

# APPENDIX E

## State Planning Assessment

Prepared by:

**Property Projects Australia Pty Ltd**

**Table 6 – Response to State Assessment Benchmarks / Matters**

Matter / Benchmark	Response
<b>Prohibited Development:</b>	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> .
<b>Schedule 9 &amp; 10 of the <i>Planning Regulation 2017</i>:</b>	A review of Schedule 9 & 10 of the <i>Planning Regulation 2017</i> concludes the application does not require assessment by a Referral Agency.
<b>Regional Plan (North Queensland Regional Plan 2020):</b>	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.
<b>State Planning Policy ("SPP"):</b>	<p>The subject site is mapped as being affected by the following interests under the SPP:</p> <ul style="list-style-type: none"> <li>■ Biodiversity <ul style="list-style-type: none"> <li>○ Mses - Regulated Vegetation (Category R)</li> </ul> </li> <li>■ Natural Hazards Risk And Resilience <ul style="list-style-type: none"> <li>○ Flood Hazard Area - Local Government Flood Mapping Area</li> <li>○ Medium Storm Tide Inundation Area</li> <li>○ Flood Hazard Area - Level 1 - Queensland Floodplain Assessment Overlay</li> <li>○ High Storm Tide Inundation Area</li> <li>○ Erosion Prone Area</li> </ul> </li> <li>■ Strategic Airports And Aviation Facilities <ul style="list-style-type: none"> <li>○ Wildlife Hazard Buffer Zone</li> <li>○ Height Restriction Zone 90m</li> <li>○ Aviation Facility</li> </ul> </li> </ul> <p>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.</p>
<b>Temporary State Planning Policy:</b>	The development application is not currently affected by a <i>Temporary State Planning Policy</i> .
<b>The Designation for a Designated Premises:</b>	The premises are not the subject of a designation.

Matter / Benchmark	Response
<b>Lawful Use of Premises or Adjacent Premises:</b>	The proposal will not impact on the lawful use of adjoining premises or the subject site.
<b>Common Material:</b>	<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>