

BNC Ref. DA041-24
IMPACT:MCU:RAL

Date >> 23 October 2024

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

Dear Assessment Manager,

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

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

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

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

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

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

Kind regard,



Benjamin Collings
Director