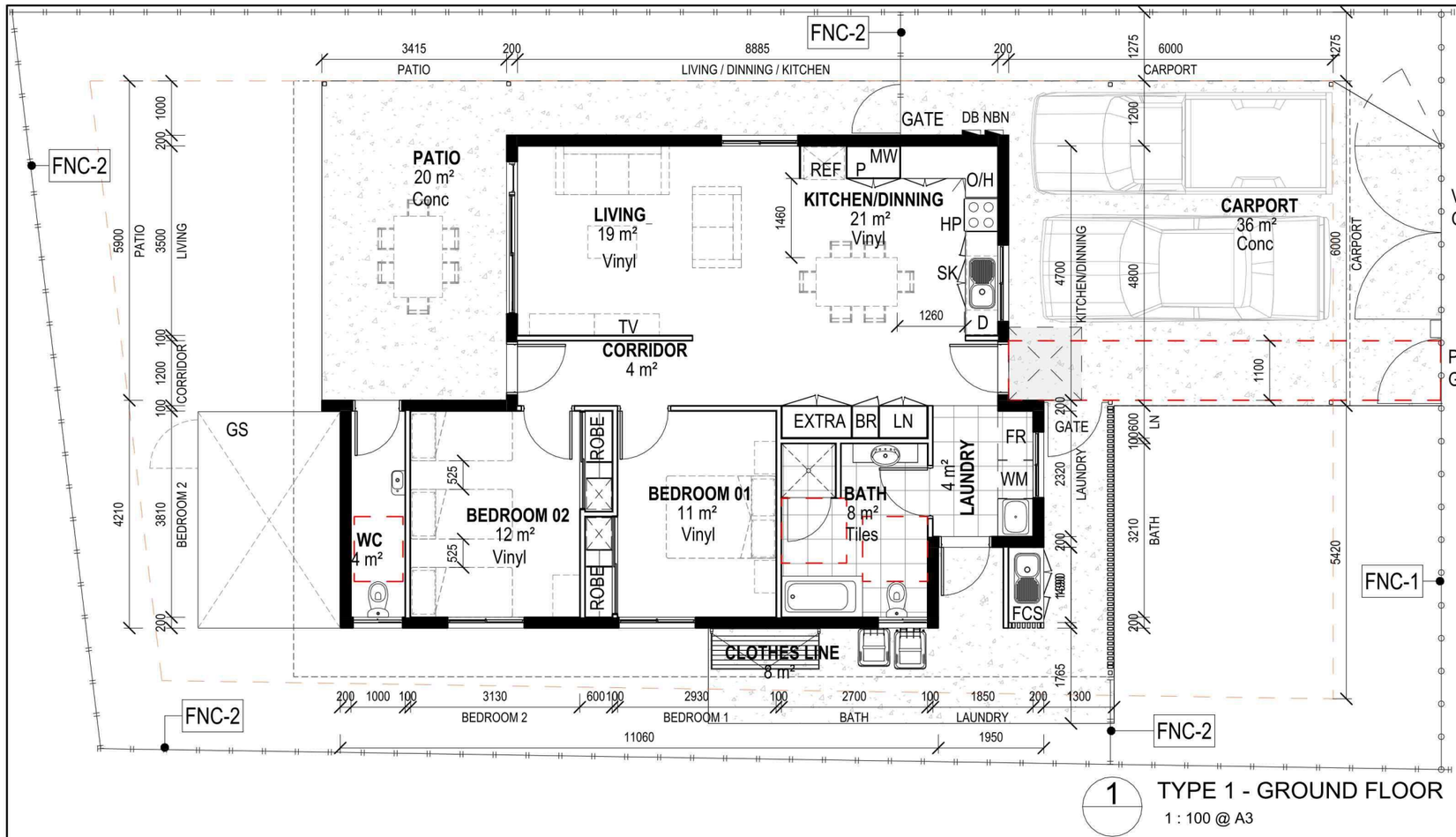
MF — DRAWN — 02/09/2026 DATE
MS — DISCIPLINE TEAM LEADER — DATE
MS — AUTHORISED FOR ISSUE — RPEQ No. if Engineer — DATE

jmc architects
JULIANNE McALLOON ARCHITECTS

STAGE 1: 9 x 2-3 BED SOCIAL HOUSING DWELLINGS
Lot. 145, 146,147 on SP281317

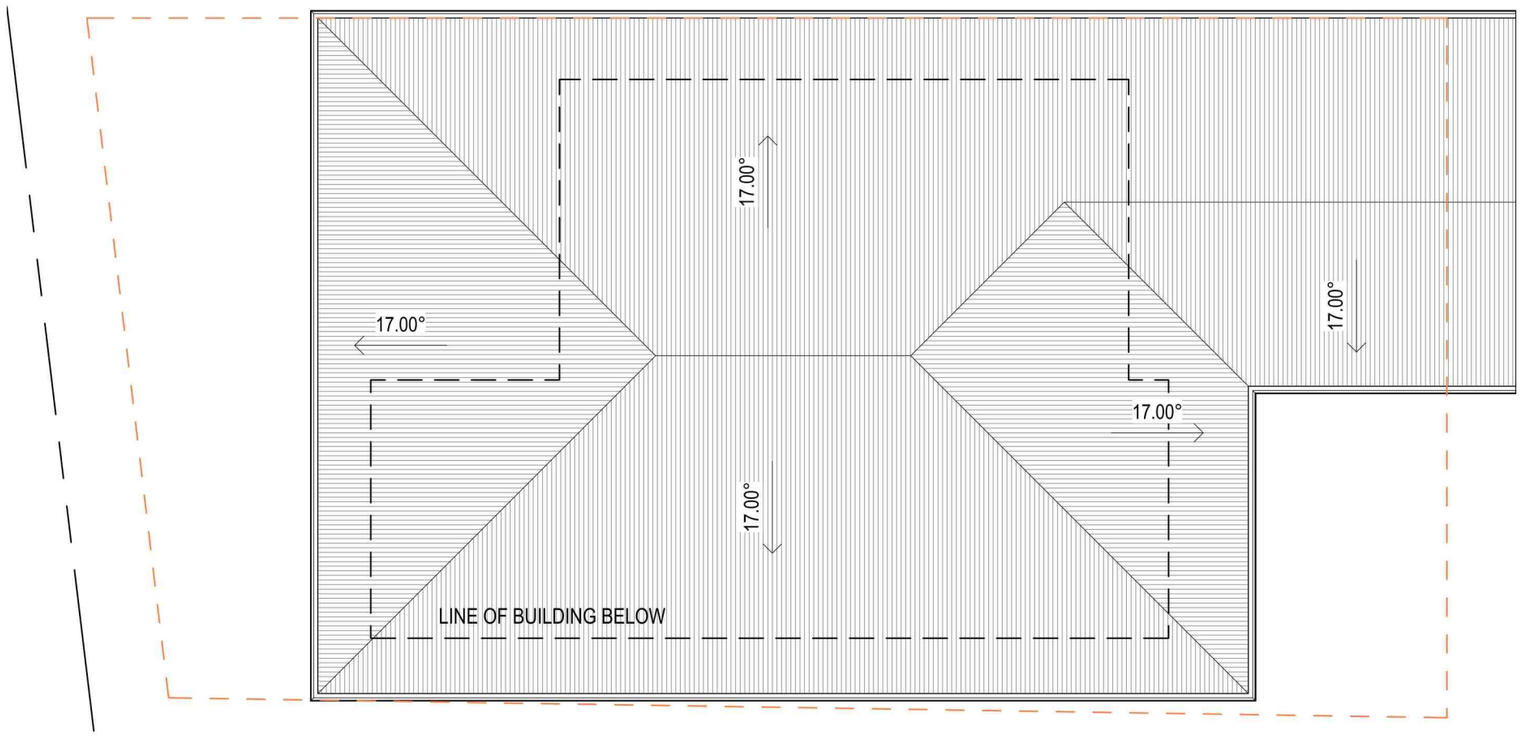
COVER SHEET

SCALE: As indicated
AT: A3 SIZE
MASTER SITE NUMBER:
CLIENT REFERENCE NUMBER:
DRAWING NUMBER: 8323 /SD/A00.00
ISSUE: 1
SHEET NO:



1 TYPE 1 - GROUND FLOOR

1 : 100 @ A3



2 TYPE 1- ROOF OPTION

1 : 100 @ A3

ABBREVIATIONS

BR	BROOM CLOSET
BATH	BATHTUB
CL	CLOTHESLINE
D	DRAWER
DB	DISTRIBUTION BOARD IN PROPRIETARY CABINET RECESSED INTO WALL FRAMING
FCS	FISH CLEANING SINK
FR	FREEZER
GSS	GLASS SHOWER SCREEN,
GD	LINEAR GRATE TO PATIO/BALCONY
GR	GRABRAIL
GS	GARDEN SHED (4m x 2.63m)
DW	DISHWASHER
HB	HANDBASIN
HP	COOKTOP
LN	LINEN
LT	LAUNDRY TUB
MW	MICROWAVE SHELF
NBN	NATIONAL BROADBAND NETWORK CONTROL BOX
O/H	OVERHEAD CUPBOARD
P	PANTRY
REF	REFRIGERATOR
SK	SINK
SHR	SHOWER
VB	VANITY BASIN
WC	WATER CLOSET
WM	WASHING MACHINE
	CLEARANCE ZONE
	CLEAR ENTRY AREA - 1350mm x 1350mm
FNC-1	VERTICAL POWDERCOAT METAL BAR FENCE + DOUBLE GATES – 1200mm H
FNC-2	TIMBER PALING FIXED TO HARDWOOD RAILS + TREATED POSTS

2 BEDROOM HOUSE - OPTION

Allotment Area = 375.5m2
Plot Ratio = 153.3m2 / 375.5= 0.41
Allow 900mm roof overhangs typical

FECA = 88m2
PATIO + CL= 28m2

N NORTH

AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISE
1	Date 1	Revision 1	

DRAWING INDEX SYSTEM
FOR QBUILD USE ONLY

- ☐ CEILING PLANS
- ☐ CONSTRUCTION DETAILS
- ☐ ELEVATIONS
- ☐ EXTERNAL WORKS
- ☐ FITOUTS
- ☐ FLOOR PLANS
- ☐ FURNITURE & EQUIPMENT
- ☐ HYDRAULICS
- ☐ MASTER PLAN
- ☐ MISC DETAILS
- ☐ PLAY STRUCTURES
- ☐ ROOF PLANS
- ☐ SECTIONS
- ☐ SETOUT PLAN
- ☐ SITE PLAN
- ☐ STANDARDS/OTHER

Queensland Government
Department of Housing and Public Works

Hopevale Aboriginal Shire Council

jmc architects
JULIANNE McALLOON ARCHITECTS

MF DRAWN	02/09/2026 DATE
MS DISCIPLINE TEAM LEADER	02/09/2026 DATE
MS AUTHORISED FOR ISSUE	RPEQ No. if Engineer DATE

STAGE 1: 9 x 2-3 BED SOCIAL HOUSING DWELLINGS

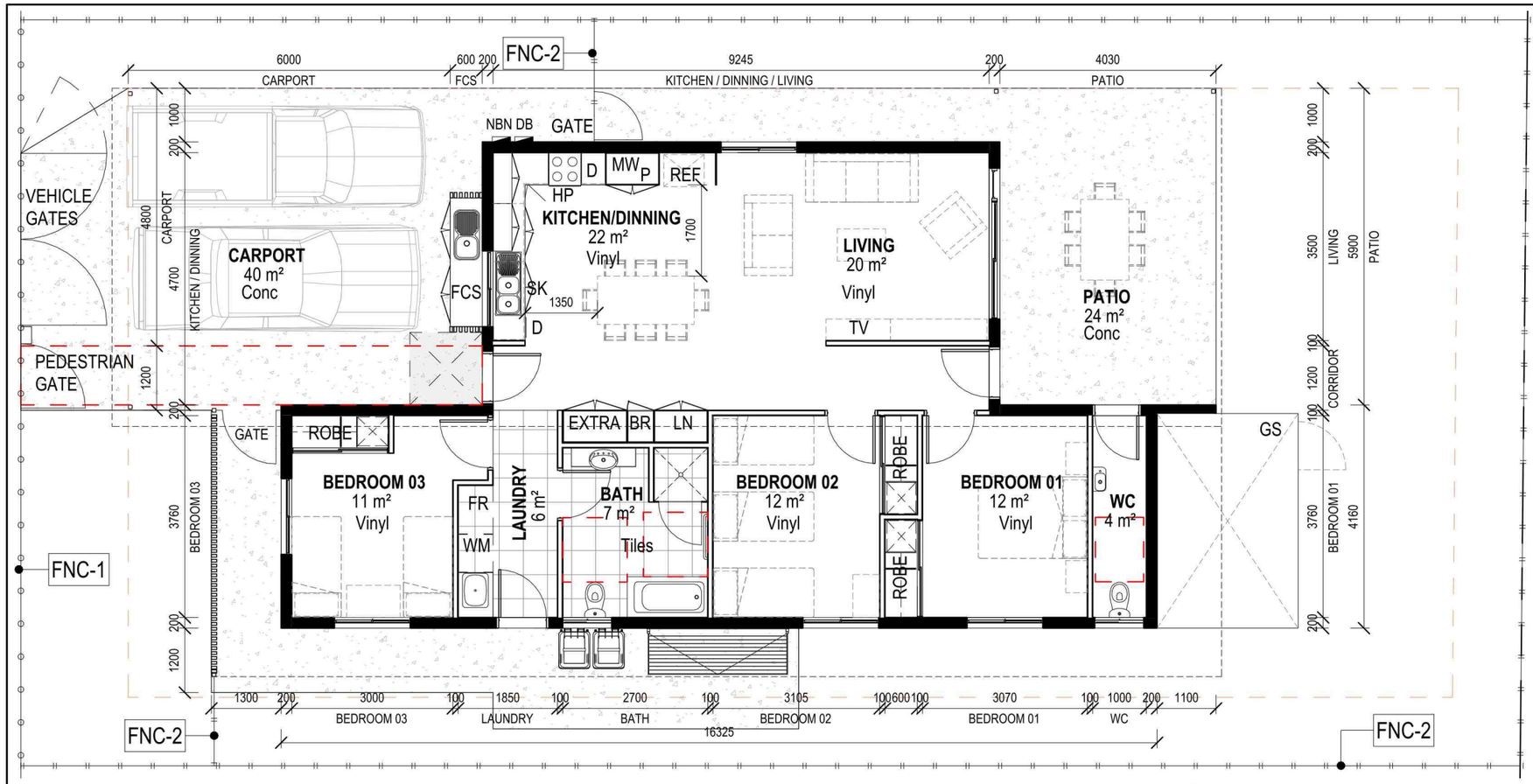
Lot. 145, 146,147 on SP281317

PLAN HOUSE 2 BEDROOMS

SCALE	AT
As indicated	A3 SIZE

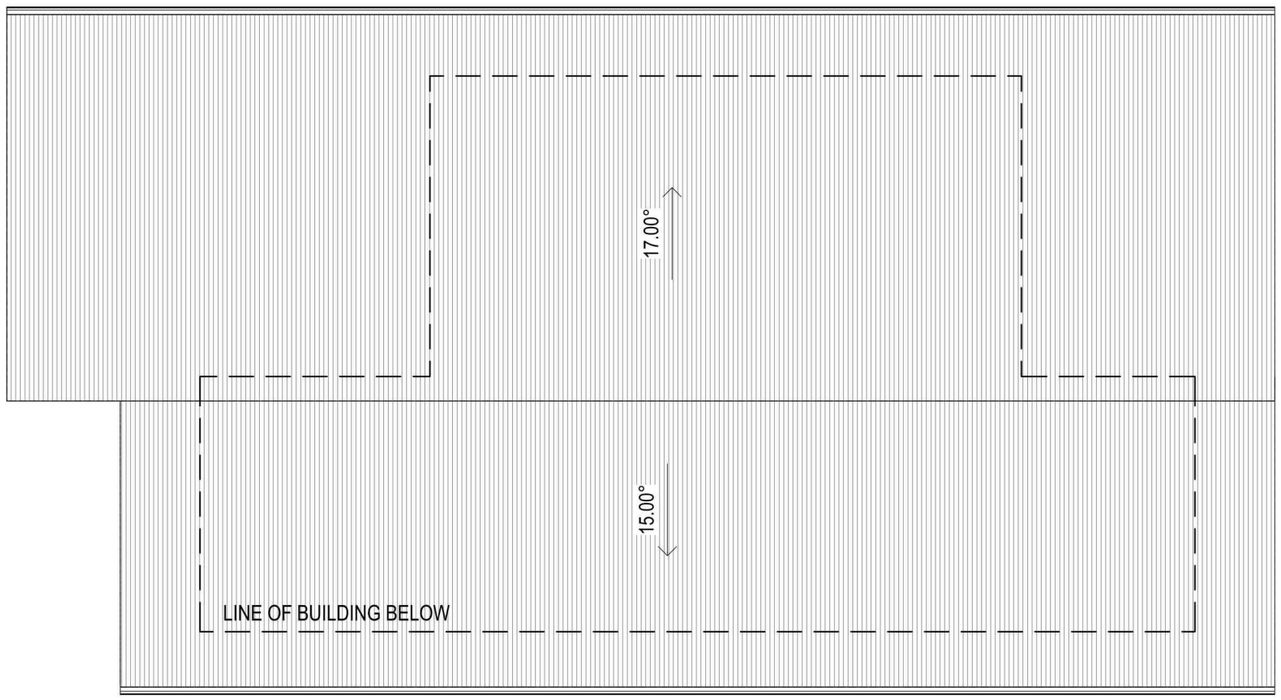
MASTER SITE NUMBER | CLIENT REFERENCE NUMBER

DRAWING NUMBER	ISSUE	SHEET NO
8323 /SD/A01.00	1	



1 TYPE 2- GROUND FLOOR

1 : 100 @ A3



2 TYPE 2- ROOF OPTION

1 : 100 @ A3

ABBREVIATIONS

BR	BROOM CLOSET
BATH	BATHTUB
CL	CLOTHESLINE
D	DRAWER
DB	DISTRIBUTION BOARD IN PROPRIETARY CABINET RECESSED INTO WALL FRAMING
FCS	FISH CLEANING SINK
FR	FREEZER
GSS	GLASS SHOWER SCREEN,
GD	LINEAR GRATE TO PATIO/BALCONY
GR	GRABRAIL
GS	GARDEN SHED (4m x 2.63m)
DW	DISHWASHER
HB	HANDBASIN
HP	COOKTOP
LN	LINEN
LT	LAUNDRY TUB
MW	MICROWAVE SHELF
NBN	NATIONAL BROADBAND NETWORK CONTROL BOX
O/H	OVERHEAD CUPBOARD
P	PANTRY
REF	REFRIGERATOR
SK	SINK
SHR	SHOWER
VB	VANITY BASIN
WC	WATER CLOSET
WM	WASHING MACHINE
	CLEARANCE ZONE
	CLEAR ENTRY AREA - 1350mm x 1350mm
FNC-1	VERTICAL POWDERCOAT METAL BAR FENCE + DOUBLE GATES – 1200mm H
FNC-2	TIMBER PALING FIXED TO HARDWOOD RAILS + TREATED POSTS

3 BEDROOM HOUSE - OPTION

Allotment Area = 385m2
Plot Ratio = 172m2 / 385= 0.45
Allow 900mm roof overhangs typical

FECA = 105m2
PATIO + CL= 32m2

N NORTH

AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISE
1	Date 1	Revision 1	

DRAWING INDEX SYSTEM
FOR QBUILD USE ONLY

- ☐ CEILING PLANS
- ☐ CONSTRUCTION DETAILS
- ☐ ELEVATIONS
- ☐ EXTERNAL WORKS
- ☐ FITOUTS
- ☐ FLOOR PLANS
- ☐ FURNITURE & EQUIPMENT
- ☐ HYDRAULICS
- ☐ MASTER PLAN
- ☐ MISC DETAILS
- ☐ PLAY STRUCTURES
- ☐ ROOF PLANS
- ☐ SECTIONS
- ☐ SETOUT PLAN
- ☐ SITE PLAN
- ☐ STANDARDS/OTHER

Queensland Government
Department of Housing and Public Works

Hopevale Aboriginal Shire Council

jmc architects
JULIANNE McALLOON ARCHITECTS

MF	02/09/2026
DRAWN	DATE
MS	02/09/2026
DISCIPLINE TEAM LEADER	DATE
MS	RPEQ No. if Engineer
AUTHORISED FOR ISSUE	DATE

STAGE 1: 9 x 2-3 BED SOCIAL HOUSING DWELLINGS

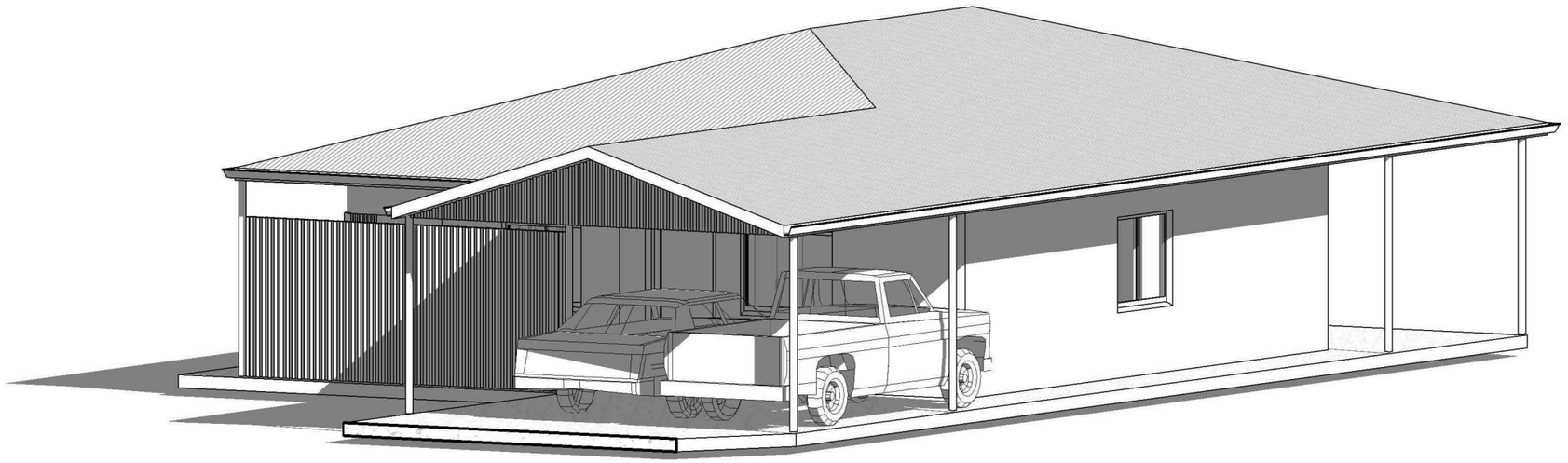
Lot. 145, 146,147 on SP281317

PLAN HOUSE 3 BEDROOMS

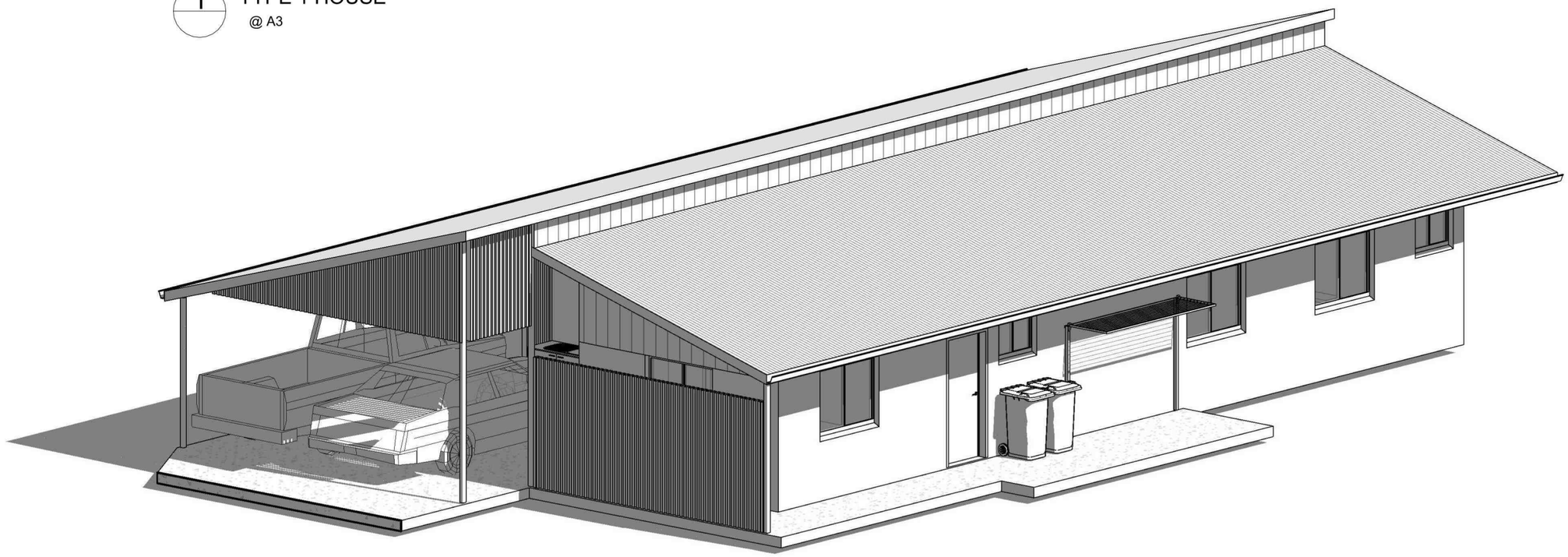
SCALE	AT
As indicated	A3 SIZE

MASTER SITE NUMBER | CLIENT REFERENCE NUMBER

DRAWING NUMBER	ISSUE	SHEET NO
8323 /SD/A01.01	1	



1 TYPE 1 HOUSE
@ A3



2 TYPE 2 HOUSE
@ A3

AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISED
1	Date 1	Revision 1	

DRAWING INDEX SYSTEM
FOR QBUILD USE ONLY

- ☐ CEILING PLANS
- ☐ CONSTRUCTION DETAILS
- ☐ ELEVATIONS
- ☐ EXTERNAL WORKS
- ☐ FITOUTS
- ☐ FLOOR PLANS
- ☐ FURNITURE & EQUIPMENT
- ☐ HYDRAULICS
- ☐ MASTER PLAN
- ☐ MISCELLANEOUS DETAILS
- ☐ OTHER
- ☐ PLAY STRUCTURES
- ☐ ROOF PLANS
- ☐ SECTIONS
- ☐ SETOUT PLAN
- ☐ SITE PLAN
- ☐ STANDARDS

Hopevale Aboriginal Shire Council

HOPE VALE
ABORIGINAL SHIRE COUNCIL

MF — DRAWN — 02/09/2026 DATE

MS — DISCIPLINE TEAM LEADER — DATE

MS — AUTHORISED FOR ISSUE — RPEQ No. if Engineer — DATE

jmc architects
JULIANNE McALLOON ARCHITECTS

STAGE 1: 9 x 2-3 BED SOCIAL HOUSING DWELLINGS
Lot. 145, 146,147 on SP281317

VIEWS

SCALE — AT — A3 SIZE

MASTER SITE NUMBER

CLIENT REFERENCE NUMBER

DRAWING NUMBER: 8323 /SD/A02.00

ISSUE: 1

SHEET NO