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From: "Ben Collings - BNC Planning" <bnc@bncplanning.com.au>
Sent: Wed, 23 Oct 2024 15:24:03 +1000
To: "Development Assessment" <developmentassessment@townsville.qld.gov.au>
Cc: "Paul Johnston" <Paul.Johnston@townsville.qld.gov.au>
Subject: Lodgement of Development Application - 1-105 Racecourse Road, Cluden
Attachments: DA Coverletter.pdf

BNC Planning, acting on behalf of the applicant MCK TSV Pty Ltd, hereby lodge the attached combined development application in accordance with the provisions of Chapter 3, Part 2 of the *Planning Act 2016* seeking a preliminary approval for a material change of use being a variation request pursuant to s50 of the Act AND a development permit for reconfiguring a lot. The subject premises is situated at 1-105 Racecourse Road, Cluden QLD 4811 and is more particularly described as Lot 1 on SP101275 and Lot 2 on TP748152.

Due to file size, a full copy of the development application will be provided by way of a Dropbox link in a separate email.

This development application is being made to the Townsville City Council as the relevant assessment manager under the *Planning Regulation 2017* and has been made in the *approved form* as required under s51 of the *Planning Act 2016*.

The relevant assessment manager application fee will be paid by or on behalf of the applicant following confirmation of receipt of this email by council. I trust this information is sufficient for acceptance of this development application as *properly made* subject to payment of the application fee.

Please contact me to confirm the application fee amount and payment options, or should there be any issues.

Thank you.

Kind regards,

Benjamin Collings
Director



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BNC Ref. DA041-24
IMPACT:MCU:RAL

Date >> 23 October 2024

ASSESSMENT MANAGER
TOWNSVILLE CITY COUNCIL
PO BOX 1268
TOWNSVILLE QLD 4810
Via: developmentassessment@townsville.qld.gov.au

Dear Assessment Manager,

RE: LODGEMENT OF A COMBINED DEVELOPMENT APPLICATION UNDER CHAPTER 3, PART 2 OF THE *PLANNING ACT 2016* DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE (VARIATION REQUEST) AND RECONFIGURATION OF A LOT AT 1-105 RACECOURSE ROAD, CLUDEN QLD 4811 (RPD: LOT 1 ON SP101275 AND LOT 2 ON RP748152)

BNC Planning acting on behalf of the applicant *MCK TSV Pty Ltd* submit the attached development application to the Townsville City Council in accordance with Chapter 3, Part 2 of the *Planning Act 2016* (the Act). The development application is a combined application seeking a preliminary approval under section 50 of the Act for a Material change of use (Variation request) to override the planning scheme to establish use rights in accordance with a Plan of Development AND a development permit for Reconfiguring a lot (Boundary realignment) to create the land parcel the Plan of Development will apply to.

The subject premises is addressed for the purpose of this development application as 1-105 Racecourse Road, Cluden more particularly described as Lot 1 on SP101275 and Lot 2 on RP748152.

This development application is being made to the Townsville City Council as the relevant assessment manager under the *Planning Regulation 2017* and has been made in the *approved form* as required under s51 of the *Planning Act 2016*. The common material making up the development application include:

- Relevant development application forms and written consent of the landowner(s).
- A detailed planning report and the relevant site detail.
- Development plans and other relevant supporting information.

Please contact me to confirm receipt of this development application and to confirm the assessment manager application fee amount and payment options. I trust this information is sufficient for acceptance of the development application as *properly made* subject to payment of the application fee. Please contact me should there be any issues or if you require any further information.

Kind regard,



Benjamin Collings
Director