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From: "BNC Planning Enquiries" <enquire@bncplanning.com.au>
Sent: Thu, 14 Nov 2024 10:15:28 +1000
To: "Development Assessment" <developmentassessment@townsville.qld.gov.au>
Subject: Lodgement of Development Application
Attachments: DA121-24_CRAL_v1.0_141124.pdf

BNC Planning, acting on behalf of the applicant hereby lodge the attached development application in accordance with the provisions of Chapter 3, Part 2 of the *Planning Act 2016* seeking a development permit for reconfiguring a lot. The subject premises is addressed as 93 and 137 Cavill Lane, Woodstock and is more particularly described as Lots 1 & 2 on RP71715.

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 the office should there be any issues or if you require any further information.

Kind regards,



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Date >> 14 November 2024

ASSESSMENT MANAGER
TOWNSVILLE CITY COUNCIL
PO BOX 1268
TOWNSVILLE QLD 4810
Via: Email

Dear Assessment Manager,

**RE: LODGEMENT OF A DEVELOPMENT APPLICATION UNDER CHAPTER 3, PART 2 OF THE *PLANNING ACT 2016*
DEVELOPMENT PERMIT FOR AN IMPACT ASSESSABLE RECONFIGURING A LOT
93 AND 137 CAVILL LANE, WOODSTOCK QLD 4816 (RPD: LOTS 1 AND 2 ON RP714715)**

BNC Planning acting on behalf of the applicant submits the attached development application to the Townsville City Council in accordance Chapter 3, Part 2 of the *Planning Act 2016*. The development application is seeking a development permit for a reconfiguring a lot to facilitate a two (2) lot into two (2) lot boundary realignment over the above reference premises.

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



BNC PLANNING

town planning & property development consultants



DEVELOPMENT APPLICATION

PLANNING ACT 2016

DEVELOPMENT PERMIT

RECONFIGURING A LOT

at

93 AND 137 CAVILL LANE

WOODSTOCK QLD 4816

RPD: LOTS 1 AND 3 ON RP714715



BNC PLANNING

town planning & property development consultants

PLANNING REPORT

COMBINED DEVELOPMENT APPLICATION FOR A DEVELOPMENT PERMIT

PLANNING ACT 2016

IMPACT ASSESSABLE RECONFIGURATION OF A LOT

93 AND 137 CAVILL LANE, WOODSTOCK QLD 4816

being

LOTS 1 AND 2 ON RP714715

for

TWO (2) INTO TWO (2) LOTS BOUNDARY REALIGNMENT

Report Matrix

APPLICATION SUMMARY	
Applicant:	G. Redington C/- BNC Planning
Application Type:	Development Application for a Development Permit
Development Type:	Reconfiguration of a Lot
Category of Development (Level of Assessment):	Impact Assessable
Development Description:	Two (2) into two (2) lots boundary realignment
Assessment Manager:	Townsville City Council
Referral Agencies:	State Assessment and Referral Agency
CATEGORISING INSTRUMENTS	
Planning Scheme:	Townsville City Plan 2014
Planning Scheme Defined Uses/Works:	Boundary realignment
Zoning:	Rural Zone
Precincts/Sub-Precincts:	Mixed Farming
Overlays:	Bushfire hazard, Flood hazard, Natural assets, and Water resource catchment overlay
SITE DESCRIPTION	
Property Address:	93 and 137 Cavill Lane, Woodstock QLD 4816
Real (Legal) Property Description:	Lots 1 and 2 on RP714715
Site Area:	64.75ha
Landowner:	Gregory Redington and Warren & Lyn Irvine
Tenure:	Freehold
Relevant Encumbrances:	NA
Local Government Area:	Townsville City Council
Road Frontage:	Cavill Lane

DOCUMENT CONTROL

Prepared by	Client	Report
BNC Planning	G. Redington	Report No. DA121-24-PR

Version	Date	Author
1.0	November 2024	SSM:BNC

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1.0 EXECUTIVE SUMMARY

This development application is made in accordance with the provisions of Chapter 3, Part 2 of the *Planning Act 2016* (the Act) and is seeking a development permit for the reconfiguration of a lot to facilitate a two (2) into two (2) lots boundary realignment. The subject premises is addressed as 93 and 137 Cavill Lane, Woodstock QLD 4816 more particularly described as Lots 1 and 2 on RP714715. The premises is within the Rural Zone under the Townsville City Plan 2014 (the planning scheme) and is currently used for rural activities and accommodates dwelling houses and ancillary structures.

For the purpose of this development application *BNC Planning* act on behalf of the applicant *G. Redington*.

Following a detailed assessment of the proposal against the applicable local and state assessment benchmarks it has been determined that the development proposal is consistent with all applicable codes and policies. The development application is therefore required to be approved in accordance with rules of code assessment as established under Act, subject to the imposition of reasonable and relevant conditions and any referral agency responses. A summary of the development application is provided below:

Table 1.0: Development application summary

APPLICATION SUMMARY	
Applicant:	G. Redington C/- BNC Planning
Application Type:	Development Application for a Development Permit
Development Type:	Reconfiguration of a Lot
Category of Development (Level of Assessment):	Assessable Development – Impact Assessable
Development Description:	Two (2) into two (2) lots boundary realignment
Assessment Manager:	Townsville City Council
Referral Agencies:	State Assessment and Referral Agency
CATEGORISING INSTRUMENTS	
Planning Scheme:	Townsville City Plan 2014
Planning Scheme Defined Uses/Works:	Boundary realignment
Zoning:	Rural Zone
Precincts/Sub-Precincts:	Mixed Farming
Overlays:	Bushfire hazard, Flood hazard, Natural assets, and Water resource catchment overlay
SITE DESCRIPTION	
Property Address:	93 and 137 Cavill Lane, Woodstock QLD 4816
Real (Legal) Property Description:	Lots 1 and 2 on RP714715
Site Area:	64.75ha
Landowner:	Gregory Redington and Warren & Lyn Irvine
Tenure:	Freehold
Relevant Encumbrances:	NA
Local Government Area:	Townsville City Council

2.0 SITE AND LOCALITY

The subject premises is a standard Freehold lot addressed as 93 and 137 Cavill Lane, Woodstock QLD 4816 more particularly described as Lots 1 and 2 on RP714715. The premises is within the Rural Zone under the planning scheme and is currently used for rural activities and accommodates dwelling houses and ancillary structures. The site forms part of the Woodstock rural locality, has frontage to the Cavill Lane and is otherwise a standard rural site. The immediate locality is characterised by small rural land holdings which transition to large holdings to the west.

Any pertinent existing approvals which may affect the assessment of the proposal are identified in the table below:

APPLICATION REF.	DECISION AND DATE	ASSESSMENT MANAGER
NA	NA	NA

The following table describes the key characteristics of the site:

Table 2.0: Site characteristics

SITE AND LOCALITY DESCRIPTION	
Property Address:	93 and 137 Cavill Lane, Woodstock QLD 4816
Real (Legal) Property Description:	Lots 1 and 2 on RP714715
Site Area:	64.75ha
Landowner:	Gregory Redington and Warren & Lyn Irvine
Tenure:	Freehold
Relevant Encumbrances:	NA
Local Government Area:	Townsville City Council
Zoning:	Rural zone
Precincts/Sub-Precincts:	Mixed Farming
Existing Use of Land:	Dwelling house and rural activities
Road Frontage:	Cavill Lane
Significant Site Features:	Single storey dwelling and ancillary domestic structures on each lot
Topography:	The site gently slopes down to the eastern side of the site, with rural vegetation throughout both lots.
Surrounding Land Uses:	Rural and rural residential living

3.0 PROPOSAL SUMMARY

The applicants intend to rectify an encroachment and access issue between the two subject lots by way of a minor boundary realignment. While the land to be transferred has been utilised for road access by the smaller Lot 1 by an 'gentleman's' agreement between the two lot owners, residents of Lot 1 have constructed a shed that resides over the boundary of the two lots. The applicants intend to transfer approximately 6,450m² of land at the north-eastern corner of the site to the smaller Lot 1, where an existing fence informally separates the two lots.

The following table describes the key characteristics of the proposed development:

Table 3.0: Proposal summary

RECONFIGURATION OF A LOT	DEVELOPMENT PARAMETERS	
	EXISTING	PROPOSED
Number of Lots:	Two (2)	Two (2)
Lot Size:	Lot 1: 4.047ha Lot 2: 61.1ha	Lot 1: 4.7ha Lot 2: 60.05ha
Frontage:	Lot 1: 400m to Cavill Lane Lot 2: 867m to Cavill Lane	Lot 1: 591m to Cavill Lane Lot 2: 674m to Cavill Lane
Easements:	NA	NA

4.0 ASSESSMENT

The proposed two (2) into two (2) lots boundary realignment is identified as *impact assessable* in the tables of assessment for the Rural Zone. There are no other components of the planning scheme or *Planning Regulation 2016* which change the level of assessment for the proposal. The development application is therefore subject to an unbound assessment against the planning scheme as a whole.

The development application triggers referral agency assessment. Any required direct assessment against State or Commonwealth level assessment benchmarks is discussed in section 4.1 below.

4.1 Assessment Benchmarks Pertaining to State Planning Instruments

State Planning Policy

Townsville City Plan 2014 confirms in section 2.1 *State planning policy* that it has ministerial approval as having adequately integrated the *State Planning Policy July 2014* into the planning scheme. There are no stand-alone components of the State planning policy which are relevant to the assessment of this development application.

Regional Plan

There are no stand-alone components of the North Queensland Regional Plan which are relevant to the assessment of this development application.

State Development Assessment Provisions

Under Schedule 10 of the *Planning Regulation 2017*, the development application triggers referral agency involvement and direct assessment against the SDAPs as follows:

<i>Planning Regulation 2017</i> Trigger	Referral agency	Matters of Assessment
Schedule 10, Part 3, Division 4, Table 2, Item 1	The chief executive (State assessment and referral agency)	State Development Assessment Provisions – <i>State Code 16: Native Vegetation Clearing</i>

4.1.1 State Codes

Under Schedule 10 of the *Planning Regulation 2017*, the development application triggers referral agency involvement and direct assessment against the identified assessment benchmarks, as outlined in the table above. An assessment of the proposal against the relevant benchmark has been undertaken and provided in **Appendix 4**. While a direct assessment has been provided, the applicant also relies upon the assessment provided in section 4.2 below to adequately establish context and compliance with the State codes.

4.2 Assessment Benchmarks Pertaining to Local Planning Instruments

The applicable planning scheme for the application is the Townsville City Plan 2014 and there are no other identified applicable local planning instruments.

Townsville City Plan 2014

The Townsville City Plan 2014 (the planning scheme) includes tables of assessment which nominate the categories of development and assessment (levels of assessment) and nominate the assessment benchmarks for assessable development and the requirements for accepted development. The applicable tables of assessment for this development application are:

- Categories of development and assessment – Reconfiguring a lot; and
- Categories of development and assessment – Overlays.

Assessment Benchmarks Summary

A summary of the relevant local level assessment benchmarks is provided in the table below:

Local Planning Instruments	
Planning scheme:	<p>The Planning Scheme as a whole</p> <p>The most relevant components being:</p> <ul style="list-style-type: none"> Strategic Framework Rural Zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code Bushfire hazard overlay code Flood hazard overlay code Natural assets overlay code Water resource catchment overlay code

The development application has been assessed against each of the applicable local level assessment benchmarks and found to be:

- consistent with the strategic framework.
- consistent with the purpose of the rural residential zone and reconfiguring a lot code.
- compliant with all other applicable codes.
- reflective of the land use and development intent for the locality.

Any pertinent issues arising from the assessment against the local level assessment benchmarks are addressed below. For clarity, any codes or outcomes not specifically addressed below or in the proposal justification report are considered to be objectively satisfied.

4.2.1 Strategic Framework

The development furthers the strategic intent of the planning scheme in that it protects the productive capacity of agricultural land. Concerning this development, Specific Outcomes 1, 3, and 5 of the Sustainable Economic Growth Element – Natural economic resources (including rural and extractive industry) outlines that:

- (1) The productive capacity of all rural land is optimised within its environmental constraints.*
- (3) Further fragmentation of rural land is avoided. A lack of viability for existing farms and small holdings does not justify their further subdivision or use for non-agricultural purposes.*
- (5) Opportunities for diversification of activities within the rural areas is encouraged, provided that:*
 - (a) the productive capacity of the land is maintained;*
 - (b) conflicts with existing and intended rural activities in the surrounding area are avoided;*
 - (c) the existing landscape and natural resource values of the land are maintained; and*
 - (d) the development is not more appropriately located in another zone.*

With the boundary realignment, no agricultural land will be fragmented. The land being transferred is currently utilised for road access by the smaller lot by an agreement between the owners. Formalising this boundary realignment will provide great road access for the smaller lot, while maintaining the productive capacity of the larger functional rural lot. The reconfiguration will not create new rural-residential style lots, nor will it facilitate new development of the overall site. It maintains the lot layout of the local area, where rural-residential style lots are common, without creating new lots. By maintaining the larger lot at a size over 60ha, the landscape and natural resource values of the land are maintained. Each lot is able to continue their current use of their lot with no adverse impact to their productive capacity, nor conflict with existing and intended rural activities in the surrounding area.

The Strategic Intent, and the Strategic Framework (the Framework) as a whole is a set of high order strategic outcomes and land use strategies which set the overarching policy intent for the lower order, more detailed components of the planning scheme i.e. zones, codes and policies. The Framework is split into themes which cover the main aspects of land use planning and development governance. Given the level the Framework operates at, it is sometimes difficult to provide a direct, development specific assessment of a proposal against its many components. However, a proposal that satisfies the lower order components of the planning scheme, i.e. zone codes, development codes, overlay codes, planning scheme policies, etc. inherently satisfies the intent of the Framework.

This planning report demonstrates how the proposal satisfies the most applicable lower order components of the planning scheme. This justification demonstrates how the proposal is a good land use outcome for the site and how it has been designed to adequately address any environmental, economic or social impacts. Each Code has been satisfied by addressing each acceptable outcome individually. Where the requirements of an acceptable outcome were impractical or inappropriate to address, the performance outcome was addressed and satisfied. Where the requirements of a performance outcome were impractical or inappropriate to address, the overall outcomes were addressed and satisfied. By satisfying the requirements of the overall outcomes, the purpose of the code was inherently satisfied, as is the Strategic Framework for the planning scheme as a whole.

4.2.2 Rural Zone Code

The purpose of the rural zone is to provide for a wide range of rural uses, and non-rural uses that are compatible with agriculture, the environment, and the landscape character of the rural area, and protect or manage significant natural features, resources, and processes. Particularly concerning the proposed development, the purpose is achieved through the following overall outcome:

- *all rural land is protected from further fragmentation; and*
- *the environmental, character and landscape values of all rural land are maintained.*

The reconfiguration will not facilitate the future development of the site. Both proposed lots have existing dwellings and ancillary structures present on their individual lots, supporting rural activities. While the reconfiguration will result in a lot which is significantly below the minimum lot size for the Rural zone, Lot 1 is already significantly undersized, and, as the other lot is approximately 60.7ha, no form of boundary realignment between these two lots will result in two lots that meet the minimum lot size for the Rural zone.

The boundary realignment will transfer approximately 6,450m² to the smaller lot. This area to be transferred does not contain areas utilised for agricultural activities, and is not of a significant size to fragment the environmental, character and landscape values of the site. In this way, development responds to the infrastructure and environmental constraints of the site and avoids impacts on ecological values and natural resources. Ultimately, the reconfiguration will maintain the existing lot layout character of the local area.

The proposed development is able to objectively satisfy the outcomes and purpose of the zone code. This is evident from the plans of development provided in support of this development application. Given the nature of the development and extent to which the proposal objectively satisfies the code, the majority of outcomes within the zone code are either not applicable or are objectively satisfied. Given the extent to which the proposal objectively satisfies the code, a direct assessment against each of the outcomes is not considered necessary in order to demonstrate compliance.

4.2.3 Development Codes

4.2.3.1 Reconfiguring a Lot Code

The proposed reconfiguration is consistent with the zone code and will facilitate appropriate separation of the two lots, all while maintaining the existing functions of the two lots. Overall, it maintains the current lot layout of the local area, as well as prioritises retaining functional agricultural land.

The proposed development is able to objectively satisfy the outcomes and purpose of the reconfiguring a lot code. This is evident from the plans of development provided in support of this development application. Any outcomes which are pertinent to the assessment of the proposal have been extracted and discussed below:

Performance outcomes	Acceptable outcomes	Justification
Services		
PO25 <i>Services, including water supply, stormwater drainage management, sewerage infrastructure, reticulated gas, public lighting, waste disposal, electricity and telecommunications, are provided in a manner that:</i> <i>(a) is efficient;</i> <i>(b) is adaptable to allow for future infrastructure upgrades;</i> <i>(c) minimises risk of adverse environmental or amenity-related impacts;</i> <i>(d) promotes total water cycle management, the efficient use of water resources and the protection of environmental values and water quality objectives of receiving waters; and</i> <i>(e) minimises whole of life cycle costs for that infrastructure.</i>	<i>No acceptable outcome is nominated.</i>	The proposed reconfiguration will result in no changes to the access to services by each lot. Complies with PO25.

Lot sizes and design		
<p>PO26 <i>Reconfiguration creates lot sizes that:</i></p> <ul style="list-style-type: none"> <i>(a) are consistent with the indented character of the zone, precinct or sub-precinct in which the land is located;</i> <i>(b) do not compromise the future development potential of land in the Emerging community zone for urban purposes;</i> <i>(c) are sufficient to protect the productive capacity, environmental and landscape values of rural land resources;</i> <i>(d) are sufficient to protect ground and surface water quality in the Rural residential zone; and</i> <i>(e) are sufficient to protect areas with significant ecological values.</i> 	<p>AO26 <i>Minimum lot size is in accordance with Table 9.3.4.3(c).</i></p>	<p>The proposed boundary realignment will transfer approximately 6,450m² to the smaller lot. While the reconfiguration will result in a lot which is significantly below the minimum lot size for the Rural zone, Lot 1 is already significantly undersized, and, as the other lot is approximately 60.7ha, no form of boundary realignment between these two lots will result in two lots that meet the minimum lot size for the Rural zone.</p> <p>Both lots are of appropriate size to facilitate the current use of the individual lots. The largest lot will retain a lot site greater than 60ha, which is sufficient to facilitate rural activities. The smaller lot is currently utilised for rural residential living, and will maintain space dedicated to for minor rural activities.</p> <p>Complies with PO26.</p>
<p>PO27 <i>Lots have regular shape and dimensions to facilitate the efficient development of the land for its intended purpose, and have sufficient area to provide for:</i></p> <ul style="list-style-type: none"> <i>(a) buildings and structures appropriate to the zone, precinct or sub-precinct;</i> <i>(b) adequate usable open space and landscaping;</i> <i>(c) ventilation and sunlight;</i> <i>(d) privacy for residents;</i> <i>(e) suitable vehicle access and on-site parking where required; and</i> <i>(f) any required on-site services and infrastructure such as effluent disposal areas.</i> 	<p>AO27 <i>The dimensions of lots are in accordance with Table 9.3.4.3(c).</i></p>	<p>With the transfer of approximately 6,450m², the overall dimensions of the lots will not be significantly altered. Appropriate space is provided to each lot as demonstrated above.</p> <p>Complies with PO27.</p>

4.2.3.2 Healthy Waters Code, Landscape Code, Transport Infrastructure, Access and Parking Code & Works Code

The boundary realignment involves the removal of a small portion of land from a larger lot to a smaller lot. The reconfiguration is not for the future development of the site, and there will be no change to the availability of infrastructure and services to each lot. All lots will maintain their existing standard of road access, sewerage, water supply, electricity and telecommunications currently provided to each lot. As the size of the land being transferred is minimal, the stormwater drainage and flood characteristics of the site will not be adversely impacted.

The proposed development is able to objectively satisfy the outcomes and purpose of the development codes or compliance can be achieved through the imposition of standard conditions of approval. This is evident from the plans of development provided in support of this development application and the additional technical supporting information. Given the extent to which the proposal objectively satisfies the code, a direct assessment against each of the outcomes is not considered necessary in order to demonstrate compliance.

4.2.4 Overlay Codes

4.2.4.1 Bushfire Hazard Overlay Code

The proposed boundary realignment is able to achieve the purpose of the code as it does not increase the extent or the severity of bushfire hazard, nor increase the risk to life, property, community and the environment. The proposed reconfiguration is not for the future development of the site. It will not lead to an increase in the number of people on the site, and will not increase the extent or the severity of bushfire hazard. All lots maintain their existing level of access to Cavill Lane, and the site will retain its existing standard of rural vegetation. The proposed development is able to objectively satisfy the outcomes and purpose of the bushfire hazard overlay code. Given the nature of the development and the extent to which the proposal objectively satisfies the code, a direct assessment against each of the outcomes is not considered necessary in order to demonstrate compliance.

4.2.4.2 Flood Hazard Overlay Code

The proposed boundary realignment is able to achieve the purpose of the code as it does not increase the extent or the severity of flood hazard, nor increase the risk to life, property, community and the environment. The proposed reconfiguration is not for the future development of the site. It will not lead to an increase in the number of people on the site, and will not increase the extent or the severity of flood hazard. All lots maintain their existing level of access to Cavill Lane, the amount of land transferred is not of an extent which can adversely impact stormwater or flood characteristics of the site. The proposed development is able to objectively satisfy the outcomes and purpose of the flood hazard overlay code. Given the nature of the development and the extent to which the proposal objectively satisfies the code, a direct assessment against each of the outcomes is not considered necessary in order to demonstrate compliance.

4.2.4.3 Natural Assets Overlay Code

The proposed boundary realignment is able to be undertaken such that it will not result in any unacceptable risk to areas of high environmental importance. The new boundary dividing the two lots will form over already cleared land utilised for agriculture. It is anticipated that no vegetation clearing is required to facilitate the reconfiguration. The vast majority of areas of high environmental importance within the site will not be impacted by the boundary realignment. The proposed development is able to objectively satisfy the outcomes and purpose of the Natural assets overlay code. Given the nature of the development and the extent to which the proposal objectively satisfies the code, a direct assessment against each of the outcomes is not considered necessary in order to demonstrate compliance.

4.2.4.4 Water Resource Catchment Overlay Code

The purpose of the Water resource catchment overlay is to protect the quality of surface and ground waters and hydrological processes of water resource catchments. As the proposed boundary realignment will not facilitate future development, the proposal will not intensify development within the water resource catchment area. Furthermore, the amount of land transferred is not of an extent which can adversely impact physical integrity of waterways, and natural ecosystems that support water quality. It is anticipated that no vegetation clearing is required to facilitate the reconfiguration. The proposed development is able to objectively satisfy the outcomes and purpose of the Water resource catchment overlay code. Given the nature of the development and the extent to which the proposal objectively satisfies the code, a direct assessment against each of the outcomes is not considered necessary in order to demonstrate compliance.

4.3 Public Notification

The application is impact assessable and will be subject to public notification.

5.0 CONCLUSION

This development application is made in accordance with the provisions of Chapter 3, Part 2 of the *Planning Act 2016* (the Act) and is seeking a development permit for the reconfiguration of a lot to facilitate a two (2) into two (2) lots boundary realignment. The subject premises is addressed as 93 and 137 Cavill Lane, Woodstock QLD 4816 more particularly described as Lots 1 and 2 on RP714715. The premises is within the Rural Zone under the Townsville City Plan 2014 (the planning scheme) and is currently used for rural activities and accommodates dwelling houses and ancillary structures.

An assessment of the proposal was undertaken against the applicable assessment benchmarks which confirms that it is consistent with the provisions of the applicable planning instruments, specifically the local government planning scheme. Council is therefore required to **approve** the development application pursuant to the rules of impact assessment established under the Act and issue a development permit subject to the imposition of reasonable and relevant conditions and any referral agency responses.

STATEMENT OF REASONS

Sufficient justification has been provided and satisfactory grounds have been established to conclude that the proposed development is consistent with the assessment benchmarks. More specifically, the development is consistent with the strategic intent and overall outcomes of the planning scheme. In substantive terms, this conclusion is based on the following reasons:

- The development allows the site to better contribute to the achievement of the Strategic Framework.
- The proposed boundary realignment outcome directly aligns with the purpose of the zone code and reconfiguring a lot code.
- The development outcome reflects community expectation for land use and development as established by the planning scheme and past development decisions.
- The development can be adequately serviced.
- The development will maintain the existing level and standard of servicing provided by the relevant infrastructure networks.
- The site is not identified as being susceptible to any unacceptable or unmanageable natural hazard or infrastructure constraints.
- The development does not increase the susceptibility of people or property to natural hazards or other health risks.
- The proposal addressed an established planning need for the development.
- The proposal does not undermine the planning scheme.
- The proposal does not establish precedence that could result in the future undermining of the planning scheme.

APPENDIX 1

DEVELOPMENT APPLICATION FORMS

DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the *Planning Act 2016*, the *Planning Regulation 2017*, or the *Development Assessment Rules (DA Rules)*.

PART 1 – APPLICANT DETAILS

1) Applicant details

Applicant name(s) (individual or company full name)	G. Redington C/- BNC Planning
Contact name (only applicable for companies)	Benjamin Collings
Postal address (P.O. Box or street address)	PO Box 5493
Suburb	Townsville
State	QLD
Postcode	4810
Country	Australia
Contact number	(07) 4724 1763
Email address (non-mandatory)	enquire@bncplanning.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	DA121-24

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
		93	Cavill Lane	Woodstock
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4816	2	RP714715	Townsville City
b)	Unit No.	Street No.	Street Name and Type	Suburb
		137	Cavill Lane	Woodstock
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4816	1	RP714715	Townsville City

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row.

- Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

- Coordinates of premises by easting and northing

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

3.3) Additional premises

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

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

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

Name of water body, watercourse or aquifer: Lansdowne Creek

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

- In a tidal area

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

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

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

5) Are there any existing easements over the premises?

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

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

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

2 into 2 lot boundary realignment

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 <i>(include each definition in a new row)</i>	Number of dwelling units <i>(if applicable)</i>	Gross floor area (m ²) <i>(if applicable)</i>

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?

Two (2)

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)*

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

Townsville City Council

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

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

PART 5 – REFERRAL DETAILS

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

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

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

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

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

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

Matters requiring referral to the local government:

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

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

- Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

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

Matters requiring referral to the Brisbane City Council:

- Ports – Brisbane core port land

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

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

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

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

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

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

Matters requiring referral to the Gold Coast Waterways Authority:

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

Matters requiring referral to the Queensland Fire and Emergency Service:

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

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

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

Referral requirement	Referral agency	Date of referral response

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

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

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

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

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

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

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

PART 7 – FURTHER DETAILS

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

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

No

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

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

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

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

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

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

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

Yes – show cause or enforcement notice is attached

No

23) Further legislative requirements

Environmentally relevant activities

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

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

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

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

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

Hazardous chemical facilities

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

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

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

Clearing native vegetation

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

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

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

Environmental offsets

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

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

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

Koala habitat in SEQ Region

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

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

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

Water resources

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

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

No

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

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

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

Waterway barrier works

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

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

No

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

Marine activities

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

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

No

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

Quarry materials from a watercourse or lake

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

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

No

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

Quarry materials from land under tidal waters

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

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

No

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

Referable dams

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

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

No

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

Tidal work or development within a coastal management district

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

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

No

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

Queensland and local heritage places

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

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

No

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

Name of the heritage place:

Place ID:

Decision under section 62 of the Transport Infrastructure Act 1994

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

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

No

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

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

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

No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

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

Yes

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

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

Yes

Not applicable

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

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#).

Yes

Relevant plans of the development are attached to this development application

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

Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

Yes

Not applicable



**Queensland
Government**

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	

Landowner's consent to the making of a development application under the *Planning Act 2016*

I/We,

Gregory Redington

Being the owners of the premises identified as follows:

93 Cavill Lane WOODSTOCK QLD 4816

Lot 2 on RP714715

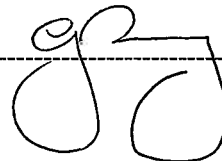
consent to the making of a development application under the *Planning Act 2016* by:

BNC Planning Pty Ltd

on the premises described above for:

Reconfiguring a lot

Signature(s)



7-11-2024

Date

Landowner's consent to the making of a development application under the *Planning Act 2016*

I/We,

Warren Irvine and Lyn Irvine

Being the owners of the premises identified as follows:

137 Cavill Lane WOODSTOCK QLD 4816
Lot 1 on RP714715

consent to the making of a development application under the *Planning Act 2016* by:

BNC Planning Pty Ltd

on the premises described above for:

Reconfiguring a lot

Warren
X *Warren Irvine*
Lyn
X *Lyn Irvine*

Signature(s)

Date

APPENDIX 2

SITE DETAILS

Aerial

137 & 93 Cavill Lane, Woodstock QLD 4816

19°33'33"S 146°48'15"E

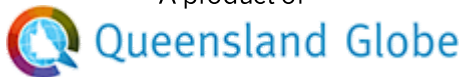
19°33'33"S 146°49'42"E



19°34'55"S 146°48'15"E

19°34'55"S 146°49'42"E

A product of



Legend located on next page



0 250 metres

Scale: 1:13576

Printed at: A4

Print date: 24/10/2024

Not suitable for accurate measurement.
Projection: Web Mercator EPSG 102100 (3857)

For more information, visit
<https://qldglobe.information.qld.gov.au/help-info/Contact-us.html>



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Aerial

137 & 93 Cavill Lane, Woodstock QLD 4816

 Legend

 Attribution

Local government



Land parcel



Parcel

Land parcel - gt 1 ha



Parcel

Land parcel - gt 10 ha



Parcel

Easement parcel



Strata parcel



Volumetric parcel



Land parcel - gt 1000 ha



Parcel

Land parcel label

Land parcel label - gt 1 ha

Land parcel label - gt 10 ha

Land parcel label - gt 1000 ha

Places: Search Results



2RP714715

Places: Land parcel



1RP714715

Railway stations



Railways



Roads and tracks



Motorway



Highway



Secondary



Connector



Local



Restricted Access Road



Mall



Busway



Bikeway



Restricted Access

Bikeway



Walkway



Restricted Access

Walkway



Non-vehicular Track



Track



Restricted Access Track



Ferry



Proposed Thoroughfare

Green bridges



Bridges



Tunnels



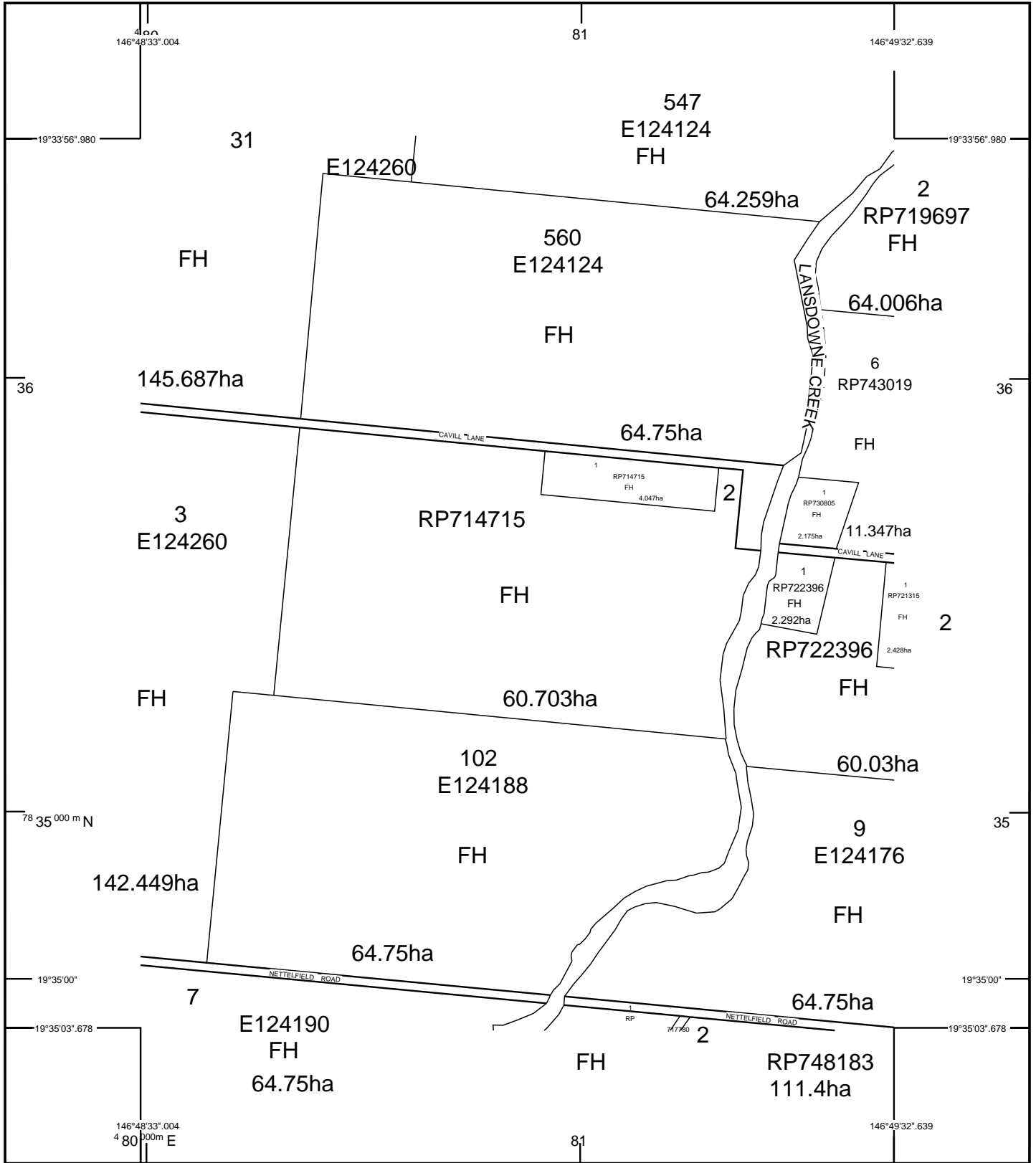
Maxar

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STANDARD MAP NUMBER
8258-14244



SmartMap

An External Product of
SmartMap Information Services

Based upon an extraction from the
Digital Cadastral Data Base

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	2/RP714715
Area/Volume	60.703ha
Tenure	FREEHOLD
Local Government	TOWNSVILLE CITY
Locality	WOODSTOCK
Segment/Parcel	44319/16

CLIENT SERVICE STANDARDS

PRINTED 24/10/2024

DCDB 23/10/2024 (Lots with an area less than 1500m² are not shown)

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<https://www.qld.gov.au/housing/buying-owning-home/property-land-valuations/smartmaps>



**Queensland
Government**

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(Department of Resources) 2024.



FOR OFFICIAL USE ONLY

George Gilman Nutt Townsville

D.G.N 3870 108-22 Pt. IV

714715

714715

Authorised Surveyor, do hereby solemnly and sincerely declare that I have actually and truly surveyed, measured, and marked on the ground the parcel of land herein referred to, and that the measurements and boundaries given in this plan are correct, and do not to the best of my belief in any way interfere with the rights or property of any persons, owners or occupiers of land adjoining the above land, and described in the said plan; and I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the "Crown Act of 1867."

George G. Nutt. Authorised Surveyor.

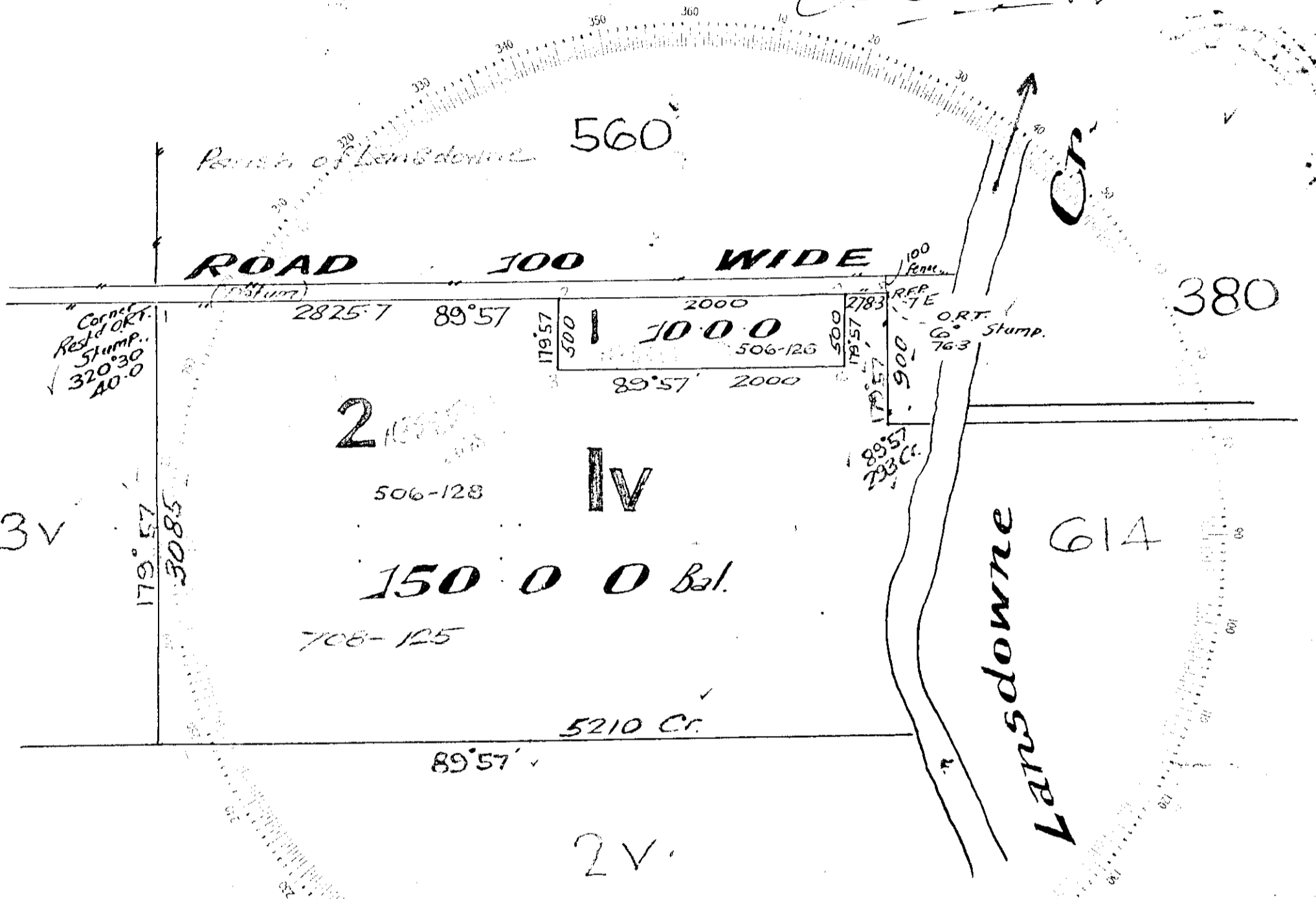
The Council of the SHIRE of THURINGOWA certifies that all the requirements of this Council, the Local Government Acts, 1936 to 1948, and all By-laws have been complied with and approves this Plan of Subdivision subject to

Made and Signed at Townsville this 17th day of August 1953 before me

TWENTYFIRST AUGUST 1953 Town or Shire Clerk. HURTINGOWA SHIRE COUNCIL

Signature of Registrar of Titles or of a Magistrate W. Mitchell J.P.

Signature of Chairman or Mayor W. H. Wordsworth



Particulars entered in Register Book, Vol. 108 Folio 22 the 22 day of Dec 1954 at 3.10 pm

Signature of Registrar W. Don



I hereby certify that this Plan has been correctly copied & compiled from my Survey in black figures & from Plan Cat No E124,172 as lodged in the Survey Office & as shown in brown figures hereon.

Signature of Surveyor George G. Nutt

FOR LOT DESCRIPTION SEE OVER SURVEY

SCALE 10 chains to an inch.

As Proprietor of this land, I agree to this Plan of subdivision, and dedicate the new roads shown hereon to public use.

Signature of Proprietor J. E. Kirk

Acting

Received 1.12.54 at 11.30 am. Examined 14.12.54 Passed 17.12.54 DEP. REGISTRAR OF TITLES (NORTHERN DISTRICT)

OF SUBDIVISIONS 1&2 OF PORTION NO. IV OF SECTION M.F. COUNTY OF Elphinstone PARISH OF WYOMING. Cat. No. 714715

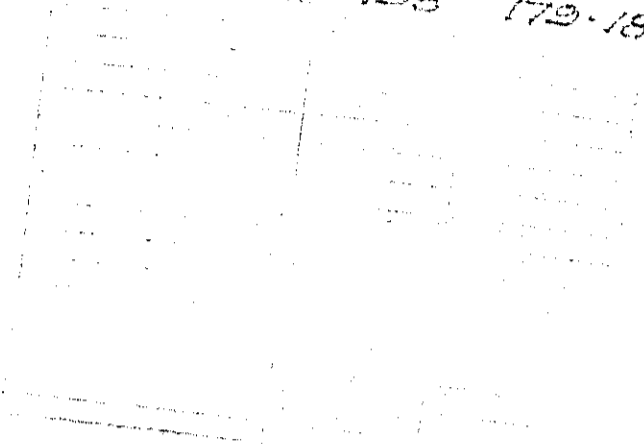
AMENDED DESCRIPTION

Note: This description takes effect upon
amendment of the current Title Deed
which will be evidenced by a further
notarisation.

Survey of Lot (s) 1 & 2

TITLES CONVERTED
on R.P. 714715

Sub 2 753 172-180



14715

14715

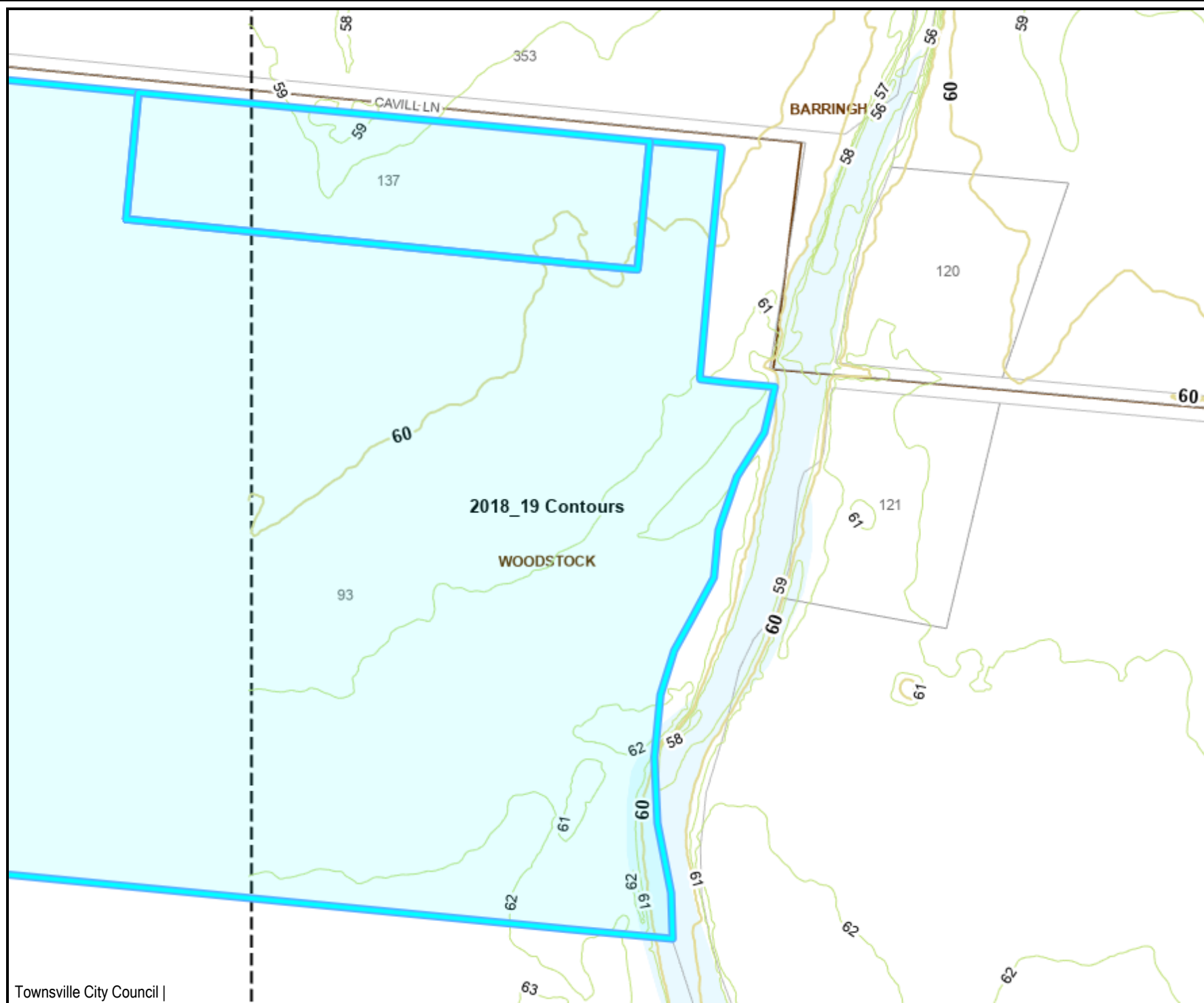
14715

9787
10.00
15.00
20.00
3.50

~~14715~~

19097
Fees. Street.
1st Edition map
p. 13/14/15/16

2666



Contours

Legend

EXT_Contours

Contours 2018_19 Urban (1:1,001 - 1:5,000)

— 1.0m

— 10.0m

2018_19 Contour Extents



EXT_CORE

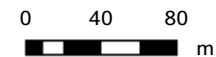
CORE - Properties



CORE - Road Corridor Centreline



CORE - Suburbs



Scale 1: 4000

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Zone

Legend

EXT_CORE

CORE - Properties



CORE - Road Corridor Centreline



CORE - Suburbs



EXT_CityPlanningScheme_Current

Precincts Labels

Zone Precinct Boundary



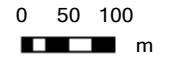
Zoning



Zone Precinct Boundary



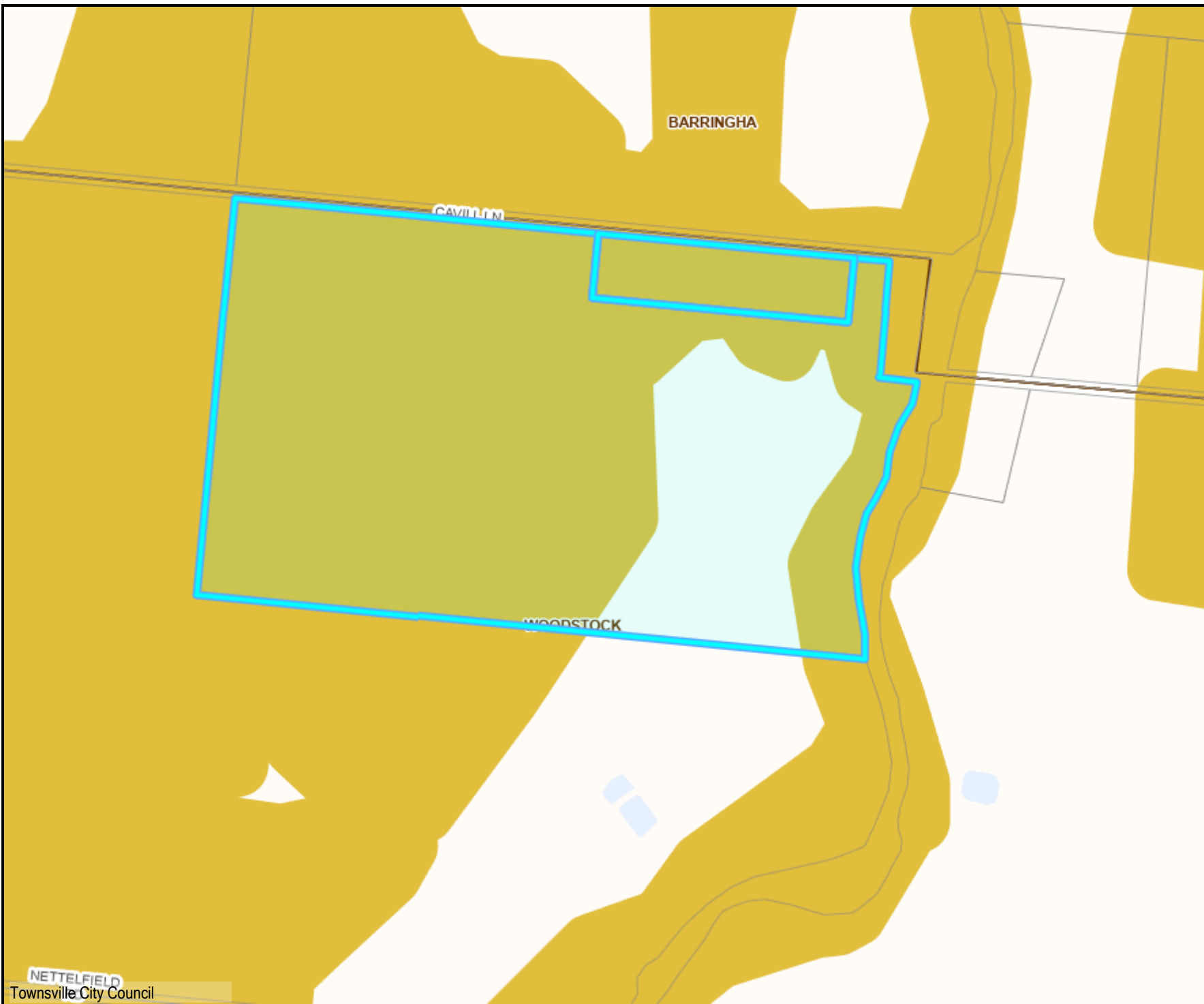
Precincts



Scale 1: 8000





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Bushfire Hazard Overlay

Legend

- EXT_CORE
- CORE - Properties
 -  Properties
- CORE - Road Corridor Centreline
 -  Trafficable Road
- CORE - Suburbs
 -  Suburbs
- EXT_CityPlanningScheme_Current
- Bushfire hazard area (OM-02.0)
 -  Medium bushfire hazard area



0 50 100
 m

Scale 1: 8000

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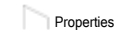


Natural Asset Overlay

Legend

EXT_CORE

CORE - Properties



CORE - Road Corridor Centreline



CORE - Suburbs



EXT_CityPlanningScheme_Current

Environmental importance (OM-08.0)

Very high

High



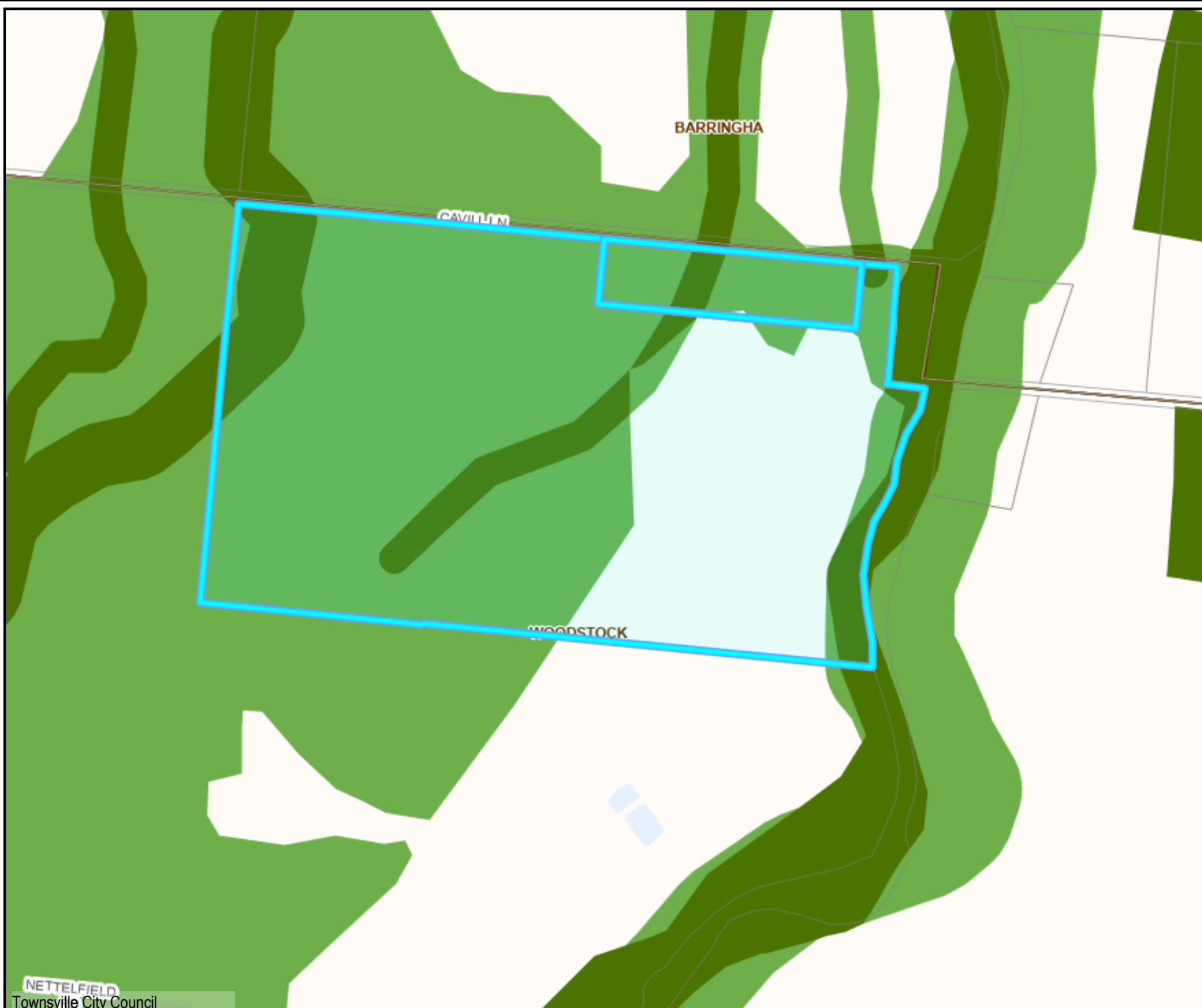
0 50 100



Scale 1: 8000

DISCLAIMER

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Flood Hazard Overlay

Legend

EXT_CORE

CORE - Properties



CORE - Road Corridor Centreline



CORE - Suburbs



EXT_CityPlanningScheme_Current

Medium hazard - further investigation area

(OM-06.1)



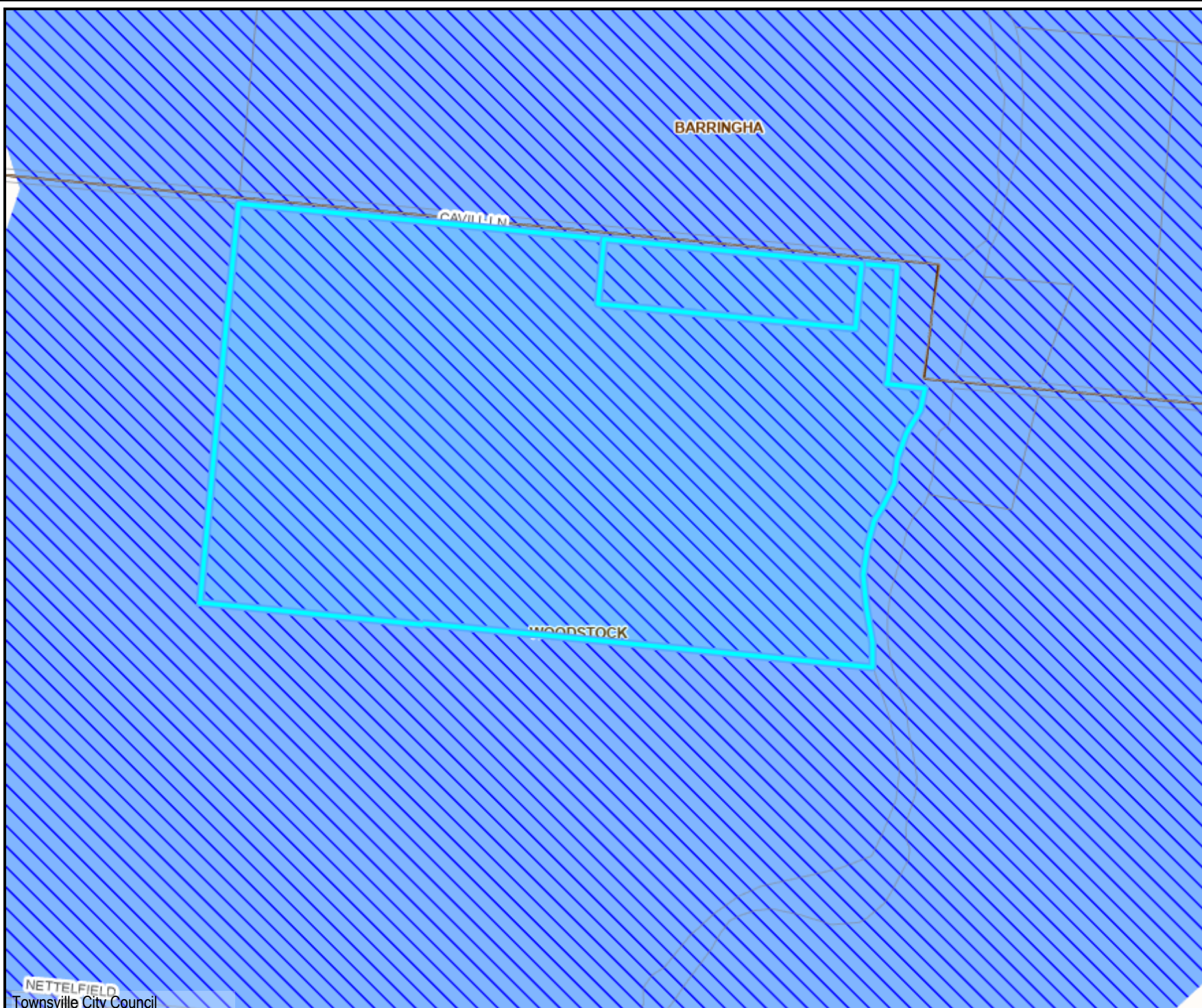
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Scale 1: 8000

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NETTELFIELD
Townsville City Council

Water Resource Catchment Overlay

Legend

EXT_CORE

CORE - Properties



CORE - Road Corridor Centreline



CORE - Suburbs



EXT_CityPlanningScheme_Current

Water resource catchment area - Ross River

dam (OM-09.0)



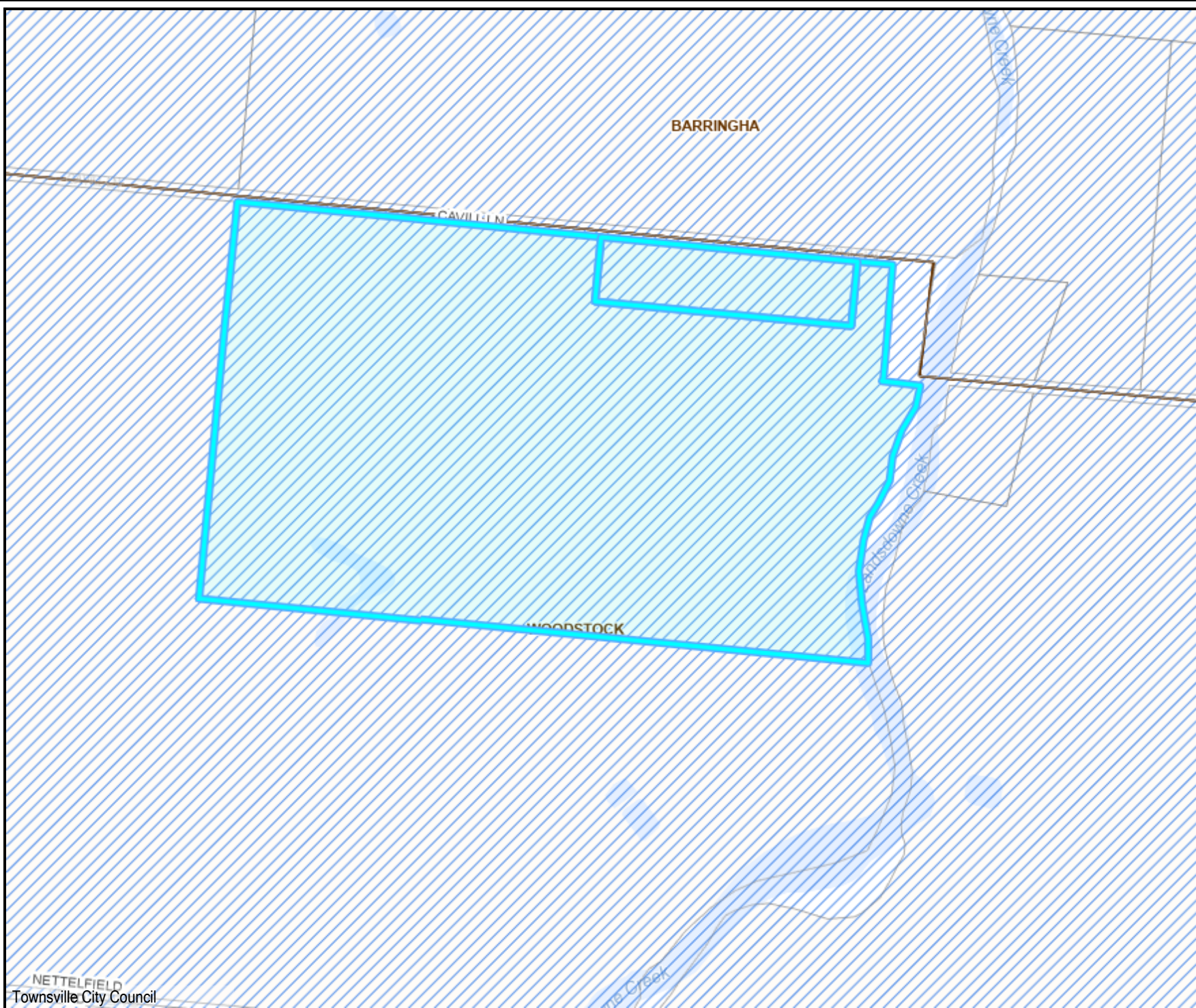
0 50 100



Scale 1: 8000

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State Assessment and Referral Agency

Date: 24/10/2024

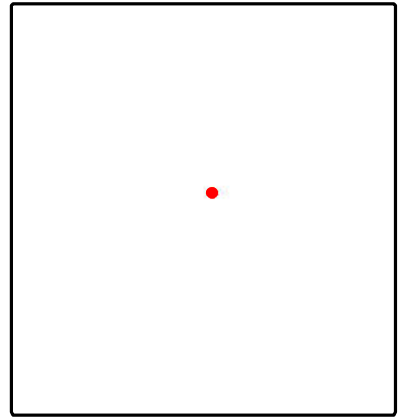


Queensland Government

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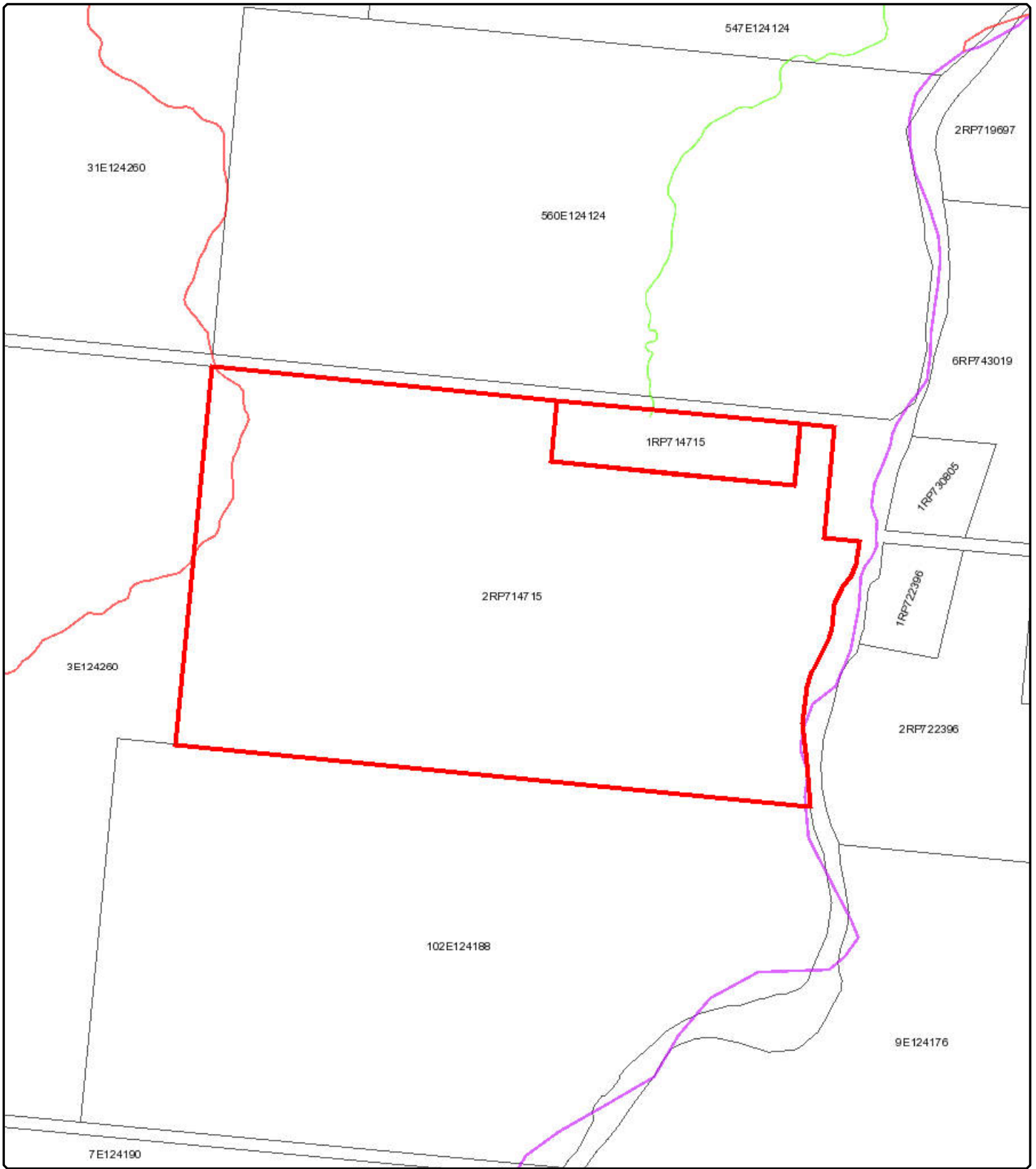
Matters of Interest for all selected Lot Plans

Queensland waterways for waterway barrier works
Regulated vegetation management map (Category A and B extract)

Matters of Interest by Lot Plan

Lot Plan: 1RP714715 (Area: 40470 m²)
Queensland waterways for waterway barrier works
Regulated vegetation management map (Category A and B extract)

Lot Plan: 2RP714715 (Area: 607030 m²)
Queensland waterways for waterway barrier works
Regulated vegetation management map (Category A and B extract)



State Assessment and Referral Agency

Date: 24/10/2024



Queensland Government

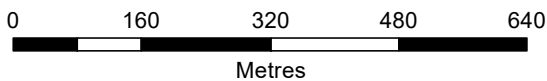
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Legend

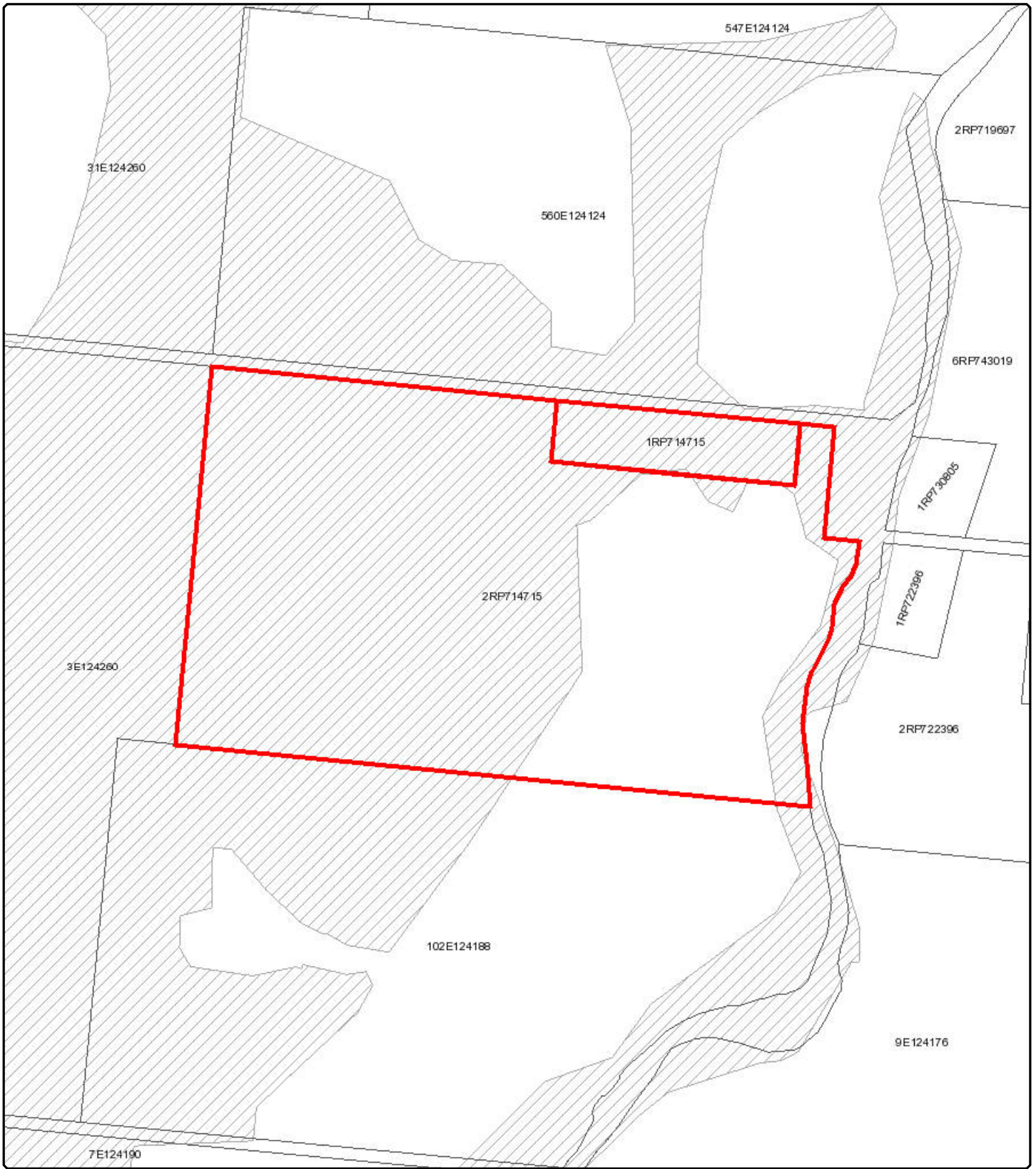
Queensland waterways for waterway barrier works

- Low
- Moderate
- High
- Major
- Major (tidal)



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State Assessment and Referral Agency

Date: 24/10/2024





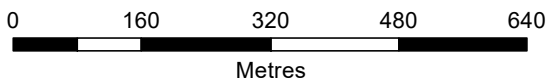
Queensland Government

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Legend

Regulated vegetation management map
(Category A and B extract)

-  Category A on the regulated vegetation management map
-  Category B on the regulated vegetation management map

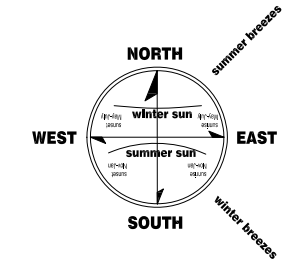


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APPENDIX 3

PLANS OF DEVELOPMENT



Property Details

Site Address: 93 Cavill Lane
WOODSTOCK QLD 4816

Real Property Description: Lots 1 & 2 on RP714715

Tenure: Freehold

Site Area: Lot 1 = 4.047 ha, Lot 2 = 60.703 ha

Road Frontage: Cavill Lane

Planning Scheme Zoning: Rural Zone

Precincts: Mixed Farming

Notes

- Plan and detail is not for construction purposes
- All site dimensions to be confirmed by detailed survey
- New boundaries to be set by nominated lot size not dimension
- No new road reserves
- No existing or proposed public open space
- No new retaining walls or retaining structures
- No land to be dedicated for community purposes
- No building envelopes proposed
- Any existing and/or new easements as shown
- The site may be subject to 1%AEP DFE flooding

Data Source

- DCDB as taken from unconfirmed survey source
- Queensland Globe
- TownsvilleMAPPS

PLAN OF RECONFIGURATION
One (1) into Two (2) Lots Subdivision

AMT	DESCRIPTION	BY	DATE	Date	Drawn
A	DA ISSUE	BNC	November 2024	November 2024	BNC
				Scale:	Reviewed
				As shown	BNC
				Job No:	Approved:
				DA121-24	BNC
				BNC Ref No:	Drawing No:
				121-24	S01-01
					Rev:
					A
Meridian:					Survey Records:

APPENDIX 4

OTHER SUPPORTING INFORMATION

State code 16: Native vegetation clearing

State Development Assessment Provisions guideline - State Code 16: Clearing native vegetation. This guideline provides direction on how to address State Code 16 below.

Please note: It is only necessary to provide a response to the performance outcomes relevant to the clearing purpose(s). Table 16.1 below specifies which tables of performance outcomes are relevant for each clearing purpose. Tables that are not relevant to your clearing purpose can be left blank or deleted.

As an example, only Table 16.2 and Table 16.15 are relevant for a development application for operational works that involves managing thickened vegetation. The remaining tables may be deleted.

Table 16.1: Relevant code provisions for each type of development

Clearing purpose	Relevant provisions
Material change of use and / or reconfiguring a lot and / or operational work	
Public safety, relevant infrastructure activities and / or consequential development of IPA approval	Table 16.2 and Table 16.3
Extractive industry	Table 16.2 and Table 16.4
Coordinated project (agriculture)	Table 16.2 and Table 16.5
Coordinated project (extractive industry)	Table 16.2 and Table 16.6
Coordinated project (all other purposes)	Table 16.2 and Table 16.7
Material change of use and / or reconfiguring a lot for all other purposes	Table 16.2 and Table 16.8
Material change of use and / or reconfiguring a lot for which there will be no clearing as a result of the material change of use or reconfiguring a lot	Table 16.9 – APPLIES TO THIS DEVELOPMENT
Material change of use and / or reconfiguring a lot for which clearing is limited to clearing that could be done as exempt clearing work for the purpose of the development prior to the material change of use or reconfiguring a lot application being approved	Table 16.2 and Table 16.10
Operational work	
Necessary environmental clearing	Table 16.2 and Table 16.11
Control non-native plants or declared pests	Table 16.2 and Table 16.12
Encroachment	Table 16.2 and Table 16.13
Fodder harvesting	Table 16.2 and Table 16.14
Managing thickened vegetation	Table 16.2 and Table 16.15

Table 16.9: Material change of use and / or reconfiguring a lot for which there will be no clearing as a result of the material change of use or reconfiguring a lot

Performance outcomes	Acceptable outcomes	Response
<p>PO93 Clearing as a result of a material change of use or clearing as a result of reconfiguring a lot does not occur.</p>	<p>No acceptable outcome is prescribed.</p>	<p>The proposed boundary realignment will involve no clearing to facilitate the reconfiguration. As part of the standard conditions of development approval for a reconfiguration, accepted development for operational works is required to construct a fence to physically divide the two lots as per the survey plan. This new boundary resides over regulated vegetation, according to the Development Assessment Mapping System. However, such vegetation is no present physically on site, as demonstrated in the attached aerial imagery.</p> <p>As a result, no clearing of vegetation is required to construct the fence for the new boundary. This can be formalised through a standard condition of approval.</p> <p>Complies with PO93.</p>