

BNC Ref. DA033-26  
CODE: BWA

**Date >> 9 April 2026**

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

Dear Assessment Manager,

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**RE: LODGEMENT OF A DEVELOPMENT APPLICATION UNDER CHAPTER 3, PART 2 OF THE *PLANNING ACT 2016*  
DEVELOPMENT PERMIT FOR IMACT ASSESSABLE BUILDING WORKS ASSESSABLE AGAINST THE PLANNING SCHEME AND  
18 ISLEY STREET, NORTH WARD QLD 4810 (RPD: LOT 1 ON SP106129)**

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*BNC Planning* acting on behalf of 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 building works assessable against the Character Residential zone code on the above referenced 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,

A handwritten signature in black ink, appearing to read 'B. Collings'.

**Benjamin Collings**  
Director

APR 2026



**BNC  
PLANNING**

**DEVELOPMENT APPLICATION**

***PLANNING ACT 2016***

DEVELOPMENT PERMIT

BUILDING WORKS ASSESSABLE AGAINST THE  
PLANNING SCHEME

at  
18 Isley Street NORTH WARD QLD 4810  
RPD: Lot 1 on SP106129

for  
Works to a Contributing Character Building





## PLANNING REPORT

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DEVELOPMENT APPLICATION FOR A DEVELOPMENT PERMIT  
*PLANNING ACT 2016*

### **Impact Assessable Building Works Assessable Against the Character Residential Zone Code**

18 ISLEY STREET, NORTH WARD QLD 4810  
being  
LOT 1 ON SP106124  
for  
Works to a contributing character building

## Report Matrix

APPLICATION SUMMARY	
<b>Applicant:</b>	D. W. McCammon and A. M McCammon C/- BNC Planning
<b>Application Type:</b>	Development Application for a Development Permit
<b>Development Type:</b>	Building Works Assessable Against the Character Residential Zone Code
<b>Category of Development (Level of Assessment):</b>	Impact Assessable
<b>Development Description:</b>	Works to a contributing character building
<b>Assessment Manager:</b>	Townsville City Council
<b>Referral Agencies:</b>	NA
CATEGORISING INSTRUMENTS	
<b>Planning Scheme:</b>	Townsville City Plan 2014
<b>Planning Scheme Defined Uses/Works:</b>	Dwelling Extension
<b>Zoning:</b>	Character Residential Zone
<b>Precincts/Sub-Precincts:</b>	Mixed 1950s Precinct
<b>Overlays:</b>	Airport Environs Overlay
SITE DESCRIPTION	
<b>Property Address:</b>	18 Isley Street, North Ward QLD 4810
<b>Real (Legal) Property Description:</b>	Lot 1 on SP106124
<b>Site Area:</b>	506m <sup>2</sup>
<b>Landowner:</b>	D. W. McCammon and A. M McCammon
<b>Tenure:</b>	Freehold
<b>Relevant Encumbrances:</b>	NA
<b>Local Government Area:</b>	Townsville City Council
<b>Road Frontage:</b>	Isley Street

## DOCUMENT CONTROL

Prepared by	Client	Report
BNC Planning	D. W. McCammon and A. M McCammon	Report No. DA033-26

Version	Date	Author
1.0	April 2026	SSM:BNC

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## 1.0 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 building works assessable against the character residential zone code for the total demolition of a contributing character building. The subject premises is addressed as 18 Isley Street, North Ward QLD 4810 more particularly described as Lot 1 on SP106124.

For the purpose of this development application *BNC Planning* act on behalf of the applicant *D. W. McCammon and A. M McCammon*. This report addresses the merits of the development with regard to the provisions of the planning scheme and relevant sections of the *Planning Act 2016* (Planning Act). This report is to be read in conjunction with the drawings, technical reports and associated supporting information accompanying this development application.

Following a detailed assessment of the proposal against the applicable 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 the 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	
<b>Applicant:</b>	D. W. McCammon and A. M McCammon C/- BNC Planning
<b>Application Type:</b>	Development Application for a Development Permit
<b>Development Type:</b>	Building Works Assessable Against the Character Residential Zone Code
<b>Category of Development (Level of Assessment):</b>	Assessable Development – Impact Assessable
<b>Development Description:</b>	Total demolition of a contributing character building
<b>Assessment Manager:</b>	Townsville City Council
<b>Referral Agencies:</b>	NA
CATEGORISING INSTRUMENTS	
<b>Planning Scheme:</b>	Townsville City Plan 2014
<b>Planning Scheme Defined Uses/Works:</b>	Dwelling Extension
<b>Zoning:</b>	Character Residential Zone
<b>Precincts/Sub-Precincts:</b>	Mixed 1950s Precinct
<b>Overlays:</b>	Airport Environs Overlay
SITE DESCRIPTION	
<b>Property Address:</b>	18 Isley Street, North Ward QLD 4810
<b>Real (Legal) Property Description:</b>	Lot 1 on SP106124
<b>Site Area:</b>	506m <sup>2</sup>
<b>Landowner:</b>	D. W. McCammon and A. M McCammon
<b>Tenure:</b>	Freehold
<b>Local Government Area:</b>	Townsville City Council

## 2.0 INTRODUCTION

BNC Planning Pty Ltd has been commissioned by D. W. McCammon and A. M McCammon (the Applicant) to prepare this town planning assessment report to support a development application which seeks Townsville City Council (Council) approval for Building Works assessable against the Character Residential Zone code for the total demolition of a contributing character building.

The land subject of this development application is addressed as 18 Isley Street, North Ward QLD 4810 (the Site). This report addresses the merits of the development with regard to the provisions of the Townsville City Council Planning Scheme (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, and other supporting information accompanying this development application.

The assessment of the application is to be undertaken in accordance with Section 45(5) of the 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.

## 3.0 SITE AND LOCALITY

The subject premises is a standard Freehold lot addressed as 18 Isley Street, North Ward QLD 4810 more particularly described as Lot 1 on SP106124. The premises is within the Character Residential Zone and the Mixed 1950s Precinct under the planning scheme and is currently a Dwelling House. The site forms part of the North Ward locality with frontage to Isley Street. The site is positioned in the heart of the North Ward suburb with the immediate locality predominately character dwelling houses.

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

APPLICATION REF.	DECISION AND DATE	ASSESSMENT MANAGER
NA	NA	NA

The following table describes the key characteristics of the site:

**Table 2.0: Site characteristics**

SITE AND LOCALITY DESCRIPTION	
<b>Property Address:</b>	18 Isley Street, North Ward QLD 4810
<b>Real (Legal) Property Description:</b>	Lot 1 on SP106124
<b>Site Area:</b>	506m <sup>2</sup>
<b>Landowner:</b>	D. W. McCammon and A. M McCammon
<b>Tenure:</b>	Freehold
<b>Local Government Area:</b>	Townsville City Council
<b>Zoning:</b>	Character Residential zone
<b>Precincts/Sub-Precincts:</b>	Mixed 1950s Precinct
<b>Existing Use of Land:</b>	Dwelling House
<b>Road Frontage:</b>	Isley Street
<b>Significant Site Features:</b>	Existing dwelling and ancillary structures.
<b>Topography:</b>	The site is generally flat with some residential landscaping
<b>Surrounding Land Uses:</b>	Residential

#### 4.0 PROPOSAL SUMMARY

The proposed development involves the total demolition of the contributing character building on site. This will remove the character dwelling house from the site, leaving a vacant lot, and facilitate the future development of the site.

#### 5.0 STATUTORY ASSESSMENT

The proposed building works is identified as *impact assessable* in the tables of assessment for the Character 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, as well as any applicable State Assessment benchmarks.

The development application does not trigger referral agency assessment.

##### 5.1 Assessment Benchmarks Pertaining to State Planning Instruments

###### 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

There are no stand-alone components of the North Queensland Regional Plan 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 does not trigger referral for assessment.

##### 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 – Building Works.

###### Assessment Benchmarks Summary

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

Local Planning Instruments	
<b>Planning scheme:</b>	Planning scheme as a whole Character Residential Zone code

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

- consistent with the purpose of the Character residential zone code;
- consistent with the strategic framework for the planning scheme; and
- reflective of the land use and development intent for the locality.

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

##### **Purpose Statement**

The strategic framework of the planning scheme provides limited specific outcomes regarding the total demolition of contributing character buildings. Most relevant to the development, 3.3.3.1(2) of the Character and heritage elements states the following:

- (2) *Identified character areas are protected. In these areas, contributing character buildings are retained.*

The development involves the total demolition of the contributing character building. This proposal is made from necessity, as the character dwelling has been extensively damaged and the costs to repair are considered more than the value of the property. The removal of the dwelling will facilitate the development of the site for the construction of a new contributing character dwelling in the future. In this way, the site will continue to portray the character values of the precinct, with future development.

The Strategic Intent and the Strategic Framework (the Framework) are 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 themes which cover the main aspects of land use planning and development governance. Given the level the Framework operates at, it is difficult to provide a direct, site specific assessment of the 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.

The tables below demonstrate 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. By satisfying the requirements of the Performance Outcomes, the "Purpose" of the code was inherently satisfied, as is the Strategic Framework for the Planning Scheme 2017 as a whole.

### 5.2.2 Character Residential Zone Code

#### Purpose Statement

The predominate purpose of the Character residential zone code is to provide for a particular character of a predominantly residential area and protect traditional character and streetscape values. The proposal furthers the achievement of the purpose of the zone code and the Mixed 1950s Precinct removing a contributing character dwelling that cannot be repaired at a cost effective rate, in order to facilitate future development.

Because the development is for building works assessable against the character residential zone code for only the demolition of the contributing character dwelling, 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
<b>Demolition and removal</b>		
<b>PO8</b> The removal, relocation or a partial or total demolition of a contributing character building only occurs if it can be demonstrated that the: <ul style="list-style-type: none"> <li>(a) total or partial loss of the building will not contribute to the loss of the character values;</li> <li>(b) total or partial loss of the building will not impact on the rhythm of the streetscape; or</li> <li>(c) the building or part proposed for demolition is not capable of structural repair.</li> </ul>	No acceptable outcome is nominated.	The applicant provides the attached structural report, which demonstrates that the character dwelling is extensively damaged, and costs to repair are considered more than the value of the property. It is the opinion of the senior engineer that such costs are not warranted at present day rates, and was recommended to remove the existing dwelling to construct a more suitable dwelling.  As a result, the removal of character dwelling is necessary for the future development and use of the site, and will facilitate the construction of a new contributing character dwelling in the future. <b>Complies with PO8(c).</b>

### 5.2.3 Development Codes

Development Codes are not applicable to building works assessable against the character residential zone code.

### 5.2.4 Overlay Codes

There are no applicable overlay codes.

### 5.3 Public Notification

The application is impact assessable and will be subject to public notification pursuant to Part 4 of the Development Assessment Rules.

## 6.0 CONCLUSION

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 building works assessable against the character residential zone code for the total demolition of a contributing character building. The subject premises is addressed as 18 Isley Street, North Ward QLD 4810 more particularly described as Lot 1 on SP106124. The premises is within the Character Residential Zone under the Townsville City Plan 2014 (the planning scheme) and is currently used as a Dwelling House.

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 required 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.

## STATEMENT OF REASONS

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

- The proposed building works outcome aligns with the purpose of the zone code.
- The proposed building works compliment the current use of the site, which supports the purpose of the zone code.
- The proposal demonstrates complimentary amenity to the streetscape character.
- The development outcome reflects a community expectation for the site, given the existing settlement pattern for the immediate locality and past development decisions made by Council.
- The development will maintain the existing level and standard of servicing provided by the relevant infrastructure networks.
- The development does not adversely impact Powerlink and Ergon infrastructure.
- The development allows the site to better contribute to the achievement of the Strategic Framework.
- The site is not identified as being susceptible to any unacceptable or unmanageable natural hazard or infrastructure constraints.
- development does not increase the susceptibility of people or property to natural hazards or other health risks.
- 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.

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# APPENDIX 1

## *DEVELOPMENT APPLICATION FORMS*

# DA Form 2 – Building work details

Approved form (version 1.2 effective 7 February 2020) made under Section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving building work**.

For a development application involving **building work only**, use this form (*DA Form 2*) only. The DA Forms Guide provides advice about how to complete this form.

For a development application involving **building work associated and any other type of assessable development** (i.e. material change of use, operational work or reconfiguring a lot), use *DA Form 1 – Development application details* and parts 4 to 6 of this form (*DA Form 2*).

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)	D. W. McCammon and A. M. McCammon C/- BNC Planning
Contact name (only applicable for companies)	Sai Santoso-Miller
Postal address (PO Box or street address)	PO Box 5493
Suburb	Townsville
State	QLD
Postcode	4810
Country	Australia
Contact number	(07) 4724 1763
Email address (non-mandatory)	<a href="mailto:da.corro@bncplanning.com.au">da.corro@bncplanning.com.au</a> & <a href="mailto:ssm@bncplanning.com.au">ssm@bncplanning.com.au</a>
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	DA033-26

## PART 2 – LOCATION DETAILS

### 2) Location of the premises (complete 2.1 and 2.2 if 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](#).

#### 2.1) 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).

Unit No.	Street No.	Street Name and Type	Suburb
	18	Isley Street	North Ward
Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
4810	1	SP106129	Townsville City

#### 2.2) 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

### 3) 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 the [DA Forms Guide](#)

- Yes – All easement locations, types and dimensions are included in plans submitted with this development application  
 No

## PART 3 – FURTHER DETAILS

### 4) Is the application only for building work assessable against the building assessment provisions?

- Yes – proceed to 8)  
 No

### 5) Identify the assessment manager(s) who will be assessing this development application

Townsville City Council

### 6) 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

### 7) Information request under Part 3 of 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 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.

Further advice about information requests is contained in the [DA Forms Guide](#).

**8) Are there any associated development applications or current approvals?**

- Yes – provide details below or include details in a schedule to this development application  
 No

List of approval/development application	Reference	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

**9) Has the portable long service leave levy been paid?**

- 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)
\$		

**10) 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

**11) Identify any of the following further legislative requirements that apply to any aspect of this development application**

- The proposed development is on a place entered in the **Queensland Heritage Register** or in a local government's **Local Heritage Register**. See the guidance provided at [www.des.qld.gov.au](http://www.des.qld.gov.au) about the requirements in relation to the development of a Queensland heritage place

Name of the heritage place:	Place ID:

**PART 4 – REFERRAL DETAILS**

**12) Does this development application include any building work aspects that have any referral requirements?**

- Yes – the *Referral checklist for building work* is attached to this development application  
 No – proceed to Part 5

**13) 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 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)

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## PART 5 – BUILDING WORK DETAILS

14) Owner's details	
<input checked="" type="checkbox"/> Tick if the applicant is also the owner and proceed to 15). Otherwise, provide the following information.	
Name(s) <i>(individual or company full name)</i>	
Contact name <i>(applicable for companies)</i>	
Postal address <i>(P.O. Box or street address)</i>	
Suburb	
State	
Postcode	
Country	
Contact number	
Email address <i>(non-mandatory)</i>	
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	

15) Builder's details	
<input checked="" type="checkbox"/> Tick if a builder has not yet been engaged to undertake the work and proceed to 16). Otherwise provide the following information.	
Name(s) <i>(individual or company full name)</i>	
Contact name <i>(applicable for companies)</i>	
QBCC licence or owner – builder number	
Postal address <i>(P.O. Box or street address)</i>	
Suburb	
State	
Postcode	
Contact number	
Email address <i>(non-mandatory)</i>	
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	

16) Provide details about the proposed building work	
What type of approval is being sought?	
<input checked="" type="checkbox"/> Development permit	
<input type="checkbox"/> Preliminary approval	
b) What is the level of assessment?	
<input type="checkbox"/> Code assessment	
<input checked="" type="checkbox"/> Impact assessment <i>(requires public notification)</i>	
c) Nature of the proposed building work (tick all applicable boxes)	
<input type="checkbox"/> New building or structure	<input type="checkbox"/> Repairs, alterations or additions
<input type="checkbox"/> Change of building classification <i>(involving building work)</i>	<input type="checkbox"/> Swimming pool and/or pool fence
<input checked="" type="checkbox"/> Demolition	<input type="checkbox"/> Relocation or removal
d) Provide a description of the work below or in an attached schedule.	
Total demolition to existing character dwelling house	
e) Proposed construction materials	

External walls	<input type="checkbox"/> Double brick <input type="checkbox"/> Brick veneer <input type="checkbox"/> Stone/concrete	<input type="checkbox"/> Steel <input type="checkbox"/> Timber <input type="checkbox"/> Fibre cement	<input type="checkbox"/> Curtain glass <input type="checkbox"/> Aluminium <input type="checkbox"/> Other
Frame	<input type="checkbox"/> Timber <input type="checkbox"/> Other	<input type="checkbox"/> Steel	<input type="checkbox"/> Aluminium
Floor	<input type="checkbox"/> Concrete	<input type="checkbox"/> Timber	<input type="checkbox"/> Other
Roof covering	<input type="checkbox"/> Slate/concrete <input type="checkbox"/> Aluminium	<input type="checkbox"/> Tiles <input type="checkbox"/> Steel	<input type="checkbox"/> Fibre cement <input type="checkbox"/> Other
f) Existing building use/classification? (if applicable)			
Class 1a			
g) New building use/classification? (if applicable)			
Vacant lot			
h) Relevant plans <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see <a href="#">DA Forms Guide: Relevant plans</a>.</i>			
<input checked="" type="checkbox"/> Relevant plans of the proposed works are attached to the development application			

**17) What is the monetary value of the proposed building work?**  
\$TBA

**18) Has Queensland Home Warranty Scheme Insurance been paid?**  
 Yes – provide details below  
 No

Amount paid	Date paid (dd/mm/yy)	Reference number
\$		

## PART 6 – CHECKLIST AND APPLICANT DECLARATION

**19) Development application checklist**

The relevant parts of <i>Form 2 – Building work details</i> have been completed	<input checked="" type="checkbox"/> Yes
This development application includes a material change of use, reconfiguring a lot or operational work and is accompanied by a completed <i>Form 1 – Development application details</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Relevant plans of the development are attached to this development application <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see <a href="#">DA Forms Guide: Relevant plans</a>.</i>	<input checked="" type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 9)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable

**20) 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 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 7 – FOR COMPLETION BY THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received:  Reference numbers:

### For completion by the building certifier

Classification(s) of approved building work

Name	QBCC Certification Licence number	QBCC Insurance receipt number

### 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	

### Additional information required by the local government

Confirm proposed construction materials:

External walls	<input type="checkbox"/> Double brick	<input type="checkbox"/> Steel	<input type="checkbox"/> Curtain glass
	<input type="checkbox"/> Brick veneer	<input type="checkbox"/> Timber	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Stone/concrete	<input type="checkbox"/> Fibre cement	<input type="checkbox"/> Other
Frame	<input type="checkbox"/> Timber	<input type="checkbox"/> Steel	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Other		
Floor	<input type="checkbox"/> Concrete	<input type="checkbox"/> Timber	<input type="checkbox"/> Other
Roof covering	<input type="checkbox"/> Slate/concrete	<input type="checkbox"/> Tiles	<input type="checkbox"/> Fibre cement
	<input type="checkbox"/> Aluminium	<input type="checkbox"/> Steel	<input type="checkbox"/> Other

### 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			

Additional building details required for the Australian Bureau of Statistics			
Existing building use/classification? <i>(if applicable)</i>			
New building use/classification?			
Site area (m <sup>2</sup> )		Floor area (m <sup>2</sup> )	

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# APPENDIX 2

## *SITE DETAILS*

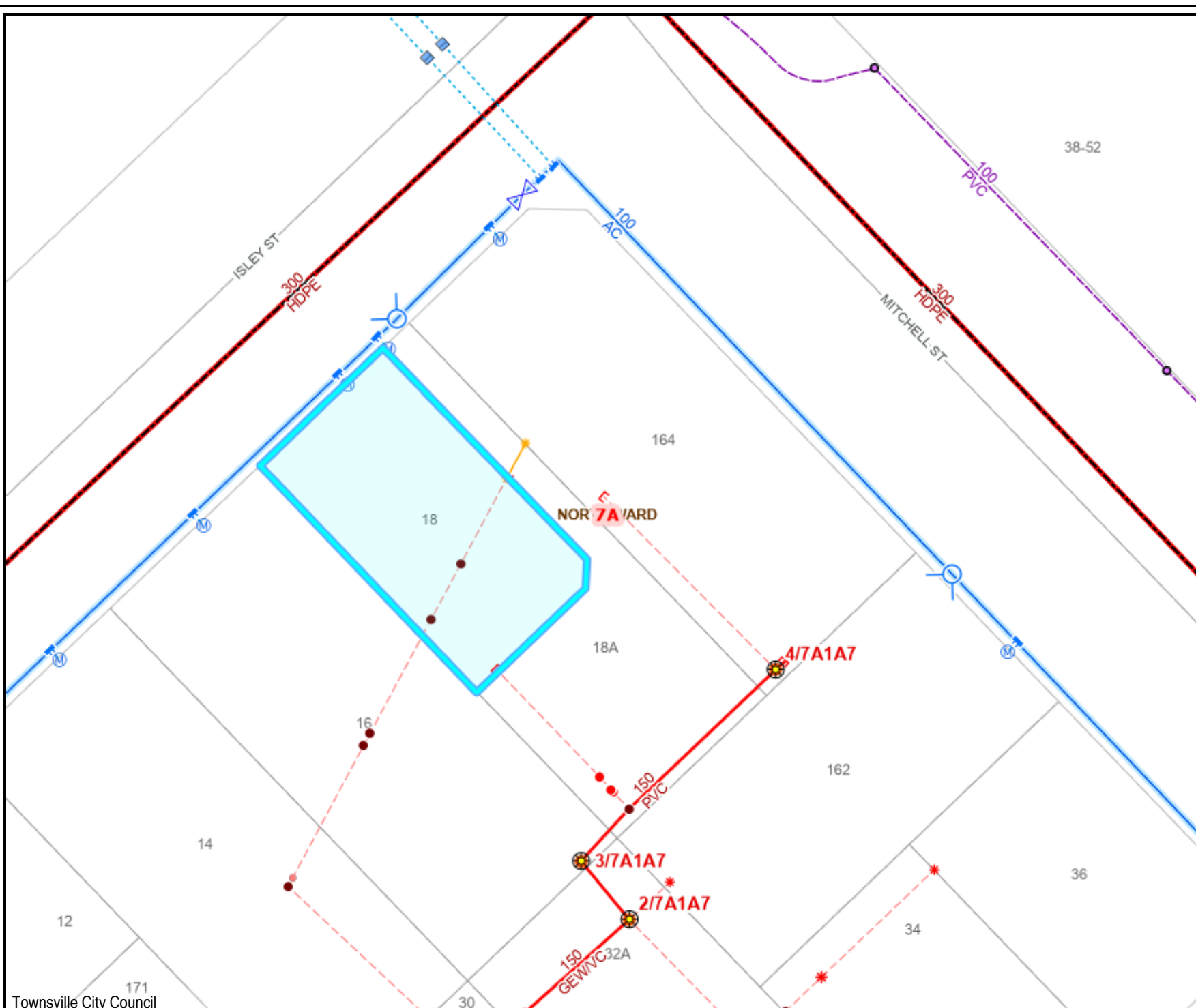
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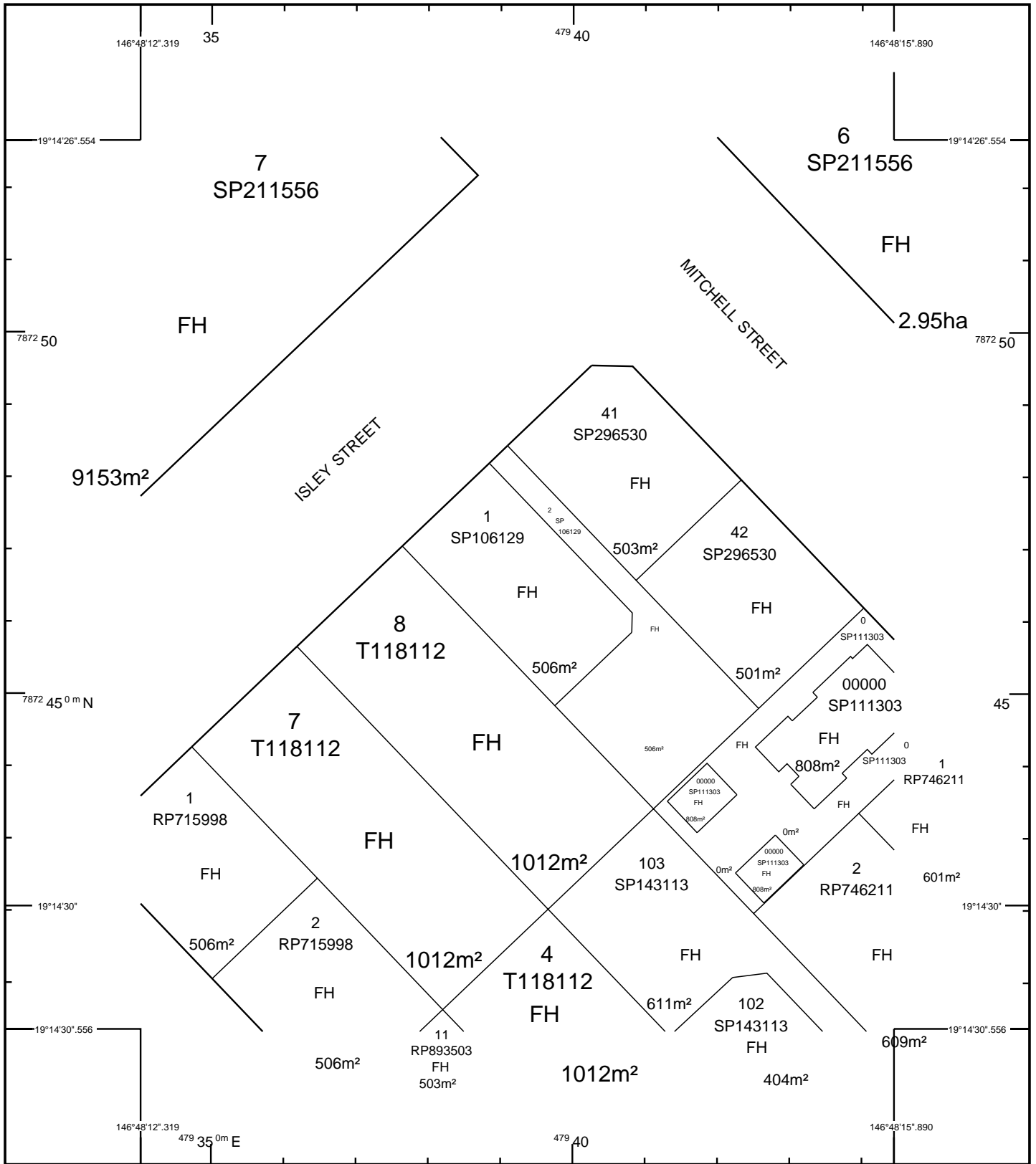
Legend



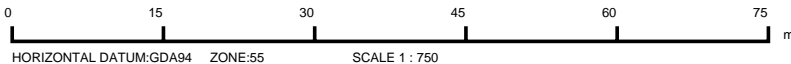
Scale 1: 500

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STANDARD MAP NUMBER  
8259-13322

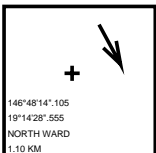


**SmartMap**

An External Product of  
SmartMap Information Services

Based upon an extraction from the  
Digital Cadastral Data Base

MAP WINDOW POSITION &  
NEAREST LOCATION



**SUBJECT PARCEL DESCRIPTION**

DCDB	
Lot/Plan	1/SP106129
Area/Volume	506m <sup>2</sup>
Tenure	FREEHOLD
Local Government	TOWNSVILLE CITY
Locality	NORTH WARD
Segment/Parcel	50823/23

**CLIENT SERVICE STANDARDS**

PRINTED 27/03/2026

DCDB 26/03/2026

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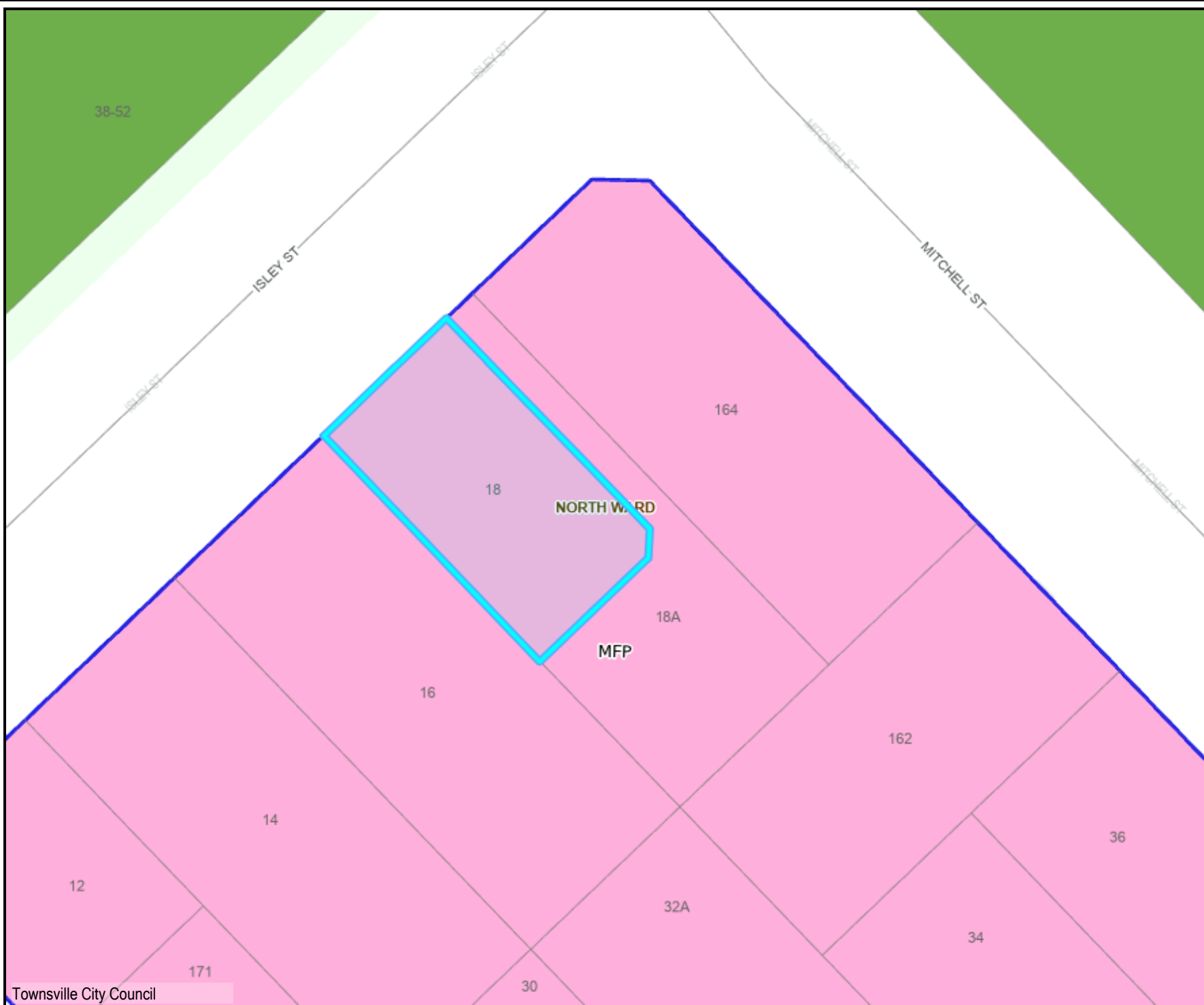
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**Queensland  
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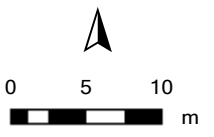




# Zoning

## Legend

- EXT\_CORE
- CORE - Properties
  - Properties
- CORE - Road Corridor Centreline
  - Trafficable Road
- CORE - Suburbs
  - Suburbs
- EXT\_CityPlanningScheme\_Current
- Precincts labels
- Zone Precinct boundary
- Zoning
  - Character residential
  - Open space



Scale 1: 500

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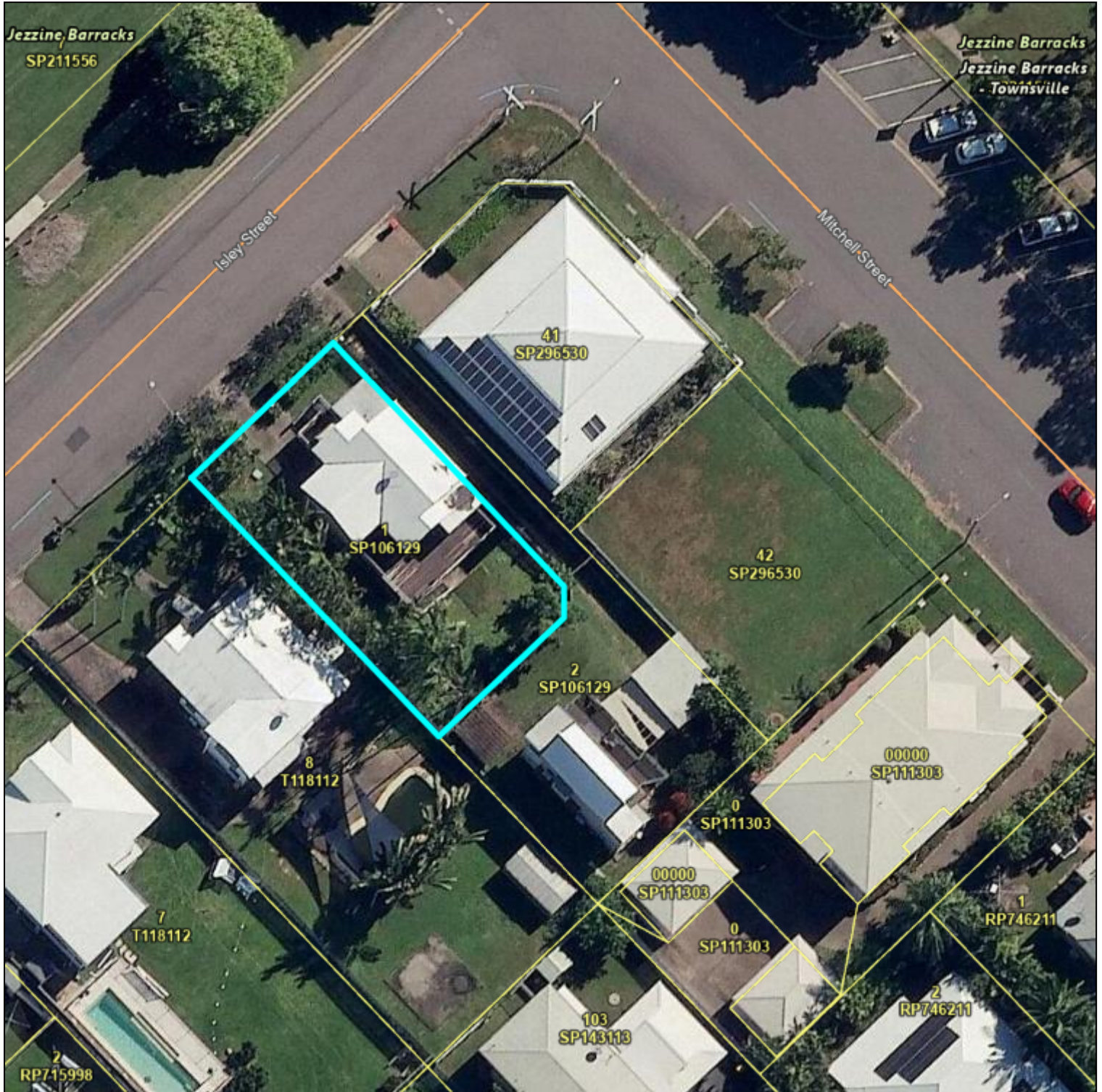


# Aerial

18 Isley Street, North Ward QLD 4810

19°14'27"S 146°48'13"E

19°14'27"S 146°48'16"E



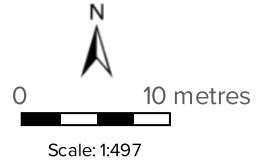
19°14'30"S 146°48'13"E

19°14'30"S 146°48'16"E



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**Queensland  
Government**

Department of Natural Resources and Mines,  
Manufacturing, and Regional and Rural Development

# Aerial

18 Isley Street, North Ward QLD 4810

## Legend

## Attribution

### 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



1SP106129

### 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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# APPENDIX 3

## *STRUCTURAL REPORT*

# 18 Isley Street, North Ward

Structural Compliance for Major Renovation



*Report by Steve McKenzie*  
RPEQ 4956

Annaliese and David McCammon  
94 Molonglo River Drive  
Carwoola NSW 2620

April 8, 2026

**Attn: Annaliese and David**  
**Re: 18 Isley Street, North Ward**  
**Structural Compliance for Major Renovation**

Annaliese, David,

As per your request, SMCE has been to site to assess the viability of raising the existing dwelling as well as any upgrading that would be required.

The residence at present is a low-level cottage, custom orb metal roof decking over pitched timber roof framing. All floors have timber framed tongue and groove over hardwood joist and bearers which span over concrete posts that are cast into the ground. Wall framing is oak vee-jay planking nailed off to bearer and wall top plates. The external walls are asbestos sheeting with a stucco coating.

There have been deck extensions to the front-end rear of the building taken at recent dates (say 20-25 years). There has also been modification to some of the internal framing.

I have calculated the design wind speed of the site in accordance with 'AS4055-Wind Loads for Housing- 2021' The site classification is calculated as 'C3' – design results of the program 'Check Wind' has been attached in the appendix for your perusal. Ironically, the same classification covers the residence 'as is' or an elevated position if the building is raised and re-stumped.

It should be noted that the existing method of construction from that time it was built does not comply with current standards and council mapping records show that the residence was built some time between 1933 and 1941, hence the building is in excess of 85 years old.

The sub-floor structure shows that the majority of the concrete stumps have concrete cancer, also there is evidence of sub-floor bracing being removed and replaced with unreinforced 100mm screen blocks – this methodology does not provide any bracing capacity. There are no 'cyclone rods' in place that span from bearer to wall – top plate. There is a couple of bolted brackets from floor bearer to concrete post, these are small in number of placement and inadequate to provide suitable tie-down for the building roof.

The upper floor bracing and tie-down is provided by vee-jay planks nailed off to the floor bearer and wall top plate. This sheeting would be extremely overstressed in providing both tie down and bracing resistance concurrently. The internal room ceilings are lined with asbestos sheeting which would provide no diaphragm capacity at all. Most of the existing windows are timber frames casements which would not be acceptable for the design site wind pressures.

Similarly, the roof frame consists of 125x50 hardwood rafters and collar tie at approx. 21 ½ degree pitch and at 900 centres. The ceiling joists are also 125x50 hardwood at 450 centres. The roof cladding is screw fixed to 75x35 hardwood rafters at nominal 900 centres.

There is no evidence of the roof framing being upgraded at any time in the recent past. All fixing for rafters to walls, battens to rafters are skew nailed at all joints.

If the building was to be left at the same height, then some serious works are required to upgrade the building to current specs and requirements. At the present height of the building, I shall not cost any upgrading to the lower level at this stage as the floor height above ground does not comply for a habitable area, similarly for the ceiling height essentially this is non-conforming as well. The gross floor area for the upper floor is approx. 95m<sup>2</sup> plus deck area of 51m<sup>2</sup> – giving a total floor area of 145m<sup>2</sup>.

I would estimate the upgrade extent as listed below:

- Replace damages concrete posts with steel SHS post – including footing
- Install additional sub-floor bracing to satisfy design load
- Remove and replace existing roof sheeting, upgrade all connections i.e.: screw all roof battens to rafter, bolts all collar ties, rafter to wall framing
- Install cyclone rods from floor frame to wall top-plate
- Nail of existing vee-jay lining to wall plate/beam to obtain suitable bracing resistance
- Any works to asbestos sheeting will require removal and replacement as required by permit

I would estimate such work to be approximately \$3500/\$4000m<sup>2</sup> given an estimated build cost of \$550K on average which given the land size and location I would suggest that it would be difficult to recover such costs.

I have reviewed the documents compiled by TM Drafting studio. These documents show raising of the residence, giving a total floor area, including decks and balconies of 355sqm. Given that the building will be raised the rate of construction /sqm will increase due to the requirement of additional scaffolding and craneage. I have calculated a building cost in excess of \$1.5M. Given the size of the allotment and the proposed building being 36% of the site coverage it is my opinion that the property will become overvalued.

It is my opinion that such costs are not warranted at present day rates, I should think that a possible alternative is to sell the existing residence for removal and outlay less costs to construct a building that would be more suitable to the homeowner's lifestyle and needs.

If the existing residence was relocated into a full urban area (i.e.: no open parkland or seafront quadrants for wind speeds), then the site wind classification would be 'C1', given a 50% reduction in resultant loading.

Hoping this appraisalment makes sense to yourselves. Should you require any further information regarding this matter, please do not hesitate to contact the undersigned.

Yours faithfully,



Mr. Stephen McKenzie  
**Director | Senior Engineer**  
*BE(Hons), RPEQ 4956*  
*MIEAust, CPEng, NER*  
*APEC Engineer, IntPE(Aust)*



Figure 1 Underneath Tie-down



Figure 2 Underneath Tie-down



Figure 3 Underneath Tie-down



Figure 4 Un-reinforced 100mm screen blocks



Figure 5 Un-reinforced 100mm screen blocks



Figure 6 Evidence of concrete cancer



*Figure 7 Evidence of concrete cancer*



*Figure 8 Evidence of concrete cancer*



*Figure 9 Evidence of concrete cancer*



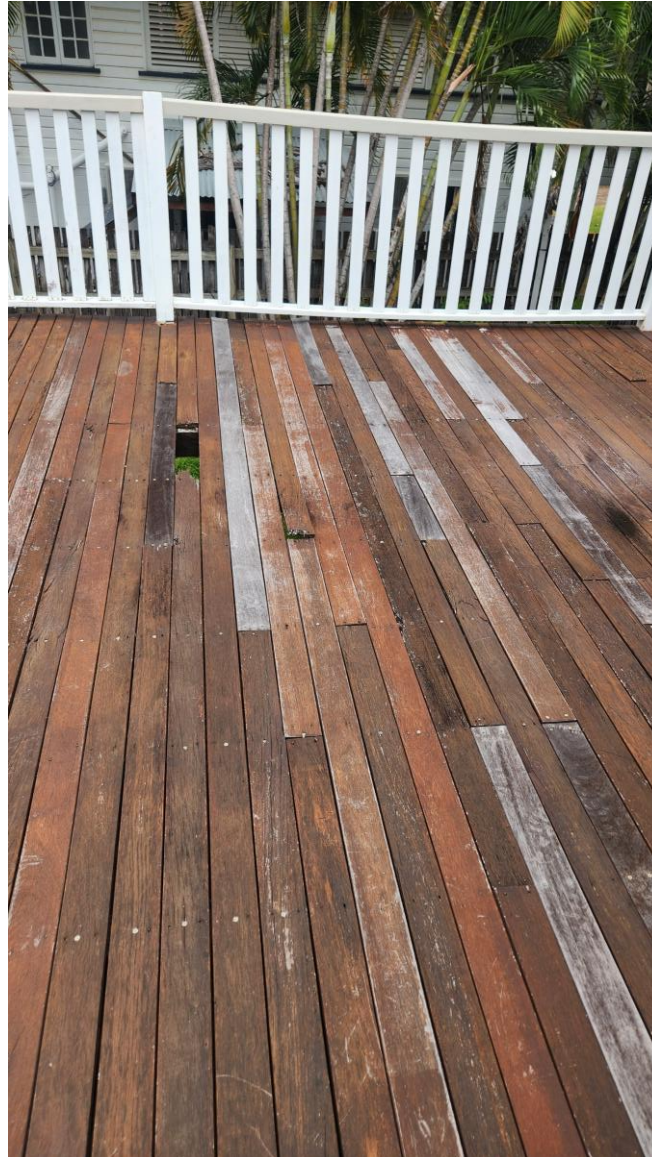
*Figure 10 Missing Bracing & Bolt Protrusion*



Figure 11 Internal Ceiling in Kitchen



Figure 12 Casement Windows



*Figure 13 Timber Decking & Balustrade*