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**Sent:** Thu, 2 Apr 2026 13:56:49 +1000  
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**Cc:** "Meredith Hutton" <meredith@northpointplanning.com.au>  
**Subject:** NP26.052 | MCU26/0023 - Response to Action Notice - 43 Samhordern Street, Alice River  
**Attachments:** ONP26.052 - Planning Reporting Package.pdf, ONP26.052 - DA Form 1.pdf, INP26.052 - TCC - Action Notice.pdf

Good afternoon,

Please take this and the attached correspondence as the applicants full response to the Action Notice issued by Council on 25 March 2026 in relation to MCU26/0023.

In accordance with the Action Notice request items, please see attached:

- DA Form 1; and
- Town Planning Report.

We note application fees for this development have been paid in full.

Thanks very much - we trust the provided information is sufficient to progress with assessment of this application.

Please do not hesitate to contact our office if you require any further information from our end.

Kind regards,

**Tellina Finlay**  
**Para Planner**



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# Town Planning Report

Material Change of Use – Low impact industry  
(Mechanical workshop)



**Northpoint**  
Planning

43 Samhordern Road, Alice River  
Lot 48 on SP181727

2 April 2026  
NP26.052 | MCU26/0023

**Client:** Ironbark Auto

**Project:** 43 Samhordern Road, Alice River

**Date:** 2 April 2026



**Project Reference:** NP26.052

**Contact:** Meredith Hutton

**Prepared by:** Meredith Hutton – Northpoint Planning

### Document Verification

Revision		Author	Reviewer
1	Draft	T.F	M.H
3	Final	M.H	

Approval			
Author Signature		Approver Signature	
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## Table of Contents

1.0	PROPOSED DEVELOPMENT .....	3
2.0	LEGISLATIVE FRAMEWORK.....	4
2.1.	STATE PLANNING POLICY .....	4
2.2.	NORTH QUEENSLAND REGIONAL PLAN .....	4
2.3.	STATE DEVELOPMENT AND ASSESSMENT PROVISIONS .....	4
2.4.	LOCAL PLANNING INSTRUMENT .....	4
2.5.	ASSESSMENT BENCHMARKS .....	4
3.0	PLANNING ASSESSMENT .....	5
3.1.	STRATEGIC FRAMEWORK.....	5
3.2.	RURAL RESIDENTIAL ZONE CODE.....	5
3.3.	HEALTHY WATERS CODE .....	6
3.4.	LANDSCAPE CODE .....	6
3.5.	TRANSPORT IMPACT, ACCESS AND PARKING CODE .....	7
3.6.	WORKS CODE .....	7
3.7.	BUSHFIRE HAZARD OVERLAY CODE.....	8
3.8.	FLOOD HAZARD OVERLAY CODE .....	8
4.0	OTHER RELEVANT MATTERS.....	10
5.0	CONCLUSION AND RECOMMENDATIONS .....	11

## Tables

Table 1: Application Summary

## Figures

Figure 1: Flood Hazard Overlay

Figure 2: New Flood Risk Mapping



## 1.0 Proposed Development

The proposed development seeks approval for a Development Permit for a Material Change of Use – Low impact industry (Mechanical workshop) located at 43 Samhordern Road, Alice River and formally identified as Lot 48 on SP181727.

The proposed development involves the existing landowner seeking to operate a small-scale mechanical workshop for vehicle servicing and repair purposes within an existing shed on the site. Specifically, the proposal involves operation of Ironbark Auto, which is to be solely operated by the landowner, with no external employees. Further the operations will be limited to a portion of the existing shed only, being two existing roller door accessible bays. The remaining enclosed shed and awning area is to be maintained for private storage purposes. The development is anticipated to offer services to a maximum of three (3) client vehicles at any one time on the site, with no servicing of heavy vehicles.

The proposal provides a limited opportunity for the landowner to establish a small resident-operated business from the site using an existing shed, while maintaining the primary residential role of the land. The use is not intended to establish a permanent industrial outcome on the allotment, and it is anticipated that if the business grows beyond this small-scale operation it will relocate to appropriately zoned industrial premises. At that time, the property will revert to its primary rural residential use for residential living, consistent with the character and long-term intent of the locality.

**Table 1: Application Summary**

Application Summary	
<b>Address</b>	43 Samhordern Road, Alice River
<b>Real Property Description</b>	Lot 48 on SP181727
<b>Area of Lot</b>	4,023m <sup>2</sup>
<b>Applicant</b>	Ironbark Auto
<b>Purpose of Proposal</b>	Low impact industry (Mechanical workshop)
<b>GFA</b>	Approx. 56m <sup>2</sup>
<b>Number of Employees</b>	One (1) – resident-operated business with no external employees
<b>Hours of Operation</b>	<ul style="list-style-type: none"> <li>▪ Monday to Friday - 8:00am to 5:00pm with potential to operate limited hours on a Saturday.</li> <li>▪ No operation proposed on Sunday or public holidays.</li> </ul>
<b>Type of Application</b>	Material Change of Use
<b>Category of Assessment</b>	Impact
<b>SARA Mapping</b>	<ul style="list-style-type: none"> <li>▪ Regulated vegetation management map (Category A and B extract)</li> </ul>
<b>Referral Agencies</b>	N/A
<b>Public Notification</b>	Required
<b>Zoning</b>	Rural residential zone
<b>Overlays</b>	<ul style="list-style-type: none"> <li>▪ Bushfire hazard overlay – potential impact buffer area</li> <li>▪ Flood hazard overlay – very low, low and medium flood risk (medium flood hazard)</li> </ul>



## 2.0 Legislative Framework

### 2.1. State Planning Policy

In accordance with section 26 of the *Planning Regulation 2017*, assessment against the State Planning Policy (SPP) is required to the extent the provisions of the SPP are appropriately integrated within the planning scheme.

For the purposes of this development application, it is considered all relevant provisions of the State Planning Policy are appropriately integrated with the planning scheme and no additional standalone provisions are relevant for assessment.

### 2.2. North Queensland Regional Plan

The proposed development has been reviewed against the North Queensland Regional Plan (NQRP). It is considered the relevant regional planning matters are appropriately addressed through the planning scheme. Accordingly, no further assessment against the NQRP is required.

### 2.3. State Development and Assessment Provisions

In accordance with schedule 10 of the *Planning Regulation 2017*, referral of the development application is not required.

### 2.4. Local Planning Instrument

In accordance with section 51 of the *Planning Act 2016*, the proposed development requires assessment against the local government planning scheme.

In accordance with Table 5.5.1 of the planning scheme, the proposed development requires impact assessment given the proposal involves a Low impact industry use within the Rural residential zone.

### 2.5. Assessment Benchmarks

Pursuant to Table 5.5.5 of the planning scheme the proposal requires impact assessment and is therefore assessable against the planning scheme in its entirety.

Accordingly, the proposed development is assessed against the following planning scheme benchmarks:

- Strategic framework.
- Rural residential zone code.
- Healthy waters code.
- Landscape code.
- Transport impact, access and parking code.
- Works code.
- Bushfire hazard overlay code.
- Flood hazard overlay code.

Assessment against the relevant benchmarks is provided within Section 3.



## 3.0 Planning Assessment

### 3.1. Strategic Framework

The strategic framework sets the strategic direction for Townsville and ensures development is appropriately located and managed.

The strategic framework provides for four themes that collectively represent the intent of the planning scheme:

- (i) *Shaping Townsville;*
- (ii) *Strong, connected community;*
- (iii) *Environmentally sustainable future; and*
- (iv) *Sustaining growth.*

It is considered the proposed development furthers the intent of the above four themes and their corresponding strategic outcomes. In particular:

- The proposal involves the re-use of part of an existing approved shed on an established rural residential allotment.
- The development remains ancillary to the existing dwelling house and does not detract from the primary residential function of the land.
- The proposal is to be resident-operated only, with no external employees and limited vehicle movements, thereby maintaining a low intensity of activity on the site.
- All proposed activities are to be contained within the existing enclosed shed, with no additional built form, external works or outdoor work areas proposed.
- Once the business no longer operates from the site, the land will revert to its primary rural residential function for residential living, consistent with the intended character of the locality.
- The development maintains the semi-rural character and amenity of the locality and does not involve further clearing or alteration to the existing natural values of the land.
- The proposed development maintains existing servicing and access arrangements of the site, with no additional upgrade considered necessary.
- The proposal supports economic activity within an existing serviced building on the site.

### 3.2. Rural Residential Zone Code

The Rural residential zone code is intended to maintain large-lot residential living in a semi-rural setting, with dwelling houses remaining the primary use of land. While non-residential activities are not the dominant anticipated outcome within the zone, a limited ancillary use may be appropriate where it remains subordinate to the residential function of the premises and does not unreasonably diminish the character or amenity of the surrounding rural residential locality.

In this instance, the proposal is considered to be of a sufficiently limited scale to remain compatible with the purpose and overall outcomes of the zone. The use is to be undertaken by the resident landowner only, with no non-resident employees, from part of an existing approved shed on the site. The workshop component is confined to approximately 56m<sup>2</sup> within two existing bays of the shed, with the balance of the building retained for private storage associated with the residential use. The use therefore remains subordinate to the primary residential use of the land and does not alter the established built form or residential presentation of the allotment.



The proposal is of comparative scale and function to a Home based business use, being *the use of a dwelling or domestic outbuilding on premises for a business activity that is subordinate to the residential use of the premises*. A Home based business use is anticipated development within the Rural residential zone code where limited to Gross Floor Area (GFA) of 60m<sup>2</sup> and operated within an existing building. It is noted the proposal is compliant with the Home based business use requirements, given the proposed GFA is limited to 56m<sup>2</sup> of an existing shed building.

The proposed operations remain inherently limited in scope, involving a single resident operator, no external employees, no heavy vehicle servicing, and a maximum of three client vehicles on the site at any one time. All servicing and repair activities are to occur within the existing enclosed shed, with no outdoor work areas, no additional built form and no expansion of the approved workshop area. Accordingly, the use remains contained to the site and of a scale that is capable of being managed so as to protect the established character of the locality and the continued enjoyment of surrounding rural residential properties.

On this basis, it is considered the proposal is generally consistent for the purpose and overall outcomes of the Rural residential zone code.

### 3.3. Healthy Waters Code

The purpose of the Healthy waters code is to *ensure development manages stormwater and wastewater as part of the integrated total water cycle and in ways that help protect the environmental values specified in the Environmental Protection (Water) Policy 2009*.

The proposed development is considered to maintain the purpose and overall outcomes of the Healthy waters code. The proposal involves the establishment of a small-scale Low impact industry use wholly within an existing shed on the site. No external works, site regrading, extensions to built form or changes to the existing drainage pattern are proposed as part of the application. Therefore, the development will not alter stormwater flow paths or intensify stormwater impacts associated with the site or surrounding locality.

Further, the proposal does not involve any external washdown areas, external storage, or outdoor activities that would give rise to unmanaged wastewater or contaminated runoff. All mechanical work is to occur indoors within the enclosed shed, with oils and fluids stored in a bunded manner and waste products disposed of appropriately. These measures will appropriately contain the operation and minimise the risk of any adverse impact on water quality.

The site is improved with an existing dwelling house and shed and will continue to utilise existing servicing and access arrangements. Given the contained nature of the proposed use and the absence of external works, the proposal is not expected to create adverse impacts on the site's stormwater or wastewater management outcomes.

Given the nature of the development, further assessment against the Healthy waters code is not considered necessary.

### 3.4. Landscape Code

The purpose of the Landscape code is to *ensure landscaping in both the private and public domains is designed and constructed to a high standard, provides a strong contribution to the city image, is responsive to the local character, site and climatic conditions and remains fit for purpose over the long-term*.

The proposed development is considered to further the purpose and overall outcomes of the Landscape Code. The proposed use area is setback approximately 13m from the Samhordern Road frontage and involves significant landscaping within this buffer area. Additional dense landscaping is



provided to the full extent of the existing shed to the northern side boundary, buffering the shed from the adjoining residential premises to the north.

The subject site involves an existing dwelling house and significant landscaping throughout the property that is well-maintained and positively contributes to the streetscape. The proposal maintains all existing landscaping within the site, with no change proposed, maintaining the overall high amenity of the property.

The proposed development does not involve the removal or alternation to any street tree.

Given the nature of the development, further assessment against the Landscape code is not considered necessary.

### **3.5. Transport Impact, Access and Parking Code**

The purpose of the Transport impact, access and parking code is to *ensure appropriate provision for transport and end of trip facilities, and to facilitate, as far as practicable, an environmentally sustainable transport network.*

In accordance with schedule 6.10 of the planning scheme, the required car parking rates for a Low impact industry use is:

- *One (1) space per 100m<sup>2</sup> of GFA.*

Therefore, based on a GFA of approximately 56m<sup>2</sup>, the prescribed parking rate for the proposed development is one (1) dedicated car park.

The proposed development is considered to further the purpose and overall outcomes of the Transport impact, access and parking code. In particular, the proposed development provides covered car parking area for multiple vehicles within the existing shed for dedicated use of the proposed development. Additional vehicle standing area is provisioned within the sealed driveway and manoeuvring area to the façade of the shed structure, if required. Therefore, the proposal provides more than the prescribed minimum parking rate for a Low impact industry use.

The proposal retains access, manoeuvring and parking area associated with the existing dwelling on the site, compliant with the nominated parking provisions for a residential dwelling.

Vehicle movements associated with the use are expected to remain low, with typical operation involving one to two customer vehicles accessing the site per day and a maximum of three customer vehicles on site at any one time.

It is noted the proposal maintains the existing access crossover to the Samhordern Road frontage, and internal driveway, no change to existing access arrangements is proposed. All vehicles associated with the development can enter, exit and traverse the site in a forward motion.

Given the nature of the development, further assessment against the Transport impact, access and parking code is not considered necessary.

### **3.6. Works Code**

The purpose of the Works code is to *ensure development is provided with a level of infrastructure which maintains or enhances community health, safety and amenity and which avoids or minimises impacts on the natural environment.*



The proposed development is considered to maintain the purpose and overall outcomes of the Works code. The proposal involves the establishment of a small-scale Low impact industry use within an existing approved shed on the site. No external works, engineering works or additional built form are proposed as part of the application. Any works associated with the proposal are limited to minor internal fit out of the existing shed to facilitate the operation.

The site is connected to Council's reticulated water network and located outside any serviced wastewater treatment catchment; consistent with the rural residential context of the locality. The proposal maintains existing shared servicing arrangements between the dwelling and shed of which is considered sufficient to support the proposed use. The proposed development is to be operated by the resident of the main dwelling and, in this respect, shared ablution facilities are considered sufficient to service the proposed development.

Given the nature of the development, further assessment against the Works code is not considered necessary.

### 3.7. Bushfire Hazard Overlay Code

The purpose of the Bushfire hazard overlay code is to *ensure that development does not:*

- a) *increase the extent or the severity of bushfire hazard; or*
- b) *increase the risk to life, property, community and the environment.*

The subject lot is mapped within the Bushfire hazard overlay as wholly potential impact buffer area. The proposed development is consistent with the purpose and overall outcomes of the Bushfire hazard overlay code.

In particular, the proposal is limited to the use of part of an existing shed structure for the purpose of small-scale vehicle servicing and repair. The development does not involve any additional built form, extension of the existing structure, external works or further clearing of vegetation on the site. In this respect, the proposal is not considered to increase the extent or severity of bushfire hazard within the site.

Further, the proposal does not introduce a new or intensified sensitive land use within the mapped hazard area. The site already contains an existing dwelling house and shed, and the application is limited to the use of the existing shed only. The proposal therefore does not materially increase the exposure of people or property to bushfire risk beyond the existing lawful use of the land.

Given the nature of the development, further assessment against the Bushfire hazard overlay code is not considered necessary.

### 3.8. Flood Hazard Overlay Code

For completeness, assessment against the Flood hazard overlay code has been included given the site is identified within the recently released updated flood modelling as containing increased flood risk across the site.

The purpose of the Flood hazard overlay code is to *manage development outcomes in flood hazard areas so that risk to life, property, community, economic activity and the environment during future flood events is minimised, and to ensure that development does not increase the potential for flood damage on-site or to other property.*

The subject site is marginally identified as containing of low and medium flood hazard area along the southern property boundary only. However, more recently released updated flood risk mapping from Townsville City Council significantly increases the flood risk identified across the site, with the site wholly contained within area of very low, low and medium flood risk.

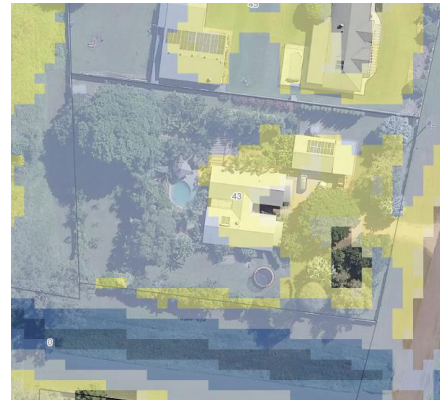


Refer to **Figure 2 & 3** below for existing and updated identified flood hazard across the site.

**Figure 1 – Flood Hazard Overlay**



**Figure 2 – New Flood Risk Mapping**



As demonstrated within the new flood risk mapping, the existing shed for the use of the proposed development is located within very low and low flood risk area. It is noted the existing dwelling, shed and access are located within the lesser risk areas of the site. It is further noted proposed GFA of site is located outside mapped flood depth area, in accordance with the updated flood modelling.

Given the existing and updated flood extent across the site, it is therefore considered the proposed does not material worsen flood risk to people or property. The proposal is considered to further the purpose and overall outcomes of the Flood hazard overlay code, and further assessment against the code is not considered necessary.



## 4.0 Other Relevant Matters

In accordance with section 45(5)(b) of the Act, the following are other relevant matters considered applicable to assessment of this development application. In support of the proposed development, the following matters are considered relevant:

- The proposal provides for the establishment of a small-scale service from an existing building on the land, improving service choice within the wider rural residential locality.
- The proposed development increases the variety of services immediately accessible by rural residential residents at a scale sympathetic to the character and amenity of the surrounding locality.
- The development remains ancillary to the existing dwelling house and does not detract from the primary residential function of the land.
- The proposal is confined to approximately 56m<sup>2</sup> within an existing approved shed, with no additional built form, no expansion of the developed footprint of the site and no outdoor work areas proposed.
- The use is to be operated solely by the resident landowner, with no non-resident employees proposed, thereby limiting the scale and intensity of the activity.
- The proposal is of a scale that can be appropriately regulated by conditions of approval, including conditions limiting the operator, hours of operation, number of vehicles on site and the nature of activities undertaken from the premises.
- The development is intended to provide the landowner with an opportunity to establish and grow a small business from the site on a limited basis. Should the business expand beyond this scale, it is anticipated operations would relocate to appropriately zoned industrial premises, at which time the site would revert to its primary rural residential function for residential living.
- Immediate surrounding residents have been consulted on the proposal and the development is considered to be generally supported.
- The proposal generally appears and operates at a home based business, notwithstanding its technical classification as Low impact industry use.
- The proposal maintains the existing ecological value of the proposal, with no further clearing or removal of existing ecological features proposed.



## 5.0 Conclusion and Recommendations

This town planning report has been prepared by Northpoint Planning on behalf of Ironbark Auto in association with a Development Application for a Material Change of Use – Low impact industry (Mechanical Workshop) located at 43 Samhordern Road, Alice River and formally described as Lot Lot 48 on SP181727 .

The subject site is located within the Rural residential zone of the planning scheme. An assessment against the relevant benchmarks has been undertaken and is outlined in detail in this town planning report.

The proposal is consequently considered appropriate development in the context in which it is located and has been suitably demonstrated to comply with the relevant assessment benchmarks. It is therefore recommended Council approve the proposed development, subject to reasonable and relevant conditions.

# 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)	Ironbark Auto C/- Northpoint Planning
Contact name (only applicable for companies)	Meredith Hutton
Postal address (P.O. Box or street address)	PO Box 4
Suburb	Townsville
State	Queensland
Postcode	4810
Country	Australia
Contact number	(07) 4440 5282
Email address (non-mandatory)	hello@northpointplanning.com.au
Mobile number (non-mandatory)	0407 574 897
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	NP26.052

### 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
		43	Samhordern Road	Alice River
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4817	48	SP181727	Townsville
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

#### 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: <input type="text"/>	

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: <input type="text"/>	

#### 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:

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):*

Material Change of Use – Low impact industry (mechanical workshop)

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 | <input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument |
| Reconfiguring a lot    | <input type="checkbox"/> Yes – complete division 2  |
| Operational work       | <input type="checkbox"/> Yes – complete division 3  |
| Building work          | <input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>                                |

**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 (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m <sup>2</sup> ) (if applicable)
Mechanical workshop for vehicle repair and maintenance	Low impact industry		56

**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?**

--

**9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)**

- |   |  |
|---|--|
| <input type="checkbox"/> Subdivision (complete 10)          | <input type="checkbox"/> Dividing land into parts by agreement (complete 11)   |
| <input type="checkbox"/> Boundary realignment (complete 12) | <input type="checkbox"/> 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



Queensland  
Government

- 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](http://www.qld.gov.au). An ERA requires an environmental authority to operate. See [www.business.qld.gov.au](http://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](http://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](http://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](http://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](http://www.resources.qld.gov.au) for further information.

DA templates are available from [planning.statedevelopment.qld.gov.au](http://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](http://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](http://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](http://www.resources.qld.gov.au) and [www.business.qld.gov.au](http://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](http://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](http://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](http://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](http://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](http://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](http://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  
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**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	



25 March 2026

PO BOX 1268, Townsville  
Queensland 4810

13 48 10

Ironbark Auto  
43 Samhordern Road  
ALICE RIVER QLD 4817

enquiries@townsville.qld.gov.au  
townsville.qld.gov.au

ABN: 44 741 992 072

[matt300@bigpond.com](mailto:matt300@bigpond.com)

Dear Sir/Madam

## Action Notice

### *Planning Act 2016*

Council acknowledges receipt of your application on 16 March 2026 and advises that the application is not properly made pursuant to the *Planning Act 2016*.

#### Application Details

---

Application no:	MCU26/0023
Assessment no.	10041026
Proposal:	Low impact industry - Mechanical Workshop
Development Type:	Development Permit - Material Change of Use
Street address/s:	43 Samhordern Road ALICE RIVER QLD 4817
Real property description/s:	Lot 48 SP 181727

#### Reasons and Actions Required

---

The reasons why the application requires an Action Notice are;

- Not made in the approved form.
- Not accompanied by the documents required under the form.

The actions required to make the application properly made, are provided below:

- Submit to Council an amended DA Form 1 completing the sections relevant to the application.
- Submit to Council an amended planning report addressing the relevant section of the Townsville City Plan, inclusive of the Strategic Framework.

Pursuant to section 51 of the *Planning Act 2016*, the applicant must take the actions identified above to make the application properly made. Pursuant to section 3.2 of the Development Assessment Rules under the *Planning Act 2016*, the applicant must comply with all of the actions and give notice of compliance to the assessment manager within 20 business days of this notice (or further agreed period), otherwise the application will be taken to have not been made and the application will be returned.

If you have any further queries in relation to the above, please do not hesitate to contact Jake Kidner on telephone 07 4417 5240 or email [developmentassessment@townsville.qld.gov.au](mailto:developmentassessment@townsville.qld.gov.au).

Yours faithfully

A handwritten signature in black ink, appearing to read 'M. J. ...', is written over the typed name and title.

**For Assessment Manager**  
Planning and Development