

APPENDIX E

State Planning Assessment

Prepared by:

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Table 6 – Response to State Assessment Benchmarks / Matters

Matter / Benchmark	Response
Prohibited Development:	The development is not prohibited development, as established giving consideration to all relevant instruments which can provide prohibitions under the <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i> . Therefore, the applicant has the right to make a development application under Section 50 of the <i>Planning Act 2016</i> .
Schedule 9 & 10 of the <i>Planning Regulation 2017</i>:	A review of Schedule 9 & 10 of the <i>Planning Regulation 2017</i> concludes the application does not require assessment by a Referral Agency.
Regional Plan (North Queensland Regional Plan 2020):	The subject site is located within the Townsville Urban Area of the <i>North Queensland Regional Plan 2020</i> . As identified at Section 2.2 of the planning scheme, there was no regional plan relevant to the planning scheme on commencement of the planning scheme.
State Planning Policy ("SPP"):	The subject site is mapped as being affected by the following interests under the SPP: <ul style="list-style-type: none"> ■ Biodiversity <ul style="list-style-type: none"> ○ Mses - Regulated Vegetation (Category R) ■ Natural Hazards Risk And Resilience <ul style="list-style-type: none"> ○ Flood Hazard Area - Local Government Flood Mapping Area ○ Medium Storm Tide Inundation Area ○ Flood Hazard Area - Level 1 - Queensland Floodplain Assessment Overlay ○ High Storm Tide Inundation Area ○ Erosion Prone Area ■ Strategic Airports And Aviation Facilities <ul style="list-style-type: none"> ○ Wildlife Hazard Buffer Zone ○ Height Restriction Zone 90m ○ Aviation Facility As identified at Section 2.1 of the planning scheme, the interests under the SPP are appropriately integrated into the planning scheme and, therefore, a detailed assessment is not required.
Temporary State Planning Policy:	The development application is not currently affected by a <i>Temporary State Planning Policy</i> .
The Designation for a Designated Premises:	The premises are not the subject of a designation.

Matter / Benchmark	Response
Lawful Use of Premises or Adjacent Premises:	The proposal will not impact on the lawful use of adjoining premises or the subject site.
Common Material:	<p>With respect to the definition of common material provided in the <i>Planning Regulation 2017</i>, the material provided as part of this development application is considered to be sufficient to allow the assessment manager to assess and decide the development application.</p> <p>We note that no infrastructure agreement applies to the premises.</p>