

BNC Ref. DA070-25
IMPACT: MCU

Date >> 18 February 2026

ASSESSMENT MANAGER
TOWNSVILLE CITY COUNCIL
PO BOX 1268
TOWNSVILLE QLD 4810
Via: Email

Dear Assessment Manager,

**RE: LODGEMENT OF A DEVELOPMENT APPLICATION UNDER CHAPTER 3, PART 2 OF THE *PLANNING ACT 2016*
 DEVELOPMENT PERMIT FOR AN IMPACT ASSESSABLE MATERIAL CHANGE OF USE
 5 DANIELS STREET, VINCENT QLD 4814 (RPD: LOT 146 ON RP722045)**

BNC Planning acting as the applicant submits the attached development application to the Townsville City Council in accordance Chapter 3, Part 2 of the *Planning Act 2016*. The development application is seeking a development permit for a material change of use to facilitate a Rooming accommodation use over the above reference premises.

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 includes:

- 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 regards,



Benjamin Collings
Director

FEB 2026



**BNC
PLANNING**

DEVELOPMENT APPLICATION

PLANNING ACT 2016

DEVELOPMENT PERMIT

MATERIAL CHANGE OF USE

at
5 Daniels Street VINCENT QLD 4814
Lot 146 on RP722045

for
Rooming Accommodation



bncplanning.com.au



PLANNING REPORT

DEVELOPMENT APPLICATION FOR A DEVELOPMENT PERMIT
PLANNING ACT 2016

IMPACT ASSESSABLE MATERIAL CHANGE OF USE

5 DANIELS STREET, VINCENT QLD 4814
being
LOT 146 ON RP722045
for
ROOMING ACCOMMODATION

Report Matrix

APPLICATION SUMMARY	
Applicant:	The Red Chair Properties PTY LTD C/- BNC Planning
Application Type:	Development Application for a Development Permit
Development Type:	Material Change of Use
Category of Development (Level of Assessment):	Impact Assessable
Proposed Development:	Seven (7) bedroom rooming accommodation dwelling
Assessment Manager:	Townsville City Council
Referral Agencies:	NA
Planning Scheme:	Townsville City Plan 2014
Planning Scheme Definition(s):	Rooming Accommodation
Zoning:	Low density residential zone
Precincts/Sub-Precincts:	NA
Overlays:	Airport environs, and Flood hazard overlay
SITE DESCRIPTION	
Property Address:	5 Daniels Street, Vincent QLD 4814
Real (Legal) Property Description:	Lot 146 on RP722045
Site Area:	756m ²
Landowner:	Room Bellatree Pty Ltd
Tenure:	Freehold
Relevant Encumbrances:	NA
Local Government Area:	Townsville City Council
Road Frontage(s)	Daniels Street
Existing Use(s)	Vacant

DOCUMENT CONTROL

Prepared by		Client	File Ref.	Report
BNC Planning		The Red Chair Properties PTY LTD	DA070-25	Report No. DA070-25-PR
Version	Date	Author		
1.0	February 2026	SSM:BNC		

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1. EXECUTIVE SUMMARY

This development application is made in accordance with the provisions of Chapter 3, Part 2 of the *Planning Act 2016* (the Act) and is seeking a development permit for a material change of use to facilitate the Rooming Accommodation use. The subject premises is addressed as 5 Daniels Street, Vincent QLD 4814 more particularly described as Lot 146 on RP722045. The premises is within the Low density residential zone under the Townsville City Plan 2014 (the planning scheme) and is currently vacant.

For the purpose of this development application *BNC Planning* act on behalf of the applicant *The Red Chair Properties PTY LTD*.

Following a detailed assessment of the proposal against the applicable local and state assessment benchmarks it has been determined that the development proposal is consistent with all applicable codes and policies. The development application therefore warrants approval in accordance with rules of impact assessment as established under Act, subject to the imposition of reasonable and relevant conditions and any referral agency responses. A summary of the development application is provided below:

Table 1.0: Development application summary

APPLICATION SUMMARY	
Applicant:	The Red Chair Properties PTY LTD C/- BNC Planning
Application Type:	Development Application for a Development Permit
Development Type:	Material Change of Use
Category of Development (Level of Assessment):	Assessable Development – Impact Assessable
Development Description:	Seven (7) bedroom rooming accommodation dwelling
Assessment Manager:	Townsville City Council
Referral Agencies:	NA
CATEGORISING INSTRUMENTS	
Planning Scheme:	Townsville City Plan 2014
Planning Scheme Defined Use(s):	Rooming Accommodation
Zoning:	Low density residential zone
Precincts/Sub-Precincts:	NA
Local Areas:	NA
Overlays:	Airport environs, and Flood hazard overlay
SITE DESCRIPTION	
Property Address:	5 Daniels Street, Vincent QLD 4814
Real (Legal) Property Description:	Lot 146 on RP722045
Site Area:	756m ²
Landowner:	Room Bellatree Pty Ltd
Tenure:	Freehold
Relevant Encumbrances:	NA
Local Government Area:	Townsville City Council

2. INTRODUCTION

BNC Planning Pty Ltd has been commissioned by *The Red Chair Properties PTY LTD* (the Applicant) to prepare this town planning assessment report to support a development application which seeks Townsville City Council (Council) approval for a Material Change of Use for a Rooming accommodation use as described within this planning report.

The land subject of this development application is addressed as 5 Daniels Street, Vincent QLD 4814 (the Site).

This report addresses the merits of the development with regard to the provisions of the Townsville City Plan 2014 (the Planning scheme) and relevant sections of the *Planning Act 2016* (the Act) and *Planning Regulation 2017* (the Regulation).

This report is to be read in conjunction with the maps, plans, drawings, technical reports and other supporting information accompanying this development application. The development proposal with the subject of pre-lodgement negotiations with council's planning department where there were no fundamental issues raised with the proposal, subject to the key design outcomes being met and clearly articulating policy consistency through a well structure development application. A copy of the pre-lodgement meeting minutes is included in **Appendix 4**.

The assessment of the application is to be undertaken in accordance with Section 45(5) of the Planning Act and Sections 30 and 31 of the *Planning Regulation 2017*. This report provides the Applicant's assessment of the proposed development against these provisions.

3. SITE AND LOCALITY

The subject premises is a Freehold land holding addressed as 5 Daniels Street, Vincent QLD 4814 more particularly described as Lot 146 on RP722045. The premises is within the Low density residential zone under the planning scheme and is currently vacant. The immediate locality consists of residential uses, sports facilities and a large primary and secondary school.

Any pertinent existing approvals or current applications which may affect the assessment of the proposal are identified in the table below:

APPLICATION REF.	DECISION AND DATE	ASSESSMENT MANAGER	COMMENTS
MCU24/03123	21 March 2025	Townsville City Council	Rooming accommodation approval for the same outcome achieved by the same applicant in similar low density residential setting.

The following table describes the key characteristics of the site:

Table 2.0: Site characteristics

SITE AND LOCALITY DESCRIPTION	
Property Address:	5 Daniels Street, Vincent QLD 4814
Real (Legal) Property Description:	Lot 146 on RP722045
Site Area:	756m ²
Landowner:	Room Bellatree Pty Ltd
Tenure:	Freehold
Relevant Encumbrances:	NA
Local Government Area:	Townsville City Council
Zoning:	Low density residential zone
Precincts/Sub-Precincts:	NA
Local areas:	NA

Existing Use(s):	The site is vacant of an existing use
Road Frontage:	Daniels Street
Significant Site Features:	The site is vacant of significant site features
Topography:	The site is generally flat with some residential landscaping
Surrounding Land Uses:	Residential uses

4. PROPOSAL SUMMARY

The applicant is proposing to develop a modest sized rooming accommodation dwelling comprising of seven (7) bedrooms within a class 1b building (dwelling house). It is pertinent to note that, under the Planning Regulation, a 5-bedroom rooming accommodation use does not require planning approval. It is the introduction of the 2 additional rooms that moves the proposal into the assessable development category, speaking to the fundamental level of consistency the proposal has with the overall Queensland planning framework. Each bedroom is provided with an independent bathroom and private outdoor recreation space. Shared facilities include an access driveway, car parking, communal kitchen and communal living area. The attached Plans of Development include in **Appendix 3** outline the general site layout and function.

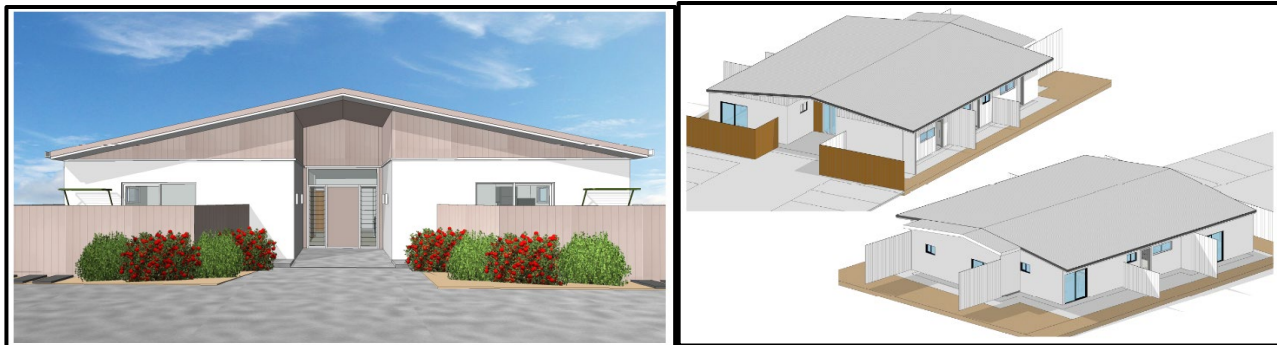


Image 1: 3D Renders

The Planning scheme specifically defines the proposed use(s) as follows:

Rooming Accommodation: Rooming accommodation means the use of premises for—

- (a) *residential accommodation, if each resident—*
 - (i) *has a right to occupy 1 or more rooms on the premises; and*
 - (ii) *does not have a right to occupy the whole of the premises; and*
 - (iii) *does not occupy a self-contained unit, as defined under the Residential Tenancies and Rooming Accommodation Act 2008, schedule 2, or has only limited facilities available for private use; and*
 - (iv) *shares other rooms, facilities, furniture or equipment outside of the resident's room with 1 or more other residents, whether or not the rooms, facilities, furniture or equipment are on the same or different premises; or*
- (b) *a manager's residence, an office or providing food or other services to residents, if the use is ancillary to the use in paragraph (a).*

The following table describes the key characteristics of the proposed development:

Table 3.0: Proposal summary

ELEMENT	PROPOSED
Use rights:	Rooming Accommodation
Building height/ storeys:	Single storey
Boundary Setbacks:	Southern Front Boundary: Approx. 10.9m Northern Rear Boundary: Approx. 3.9m Western Side Boundary: Approx. 3.1m Eastern Side Boundary: Approx. 3.1m
Site cover:	32%
Gross floor area:	177m ²
Car parking:	Seven (7) on site car parking spaces

5. STATUTORY ASSESSMENT

The proposed Rooming Accommodation use is identified as *impact assessable* in the material change of use table of assessment for the Low density residential zone. There are no other components of the planning scheme or *Planning Regulation 2016* which effect the level of assessment for the proposal. The development application is therefore subject to an unbound assessment against the planning scheme as a whole.

The development application does not trigger referral agency assessment.

5.1 Assessment Benchmarks Pertaining to State Planning Instruments

Matters Prescribed by Regulation

There are no relevant assessment benchmarks prescribed by Regulation which are relevant to the assessment of this development application.

State Planning Policy

Townsville City Plan 2014 confirms in section 2.1 *State planning policy* that it has ministerial approval as having adequately integrated the *State Planning Policy July 2014* into the planning scheme. There are no stand-alone components of the State planning policy which are relevant to the assessment of this development application.

Regional Plan

Townsville City Plan 2014 confirms in section 2.2 *Regional plan* that it does not have ministerial approval as having adequately integrated the *North Queensland Regional Plan* into the planning scheme. Despite this, there are no stand-alone components which are relevant to the assessment of this development application.

State Development Assessment Provisions

Under Schedule 10 of the *Planning Regulation 2017*, the development application triggers the following referral agency assessments:

<i>Planning Regulation 2017</i> Trigger	Referral agency	Matters of Assessment
NA	NA	NA

Assessment Benchmarks Summary

A summary of the relevant state level assessment benchmarks is provided in the table below:

State Planning Instruments	
NA	NA

5.2 Assessment Benchmarks Pertaining to Local Planning Instruments

The applicable planning scheme for the application is the Townsville City Plan 2014 and there are no other identified applicable local planning instruments.

Townsville City Plan 2014

The Planning scheme includes tables of assessment which nominate the categories of development and assessment (levels of assessment) and nominate the assessment benchmarks for assessable development and the requirements for accepted development. The applicable tables of assessment for this development application are:

- Categories of development and assessment – Material change of use; and
- Categories of development and assessment – Overlays.

Local Government Infrastructure Plan

The development will not impact on the delivery of any planned trunk infrastructure in the immediate locality.

Assessment Benchmarks Summary

A summary of the relevant local level assessment benchmarks is provided in the table below:

Local Planning Instruments	
Planning Scheme	Strategic Framework Low density residential zone code Healthy waters code Landscape code Transport impact, access and parking code Works code Airport environs overlay code Flood hazard overlay code

The development application has been assessed against each of the applicable local level assessment benchmarks and found to be:

- compliant with the purpose and applicable outcomes from the relevant codes; and
- consistent with the strategic framework for the planning scheme.

Any pertinent issues arising from the assessment against the local level assessment benchmarks are addressed below. For clarity, any codes or outcomes not specifically addressed below or in the proposal justification report are considered to be objectively satisfied.

5.2.1 Strategic Framework

The proposal furthers the outcomes sought by the themes and outcomes of the Strategic Framework, particularly when considering:

- the proposed development will contribute to Townsville's growth and evolution, and will further Townsville's role as the second capital of Queensland;
- the use addresses a direct community need for affordable housing options, which is a key outcome for the zone and planning scheme as a whole;
- the use is appropriate for the zone, being a Class 1 dwelling and a domestic residential use within a residential zone;
- the proposed seven bedrooms represents only a very modest expansion from the existing lawful use of the premises for a 5-bedroom rooming accommodation dwelling, a use that is prohibited from being classified as assessable development by a local categorising instrument;
- development solutions can be employed to avoid any adverse amenity impacts;
- the proposed built form is compatible with a standard house scale, being a single storey class 1 building appropriately set back from all boundaries. This maintains amenity with the local residential area;
- the proposal will maximise the potential of this well located site and will optimise residential community interaction through exceptional social design and quality;
- the development maintains the existing standard and access to infrastructure and services;
- the site is not identified as being susceptible to an unacceptable or unmanageable natural hazard or infrastructure constraints;
- the development provides a function for an otherwise vacant site; and
- given Townsville's climate, the development will respond through the proposed design and layout that will incorporate energy efficient techniques.

The Strategic Intent, and the Strategic Framework (the Framework) as a whole is a set of high order strategic outcomes and land use strategies which set the overarching policy intent for the lower order, more detailed components of the planning scheme i.e. zones, codes and policies. The Framework is split into four themes which cover the main aspects of land use planning and development governance. Given the level the Framework operates at, it is sometimes difficult to provide a direct, development specific assessment of a proposal against its many components. However, a proposal that satisfies the lower order components of the planning scheme, i.e. zone codes, development codes, overlay codes, planning scheme policies, etc. inherently satisfies the intent of the Framework.

This proposal justification report demonstrates how the proposal satisfies the most applicable lower order components of the planning scheme. This justification demonstrates how the proposal is a good land use outcome for the site and how it has been designed to adequately address any environmental, economic or social impacts. Each code has been satisfied by addressing each acceptable outcome individually. Where the requirements of an acceptable outcome were impractical or inappropriate to address, the performance outcome was addressed and satisfied. Where the requirements of a performance outcome were impractical or inappropriate to address, the overall outcomes were addressed and satisfied. By satisfying the requirements of the overall outcomes, the purpose of the code was inherently satisfied, as is the Strategic Framework as a whole.

5.2.2 Low Density Residential Zone Code

PURPOSE

Under Schedule 6 of the Planning Regulation 2017, a material change of use for a class 1 building for rooming accommodation for no more than five (5) bedrooms and occupied by no more than five (5) persons at this specific site is prohibited from being classified as assessable development by a local categorising instrument. The proposal is simply two additional bedrooms beyond this exempt development level. As the site is able to obtain use rights for rooming accommodation and a comparable scale without the need for any planning assessment, the proposed development remains generally consistent with the purpose of the Zone Code.

The proposed rooming accommodation use is consistent with the propose and overall outcomes of the Low density residential zone code. The additional bedrooms will provide a greater range of housing choice in the local area, and particularly expands the availability of affordable housing. The site will maintain a low-rise and lower density character with the built form of a class 1 building. The infrastructure and servicing demonstrated in the plans will contribute to a high level of residential amenity compatible with the local area.

Because the development proposal functionally only involves an additional two rooms, there are a number of outcomes within the code which are either objectively satisfied or not applicable. Any outcomes which are pertinent to the assessment of the proposal have been extracted and discussed below:

Performance outcomes	Acceptable outcomes	Justification
For assessable development		
Amenity		
PO10 <i>Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the site, having regard to:</i> (a) noise; (b) hours of operation; (c) traffic; (d) visual impact; (e) odour and emissions; (f) lighting; (g) access to sunlight; (h) privacy; and (i) outlook.	<i>No acceptable outcome is nominated.</i>	The development presents as a single storey dwelling house built form, that maintains the residential amenity of the local area, while providing a high standard of residential amenity to the site. The provided setbacks to all boundaries are inline with typical dwelling houses and therefore minimises any adverse impacts on residential amenity, while providing appropriate access to air circulation and sunlight. Complies with PO10.
PO11 <i>Landscaping is provided to enhance the appearance of the development, screen unsightly components, create an attractive on-site environment and provide shading.</i>	No acceptable outcome is nominated	Landscaping can be provided within the car parking area and private open space areas, screening the car parking and built form, and enhancing the open space areas. Complies with PO11.
Crime prevention through environmental design		
PO13 <i>Development facilitates the security of people and property having regard to:</i> (a) opportunities for casual surveillance and sight lines; (b) exterior building design that promotes safety; (c) adequate lighting; (d) appropriate signage and wayfinding; (e) minimisation of entrapment locations; and	No acceptable outcome is nominated	The proposed built form and utility of infrastructure and services have been specifically designed for crime prevention. Specifically, onsite pathways also support wayfinding and safety, and minimises entrapment. Windows and driveway facing the street support casual surveillance and sight lines. All entrances to the site and entrances to

(f) <i>building entrances, loading and storage areas that are well lit and lockable after hours.</i>		buildings are lockable. The site is appropriately lit by street and on site lighting. Complies with PO13.
Parking and servicing		
PO16 <i>Parking facilities are located to be concealed from public view to ensure an attractive streetscape.</i>	AO16 <i>Vehicle parking structures are located:</i> <i>(a) behind the building setback; or</i> <i>(b) behind the building; or</i> <i>(c) at basement level.</i>	All car parking spaces are located at the front of the site, but can be concealed from public view by strong frontage landscaping, ensuring an attractive streetscape. Complies with PO16.
PO17 <i>Waste disposal and servicing areas are screened from public view and do not have adverse amenity impacts on adjoining properties.</i>	<i>No acceptable outcome is nominated.</i>	Can be conditioned to comply with PO17.

As demonstrated by the above assessment, the development is able to objectively satisfy the outcomes and purpose of the zone code. Given the extent to which the proposal objectively satisfies the codes, a direct assessment against each of the outcomes is not considered necessary in order to demonstrate compliance. Formalisation of compliance with the code can be ensured through the imposition of standard conditions of approval including the requirements for the development to occur generally in accordance with the plans of development.

5.2.2 Development Codes

Healthy waters code, Landscape code, Transport impact, access and parking code, and Works code

The existing infrastructure and servicing elements of the subject site are appropriate for the proposed use and will be retained. The subject site has existing access to reticulated water supply, electricity and telecommunications services, stormwater drainage to Daniels Street, reticulated sewerage at the rear, and some supportive landscaping throughout the site. All rooming accommodation units are provided with private open space. Sufficient detail is provided on the plans of development to confirm compliance with the development codes. Accordingly, it is requested that conditions of approval be used to allow the material change of use decision to be reached as quickly as possible.

CAR PARKING RATIONALE

The planning scheme does not provide a car parking rate benchmark for a Rooming Accommodation use.

The proposed development will provide a total of seven (7) on site car parking spaces. This presents one (1) car parking space per bedroom unit. This is appropriate to support the anticipated demand likely to be generated by the development, considering that a rooming accommodation unit is intended to accommodate for a single resident. Visitor parking can be provided via on street parking, which local roads can facilitate without adverse impact to the safety and capacity of the road network and local amenity. This is in light of the fact that some on-street parking is a very common and accepted characteristic of suburban residential living.

Furthermore, the site is ideally located to accommodate for alternative transportation, with a high standard of access to a public transport stop within 250m of the site. A local neighbourhood centre is also located within 500m of the site. As a result, the development is anticipated to provide appropriate vehicle parking to meet the demand likely to be generated by the development, while avoiding adverse on street parking, supported by the high accessibility of nearby centres and alternative transportation. It is also evident that the site layout has maximised the number of car parks able to be achieved.

Accordingly, the development is able to objectively satisfy the outcomes and purpose of the development codes. Given the extent to which the proposal objectively satisfies the codes, a direct assessment against each of the outcomes is not considered necessary in order to demonstrate compliance. Formalisation of compliance with the code can be ensured through the imposition of standard conditions of approval including the requirements for the development to occur generally in accordance with the plans of development, the nomination of the relevant civil works and services design standards and the need for operational works approval/compliance certification prior to commencement of works.

5.2.3 Overlay Codes

Airport environs overlay code

The outcomes from the overlay code are either not applicable or are objectively satisfied. The overlay code is primarily drafted to manage building heights and uses that have the potential to impact airspace. The proposed development does not exceed the nominated building height and does not involve any activities that would compromise operational airspace. Given the extent to which the proposal objectively satisfies the overlay code, a direct assessment against the outcomes is not considered necessary in order to demonstrate compliance. Formalisation of compliance with the codes can be ensured through the imposition of standard conditions of approval requiring development to occur in accordance with the plans of development.

Flood hazard overlay code

The outcomes from the overlay code are either not applicable or are objectively satisfied. The overlay code is primarily drafted to manage the design and siting of built form to avoid hazards as well as limiting changes to hydrology. The built form of the site has been specifically positioned outside of the defined flood level event, and all habitable rooms will be raised a minimum of 300mm above the defined flood level event. As all built areas are positioned outside of the defined flood level event, there are no changes to the flood water characteristics on site, and will not contribute to worsen flood characteristics outside the development site. Given the extent to which the proposal objectively satisfies the overlay code, a direct assessment against the outcomes is not considered necessary in order to demonstrate compliance. Formalisation of compliance with the codes can be ensured through the imposition of standard conditions of approval requiring development to occur in accordance with the plans of development.

6. PUBLIC NOTIFICATION

The application is *impact assessable* and will be subject to the public notification requirements as outlined in the *Planning Act 2016* and Development Assessment Provisions.

7. CONCLUSION

This development application is made in accordance with the provisions of Chapter 3, Part 2 of the *Planning Act 2016* and is seeking a development permit for a material change of use to facilitate a Rooming Accommodation use. The subject premises is addressed as 5 Daniels Street, Vincent QLD 4814 more particularly described as Lot 146 on RP722045. The premises is within the Low density residential zone under the Planning scheme and is currently vacant.

An assessment of the proposal was undertaken against the applicable assessment benchmarks which confirms that it is consistent with the provisions of the applicable planning instruments, specifically the local government planning scheme. Council is therefore recommended to approve the development application pursuant to the rules of impact assessment established under the Act, and issue a development permit subject to the imposition of reasonable and relevant conditions and any referral agency responses.

RECOMMENDATION

That this development application seeking a development permit for a Rooming Accommodation use over the subject premises situated at 5 Daniels Street, Vincent QLD 4814 more particularly described as Lot 146 on RP722045, be approved subject to reasonable and relevant conditions.

STATEMENT OF REASONS

Subject to the imposition of reasonable and relevant conditions, the development is able to comply with the relevant assessment benchmarks against which the application was required to be assessed.

Sufficient justification has been provided and satisfactory grounds have been established to conclude that the proposed development remains consistent with the strategic intent and overall outcomes of the planning scheme. In substantive terms, this conclusion is based on the following reasons:

- The development allows the site to better contribute to the achievement of the Strategic Framework.
- The proposed land use outcome directly aligns with the Purpose of the zone code.
- The development outcome reflects community expectation for land use and development as established by the planning scheme and past development decisions.
- The development can be adequately serviced.
- The development will maintain the existing level and standard of servicing provided by the relevant infrastructure networks.
- The site is not identified as being susceptible to any unacceptable or unmanageable natural hazard or infrastructure constraints.
- The development does not increase the susceptibility of people or property to natural hazards or other health risks.
- The proposal addressed an established planning need for the development.
- The proposal does not undermine the planning scheme.
- The proposal does not establish precedence that could result in the future undermining of the planning scheme.

APPENDIX 1

DEVELOPMENT APPLICATION FORMS

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)	The Red Chair Properties PTY LTD C/- BNC Planning
Contact name (only applicable for companies)	Benjamin Collings
Postal address (P.O. Box or street address)	PO Box 5493
Suburb	Townsville
State	QLD
Postcode	4810
Country	Australia
Contact number	(07) 4724 1763
Email address (non-mandatory)	enquire@bncplanning.com.au & bnc@bncplanning.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	DA070-25
1.1) Home-based business	
☐ Personal details to remain private in accordance with section 264(6) of <i>Planning Act 2016</i>	
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
		5	Daniels Street	Vincent
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4814	146	RP722045	Townsville City
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)
		☐ WGS84 ☐ GDA94 ☐ Other:	

- ☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		☐ 54 ☐ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ Other:	

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)

☐ On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>
Name of airport:
☐ Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification:
☐ Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification:

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):

Rooming Accommodation – seven (7) bedrooms

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	☒ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☐ Yes – complete division 2
Operational work	☐ Yes – complete division 3
Building work	☐ 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 <i>(include each definition in a new row)</i>	Number of dwelling units <i>(if applicable)</i>	Gross floor area (m ²) <i>(if applicable)</i>
Rooming accommodation – 7 bedrooms	Rooming accommodation	Seven (7)	177m ²

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)*

☐ Subdivision <i>(complete 10)</i>	☐ Dividing land into parts by agreement <i>(complete 11)</i>
☐ Boundary realignment <i>(complete 12)</i>	☐ Creating or changing an easement giving access to a lot from a constructed road <i>(complete 13)</i>

10) Subdivision**10.1) For this development, how many lots are being created and what is the intended use of those lots:**

Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?

- ☐ Yes – provide additional details below
☐ No

How many stages will the works include?

What stage(s) will this development application apply to?

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?

Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment**12.1) What are the current and proposed areas for each lot comprising the premises?**

Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)

12.2) What is the reason for the boundary realignment?**13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement?**
(attach schedule if there are more than two easements)

Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work**Note:** This division is only required to be completed if any part of the development application involves operational work.**14.1) What is the nature of the operational work?**

- | | | |
|--|-------------------------------------|--|
| ☐ Road work | ☐ Stormwater | ☐ Water infrastructure |
| ☐ Drainage work | ☐ Earthworks | ☐ Sewage infrastructure |
| ☐ Landscaping | ☐ Signage | ☐ Clearing vegetation |
| ☐ Other – please specify: | | |

14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)☐ Yes – specify number of new lots:☐ No

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
- ☐ 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
☐ Approval			
☐ Development application			
☐ Approval			
☐ 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. An ERA requires an environmental authority to operate. See 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 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 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 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 for further information.

DA templates are available from 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. 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 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 and 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 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 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 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 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 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 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 <i>Planning Regulation 2017</i> 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	☒ Yes
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 .	
Relevant plans of the development are attached to this development application	☒ Yes
Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans .	
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

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	

Landowners Consent Form

Planning Act 2016

Landowners Consent for

☐ Individual ☒ Company

Applicant type

- Select "**Individual**" if you personally own the land and are providing consent as the landowner.
- Select "**Company**" if the land is owned by a business or entity and you are an authorised representative providing consent on behalf of the company.

I/We

Stefano Casini and Larni Casini as Directors of Room Bellatree Pty Ltd As Trustee or the Purple Room Seven

Name(s) of Landowner(s) or Authorized Representatives

- If you are an **individual landowner**, enter your full legal name (or all names if multiple owners).
- If the land is owned by a **company**, enter the full legal name(s) and position(s) of all authorised representatives signing on behalf of the company (e.g., John Smith, Co-Director; ABC Property).

Stefano Casini

L. Casini

04.02.26

Being the owner(s) of the premises identified as follows:

Street Address: 5 Daniels Street VINCENT QLD 4814

Real Property Description: Lot 146 on RP722045

consent to the making of a development application under the Planning Act 2016 care of BNC Planning Pty Ltd.

on the premises described above for:

Material change of use and/or Reconfiguring a lot.

APPENDIX 2

SITE DETAILS

Aerial

5 Daniels Street VINCENT QLD 4814

19°16'38"S 146°45'58"E

19°16'38"S 146°46'7"E



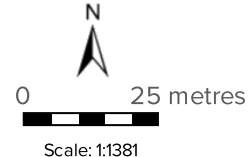
19°16'47"S 146°45'58"E

19°16'47"S 146°46'7"E



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Scale: 1:1381

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Not suitable for accurate measurement.

Projection: Web Mercator EPSG 102100 (3857)

For more information, visit

<https://qldglobe.information.qld.gov.au/help-info/Contact-us.html>**Queensland
Government**Department of Natural Resources and Mines,
Manufacturing, and Regional and Rural Development

Watercourse parcel



Land parcel



Parcel

Land parcel - gt 1 ha



Parcel

Land parcel - gt 10 ha



Parcel

Easement parcel



Strata parcel



Volumetric parcel



Land parcel - gt 1000 ha



Parcel

Land parcel label

Land parcel label - gt 1 ha

Land parcel label - gt 10 ha

Land parcel label - gt 1000 ha

Places: Land parcel



146RP722045

Roads and tracks



Motorway



Highway



Secondary



Connector



Local



Restricted Access Road



Mall



Busway



Bikeway



Restricted Access

Bikeway



Walkway



Restricted Access

Walkway



Non-vehicular Track



Track



Restricted Access Track



Ferry



Proposed Thoroughfare

Green bridges



Bridges



Tunnels



Railway stations



Railways



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Zoning

Legend

EXT_CORE

CORE - Properties



CORE - Road Corridor Centreline



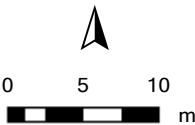
CORE - Suburbs



EXT_CityPlanningScheme_Current

Zoning

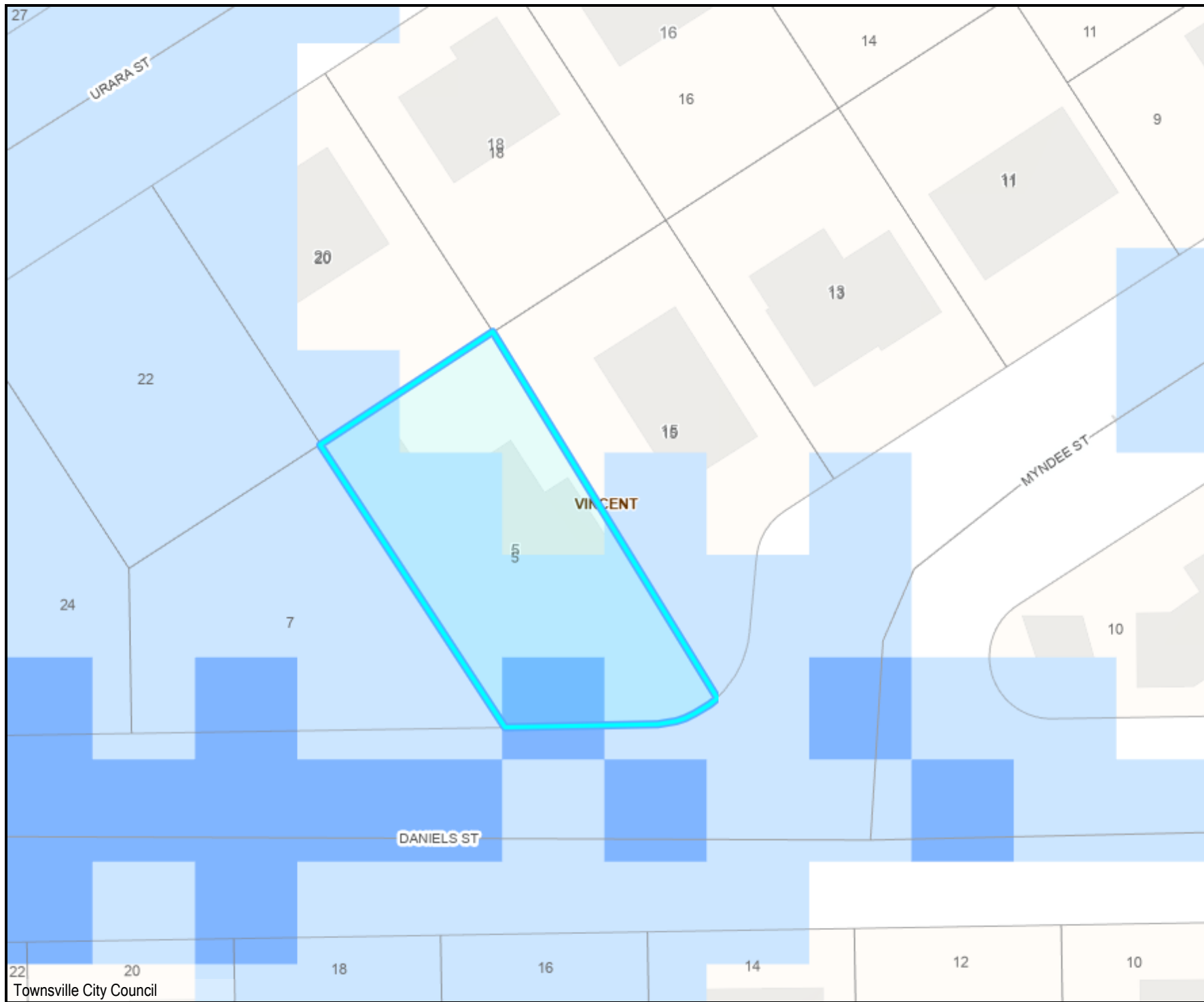
Low density residential



Scale 1: 500

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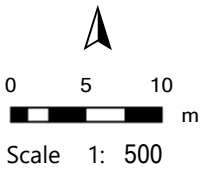




Flood Hazard Overlay

Legend

- EXT_CORE
- CORE - Properties
 - Properties
 - CORE - Road Corridor Centreline
 - Trafficable Road
 - CORE - Suburbs
 - Suburbs
- EXT_CityPlanningScheme_Current
- Flood hazard overlay (OM-06.1)
- Medium hazard area
 - Low hazard area

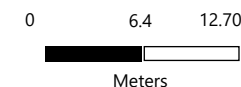


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Legend

	Properties	1% AEP & 2% AEP DEPTH (1:250 - 1:5,000)
	Suburbs	 Water Depth: 0.01 - 0.3m
	FLOOD STUDY AREAS	 Water Depth: 0.3 - 0.5m
	November 2014 to Present	 Water Depth: 0.5 - 0.75m
	WATER HEIGHT (1:250 - 1:5000)	 Water Depth: 0.75 - 1.0m
	2% AEP Height	 Water Depth: 1.0 - 1.5m
	1% AEP Height	 Water Depth: 1.5 - 2.0m
		 Water Depth: 2.0 - 3.0m
		 Water Depth: 3.0 - 25.0m

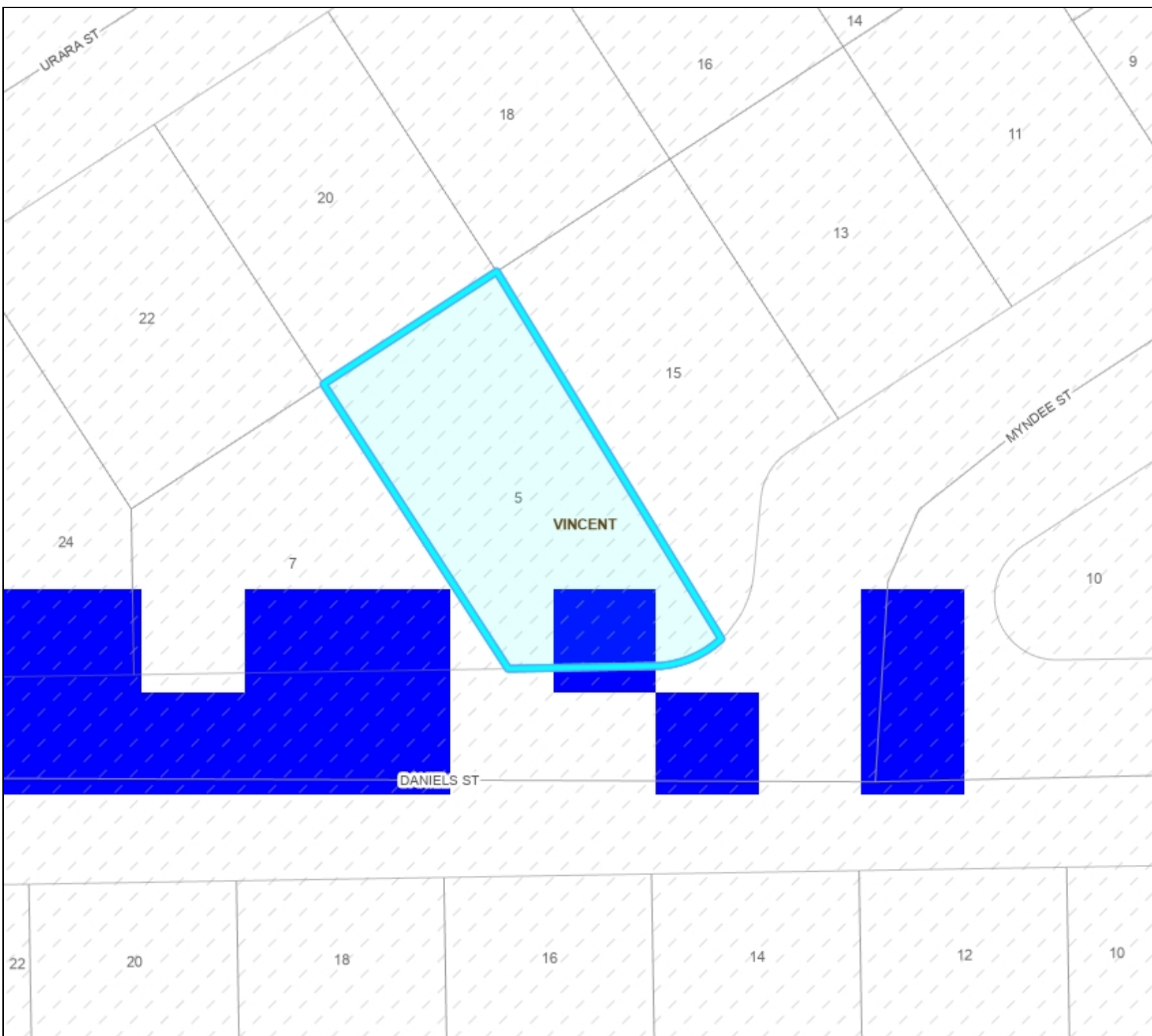


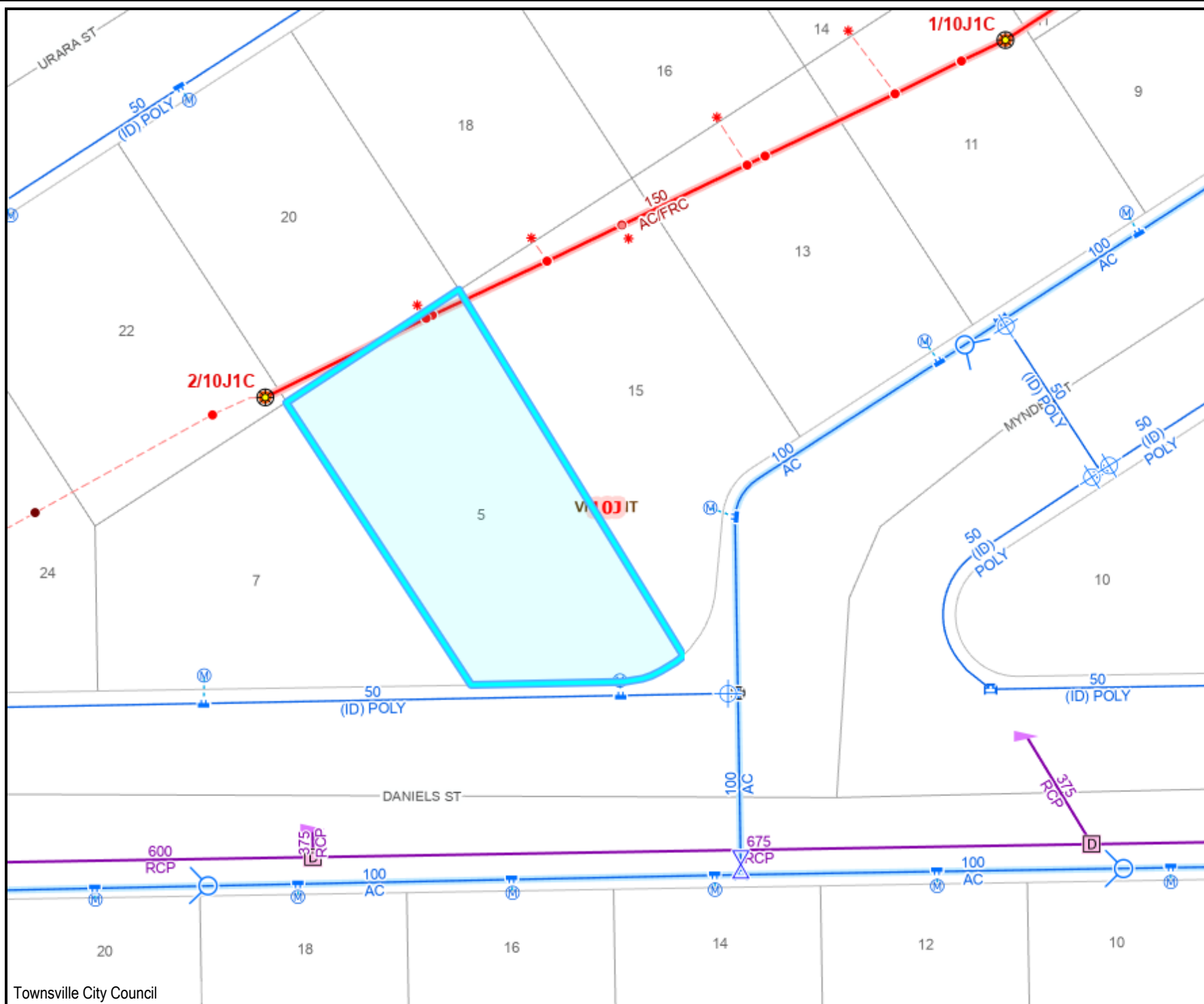
Date: 9/2/2026 4:16 PM

Scale 1: 500

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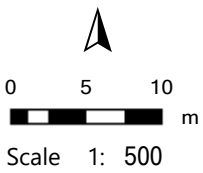
DISCLAIMER: Visible Scale - 1: 250 - 1 :5,000. The flooding contained in this map does not in itself indicate whether any particular property has or has not been affected by floods. The flooding information depicted shows inundation resulting from rainfall of river flows resulting from rainfall and does not include inundation due to Storm Tide. The council considers that the information presented in the map is the best available at the time of preparation. However the modelling results contained in this map are based upon projections, assumptions and analysis is about circumstances that may not eventuate, or may eventuate in different combinations and with different outcomes. Because of that, the information in the map is not provided with the intention that persons will rely upon its accuracy or completeness for the purpose of making decisions with financial or legal implications. Neither the council nor its officers will be liable in contract, negligence or otherwise for the consequences of any deficiency, inaccuracy or error in the map or for the consequences of any person relying upon the map. The Flood Study Areas layer indicates the date of the flood study that has generated the flood map data. Infrastructure constructed since the completion of a flood study has the potential to alter flood levels and extents to those shown.





Services

Legend



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APPENDIX 3

PLANS OF DEVELOPMENT

5 DANIELS ST VINCENT

PROPROPOSED ADDITION OF 2 ROOMS TO ALREADY APPROVED 5 ROOMS ROOMING ACCOMODATION REF No: 3227/25



The red chair Properties Stefano Casini Director, Architect REG. NO. 437 scasini@theredchairproperties.net PH: 0451948273	PROJECT: 5 DANIELS ST -VINCENT	DRAWING TITLE: COVER	DO NOT SCALE THE DRAWINGS The builder shall confirm all dimensions and information on site and verify any errors or omissions with the architect. The Drawings shall not be used for construction purposes unless issued by the architect for construction. Note: all dimensions in millimetres unless otherwise noted © Brisdesign 2014. These designs, drawings & specifications are copyright and must not be used kept or copied by any means without written permission.				JOB NO:			
	CLIENT:		K E REV	DA LODGMENT DA DESCRIPTION	26.01.2026 02.07.2025 DATE	SCALE @ A3:	DRAWN: SC	SHEET NO: DA00	ISSUE: CD	REVISION: K

NEW REAR FENCE
EXISTING

SIDE FENCE EXISTING AND RETAINED

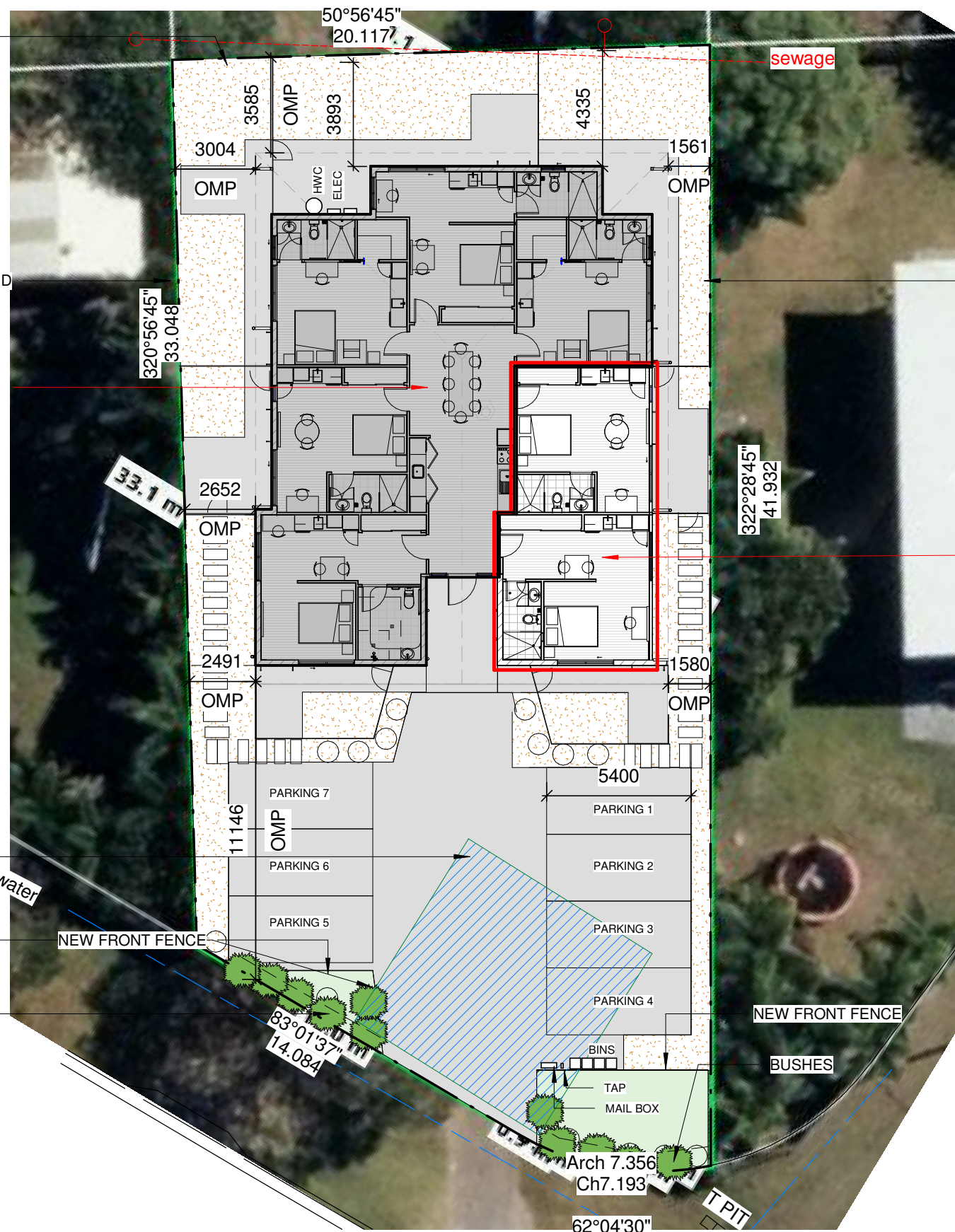
ALREADY APPROVED 5 BEDROOM
1B ROOMING ACCOMODATION REF
No: 3227/25
NOT PART OF THIS APPROVAL

FLOOD

BUSHES

NEW FRONT FENCE

BUSHES
CALLISTEMON LITTLE JOHN
+ LOMANDA HYSTRIX (2
PLANTS PER SQM) RIVER
PEBBLES AS GROUND
COVER

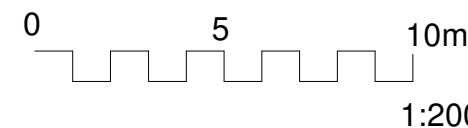


SIDE FENCE EXISTING AND RETAINED

RETROFITTING OF 2 ROOMS
OBJECT OF PRESENT
APPLICATION

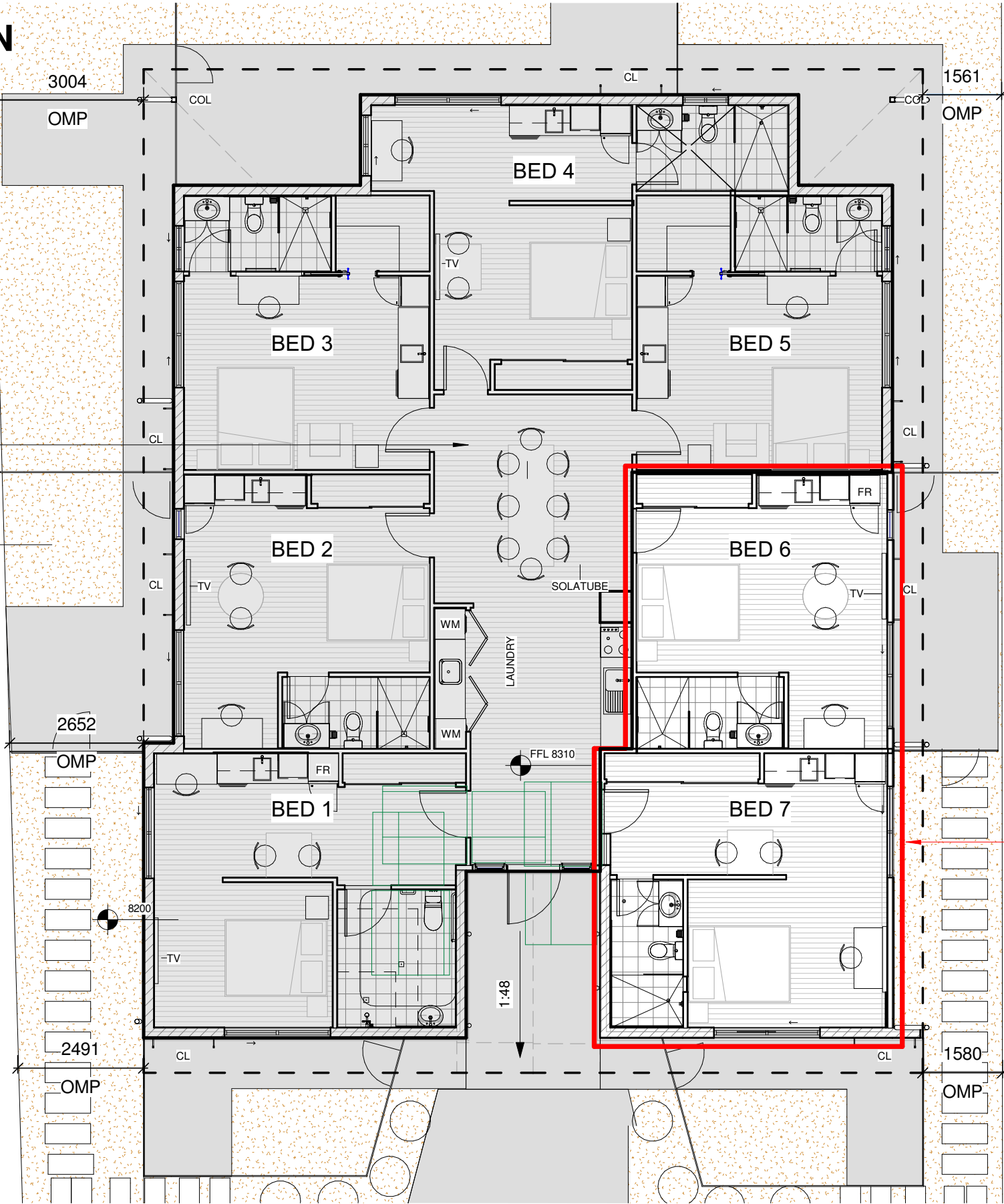
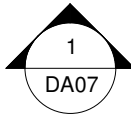
NEW FRONT FENCE

BUSHES



DA APPLICATION

ALREADY APPROVED 5 BEDROOM
1B ROOMING ACCOMODATION REF
No: 3227/25
NOT PART OF THIS APPROVAL



1:100

1 GROUND FLOOR
1 : 100



Stefano Casini Director,
Architect REG. NO. 437
scasini@theredchairproperties.net
|PH: 0451948273|

PROJECT:
5 DANIELS ST -VINCENT

CLIENT:

DRAWING TITLE:

GROUND

K
E
REV

DA LODGMENT
DA
DESCRIPTION

26.01.2026
02.07.2025
DATE

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1 : 100

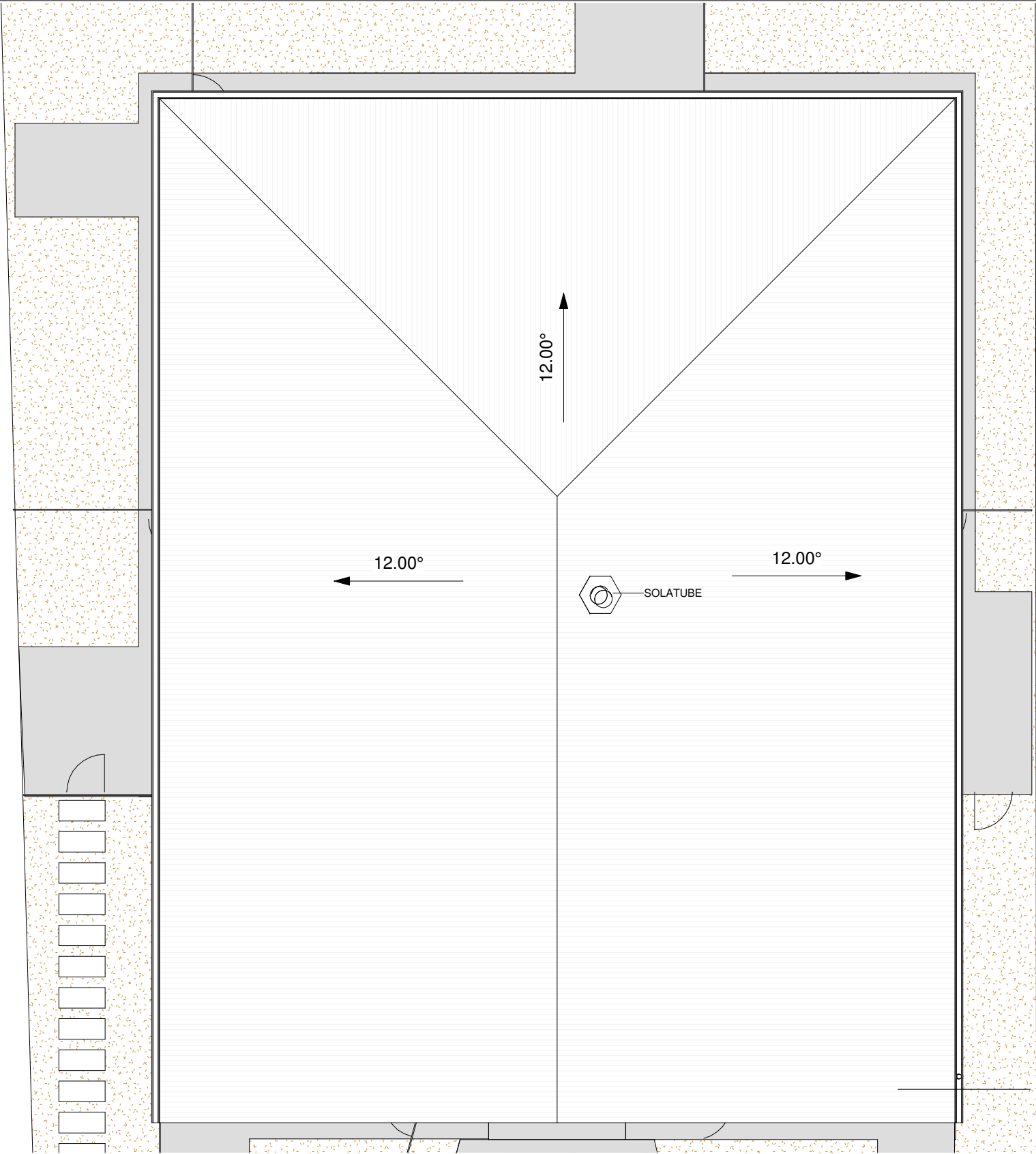
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SHEET NO:
DA02

ISSUE:
CD

REVISION:
K

PLOT DATE: 26/01/2026 1:01:07 PM



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scasini@theredchairproperties.net
|PH: 0451948273|

PROJECT:
5 DANIELS ST -VINCENT

CLIENT:

DRAWING TITLE:

ROOF PLAN

K	DA LODGMENT	26.01.2026
E	DA	02.07.2025
REV	DESCRIPTION	DATE

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JOB NO:

SCALE @
A3: 1 : 100

DRAWN:
SC

SHEET NO:
DA03

ISSUE:
CD

REVISION:
K

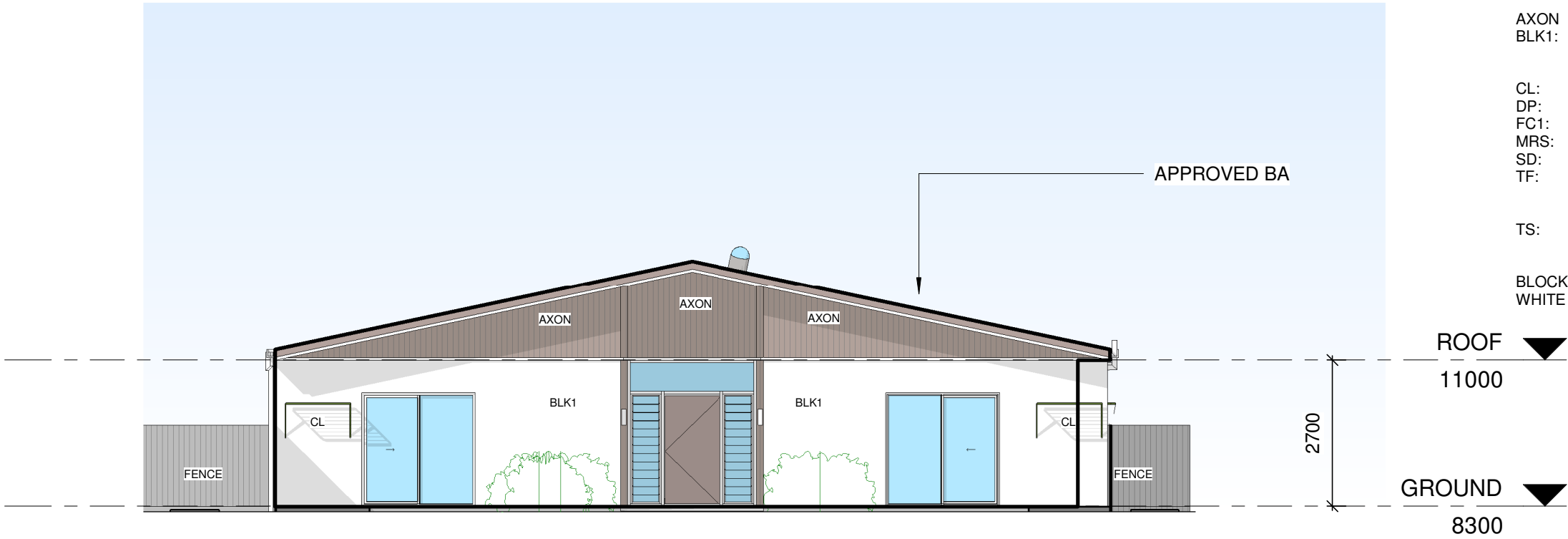
PLOT DATE: 26/01/2026 1:01:07 PM



1 **STREET ELEVATION**
1 : 100



- LEGEND:
- AXON: AXON LINEA
BLK1: 200mm RENDERED AND PAINTED CORE FILLED BLOCKWORK
CL: CLOTH LINE
DP: PVC DOWNPIPE FINISH TO MATCH WALL
FC1: PAINTED FC BOARDS WITH COVER BATTENS FINISH TBA
MRS: METAL FOOF SHEETING
SD: ZERO THRESHOLD STRIP DRAIN
TF: TIMBER FENCE 1500mm HEIGHT UNO WHITE PAINT. GATES WITH METAL FRAME AND MANUAL LOCK. FINISH TBA
TS: TIMBER SLEEPERS 75mm FINISH WHITE
- BLOCKWORK AND AXON FINISH:
WHITE LEXICON HALF AND DUNE AS PER DRAWINGS



1 **DA SOUTH ELEVATION**
1 : 100



2 **EAST ELEVATION**
1 : 100



Stefano Casini Director,
Architect REG. NO. 437
scasini@theredchairproperties.net
[PH: 0451948273]

PROJECT:
5 DANIELS ST -VINCENT
CLIENT:

DRAWING TITLE:

ELEVATIONS

K	DA LODGMENT	26.01.2026
E	DA	02.07.2025
REV	DESCRIPTION	DATE

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JOB NO:

SCALE @
A3:
1 : 100

DRAWN:
SC

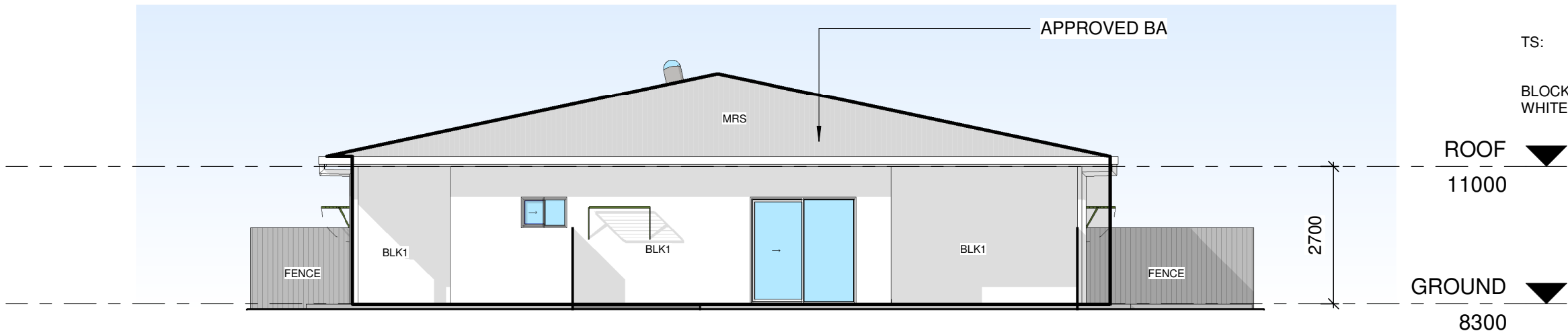
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DA05

ISSUE:
CD

REVISION:
K

PLOT DATE: 26/01/2026 1:01:14 PM

- LEGEND:
- AXON: AXON LINEA
BLK1: 200mm RENDERED AND PAINTED CORE FILLED BLOCKWORK
CL: REF TO ENGINEER
CL: CLOTH LINE
DP: PVC DOWNPIPE FINISH TO MATCH WALL
FC1: PAINTED FC BOARDS WITH COVER BATTENS FINISH TBA
MRS: METAL FOOF SHEETING
SD: ZERO THRESHOLD STRIP DRAIN
TF: TIMBER FENCE 1500mm HEIGHT UNO WHITE PAINT. GATES WITH METAL FRAME AND MANUAL LOCK. FINISH TBA
TS: TIMBER SLEEPERS 75mm FINISH WHITE
- BLOCKWORK AND AXON FINISH:
WHITE LEXICON HALF AND DUNE AS PER DRAWINGS



1 NORTH ELEVATION
1 : 100



2 EAST ELEVATION
1 : 100



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|PH: 0451948273|

PROJECT:
5 DANIELS ST -VINCENT
CLIENT:

DRAWING TITLE:

ELEVATIONS

K	DA LODGMENT	26.01.2026
E	DA	02.07.2025
REV	DESCRIPTION	DATE

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SHEET NO:

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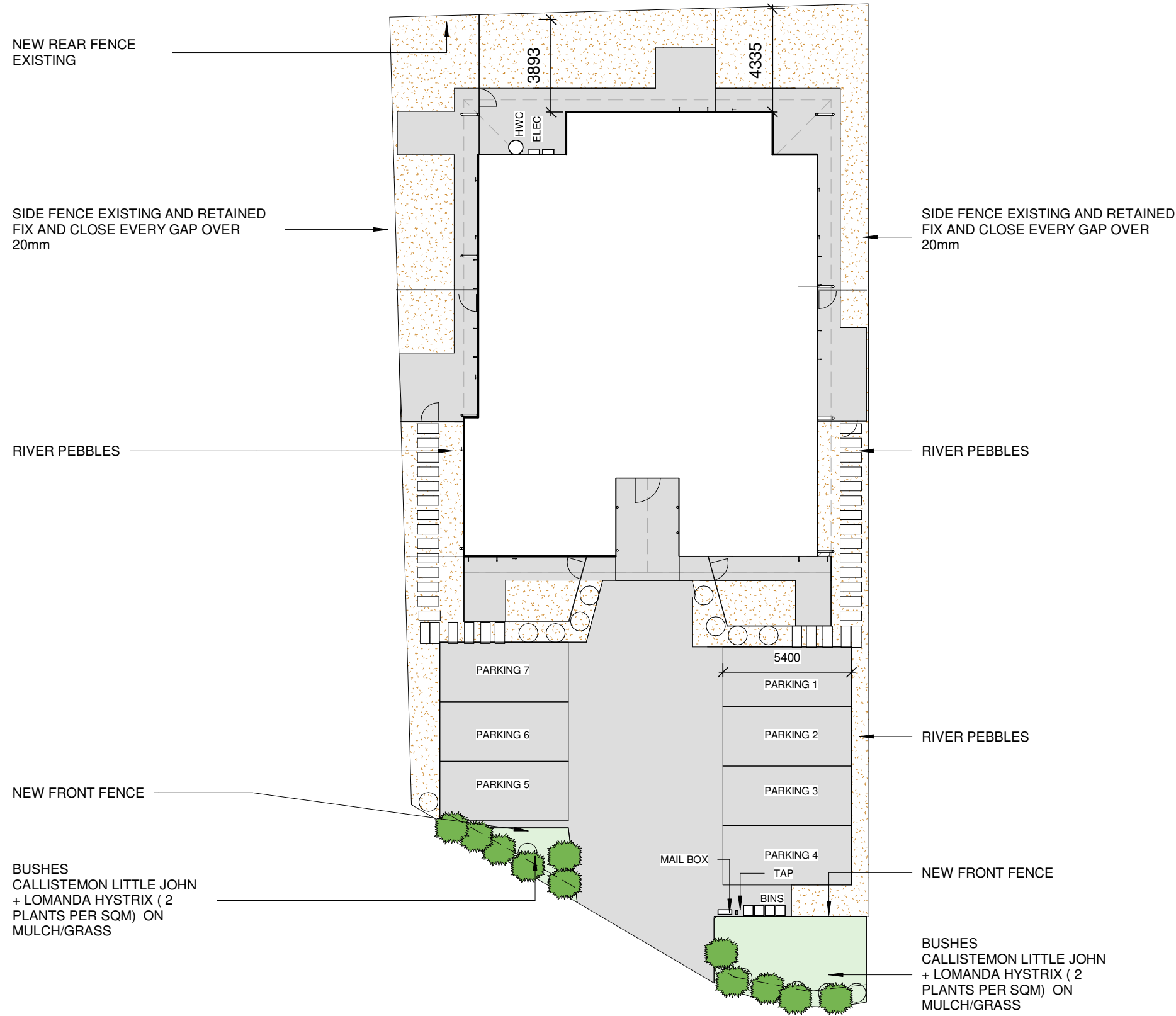
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REVISION:

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lomandra-hystrix



callistemon little john

1 **LANDSCAPE PLAN**
1 : 200



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Architect REG. NO. 437
scasini@theredchairproperties.net
|PH: 0451948273|

PROJECT:
5 DANIELS ST -VINCENT

CLIENT:

DRAWING TITLE:

LANDSCAPE PLAN

K	DA LODGMENT	26.01.2026
C	VALUE MANAGEMENT	25.06.2024
REV	DESCRIPTION	DATE

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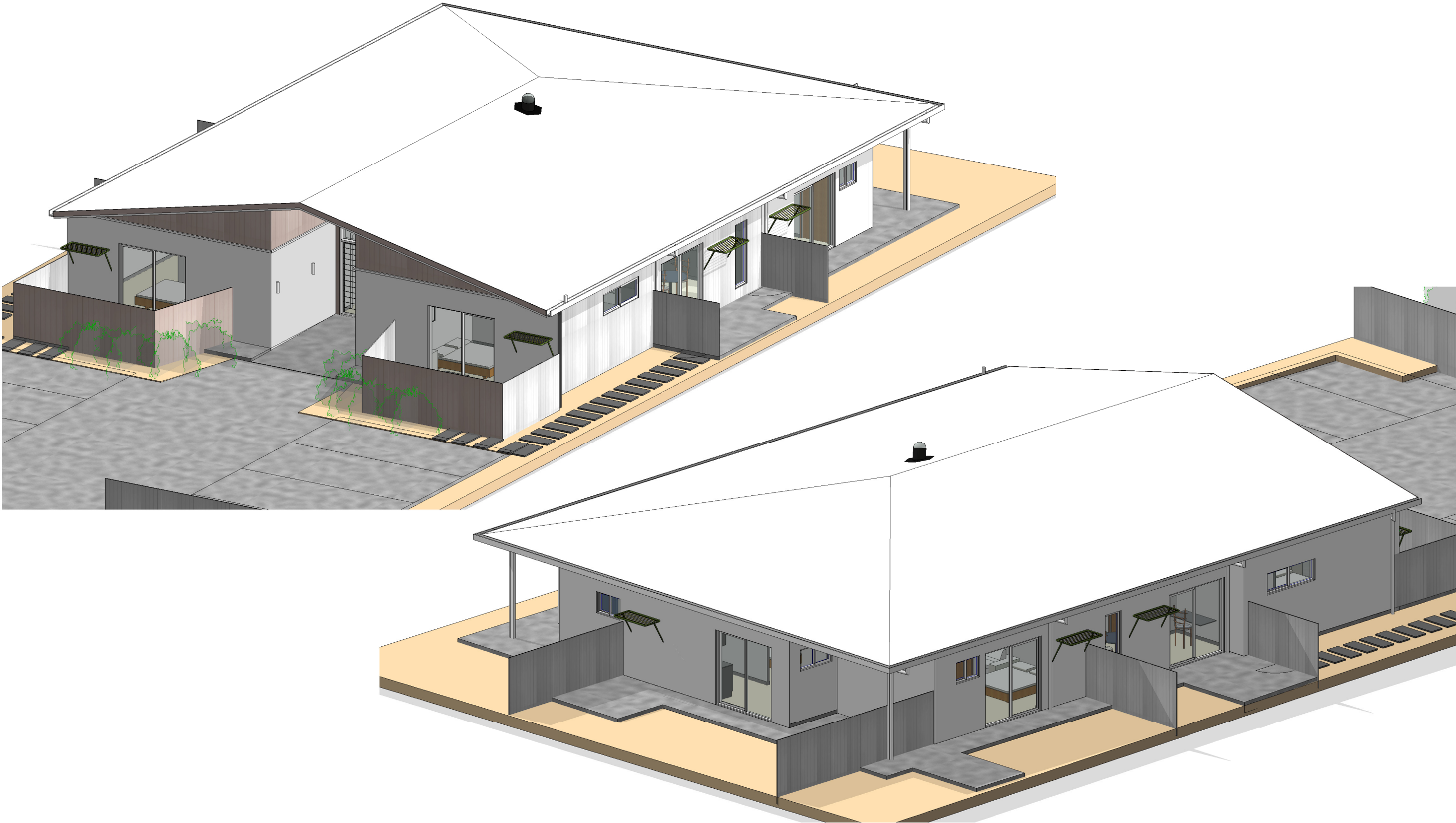
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PROJECT:
5 DANIELS ST -VINCENT

CLIENT:

DRAWING TITLE:

VIEWS

K	DA LODGMENT	26.01.2026
E	DA	02.07.2025
REV	DESCRIPTION	DATE

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JOB NO:

SCALE @
A3:

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APPENDIX 4

OTHER SUPPORTING INFORMATION



PRE-LODGE MEETING MINUTES >>

PO BOX 1268, Townsville
Queensland 4810

COUNCIL REFERENCE >> PLM25/0079
ASSESSMENT NO >> 4504026
LEGAL DESCRIPTION >> Lot 146 RP 722045
PROPERTY ADDRESS >> 5 Daniels Street VINCENT QLD 4814
PROPOSAL >> MCU - Rooming Accommodation

13 48 10

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

ABN: 44 741 992 072

DATE >> 07 May 2025
TIME >> 9:05 am

ATTENDEES >>

Estelle Trueman
Erin Beynon

Senior Planner - Planning and Development
Planning Support Officer - Planning and Development

VIA MICROSOFT TEAMS/TELECONFERENCE >>

Stefano Casini
Benjamin Collings

BNC Planning

Description of the Proposal

- The proposal is for 7 bed rooming accommodation.
- Seven bedrooms are proposed because of higher purchase price of land and financial viability reasons.
- Previous approval for rooming accommodation at 67 Charles Street Gulliver - MCU24/0123
- Development proposal plans - attached

Property Zoning and Overlays - Parcel: 309110

Zone: >> Low density residential zone

Priority infrastructure plan:

>> This property is within a Local Government Infrastructure Plan Area.

Overlay(s):

- >> Airport Environs Overlay Map OM-01.1 - Operational airspace
- >> Airport Environs Overlay Map OM-01.5 - Light intensity - 6km radius
- >> Airport Environs Overlay Map OM-01.2 - Wildlife hazard buffer zones and Public safety areas
- >> Development Constraints Overlay Map OM-06.1 to OM-06.2 - Flood hazard

Planning Scheme

The proposal is subject to assessment against the Townsville City Plan. The planning scheme can be viewed via the following link: [Current City Plan \(townsville.qld.gov.au\)](https://www.townsville.qld.gov.au/current-city-plan)

Furthermore, Townsville Maps can be viewed via the following link: [TownsvilleMAPS Mapping Service - Townsville City Council](#)

Meeting Discussion

- Defined Use - Low density residential zone
- Transport impact, access and parking code
 - Parking -
 - Access -
- Works code
 - Water -
 - Sewerage -
- Healthy waters code
 - Stormwater -
- Landscape code

Included in the application council would like to see plans for the proposed landscaping layout, to assist with softening the front aspect of the house and carparking. Councils planning scheme is very specific about landscaping requirements and maintaining residential amenity. Landscaping will help soften impacts of 7 carparks in front of what is essentially a dwelling. Landscaping provides passive cooling, a large expanse of concrete without any trees is very hot especially in Townsville. Landscaping could be installation of low maintenance trees or shrubs.
- Flood hazard overlay code
- Landslide hazard overlay code
- Natural assets overlay code

Council recognises the need for varied housing options in Townsville.

The proposed small courtyard for each room, having a carpark for each unit and maintaining a setback distance from street are seen as positive from Councils point of view.

First five bedrooms are not part of application on the provided plans, however Council will access the entirety of the proposal.

Council has resolved to move to state cap for infrastructure charges. Incentive policy is separate and undergoing review - council has been looking at incentivising other types of development. Please keep an eye on the Council website for the new policy due to be released in June/July.

Contact Ben Smith to provide comments regarding infrastructure charges and incentive policy changes.

Ben Smith - Coordinator Economic Attraction, Planning and Development
Email>> ben.smith@townsville.qld.gov.au

Other Applicable Information

Upon lodgement of your development application, you will be required to pay assessment fees in accordance with Council's Planning Services Fees and Charges Schedule. For the most current schedule, please refer to: [Fees & Charges - Townsville City Council](#)

Furthermore, the development proposal will be subject to Infrastructure Charges. For a comprehensive review of Council's Infrastructure Charge Resolution, please view the following link: [Infrastructure Charges - Townsville City Council](#)

In addition, the subject site is within the City Activation and Jobs Policy Incentive Package area, as such, please refer to Council's website for further information.

Meeting Closed >> 9:40

Note: This pre-lodgement advice has been prepared based on the information provided in the meeting. A full assessment of the proposal against the planning scheme has not been carried out and this advice may be subject to change at the time of lodgement of a formal development application. An application may be subject to requests for further information not identified in the pre-lodgement meeting following a full assessment.

5 Daniels Street VINCENT QLD 4814

PROPOSED ROOMING ACCOMMODATION 1B



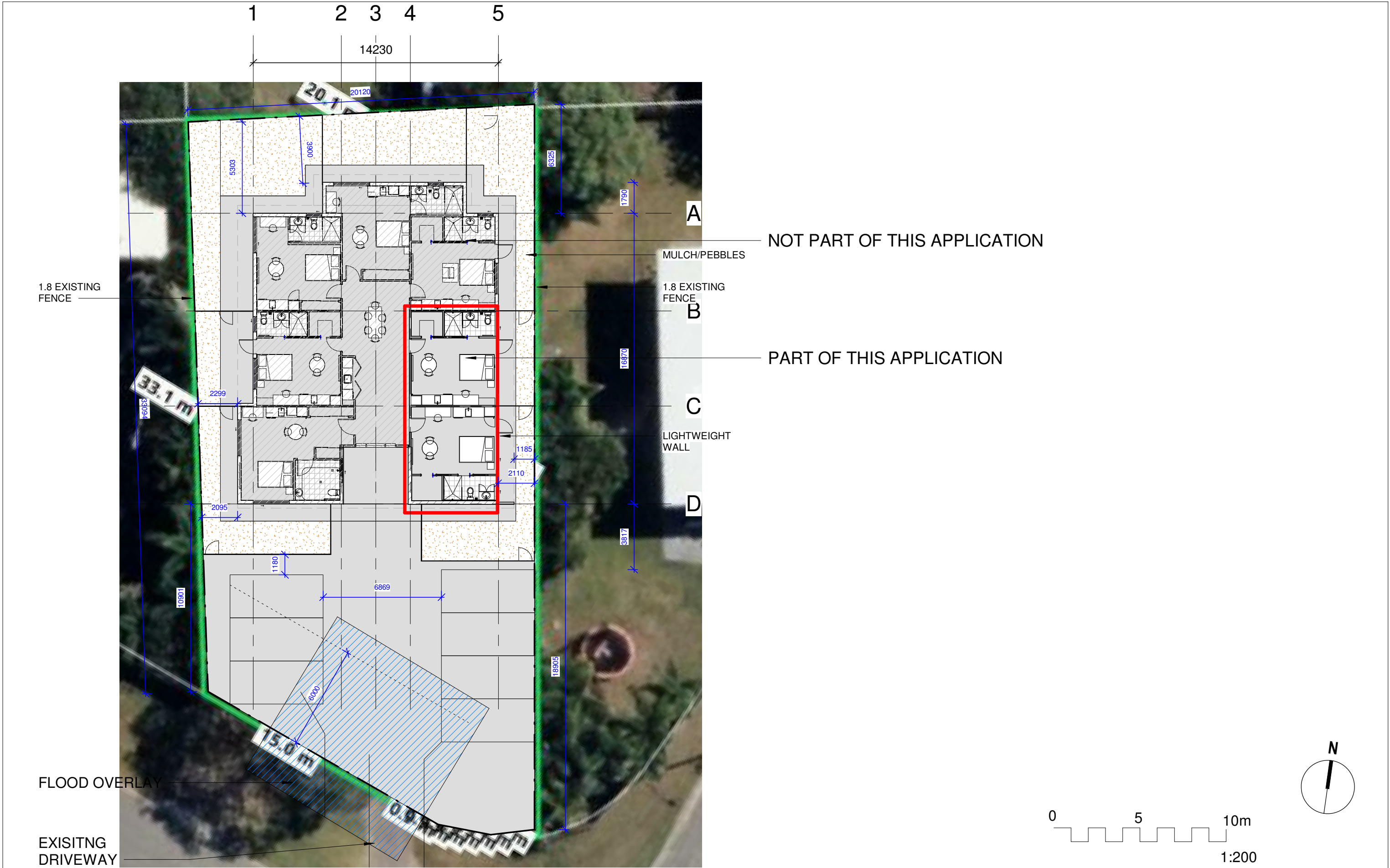
GROSS BUILT AREA FROM EXTERNAL LINE OF THE WALL	
DESCRIPTION	AREA

INDOOR	242.97 m²
	242.97 m²

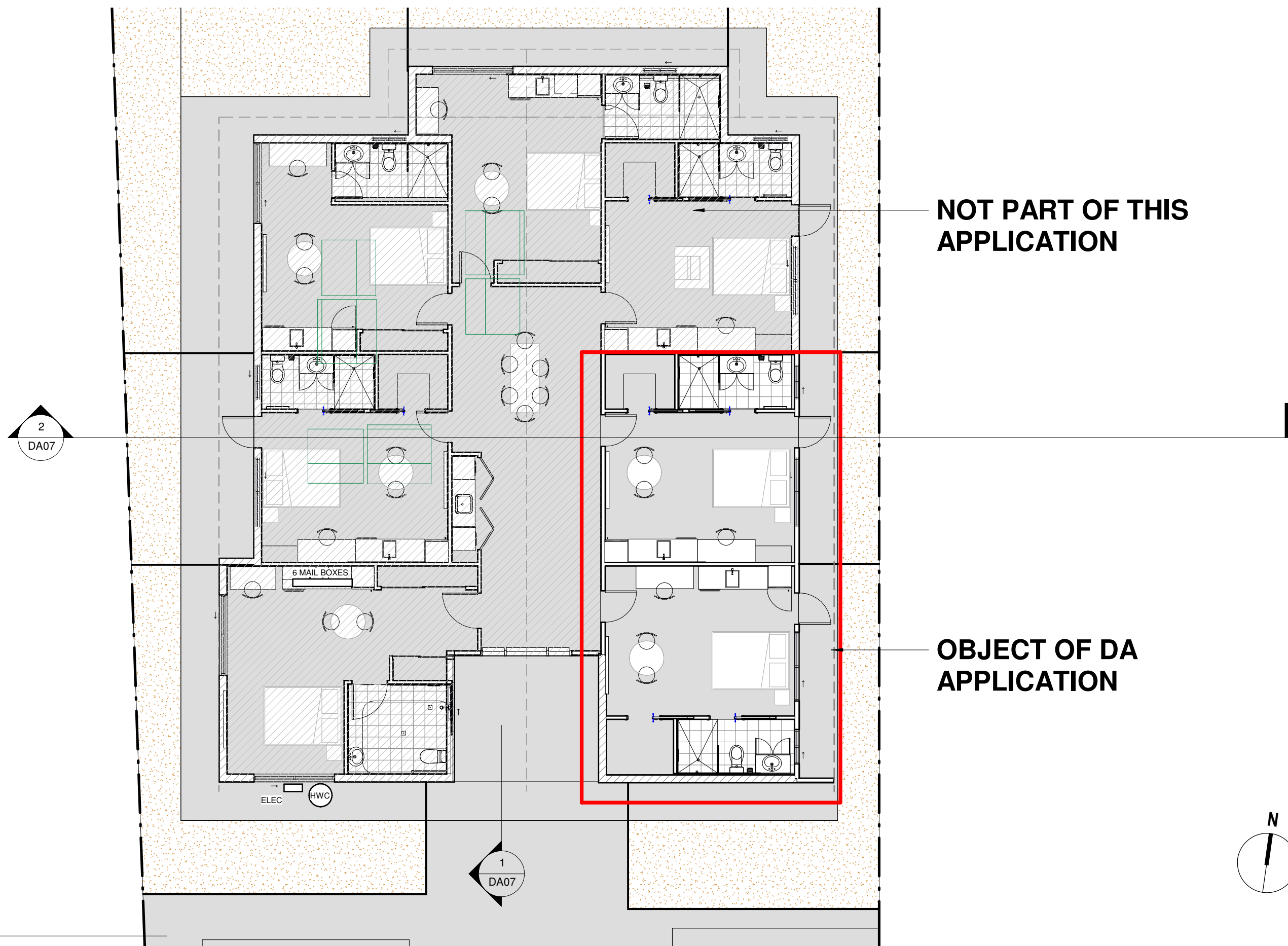
NLA - INTERNAL ROOM AREA	
Name	Area

BED 1	25.18 m²
BED 2	19.01 m²
BED 3	21.41 m²
BED 4	21.03 m²
BED 5	19.02 m²
BED 6	19.33 m²
BED 7	19.26 m²
LIVING	33.03 m²

Grand total177.27 m²



 Stefano Casini Director, Architect REG. NO. 437 scasini@theredchairproperties.net [PH: 0451948273]	PROJECT: 67 CHARLES ST GULLIVER CLIENT:	DRAWING TITLE: SITE	A REV	PRELIMINARY DESCRIPTION	16.04.2025 DATE	DO NOT SCALE THE DRAWINGS The builder shall confirm all dimensions and information on site and verify any errors or omissions with the architect. The Drawings shall not be used for construction purposes unless issued by the architect for construction. Note: all dimensions in millimetres unless otherwise noted © Brisdesign 2014. These designs, drawings & specifications are copyright and must not be used kept or copied by any means without written permission.	JOB NO:				
							SCALE @ A3: 1 : 200	DRAWN: SC	SHEET NO: DA01	ISSUE: CD	REVISION: A



1 GROUND
1 : 100



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Architect REG. NO. 437
scasini@theredchairproperties.net
|PH: 0451948273|

PROJECT:
67 CHARLES ST GULLIVER
CLIENT:

DRAWING TITLE:
BINS
GROUND

A	PRELIMINARY	16.04.2025
REV	DESCRIPTION	DATE

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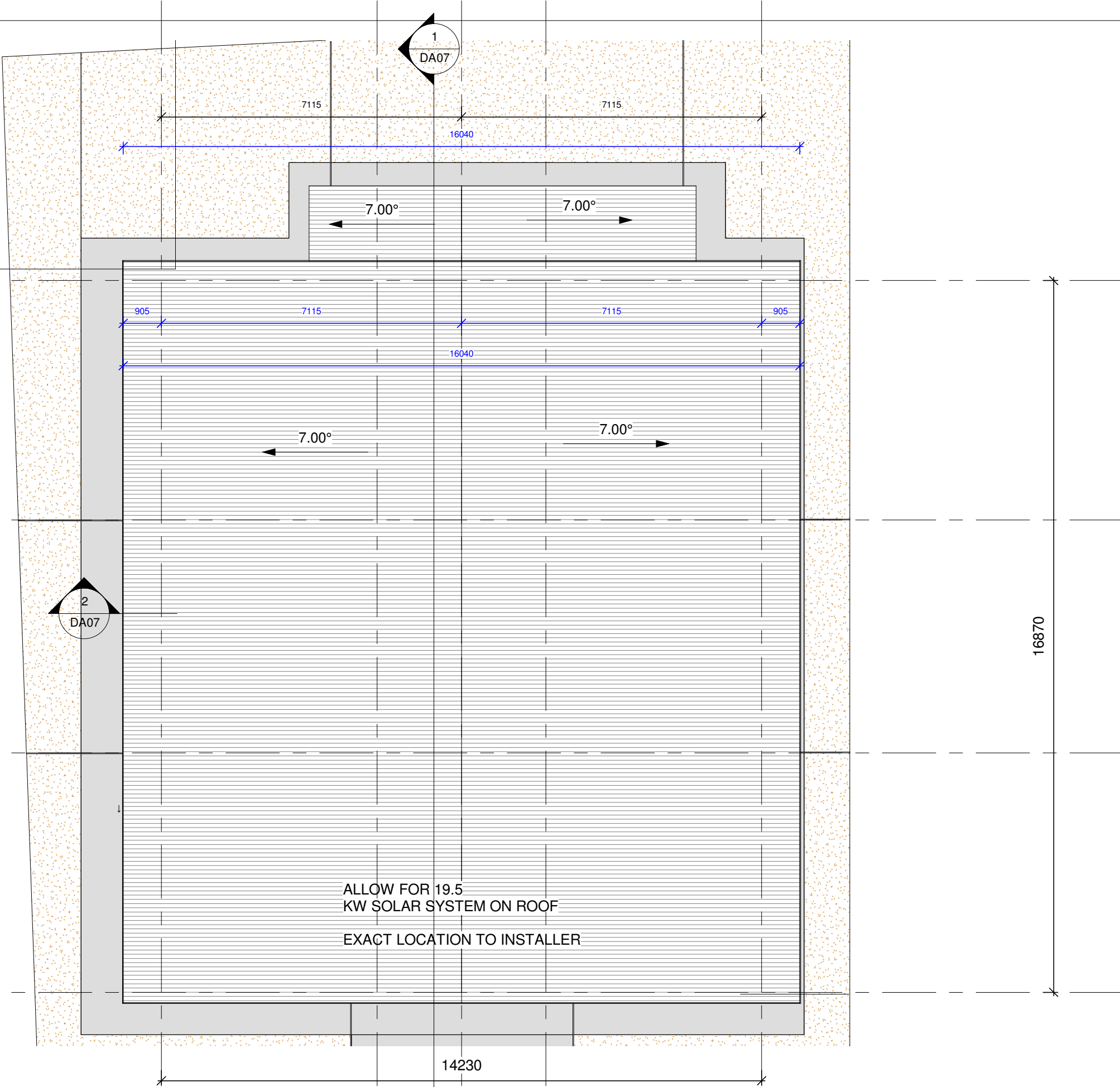
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A

B

C

D



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Architect REG. NO. 437
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|PH: 0451948273|

PROJECT:
67 CHARLES ST GULLIVER
CLIENT:

DRAWING TITLE:

ROOF

A
REV

PRELIMINARY
DESCRIPTION

16.04.2025
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DA03

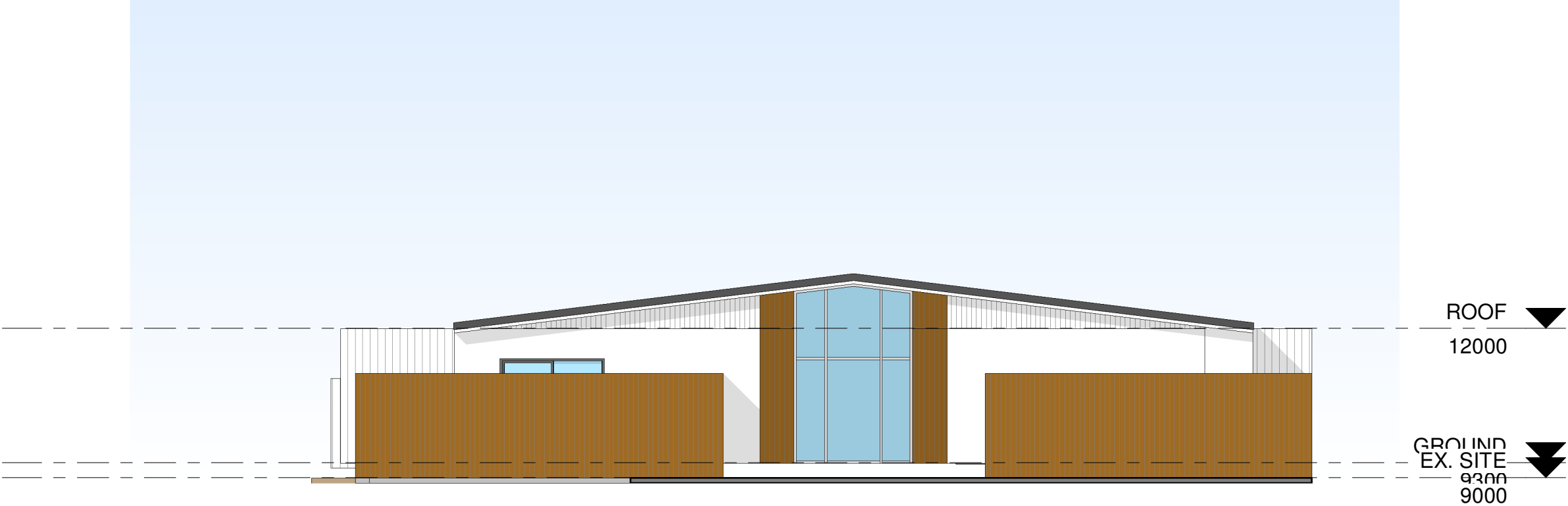
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REVISION:

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1 **STREET ELEVATION**
1 : 100

PROJECT:
67 CHARLES ST GULLIVER

CLIENT:

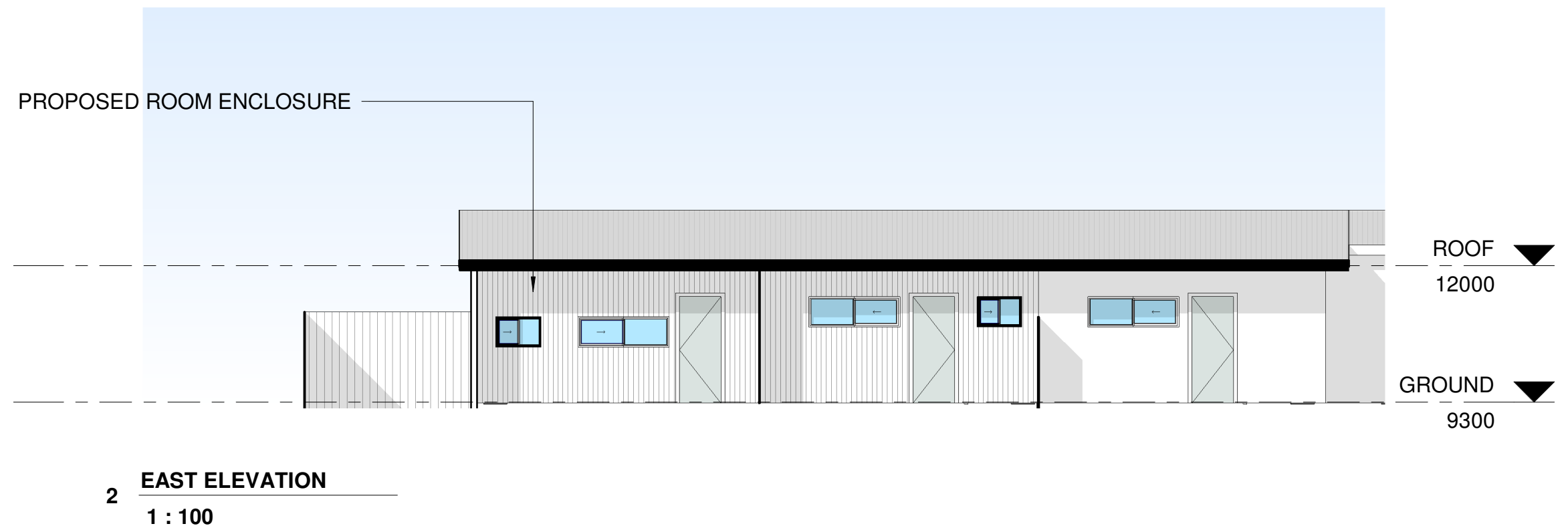
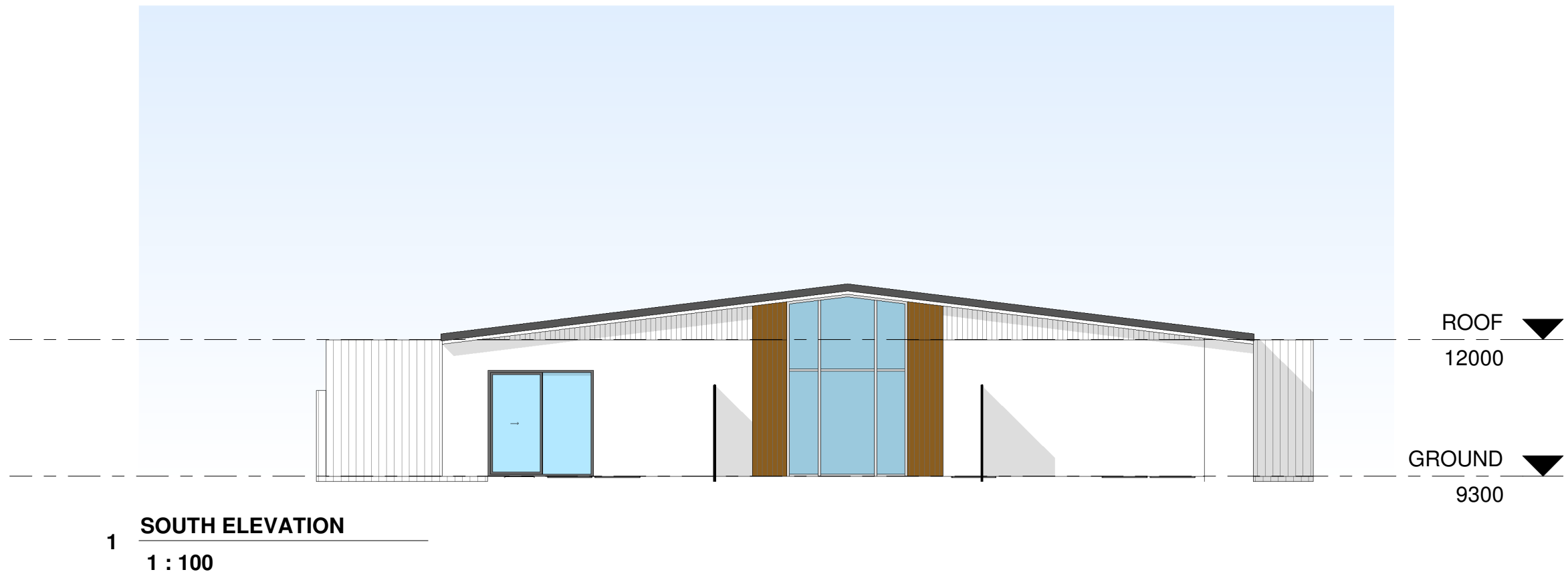
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**STREET
ELEVATION**

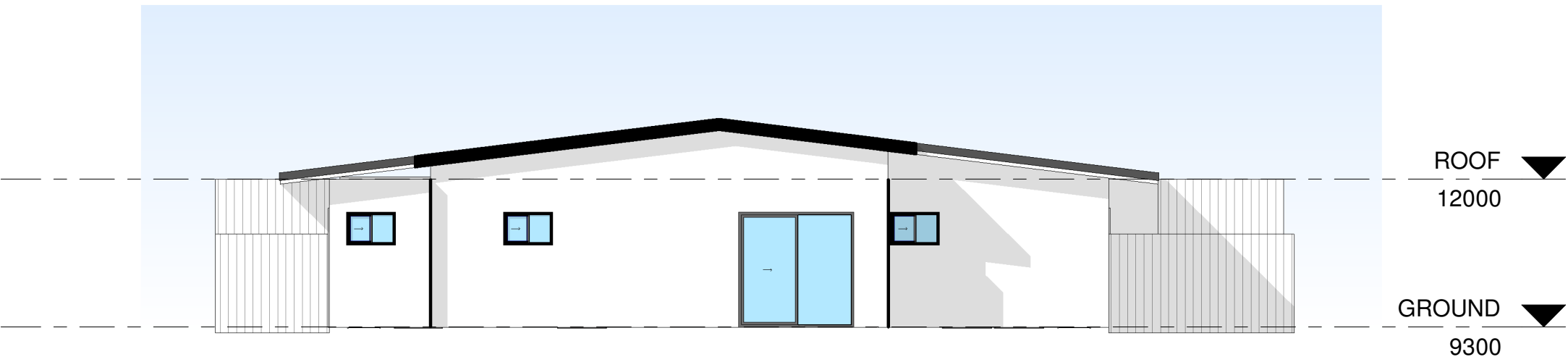
A	PRELIMINARY	16.04.2025
REV	DESCRIPTION	DATE

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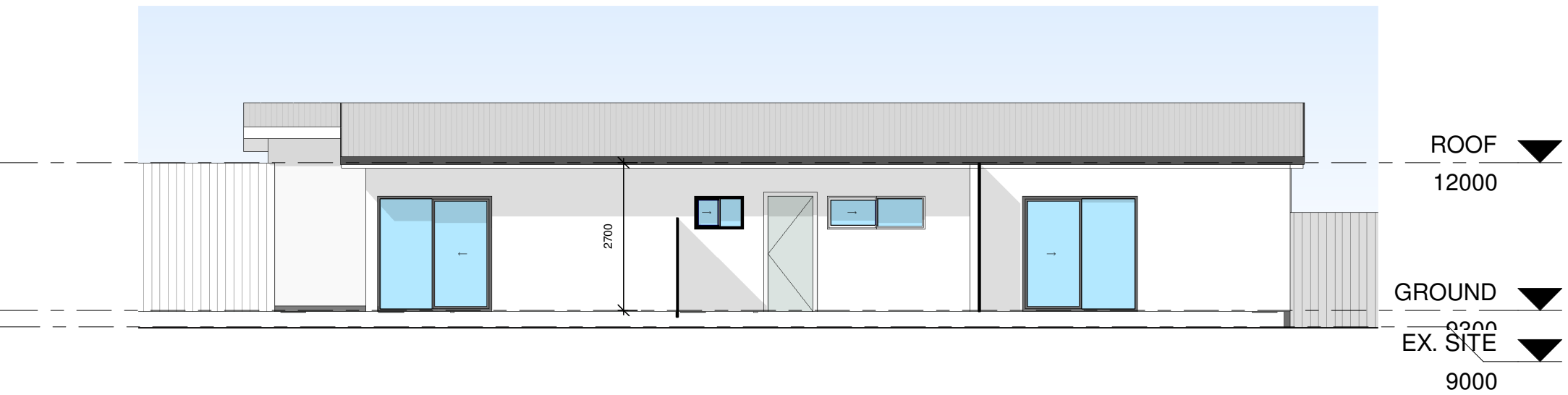
JOB NO:				
SCALE @ A3:	DRAWN:	SHEET NO:	ISSUE:	REVISION:
1 : 100	SC	DA04	CD	A



 Stefano Casini Director, Architect REG. NO. 437 scasini@theredchairproperties.net PH: 0451948273	PROJECT: 67 CHARLES ST GULLIVER CLIENT:	DRAWING TITLE: ELEVATIONS	DO NOT SCALE THE DRAWINGS The builder shall confirm all dimensions and information on site and verify any errors or omissions with the architect. The Drawings shall not be used for construction purposes unless issued by the architect for construction. Note: all dimensions in millimetres unless otherwise noted © Brisdesign 2014. These designs, drawings & specifications are copyright and must not be used kept or copied by any means without written permission.			JOB NO:				
			A REV	PRELIMINARY DESCRIPTION	16.04.2025 DATE	SCALE @ A3: 1 : 100	DRAWN: SC	SHEET NO: DA05	ISSUE: CD	REVISION: A

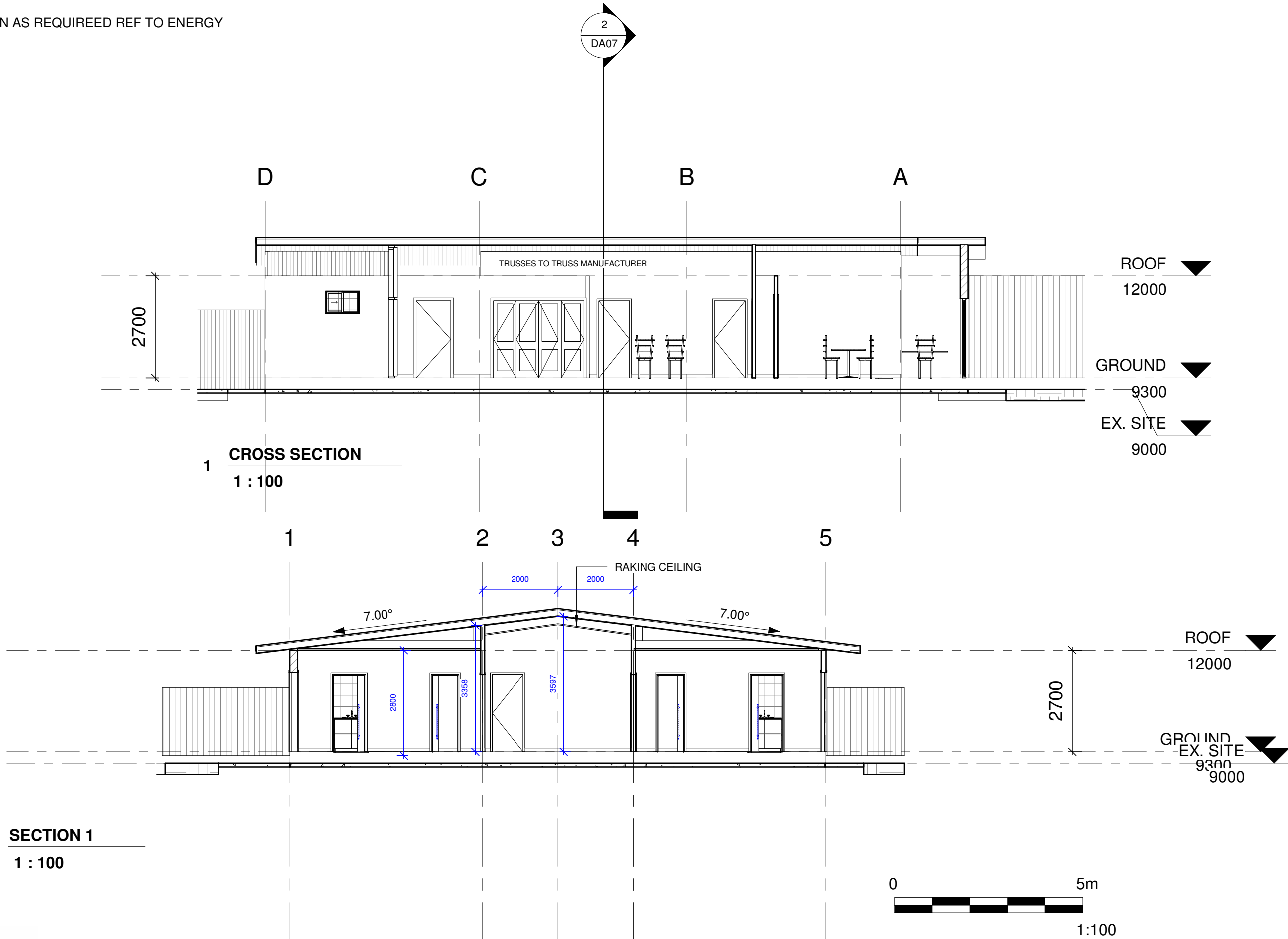


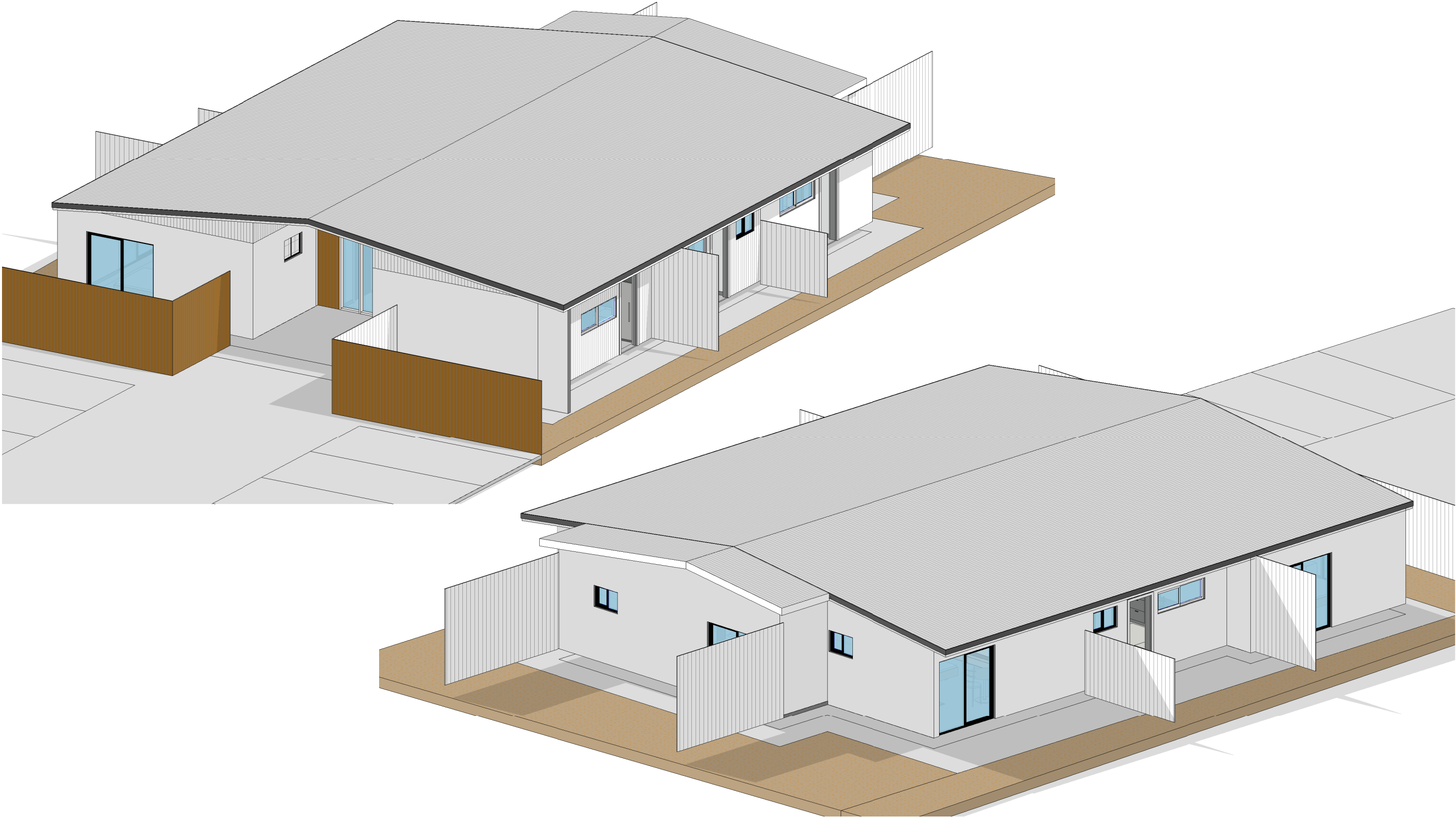
1 **NORTH ELEVATION**
1 : 100



2 **EAST ELEVATION**
1 : 100

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	CLIENT:	VIEWS		SCALE @ A3:	DRAWN: SC	SHEET NO: DA10	ISSUE: CD	REVISION:
				REV	DESCRIPTION	DATE		