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Subject: NP25.330 | MCU25/0101 - Version 2 - 67 Frank Randell Drive Plan of Development
Attachments: Version 2 - 67 Frank Randell Plan of Development.pdf

Good afternoon,

In accordance with previous discussions, please see attached Version 2 of 67 Frank Randell Drive Plan of Development in relation to current application MCU25/0101.

Thanks very much - should Council have any questions please do not hesitate to contact our office.

Kind regards,

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67 Frank Randell Drive Plan of Development



Northpoint
Planning

67 Frank Randell Drive, Cungulla
Lot 1 on EP800808

30 January 2026 – Version 2
Reference: NP25.330



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Attachment 1: Plan of Development Area



1.0 Preliminary

1.1 Vision

- 1) To establish a planning framework that enables future low-density residential development on the site while maintaining the existing potential for small-scale, neighbourhood centre activities.

1.2 Character

- 1) Development enabled under this Plan of Development is intended to be consistent with the scale, form and character of the Rural zone and Cungulla precinct of the Townsville City Plan, while retaining the Neighbourhood centre zone categories and levels of assessment.
- 2) The outcome will support residential amenity and built form outcomes that align with surrounding development, while allowing for compatible centre uses where appropriate.

1.3 Application

- 1) The 67 Frank Randell Drive Plan of Development (hereafter 'the Plan of Development') establishes a planning framework for land formally described as Lot 1 on EP800808, located at 67 Frank Randell Drive, Cungulla QLD 4814, and shown in **Appendix 1 – Plan of Development Area**. The Plan of Development Area comprises the full extent of the lot and represents the area to which the variation request applies.

1.4 Extent of Variation

- 1) The intent of the Plan of Development is to provide a categorising instrument for managing development in the defined development area by:
 - a) identifying the development area;
 - b) identifying assessment categories for development by way of a Table of Assessment being:
 - a) accepted development;
 - b) accepted development subject to requirements; or
 - c) assessable development; and
 - c) establish assessment benchmarks for future development by way of a Table of Assessment; and
 - d) establish an ongoing application framework which will ensure an efficient development assessment process for future uses.

Note: the Plan of Development does not involve any new codes or assessment benchmarks in that it seeks to change the current levels of assessment applied under the planning scheme from assessable development and accepted development subject to requirements, to accepted development and from assessable development to accepted development subject to requirements.

1.5 Relationship with Planning Act 2016

- 1) The Plan of Development functions as a part of a Preliminary Approval which varies the effect of a local planning instrument for the Plan of Development Area, pursuant to section 61 of the *Planning Act 2016* (the Act) by:
 - a) stating that the category of development and assessment and the corresponding



assessment benchmarks for assessable development and accepted development in the Plan of Development Area that are different to the category of development and assessment for development stated in a local planning instrument (hereafter 'the Townsville City Plan') applying to the Plan of Development Area; and

- b) identifying the assessment benchmarks applying to development in the Plan of Development Area that:
 - i) are different to the assessment benchmarks in a local planning instrument applying to the Plan of Development Area; and
 - ii) apply to development in the Plan of Development Area differently to how the assessment benchmarks in a local planning instrument apply to development in the Plan of Development Area.

1.6 Assessment Categories

- 1) Assessment for any overlays shown in the mapping is to be undertaken against the provisions of the Townsville City Plan.

Note: Where development is proposed on premises partly affected by an overlay, the category of development for assessment for the overlay only relates to the part of the premises affected by the overlay.

Accepted development subject to requirements, must comply with the requirements contained in the identified assessment benchmark(s) as identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column. Development categorised in Schedule A as Accepted development subject to requirements, that does not comply with one or more of the requirements of an identified assessment benchmark, becomes code assessable development.

Impact assessable development will require assessment against the Townsville City Plan.



2.0 Purpose Statement

- 1) The purpose of the Plan of Development is to establish a tailored planning framework that enables the future development of a Dwelling house as accepted development subject to requirements on the subject site, while retaining the existing development potential afforded under the Neighbourhood centre zone.
- 2) The purpose of the Plan of Development will be achieved through the following overall outcomes:
 - a) The facilitation of a low-intensity residential land use outcome that aligns with the Rural zone and Cungulla precinct, while not precluding neighbourhood-scale centre uses;
 - b) The retention of all existing levels of assessment and potential land use outcomes under the Neighbourhood centre zone, ensuring that any future compatible commercial use can be established under the planning framework;
 - c) Ensuring future residential development will be subject to compliance with all applicable codes and overlays, including the Rural zone code and relevant overlays of the Townsville City Plan.



3.0 Interpretation

3.1 Definitions

- 1) The Use Definitions and Administrative Definitions listed in the Townsville City Plan are the relevant definitions for the 67 Frank Randell Drive Plan of Development.
- 2) Terms not defined in the Townsville City Plan have the meaning assigned to that term by the *Planning Act 2016* (the Act).
- 3) Terms not defined in the Townsville City Plan or the Act have their common meaning.

3.2 Categories of Assessment

- 1) In accordance with the Act, the categories of assessment relevant to this document are:
 - a) accepted development; and
 - b) assessable development.
- 2) The above categories of assessment include accepted development subject to requirements.

3.3 Determining Category of Assessment

For a Material Change use:

- 1) The following rules apply to determining compliance with a code for accepted development subject to requirements:
 - a) development must comply with the identified acceptable outcomes of the applicable code/s;
 - b) where the acceptable outcomes are not achieved, the development becomes assessable development and requires code assessment; and
 - c) development that is made assessable pursuant to section 3.2(2) must be assessed against the assessment benchmark(s) for the development application, limited to the subject matter of the acceptable development assessment benchmark(s) acceptable outcomes that were not complied with.
- 2) The following rules apply in determining compliance with a code for assessable development:
 - a) development complies with the code if it is consistent with the purpose of the code;
 - b) development which complies with the overall outcomes, complies with the purpose of the code;
 - c) development which complies with the performance or acceptable outcomes complies with the purpose and overall outcomes of the code.
- 3) Where development requiring impact assessment does not comply with the identified acceptable outcomes of the applicable code/s, development complies if it is consistent with the Strategic Framework of the Townsville City Plan.

For all other development types other than Material Change of Use the provisions of the Townsville City Plan apply.



SCHEDULE A – TABLES OF ASSESSMENT

The following table identifies the categories of development and assessment and the corresponding assessment benchmarks for assessable development and accepted development for material change of use development within the Plan of Development area. The Plan of Development only applies to material change of use development. For other development types the provisions of the Townsville City Plan apply.

Table 1 - Categories of Development and Assessment – Plan of Development

Material Change of Use		
Use	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Home based business Landing <i>Editor's note</i> —Landings are separately regulated under the Prescribed Tidal Works Code. Park	Accepted development	
		No assessment benchmarks apply
Major electricity infrastructure Substation Utility Installation	Accepted development	
	If provided by a public sector entity	No assessment benchmarks apply
Telecommunications facility	Accepted development	
	If aerial cabling for broadband purposes	No assessment benchmarks apply
Dwelling House	Accepted development subject to requirements	
	If it will not result in more than two dwellings of any kind on a lot	<ul style="list-style-type: none"> Rural zone code¹
Caretaker's accommodation Child care centre Community care centre Community use Dwelling unit Emergency services	Accepted development subject to requirements	
	If in an existing building and not involving more than minor building work	<ul style="list-style-type: none"> Neighbourhood centre zone code Works code
	Otherwise	<ul style="list-style-type: none"> Neighbourhood centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Food and drink outlet	Accepted development subject to requirements	
	If: <ol style="list-style-type: none"> in an existing building and not involving more than minor building work; and where not involving a drive through facility 	<ul style="list-style-type: none"> Neighbourhood centre zone code Works code



	Assessable development - Code assessment	
	<p>If:</p> <p>a) not accepted development subject to requirements; and</p> <p>b) the gross floor area does not exceed 500m²; and</p> <p>c) where not involving a drive through facility</p> <p>Editor's note—The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing centre and the additional gross floor area forming part of the development application</p>	<ul style="list-style-type: none"> ▪ Neighbourhood centre zone code ▪ Healthy waters code ▪ Landscape code ▪ Transport impact, access and parking code ▪ Works code
Health care services Office Sales office Service industry Shop Shopping centre Veterinary services	Accepted development subject to requirements	
	<p>If in an existing building and not involving more than minor building work</p>	<ul style="list-style-type: none"> ▪ Neighbourhood centre zone code ▪ Works code
	Assessable development - Code assessment	
	<p>If:</p> <p>a) not accepted development subject to requirements; and</p> <p>b) the gross floor area does not exceed 500m²</p> <p>Editor's note—The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing centre and the additional gross floor area forming part of the development application.</p>	<ul style="list-style-type: none"> ▪ Neighbourhood centre zone code ▪ Healthy waters code ▪ Landscape code ▪ Transport impact, access and parking code ▪ Works code
Club Educational establishment Indoor sport and recreation	Assessable development – Code assessment	
	<p>If the gross floor area does not exceed 500m²</p> <p>Editor's note—The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing centre and the additional gross floor area forming part of the development application</p>	<ul style="list-style-type: none"> ▪ Neighbourhood centre zone code ▪ Healthy waters code ▪ Landscape code ▪ Transport impact, access and parking code ▪ Works code
Community residence Market Multiple dwelling Rooming accommodation Short-term accommodation	Assessable development – Code assessment	
		<ul style="list-style-type: none"> ▪ Neighbourhood centre zone code ▪ Healthy waters code ▪ Landscape code ▪ Transport impact, access and parking code ▪ Works code
Assessable development – Impact assessment		
Any other use not listed in this table Any use listed in this table and not meeting the description listed in the categories of development and assessment column Any other undefined use	The Townsville City Plan and the 67 Frank Randell Drive Plan of Development.	

¹ For the purposes of the Rural zone code the land is taken to be included within the Cungulla precinct.