

Our ref: WR25/30864 / OUT25/5388

8 October 2025

Mr Joe Zhou  
Department of Housing and Public Works  
GPO Box 2937 Brisbane  
Queensland 4000 Australia  
joe.zhou@hpw.qld.gov.au

Dear Mr Zhou,

**Request for an exemption certificate**

The State Assessment and Referral Agency (SARA) received your request for an exemption certificate to be given for the development described below on 3 September 2025.

Under section 46(2)b of the *Planning Act 2016*, SARA advises that an exemption certificate is given for the development described below.

**Applicant details**

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|                            |                                                                                      |
|----------------------------|--------------------------------------------------------------------------------------|
| Applicant name:            | Queensland Police Service                                                            |
| Applicant contact details: | C/- Department of Housing and Public Works<br>Mr Joe Zhou<br>joe.zhou@hpw.qld.gov.au |

**Premises details**

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|                            |                           |
|----------------------------|---------------------------|
| Real property description: | Lot 8 on SP314288         |
| Local government area:     | Diamantina Shire Council  |
| Relevant land owners:      | Queensland Police Service |

**Development details**

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Development permit for a material change of use for Emergency Services (staff accommodation)

As described above in accordance with the following plan:

| Plan title            | Prepared by              | Drawing number    | Date         | Issue |
|-----------------------|--------------------------|-------------------|--------------|-------|
| Site planning diagram | Value Based Architecture | 94271_SITE A00-02 | 31 July 2025 | T1    |
| Site plan - proposed  | Value Based Architecture | 94271_SITE A01-05 | 31 July 2025 | T1    |

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**Referral agencies**

Not applicable.

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**Assessable development**

This exemption certificate relates to the following provision of the Planning Regulation 2017:

- Schedule 10, Part 8, Division 2, Subdivision 2, Table 2 – Material change of use of premises on a lot adjacent to a Queensland heritage place.

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**Human rights consideration**

A consideration of the 23 fundamental human rights protected under the *Human Rights Act 2019* has been undertaken as part of this decision. It has been determined that the proposed works are reasonable and justifiable based on the circumstances of the works. Any limitation of human rights is temporary and there are no less restrictive ways to achieve the purpose of the works.

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**Reasons for giving the exemption certificate**

This exemption certificate is given as the effects of the development would be minor or inconsequential, considering the circumstances under which the development was categorised as assessable development.

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**When exemption certificate ceases to have effect**

Pursuant to section 46(8) of the *Planning Act 2016*, this exemption certificate has effect for two years.

For further information please contact Brian Kiruhi, Planning Officer, on (07) 3522 8606, or via email [MIWSARA@dasilgp.qld.gov.au](mailto:MIWSARA@dasilgp.qld.gov.au) who will be pleased to assist.

Yours sincerely



Kieran Hanna  
**A/Director**  
**Planning Services**  
**Planning Group**

Enc Attachment 1 – Material referred to in the exemption certificate

cc: Diamantina Shire Council, [admin@diamantina.qld.gov.au](mailto:admin@diamantina.qld.gov.au)  
Department of Environment, Tourism, Science and Innovation,  
[stateheritagedevelop@des.qld.gov.au](mailto:stateheritagedevelop@des.qld.gov.au)



LEGEND

- PROJECT BOUNDARY
- PROPOSED FENCE TYPE  
01 - 1.8M BLACK PALISADE  
FENCE
- PROPOSED BUILDING
- OPEN SPACE  
TURF/GRASS SEEDING
- GARDED BED WITH  
EDGING
- CONCRETE DRIVEWAY
- PATHWAY



| DRAWING INDEX SYSTEM<br>FOR QBUILD USE ONLY    |                                            |
|------------------------------------------------|--------------------------------------------|
| <input type="checkbox"/> CEILING PLANS         | <input type="checkbox"/> MASTER PLAN       |
| <input type="checkbox"/> CONSTRUCTION DETAILS  | <input type="checkbox"/> MISC DETAILS      |
| <input type="checkbox"/> ELEVATIONS            | <input type="checkbox"/> PLAY STRUCTURES   |
| <input type="checkbox"/> EXTERNAL WORKS        | <input type="checkbox"/> ROOF PLANS        |
| <input type="checkbox"/> FITOUTS               | <input type="checkbox"/> SECTIONS          |
| <input type="checkbox"/> FLOOR PLANS           | <input type="checkbox"/> SETOUT PLAN       |
| <input type="checkbox"/> FURNITURE & EQUIPMENT | <input type="checkbox"/> SITE PLAN         |
| <input type="checkbox"/> HYDRAULICS            | <input type="checkbox"/> STANDARDS / OTHER |

| AMENDMENTS |          |                          |     |     |  |
|------------|----------|--------------------------|-----|-----|--|
| ISSUE      | DATE     | SUBJECT                  | BY  | CHK |  |
| 1          | 16.04.25 | SITING PLAN              | VAB | CL  |  |
| 2          | 02.05.25 | PRELIMINARY DESIGN ISSUE | VAB | CL  |  |
| 3          | 08.05.25 | UPDATED PD ISSUE         | VAB | CL  |  |
|            | 30.05.25 | TENDER ISSUE             | VAB | CL  |  |
| T1         | 31.07.25 | REVISED TENDER ISSUE     | MW  | CL  |  |

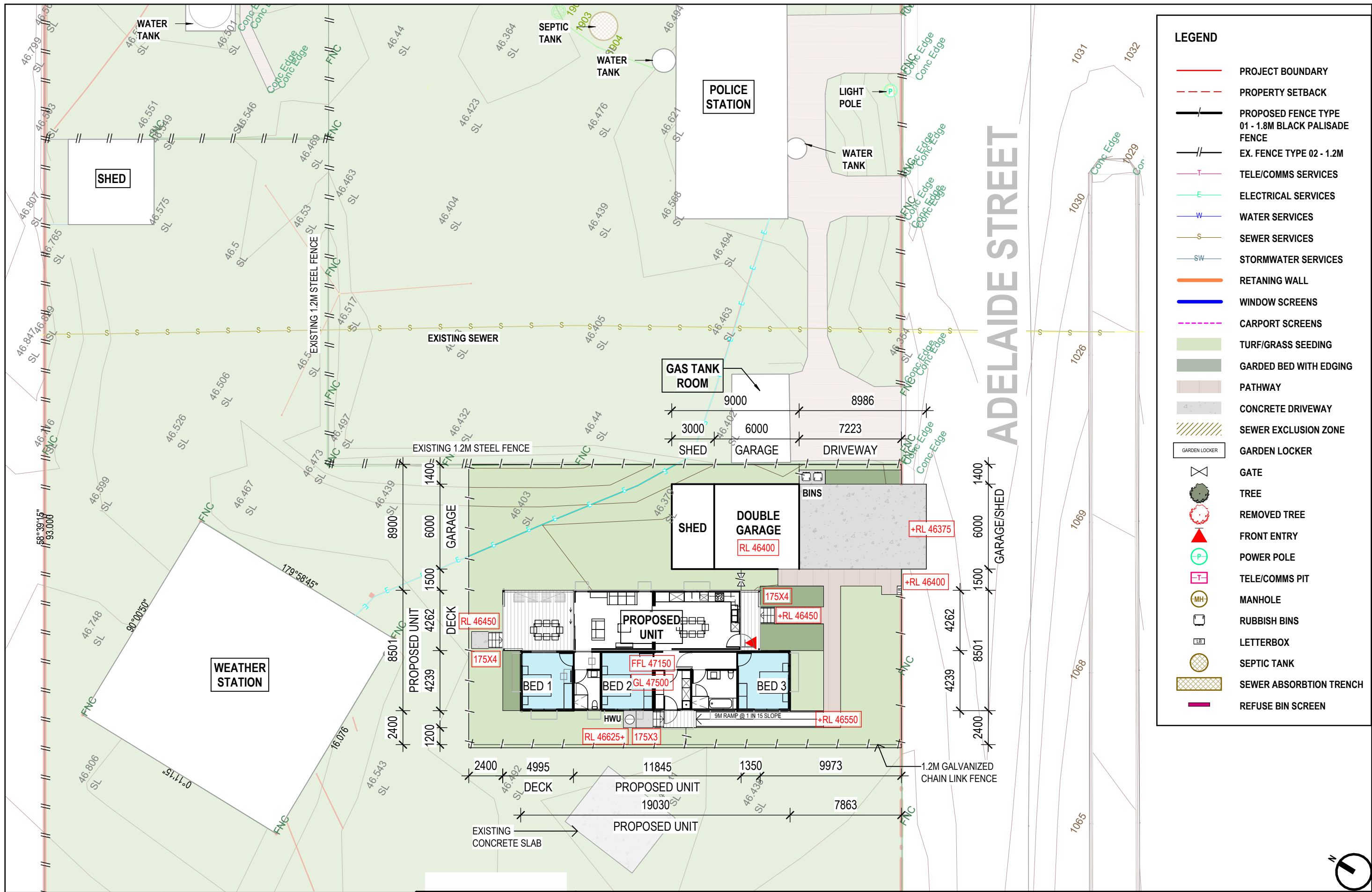
|                                        |                       |
|----------------------------------------|-----------------------|
|                                        | Queensland Government |
| Department of Housing and Public Works |                       |

|                        |          |
|------------------------|----------|
| MW                     | 31.07.25 |
| DRAWN                  | DATE     |
| DB                     | 31.07.25 |
| DISCIPLINE TEAM LEADER | DATE     |
| DB                     |          |
| AUTHORISED FOR ISSUE   | DATE     |

|  |                                      |
|--|--------------------------------------|
|  | vabasis™<br>value based architecture |
|--|--------------------------------------|

|                                |
|--------------------------------|
| QPS CAPITAL HOUSING            |
| Q BUILD                        |
| 17 MACDONALD STREET BIRDSVILLE |
| SITE PLANNING DIAGRAM          |

|                     |                         |
|---------------------|-------------------------|
|                     |                         |
| GRAPHIC SCALE 1:500 |                         |
| MASTER SITE NUMBER  | CLIENT REFERENCE NUMBER |
|                     | 94271                   |
| DRAWING NUMBER      | ISSUE SHEET NO          |
| 94271_SITE A00-02   | T1                      |



DRAWING INDEX SYSTEM  
FOR QBUILD USE ONLY

☐ CEILING PLANS

☐ CONSTRUCTION DETAILS

☐ ELEVATIONS

☐ EXTERNAL WORKS

☐ FITOUTS

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☐ ROOF PLANS

☐ SECTIONS

☐ SETOUT PLAN

☐ SITE PLAN

☐ STANDARDS / OTHER

**Queensland Government**  
Department of Housing and Public Works

MW31.07.25  
DRAWNDATE

DB31.07.25  
DISCIPLINE TEAM LEADERDATE

DB  
AUTHORISED FOR ISSUEDATE

**vabasis**  
value based architecture

**QPS CAPITAL HOUSING**  
**Q BUILD**  
**17 MACDONALD STREET BIRDSVILLE**  
**SITE PLAN - PROPOSED**

051015m

GRAPHIC SCALE 1:250

MASTER SITE NUMBER94271

CLIENT REFERENCE NUMBER94271

DRAWING NUMBER94271 SITE A01-05

ISSUE T1

SHEET NO