

MP ref: M2571
QA: sj.pm

27 May 2026

Assessment Manager
Townsville City Council
PO Box 1268
TOWNSVILLE QLD 4810
Via: developmentassessment@townsville.qld.gov.au

Attention: Planning and Development

Dear Sir/ Madam,

Re: Development Application seeking a Development Permit for Material Change of Use – Extension to Educational Establishment (New Science Block) on land described as Lot 21 on SP278574 and located at 2 Bayswater Road, Hyde Park

On behalf of the Applicant, Milford Planning hereby make the enclosed development application seeking the abovementioned development approval on the abovementioned land in accordance with Section 51 of the *Planning Act 2016*.

Assessment Fee

The relevant assessment fee for the proposed development has been calculated below in accordance with Townsville City Council's (Council) Schedule of Fees and Charges 2025/ 2026.

Component	Calculation	Fee
Educational Establishment	\$2,336 per plus ($\$438 \times 6 = \$2,628$)	\$4,964.00
Impact Assessment	\$1,168	\$1,168.00
TOTAL ASSESSMENT FEE:		\$6,132.00

We kindly ask that Council provide payment details to Milford Planning for the Applicant's action immediately upon receipt of this development application.

07 4724 0095
info@milfordplanning.com.au
283 Flinders Street
Townsville City Q 4810
PO Box 5463
Townsville City Q 4810
ABN 31 162 988 132
milfordplanning.com.au



Proceeding

We look forward to working with Council to progress the proposed development and request the opportunity to discuss any queries or further information that may be required prior to the issue of any formal correspondence.

In the instance that Council requires no further information, we look forward to receipt of Council's Confirmation Notice to facilitate referral of the development application to the State.

If you have any questions regarding this correspondence, please contact the undersigned on TEL: (07) 4724 0095.

Yours sincerely,

MILFORD PLANNING

Sarah Jones

SENIOR TOWN PLANNER

Encl: Development application package

Applicant **The Roman Catholic Trust
Corporation for the
Diocese of Townsville**

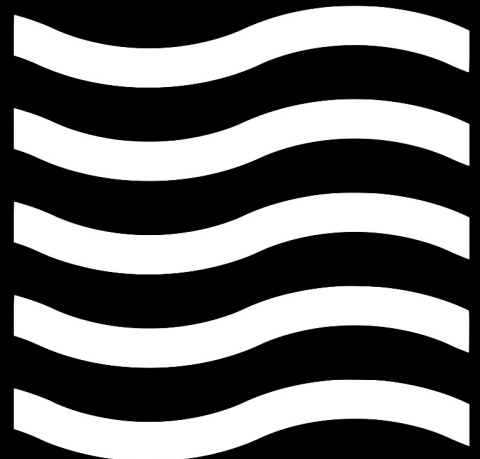
Reference **M2571**

Date **May 2026**

Development Application

Proposed
Development **Material Change of Use –
Extension to Educational
Establishment (New
Science Block)**

Property
Details **Lot 21 on SP278574
2 Bayswater Road, Hyde
Park**





DOCUMENT CONTROL

Applicant	Townsville Catholic Education
Proposed Development	Material Change of Use – Extension to Educational Establishment (New Science Block)
Contact	Sarah Jones

Quality Assurance

Date 27.5.26 Version 1 Issue Final Template DA-STN-1	 Henry Wells GRADUATE TOWN PLANNER	 Sarah Jones SENIOR TOWN PLANNER
	Author	Reviewer

Disclaimer

This report has been prepared by Milford Planning on behalf of and for the exclusive use of Milford Planning Pty Ltd's Client, and is subject to, and issued in connection with the provisions of the agreement between Milford Planning Pty Ltd and its Client.

While reasonable effort has been made to ensure that the contents of this publication are factually correct, Milford Planning Pty Ltd does not accept responsibility for the accuracy or completeness of the contents and shall not be liable for any loss or damage that may be occasioned directly or indirectly through the use of, or reliance on, the contents of this publication.

Copyright

This publication is protected by the *Copyright Act 1968*. Information contained in this document is the property of Milford Planning Pty Ltd. Use or copying of this document in whole or in part without the written consent of Milford Planning Pty Ltd constitutes an infringement of copyright.



TABLE OF CONTENTS

1.0	INTRODUCTION	5
1.1	PURPOSE	5
1.2	STRUCTURE.....	5
2.0	SUBJECT SITE	6
2.1	SITE PARAMETERS	6
2.2	SURROUNDING AREA.....	7
3.0	PROPOSED DEVELOPMENT	8
3.1	DESCRIPTION OF PROPOSED DEVELOPMENT	8
3.2	DEVELOPMENT PLANS	12
4.0	ASSESSMENT FRAMEWORK	14
4.1	PLANNING ACT 2016.....	14
4.2	PLANNING REGULATION 2017	14
4.3	APPROVAL SOUGHT	14
4.4	ASSESSMENT MANAGER ASSESSMENT PARAMETERS	14
4.5	REFERRAL AGENCY ASSESSMENT PARAMETERS	15
5.0	ASSESSMENT MANAGER CONSIDERATIONS	16
5.1	STATE PLANNING POLICY	16
5.2	REGIONAL PLAN	16
5.3	PLANNING SCHEME STRATEGIC FRAMEWORK	17
5.4	PLANNING SCHEME PURPOSE AND OVERALL OUTCOMES	17
5.5	PLANNING SCHEME ASSESSMENT MATRIX.....	18
5.6	PLANNING SCHEME DETAILED ASSESSMENT.....	20
6.0	REFERRAL AGENCY CONSIDERATIONS	23
6.1	STATE CODE PURPOSE AND OVERALL OUTCOMES	23
6.2	STATE CODE ASSESSMENT MATRIX	23
6.3	STATE CODE DETAILED ASSESSMENT	25
7.0	OTHER RELEVANT MATTERS	27
7.1	OTHER RELEVANT MATTERS	27
8.0	CONCLUSION	28
8.1	ASSESSMENT SUMMARY.....	28
8.2	RECOMMENDED CONDITIONS OF APPROVAL.....	28



APPENDICES

Appendix 1	DA Form 1; and land owner's consent
Appendix 2	SmartMap; and site aerial plan of the subject site
Appendix 3	State Assessment Referral Agency mapping
Appendix 4	Proposed development plans



1.0 INTRODUCTION

1.1 Purpose

The purpose of this development application is to seek approval for Material Change of Use – Extension to Educational Establishment (New Science Block) (the proposed development) under the provisions of the *Planning Act 2016* (the Act).

The purpose of this report is to provide information about the site on which the subject development is proposed, detail of the proposed development, and an assessment against the relevant assessment benchmarks. The assessment detailed in this report has been undertaken in accordance with the provisions and subordinate planning controls under the Act.

1.2 Structure

This report provides the following information with respect to the assessment of the proposed development:

- overview of the site and surrounding area;
- description of the proposed development;
- overview of the relevant assessment framework;
- assessment of the proposed development against the relevant assessment benchmarks;
- other relevant matters; and
- conclusion and recommendation.

This development application is made in accordance with Section 51 of the Act and contains the mandatory supporting information specified in the applicable DA Form. **Appendix 1** comprises DA Form 1 and the accompanying land owner's consent.



2.0 SUBJECT SITE

2.1 Site Parameters

The following parameters are applicable to the site of the proposed development (the subject site).

Property Owner	The Roman Catholic Trust Corporation for the Diocese of Townsville (refer Appendix 1)
Street Address	2 Bayswater Road, Hyde Park
Formal Description	Lot 21 on SP278574
Site Area	14,210m ² (refer Appendix 2)
Easements	Easement A on SP184310 for the purpose of electricity infrastructure.
Street Frontage	Bayswater Road, Crowle Street and Charters Towers Road.
Topography	The site has generally even topography.
Existing Use	Educational Establishment (St Margaret Mary's College)
Existing Infrastructure	The site is serviced by the following infrastructure: ▪ reticulated water (Council); ▪ reticulated sewer (Council); ▪ electricity (Ergon); and ▪ telecommunications (NBN).
Local Heritage Register	The site is not listed on the Local Heritage Register.
Contaminated Land	The land is not known to be included on the State Environmental Management Register or Contaminated Land Register.
Relevant State Interests	The following State interests are relevant to the proposed development as detailed in the State Assessment Referral Agency (SARA) mapping (refer Appendix 3): ▪ Coastal Area – medium storm tide inundation area. ▪ State transport infrastructure – site located within 25 m of a State-controlled road.



2.2 Surrounding Area

North	A mix of health care, commercial and residential uses
East	A mix of commercial and retail uses
South	A mix of educational, hospitality and residential uses
West	A mix of health care, commercial and residential uses



3.0 PROPOSED DEVELOPMENT

3.1 Description of Proposed Development

The proposed development involves the demolition of the existing science block, partial demolition of the existing art block and the construction of a new science block at St Margaret Mary's College (college). Specific detail of the proposed development is provided below.

Purpose of Development

The existing two storey science block (existing D Block) within the college campus is dated and needs to be replaced. The proposed development involves the demolition of the existing D Block and part of the existing art block (existing E Block), and the construction of a new modern science block (new D Block) in a slightly different location within the college campus. The change in location will allow for improved internal circulation, shade structures and landscape works in the centre of the college campus.

The proposed development will cater for the existing students and staff of the college, as the development will not generate additional traffic, no additional car parking spaces are required.

Design Overview

The existing D Block is currently located behind existing A Block and existing B Block, the latter of which front Bayswater Road and existing Block E that fronts Crowle Street. The whole of existing D Block, the western part of existing E Block and the existing maintenance shed to the western corner of existing B Block will be demolished. The area of college blocks being demolished is 1,519 m² (inclusive of external areas/ corridors) and the shed is 39 m². The new science block will be located to the west of existing B Block and will take the form of an extension to existing B Block. The area of new science block is 1,438 m² (inclusive of external areas/ corridors).

The new science block will be a two storey building with frontage to Bayswater Road. The design and external appearance of the new science block will complement that of existing Blocks A and B. The perforated panels to the front façade will include different silhouette figures/ shapes to illustrate the values and curricular activities associated with the college.

The internal learning areas on the ground floor of new science block will be used for a mix of curricular subjects and will have total area of 192 m². There will be two undercroft areas and an amenities block (inclusive of PWD facilities). The internal learning areas of the first floor will be used for science subjects/ activities, with the total area of 480 m².

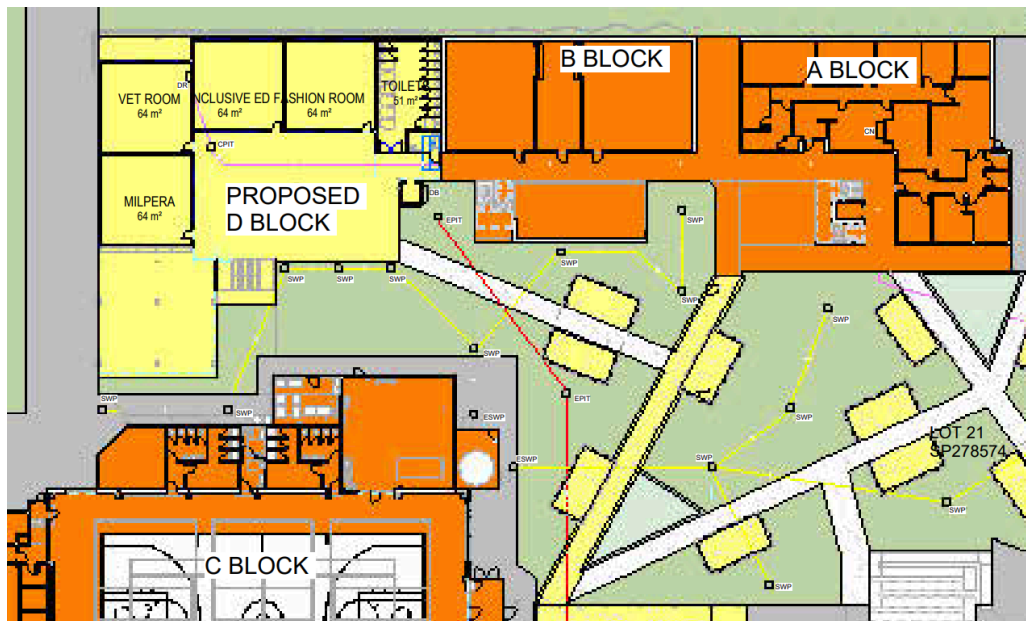


Figure 1: Proposed Ground Floor – D Block (Source: Proposal Plans prepared by i4 Architects)

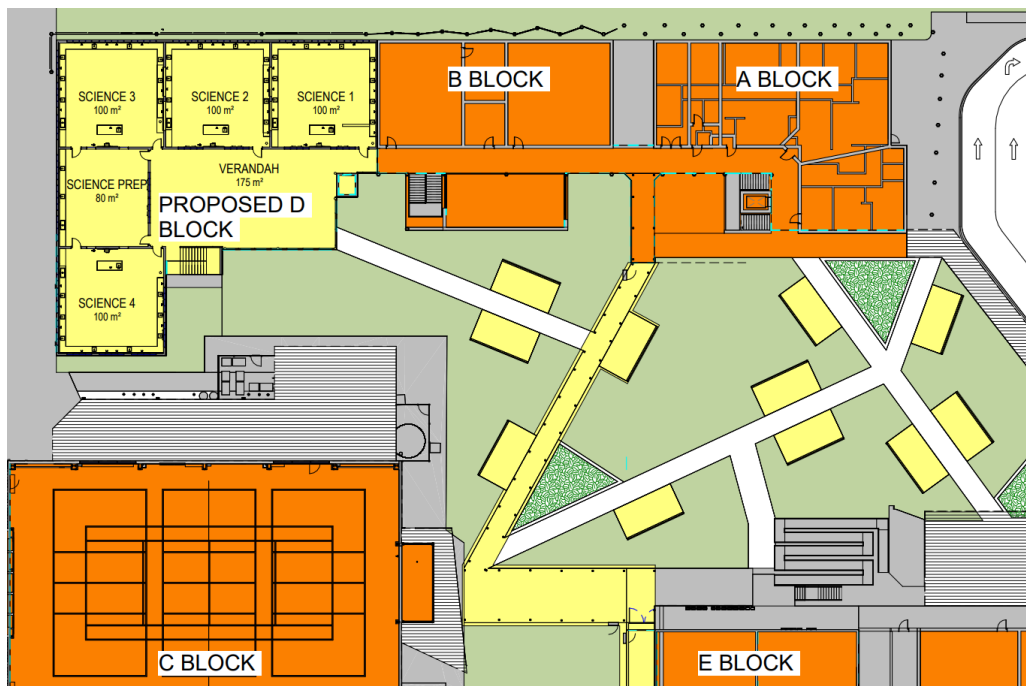


Figure 2: Proposed First Floor – D Block (Source: Proposal Plans prepared by i4 Architecture)

The southern elevation of the new science block will include a staircase and undercover veranda area, providing access to the learning areas on the first floor. All elevations will include windows on both the ground and first floors, providing adequate light and cross ventilation. The southern elevation will also include doorways to facilitate access to the learning areas on the ground and first floors.

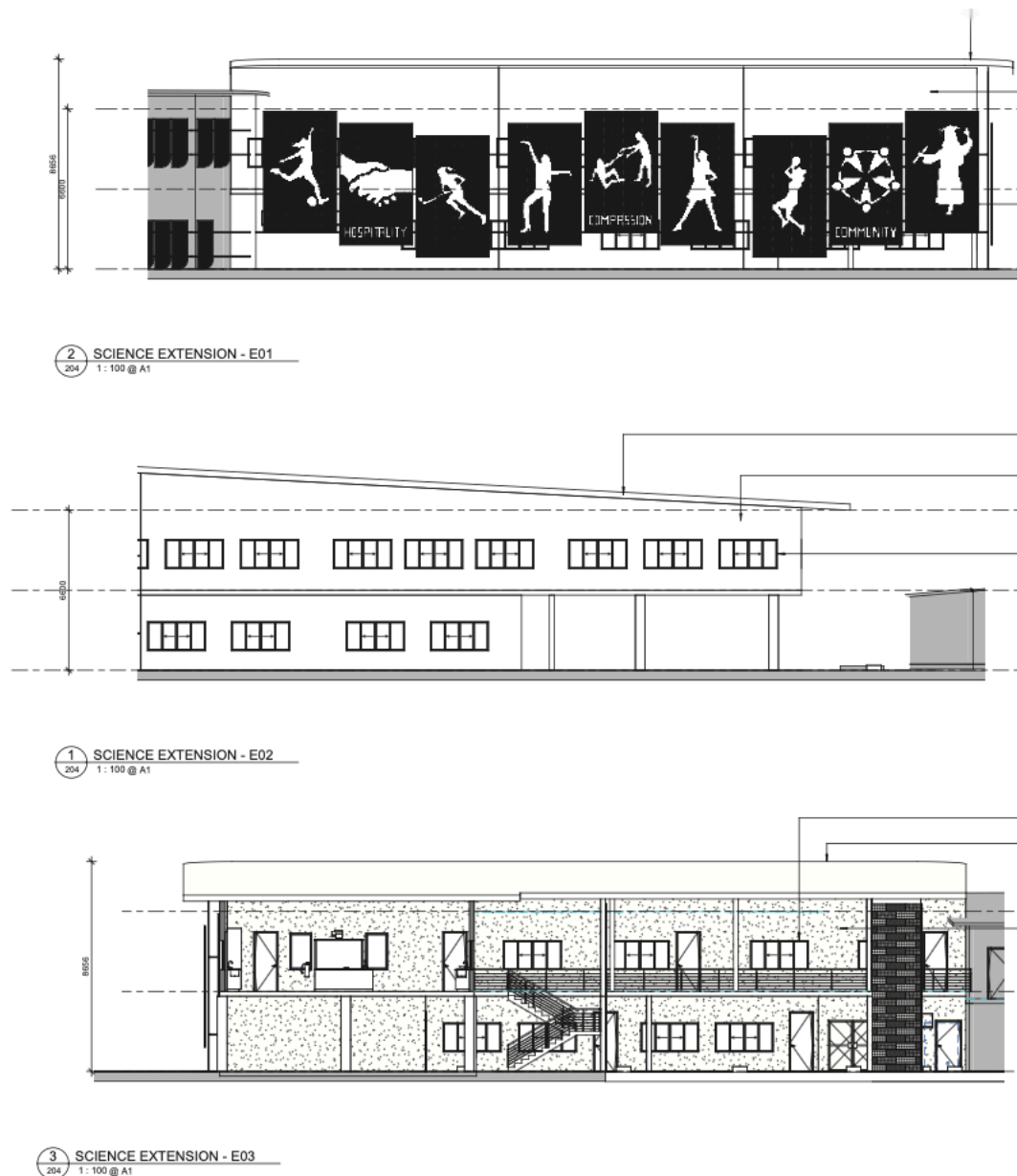


Figure 3: Proposed Elevations – D Block (Source: Proposal Plans prepared by i4 Architecture)

The demolition of existing D Block and part of E Block will facilitate the establishment of a series of internal pathways with shade structures, for students to utilise before school and during break times.



Figure 4: Proposed Footpaths, Shade Structures and Landscaping (Source: Proposal Plans prepared by i4 Architecture)

Operational Overview

The proposed development will cater for the existing students and staff of the college, so there will be no changes to the day-to-day operations of the college. The existing college operating hours will be retained.

Scale and Intensity

As illustrated on the proposal plans (refer **Appendix 4**), the new science block will be in keeping with the scale of existing A Block and B Block. The maximum height of the new science block will be 8.65 m and the overall Gross Floor Area (GFA) will be 672 m² (over two levels), which is less than the existing GFA of existing D Block and part of existing E Block.

Access and Parking

The new science block and the internal footpaths and shade structures will accommodate the needs of the students and staff currently attending the college; therefore, the proposed development will not create any additional demand in terms of traffic and the existing points of access. Further, no additional car parking spaces are to be provided, as the development will not result in an increase in student or staff numbers.

Water and Sewer

The college is currently serviced by reticulated water and sewerage services. The proposed development will not increase the demand on existing infrastructure services, as there is no



increase in student or staff numbers. As such the proposed development will not have an adverse impact on the capacity of Council's reticulated water and sewer networks.

Stormwater

There will be minimal increase in impervious area as a consequence of the proposed development, and thus there will be negligible or no change to the current stormwater flows from the site to the lawful point of discharge. As such, the stormwater drainage regime will be maintained, with overland flows directed to the existing lawful point of discharge.

Electricity and Communications

The college is currently serviced by reticulated electricity services and telecommunication provider.

Landscaping and Fencing

Landscaping

The proposed development is internal to the existing college campus with compliant landscaping already established on site. New planting and landscaping will be established along the Bayswater Road frontage and the west side of the extension.

Fencing

The existing fencing along the Bayswater Road frontage will be retained and there are no sensitive receptors adjoining the subject site.

3.2 Development Plans

The proposed development is detailed in the plans provided at **Appendix 4** and listed below.

Title	Number	Issue	Date
Cover Page	000	2	28.4.26
Demolition Ground Floor	100	2	28.4.26
Demolition First Floor	101	2	28.4.26
Proposed Site Plan	200	2	28.4.26
Proposed Ground Floor	201	2	28.4.26
Proposed First Floor	202	2	28.4.26
Proposed Ground Floor - Science Building	204	2	28.4.26
Proposed First Floor - Science Building	206	2	28.4.26



Title	Number	Issue	Date
Proposed Elevation - Science Building	700	2	28.4.26
Proposed Facade - Science Building	1000	2	28.4.26
Proposed Ground Floor - Landscaping	1001	2	28.4.26



4.0 ASSESSMENT FRAMEWORK

4.1 Planning Act 2016

The *Planning Act 2016* (the Act) provides the framework for Queensland's planning system and coordinates local, regional, and State planning. The Act allows for the establishment and is supported by subordinate planning legislation and instruments such as planning schemes. The provisions of the Act are therefore applicable to the proposed development.

4.2 Planning Regulation 2017

The *Planning Regulation 2017* (the Regulation) is established under the Act and provides support to the Act by detailing how it functions at a practical level. The Regulation determines the Assessment Manager and Referral Agencies relevant to assessable development, and relevant State interests through the State Planning Policy (SPP) and State Development Assessment Provisions (SDAP). The provisions of the Regulation are therefore applicable to the proposed development.

4.3 Approval Sought

Approval Type	Development Permit
Development Type	Material Change of Use
Definition or General Description	Extension to Educational Establishment
Specific Description	New Science Block

4.4 Assessment Manager Assessment Parameters

Assessment Manager	Townsville City Council
Planning Instrument	<i>Townsville City Plan 2014</i> (the planning scheme)
Zone and Precinct	Low Density Residential Zone and Community Facilities Zone
Triggered Overlays	- Flood Hazard Overlay (areas of low, medium, and high hazard) - Coastal Environments Overlay (storm tide inundation areas and erosion areas from sea level rise – medium hazard)
Category of Assessment	Impact (Table 5.5.1) and Code (Table 5.5.16)
Table of Assessment Reference	Table 5.5.1 – Low Density Residential Zone Table 5.5.16 – Community Facilities Zone



Assessment Manager Assessment Benchmarks	▪ Strategic Framework ▪ Low Density Residential Zone Code ▪ Communities Facilities Zone Code ▪ Healthy Waters Code ▪ Landscape Code ▪ Transport Impact Access and Parking Code ▪ Works Code ▪ Flood Overlay Code
---	--

4.5 Referral Agency Assessment Parameters

Referral Agencies	State Assessment Referral Agency
Planning Instrument	<i>Planning Regulation 2017</i> (the Regulation)
Referral Triggers	The proposed development triggers the following referrals: ▪ Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 – Material Change of Use of premises near a State transport corridor or that is a future State transport corridor
Referral Agency Assessment Benchmarks	▪ State code 1 – Development in a State-controlled road environment



5.0 ASSESSMENT MANAGER CONSIDERATIONS

5.1 State Planning Policy

The *State Planning Policy* (the SPP) is a State planning instrument established under the Act and is designed to ensure the State's interests in planning are protected and delivered as part of local government planning across Queensland. Local government use the SPP when making or amending its planning scheme. Local government will also assess aspects of development applications using the SPP if their local planning scheme has not integrated certain State interests.

In accordance with Section 2.1 – State Planning Policy (SPP) of the planning scheme, the Minister has identified that all relevant State interests as outlined in the SPP dated July 2017 have been integrated into the planning scheme.

For the purpose of the proposed development, we consider that assessment against the provisions of the SPP is not required, and all relevant matters will be dealt with under the provisions of the planning scheme.

5.2 Regional Plan

Regional plans are State planning instruments established under the Act, and set the long term strategic direction for how regions grow and respond to change. Regional plans are designed to facilitate economic growth, development, liveable communities, and the protection of natural resources. Regional plans seek to balance the State interests identified by the SPP in the context of the particular region they apply to.

The *North Queensland Regional Plan* (the Regional Plan) applies to the local government areas of Townsville City, Hinchinbrook Shire, Burdekin Shire, Charters Towers Regional, and Palm Island Aboriginal Shire. The Regional Plan was implemented in March 2020, and seeks to capitalise on the growth, prosperity, and diversity of the region by supporting a vibrant economy, generating jobs, improving business investment, protecting our natural environment, and encouraging tourism and lifestyle opportunities over the next 25 years.

The proposed development is considered to align with the goals outlined in the Regional Plan. The vision of the Regional Plan will be realised through a series of goals and the proposed development is considered to align with the four regional goals, in particular Goal 1 – A leading economy in regional Australia and Goal 3 – Liveable, Sustainable and Resilient Communities that promote living in the Tropics.



5.3 Planning Scheme Strategic Framework

The planning scheme incorporates a strategic framework, which sets the policy direction and basis for ensuring appropriate development occurs within the planning scheme area.

The strategic framework is represented by the following four themes:

- shaping Townsville;
- strong, connected community;
- environmentally sustainable future; and
- sustaining growth.

The strategic framework provides strategic outcomes for each of the above four themes.

The proposed development furthers the outcomes sought by the above themes and the relevant outcomes, particularly when considering:

- the proposed development will provide the college with modern learning spaces and facilities to replace outdated learning spaces;
- the proposed development will provide tailored learning spaces to cater for the college's curriculum to the benefit of the students;
- the proposed development is located within the existing college campus and simply replacing existing outdated college buildings;
- the development is of a compatible scale and will cater for curricular subjects and activities that will not have a significant adverse impact on the immediate surrounding amenity;
- the subject site is strategically located on the corner of Bayswater Road, Charters Towers Road and Crowle Street, making it easily accessible for both students and staff; and
- the proposed development maintains the area's identity and is a use which appropriately integrates with the surrounding commercial, health care and residential uses.

5.4 Planning Scheme Purpose and Overall Outcomes

The proposed development is considered to further the purpose and overall outcomes sought by the relevant planning scheme codes by demonstrating compliance with the relevant performance and accepted outcomes.



5.5 Planning Scheme Assessment Matrix

The assessment matrix below summarises the outcome of an assessment of the proposed development against the relevant performance and accepted outcomes of the applicable Assessment Manager assessment benchmarks. The assessment matrix identifies the level of compliance of the proposed development in accordance with the legend below.

Legend	Criteria is clearly met and no further assessment is required.
	Criteria is met and further explanation is provided for clarity.
	Criteria is not met and further performance assessment is required.
	Not applicable or no criteria prescribed.

Outcome PO or AO	Low Density Residential Zone Code		Community Facilities Zone		Healthy Waters Code		Landscape Code		Transport Impact, Access and Parking Code		Works Code		Flood Hazard Overlay Code	
	PO	AO	PO	AO	PO	AO	PO	AO	PO	AO	PO	AO	PO	AO
1														
2														
3														
4														
5														
6														
7														
8														
9														
10														
11														
12														
13														
14														
15														
16														
17														
18														
19														



Outcome PO or AO	Low Density Residential Zone Code		Community Facilities Zone		Healthy Waters Code		Landscape Code		Transport Impact, Access and Parking Code		Works Code		Flood Hazard Overlay Code	
	PO	AO	PO	AO	PO	AO	PO	AO	PO	AO	PO	AO	PO	AO
20														
21														
22														
23														
24														
25														
26														
27														
28														
29														
30														
31														
32														
33														
34														
35														
36														
37														
38														
39														
40														
41														
42														

Criteria identified in the assessment matrix as requiring further explanation or further assessment is addressed in the following subsection.



5.6 Planning Scheme Detailed Assessment

Low Density Residential Zone Code

PO16 Parking facilities are located to be concealed from public view to ensure an attractive streetscape.	AO16 Vehicle parking structures are located: (a) behind the building setback; or (b) behind the building; or (c) at basement level. Figure 6.4 – Concealment of parking structure illustrates.
---	--

Complies with PO16

The existing car parking area for the college is partially visible within the Bayswater Road streetscape. No changes are proposed to the existing car parking area, because the proposed development will not result in an increase in student and staff numbers. The car parking area is partially screened with low height shrubs and some temporary signs.

In view of the reliance on existing car parking areas, it is considered that the proposed development complies with PO16.

PO17 Waste disposal and servicing areas are screened from public view and do not have adverse amenity impacts on adjoining properties.	No acceptable outcome is nominated.
--	-------------------------------------

Complies with PO17

The existing waste disposal and servicing areas are partially visible within the Bayswater Road. No changes are proposed to the existing waste disposal and servicing areas because the proposed development will not result in an increase in student and staff numbers.

In view of the reliance on existing waste disposal and servicing areas, it is considered that the proposed development complies with PO17.



PO20 Development is of a house compatible scale.	AO20.1 The use does not involve any building work or only minor building work. OR
	AO20.2 Where a new building is proposed: (a) buildings and other structures do not exceed 8.5m or 2 storeys, whichever is the lesser; (b) the building does not exceed 250m ² in gross floor area; (c) site cover does not exceed 60%; and (d) the maximum length of any wall is 12m.

Complies with PO20

The proposed development complements the scale and height of the existing buildings within the college campus and immediate locality. The proposed development is replacing existing buildings and learning spaces on site, with a modern and contemporary classroom block. The height of the proposed development is 8.65 m, which is in keeping with the existing buildings within the college campus. The proposed development is located within the existing college campus and will simply replace existing outdated college blocks and learning spaces that will be demolished. The GFA of new science block is less than the GFA of existing D Block and part of existing E Block.

There are existing commercial buildings and uses to the north and west of the proposed development.

In view of the above, it is considered that the proposed development complies with PO20.

Traffic Impact, Access and Parking Code

PO5 Access arrangements are appropriate for: (a) the capacity of the parking area; (b) the volume, frequency and type of vehicle usage; (c) the function and characteristics of the access road and adjoining road network; and (d) the safety and efficiency of the road network.	AO5 Access is provided in accordance with the standards identified in the Development manual planning scheme policy SC6.4 — SC6.4.5.5 Driveways , SC6.4.5.3 Public Transport Facilities and SC6.4.5.4 Car Parking . Editor's note — Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.5.1 Townsville Road Hierarchy and SC6.4.5.2 Traffic Impact Assessment (TIA) .
--	--

Complies with PO5

The existing access arrangements for the college will be maintained and are considered adequate and efficient, given the proposed development will not result in an increase in student or staff numbers.



In view of the reliance on existing access arrangements, it is considered that the proposed development complies with PO5.

PO17 Provision is made for on-site vehicle parking to: (a) meet the demand likely to be generated by the development; and (b) avoid on street parking that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity.	AO17 Parking is provided in accordance with the standards identified in Parking rates planning scheme policy no. SC6.10 . Editor's note— Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.5.3 Public Transport Facilities , SC6.4.5.4 Car Parking , SC6.4.5.2 Traffic Impact Assessments (TIA) , SC6.4.6.1 Geometric Road Design , and SC6.4.5.1 Townsville Road Hierarchy to assist in complying with this outcome.
--	--

Complies with PO17

The existing car parking spaces for the college will be maintained and are considered adequate and sufficient, given the proposed development will not result in an increase in student or staff numbers.

In view of the reliance on existing access arrangements, it is considered that the proposed development complies with PO17.



6.0 REFERRAL AGENCY CONSIDERATIONS

6.1 State Code Purpose and Overall Outcomes

The proposed development is considered to further the purpose and overall outcomes sought by the relevant State Codes by demonstrating compliance with the relevant performance and accepted outcomes.

6.2 State Code Assessment Matrix

The assessment matrix below summarises the outcome of an assessment of the proposed development against the relevant performance and accepted outcomes of the applicable Referral Agency assessment benchmarks. The assessment matrix identifies the level of compliance of the proposed development in accordance with the legend below.

Legend	Criteria is clearly met and no further assessment is required.
	Criteria is met and further explanation is provided for clarity.
Legend	Criteria is not met and further performance assessment is required.
	Not applicable or no criteria prescribed.

Outcome PO or AO	State Code 1:	
	PO	AO
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		



Outcome PO or AO	State Code 1:	
	PO	AO
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		



Outcome PO or AO	State Code 1:	
	PO	AO
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		

Criteria identified in the assessment matrix as requiring further explanation or further assessment is addressed in the following subsection.

6.3 State Code Detailed Assessment

State Code 1

Ground floor level requirements (childcare centre, educational establishment, hospital) adjacent to a state-controlled road or type 1 multi-modal corridor.

PO44 to PO46

Above ground floor level requirements (childcare centre, educational establishment, hospital) adjacent to a state-controlled road or type 1 multi-modal corridor

PO47 and PO48



Complies with PO44 to PO48

The proposed development is located within the college campus and is not directly adjacent to Charters Towers Road. There are a number of existing college buildings that will screen and buffer the proposed development from Charters Towers Road.

In view of the reliance on existing access arrangements, it is considered that the proposed development complies with PO44 to PO48.



7.0 OTHER RELEVANT MATTERS

7.1 Other Relevant Matters

There are substantial other relevant matters to support the approval of the proposed development. In accordance with Section 45, Item 5 (b) of the Act, an impact assessment may be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial, or otherwise.

Other relevant matters supporting the approval of the proposed development include (but are not limited to) the following:

- the proposed development provides modern and tailored teaching and learning environments for the benefit of the staff and students;
- the proposed development is within the existing college campus and will replace outdated buildings and learning spaces;
- the proposed development complements the scale and design of the existing college buildings;
- the proposed development will benefit both current and future students and teachers;
- the proposed development maintains the area's amenity and appropriately integrates with the surrounding commercial health care and residential uses;
- the proposed development will not result in an increase in traffic movements to and from the site;
- the proposed development will ensure the efficient use of land and infrastructure; and
- the proposed development will not have an adverse impact in terms of emissions and environmental impacts.



8.0 CONCLUSION

8.1 Assessment Summary

The assessment of the proposed development against the relevant assessment benchmarks detailed in this development application supports a recommendation for approval based on the following reasons:

- the proposed development complies with the relevant assessment benchmarks; and
- compliance with the relevant assessment benchmarks can be managed through reasonable and relevant conditions.

8.2 Recommended Conditions of Approval

Given the above facts and circumstances presented in this development application, we recommend that Council **approve** the proposed development subject to the following reasonable and relevant conditions that are considered specifically relevant to the proposed development.

Condition 1 – Approved Plans and Supporting Documentation

- (a) The development must generally comply with the plan(s) referenced in the table below and attached as stamped "Approved Subject to Conditions" which forms part of this approval, unless otherwise specified by any condition of this approval.

Title	Number	Issue	Date
Cover Page	000	2	28.4.26
Demolition Ground Floor	100	2	28.4.26
Demolition First Floor	101	2	28.4.26
Proposed Site Plan	200	2	28.4.26
Proposed Ground Floor	201	2	28.4.26
Proposed First Floor	202	2	28.4.26
Proposed Ground Floor - Science Building	204	2	28.4.26
Proposed First Floor - Science Building	206	2	28.4.26
Proposed Elevation - Science Building	700	2	28.4.26
Proposed Facade - Science Building	1000	2	28.4.26
Proposed Ground Floor - Landscaping	1001	2	28.4.26



-
-
- (b) The recommendations outlined in the above reports/s must be implemented prior to the commencement of the use.
-

Appendix 1

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)	Roman Catholic Trust Corporation for the Diocese of Townsville C/- Milford Planning
Contact name (only applicable for companies)	Sarah Jones
Postal address (P.O. Box or street address)	PO Box 5463
Suburb	Townsville
State	Queensland
Postcode	4810
Country	Australia
Contact number	4724 0095
Email address (non-mandatory)	info@milfordplanning.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	M2571
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
		2	Bayswater Road	Hyde Park
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4812	21	SP278574	Townsville
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row.

- ☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		☐ 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):*

New Science Block

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 (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Extension to Educational Establishment (New Science Block)	Educational Establishment		672

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

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

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 Planning Regulation 2017 for referral requirements	
If building work is associated with the proposed development, Parts 4 to 6 of DA Form 2 – Building work details have been completed and attached to this development application	☐ Yes ☒ Not applicable
Supporting information addressing any applicable assessment benchmarks is with the development application	☒ 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	

MP ref: M5271
QA: sj

22 April 2026

Assessment Manager
Townsville City Council
PO Box 1268
TOWNSVILLE QLD 4810

Attention: Planning and Development

Dear Sir/ Madam,

Re: Land Owner Consent

Under the provisions of the *Planning Act 2016*, we **THE ROMAN CATHOLIC TRUST CORPORATION FOR THE DIOCESE OF TOWNSVILLE**, being the registered owner of land described as **LOT 21 ON SP278574** and located at **2 BAYSWATER ROAD, HYDE PARK**, do hereby authorise and confirm the engagement and appointment of Milford Planning to act on our behalf with respect to the procurement of all development approvals for the aforementioned land.

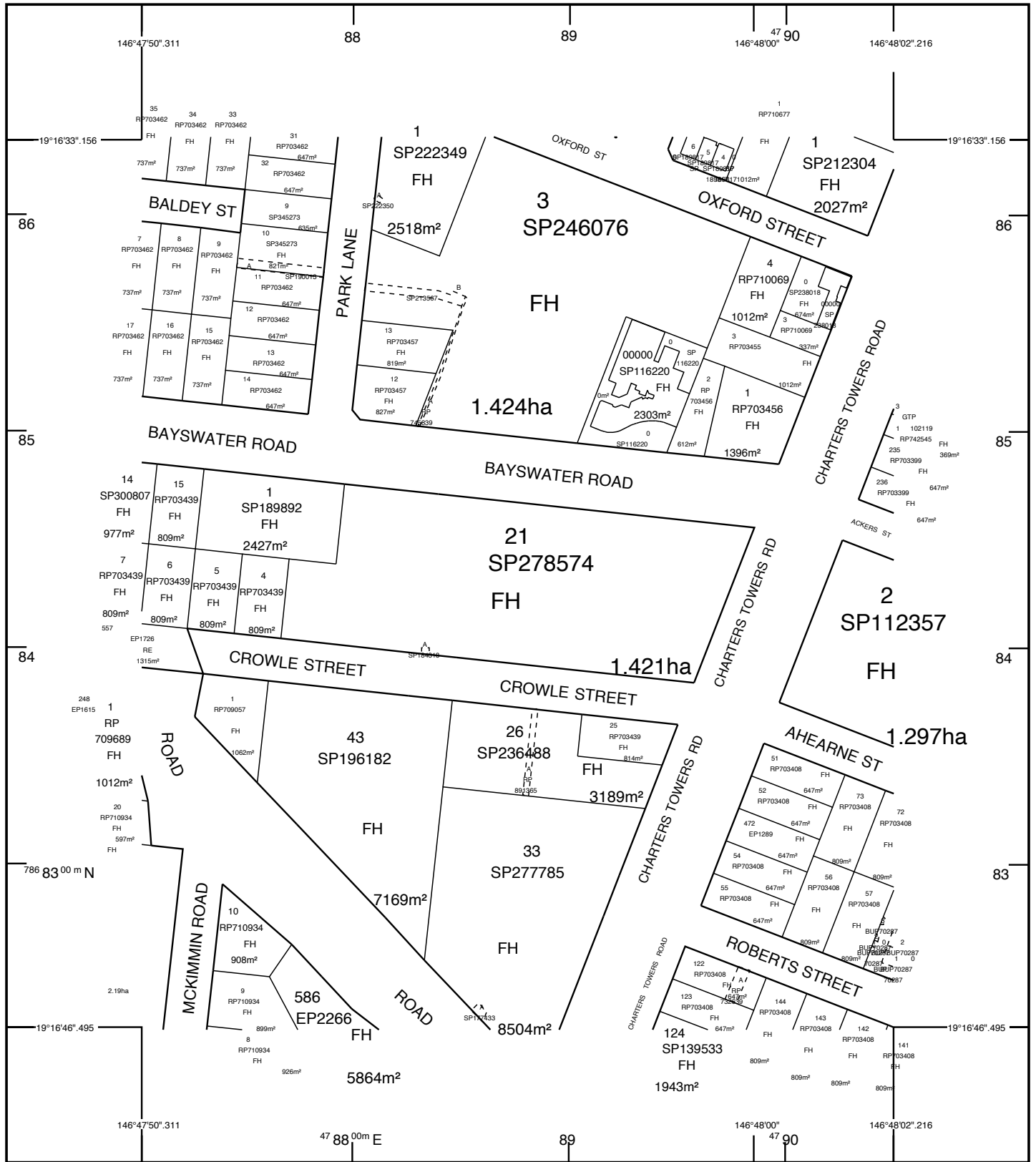
Date	07	May	2026
	Day	Month	Year
Signature			
Name	Sabyne Gough		
Position	Director Financial Services		

Note

Where registered owner is a company the ACN must be included and accompanied by:

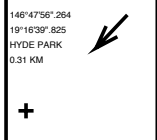
- (a) the signature of either:
- two directors of the company;
 - a director and a company secretary of the company; or
 - if a proprietary company that has a sole director who is also the sole company secretary, that director; **or**
- (b) the company seal (if the company has a common seal) witnessed by:
- two directors of the company;
 - a director and a company secretary of the company; or
 - for a propriety company that has a sole director who is also the sole company secretary, that director.

Appendix 2



STANDARD MAP NUMBER
8259-24412

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	21/SP278574
Lot/Plan	1.421ha
Area/Volume	FREEHOLD
Tenure	TOWNSVILLE CITY
Local Government	HYDE PARK
Locality	50917/8
Segment/Parcel	

CLIENT SERVICE STANDARDS

PRINTED 29/08/2025

DCDB 28/08/2025

Users of the information recorded in this document (the Information) accept all responsibility and risk associated with the use of the Information and should seek independent professional advice in relation to dealings with property.

Despite Department of Resources best efforts, RESOURCES makes no representations or warranties in relation to the Information, and, to the extent permitted by law, exclude or limit all warranties relating to correctness, accuracy, reliability, completeness or currency and all liability for any direct, indirect and consequential costs, losses, damages and expenses incurred in any way (including but not limited to that arising from negligence) in connection with any use of or reliance on the Information.

For further information on SmartMap products visit
<https://www.qld.gov.au/housing/buying-owning-home/property-land-valuations/smartmaps>

SmartMap

An External Product of
SmartMap Information Services
Based upon an extraction from the
Digital Cadastral Data Base



**Queensland
Government**

(c) The State of Queensland,
(Department of Resources) 2025.





**MILFORD
PLANNING**

Drawing
Site Aerial

Property
2 Bayswater Road, Hyde Park
Lot 21 on SP278574

Drawing Number	Issue	Sheet
M2571-SK-01	A	1
Date	Author	Reviewer
25.2.26	MM	SJ

Legend

 Cadastral

 Easements

 Subject Site

Scale (A3 Original)
1:750


Sources
Milford Planning GIS (2026)
DGB extract - State of Queensland (2026)
Aerial imagery - Bing (2026)

Disclaimer
Areas and dimensions are approximate only
and are subject to site survey.



Appendix 3

State Assessment and Referral Agency - Matters of Interest Report

Matters of Interest for all selected Lot Plans

Coastal area - medium storm tide inundation area

State-controlled road

Area within 25m of a State-controlled road

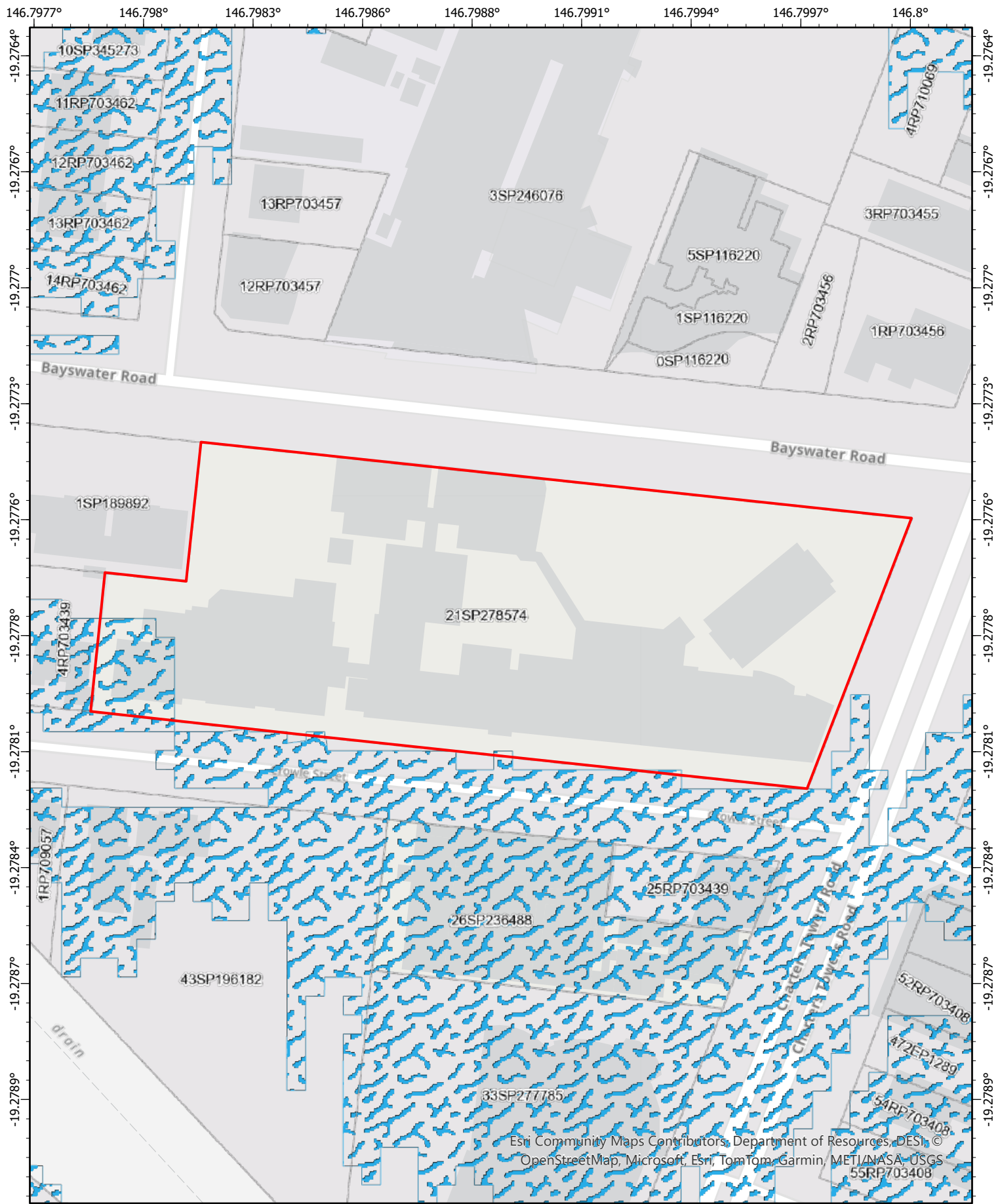
Matters of Interest by Lot Plan

Lot Plan: 21SP278574 (Area: 14210 m²)

Coastal area - medium storm tide inundation area

State-controlled road

Area within 25m of a State-controlled road



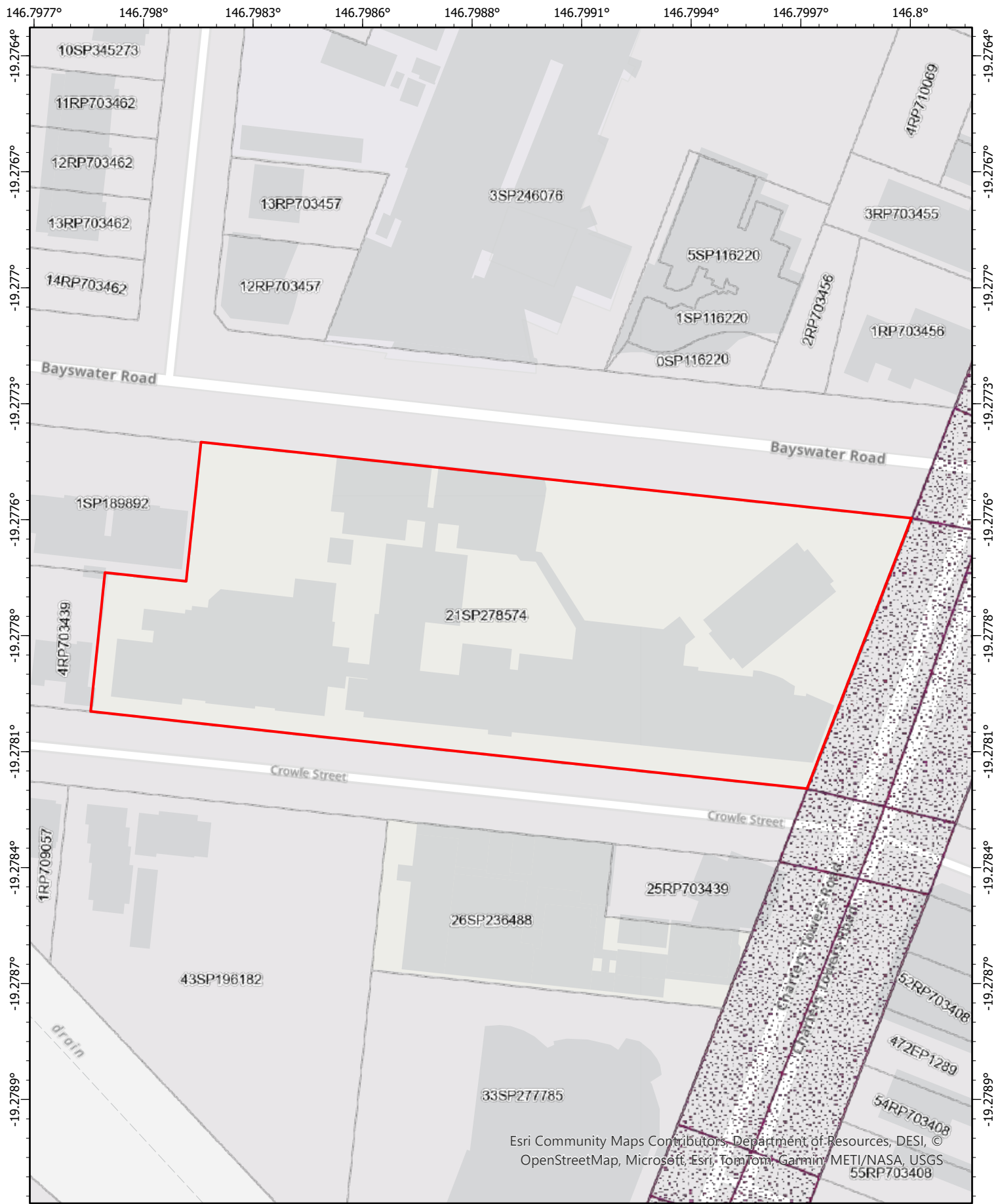
Disclaimer This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties.

Document ID: 28437793

Version: 1, Version Date: 01/06/2026

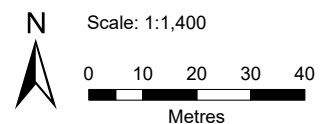
© The State of Queensland 2025.





 State-controlled road

Date: 29/08/2025



Queensland
Government

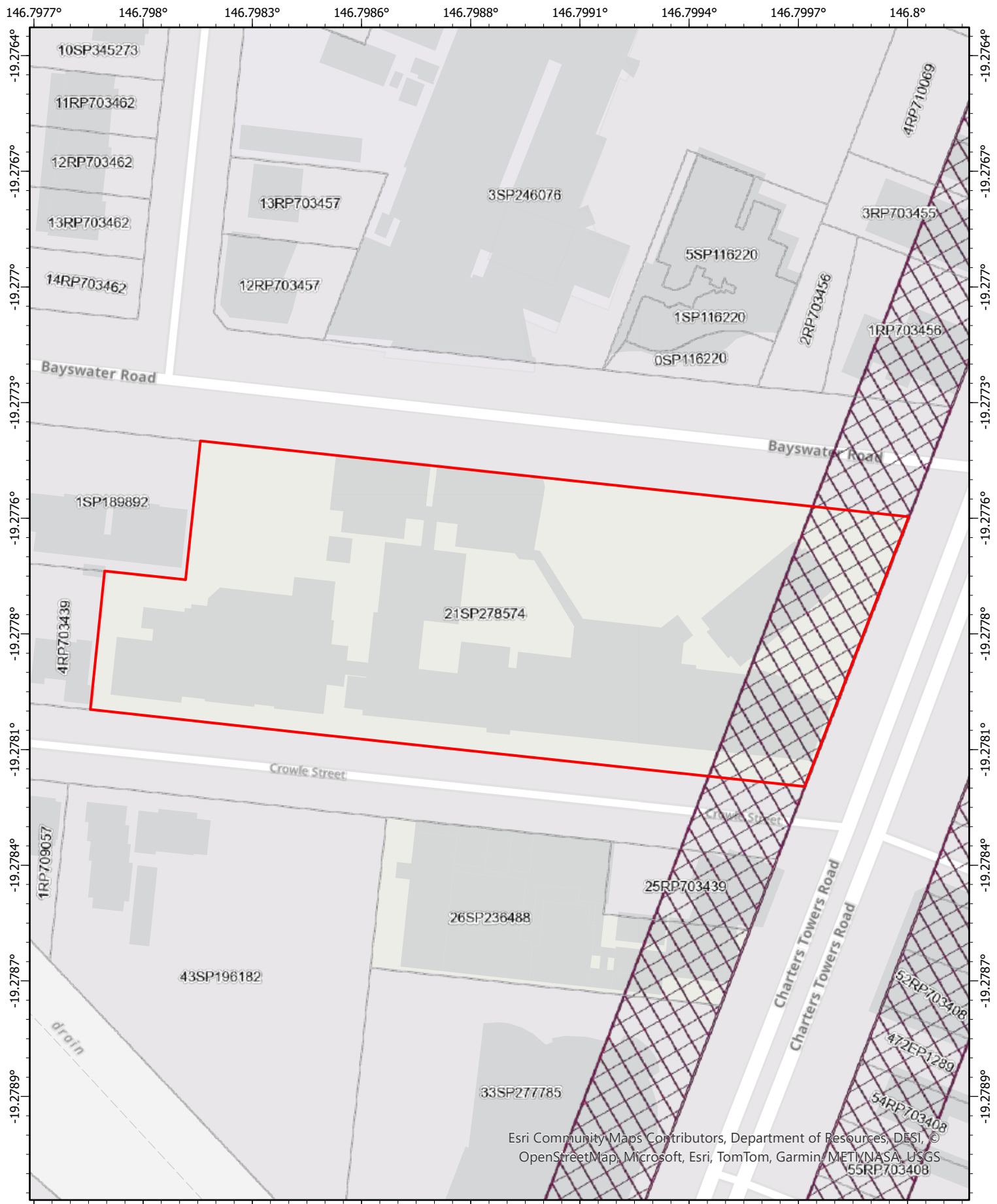


Disclaimer This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties.

Document Set ID: 28437793

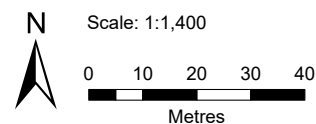
© The State of Queensland 2025.

Version: 1, Version Date: 01/06/2026



 Area within 25m of a State-controlled road

Date: 29/08/2025



Queensland
Government



Disclaimer This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties.

Document Set ID: 28437793

© The State of Queensland 2025.

Version: 1, Version Date: 01/06/2026

Appendix 4

Client- ST MARGARET MARY'S COLLEGE
i4 Project No.- 1594-2025

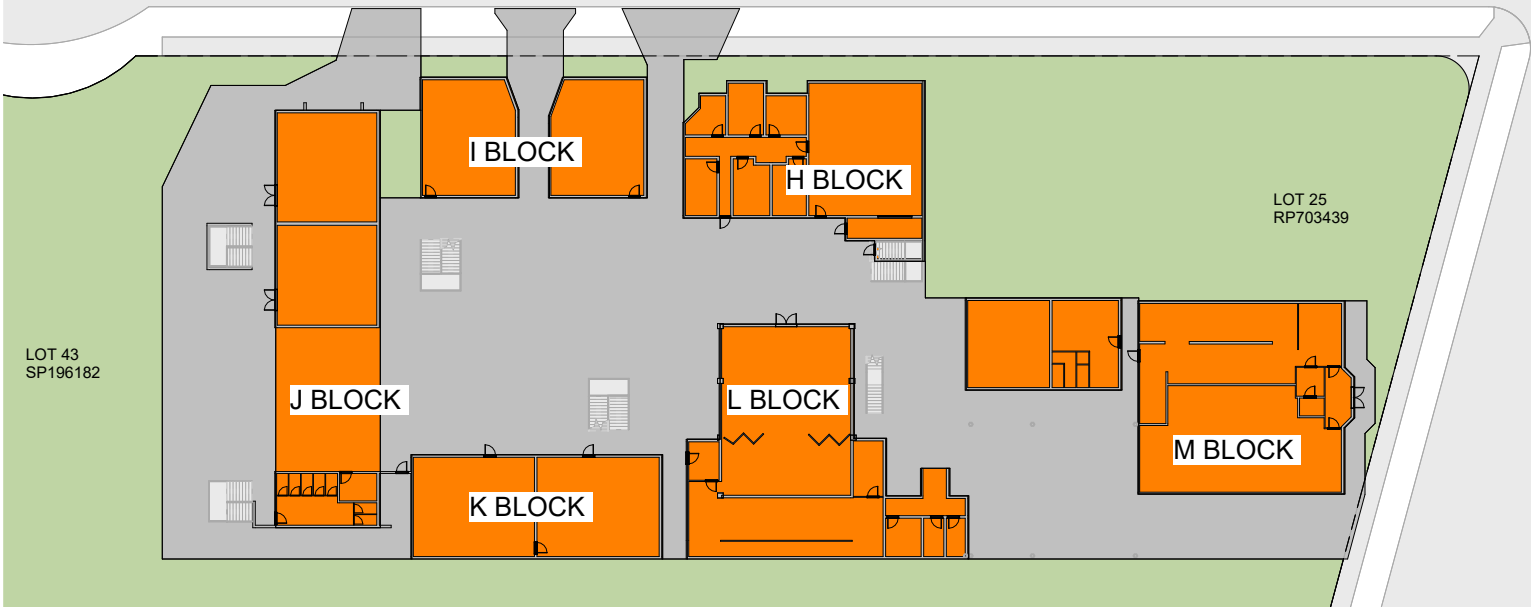
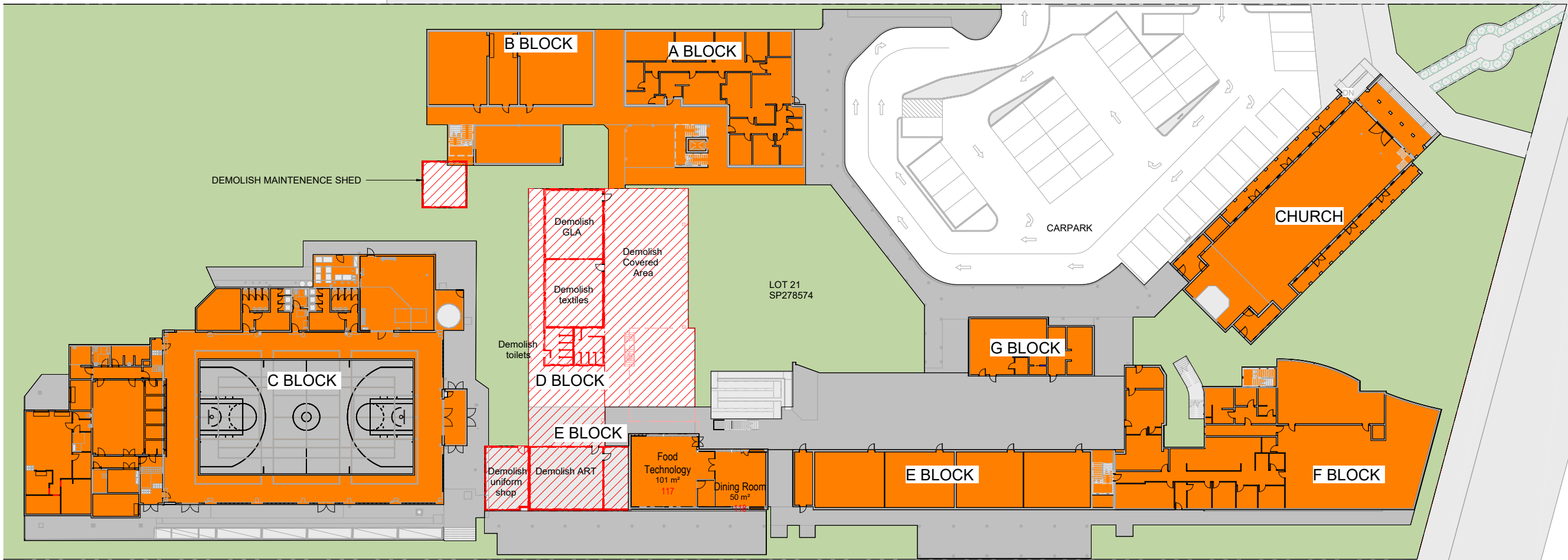
ST MARGARET MARY'S COLLEGE DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION
OF NEW D BLOCK

1-9 CROWLE STREET, HYDE PARK

Sheet List		
Sheet Number	Sheet Name	Current Revision
000	COVER PAGE	2
100	DEMOLITION GROUND FLOOR	2
101	DEMOLITION FIRST FLOOR	2
200	PROPOSED SITE PLAN	2
201	PROPOSED GROUND FLOOR	2
202	PROPOSED FIRST FLOOR	2
204	PROPOSED - GROUND FLOOR - SCIENCE BUILDING	2
206	PROPOSED - FIRST FLOOR - SCIENCE BUILDING	2
700	PROPOSED - ELEVATION - SCIENCE BUILDING	2
1000	PROPOSED FACADE - SCIENCE BUILDING	2
1001	PROPOSED GROUND FLOOR - LANDSCAPING	2



NOT FOR CONSTRUCTION



STAGING LEGEND

- DEMOLITION STAGE 1
- EXISTING BUILDING
- EXISTING PATH
- EXISTING ROOF
- NEW CONSTRUCTION
- PROPOSED PATH

GFA TABLE - DEMOLISHED

BUILDING	AREA (sqm)
DEMOLISHED GROUND FLOOR D BLOCK + PART E BLOCK	863 sqm
DEMOLISHED FIRST FLOOR D BLOCK + PART E BLOCK	636 sqm
MAINTENANCE SITED	39 sqm
TOTAL AREA DEMOLISHED	1,538 sqm

1 DEMOLITION PART GROUND SITE PLAN
700 1 : 300 @ A1

NOT FOR CONSTRUCTION

GENERAL NOTES
1. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS
2. VERIFY ALL DIMENSIONS BEFORE COMMENCING ANY WORK

PROJECT MASTER PLANNING & DA - MCU APPLICATION
CLIENT ST MARGARET MARY'S COLLEGE
LOCATION 1-9 CROWLE STREET, HYDE PARK

i4architecture
607 FLINDERS STREET, TOWNSVILLE, NORTH QUEENSLAND
T.M.C BOX 5377, TOWNSVILLE 4810
Ph: 07 47 241 944 Fax: 07 47 241 988
E-MAIL: info@i4architecture.com.au

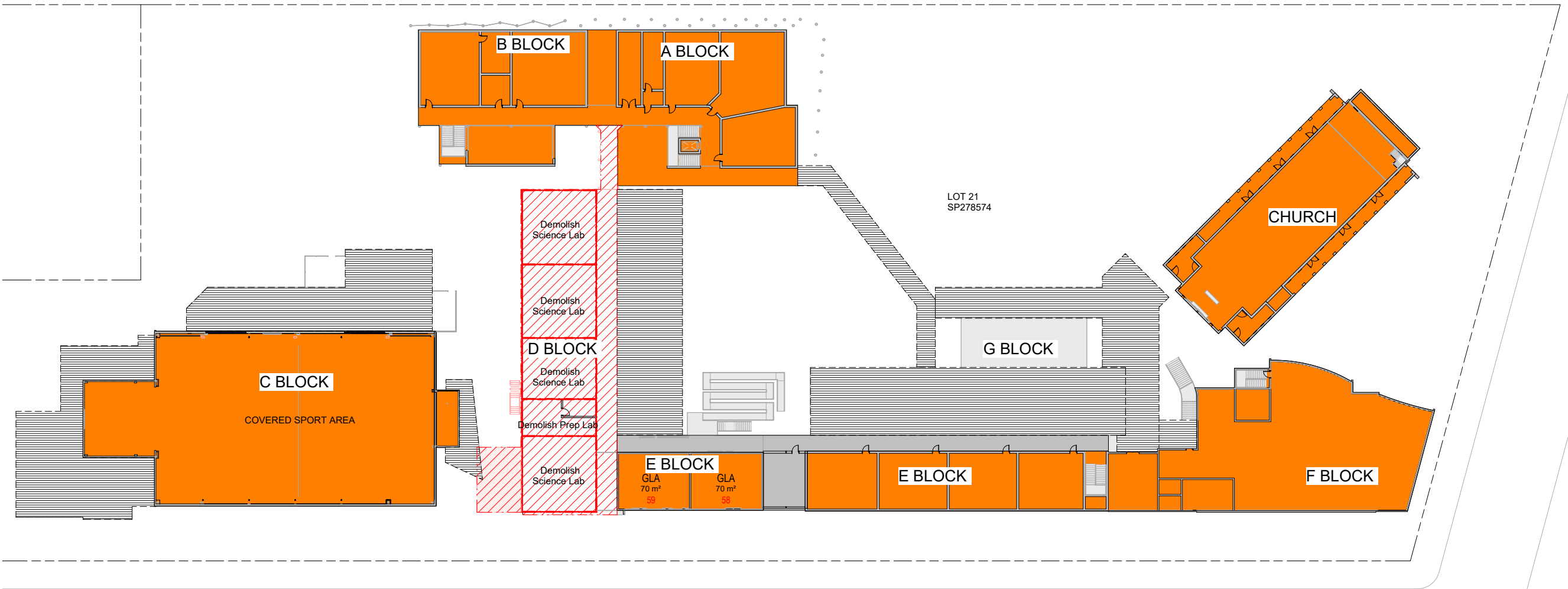
Australian Institute of Architects
green building council australia
ACCREDITED PROFESSIONAL

COPYRIGHT
THIS DRAWING REMAINS THE PROPERTY OF i4architecture PTY LTD AND MUST NOT BE COPIED OR REPRODUCED IN ANY MANNER WITHOUT THE PRIOR APPROVAL OF THE AUTHOR

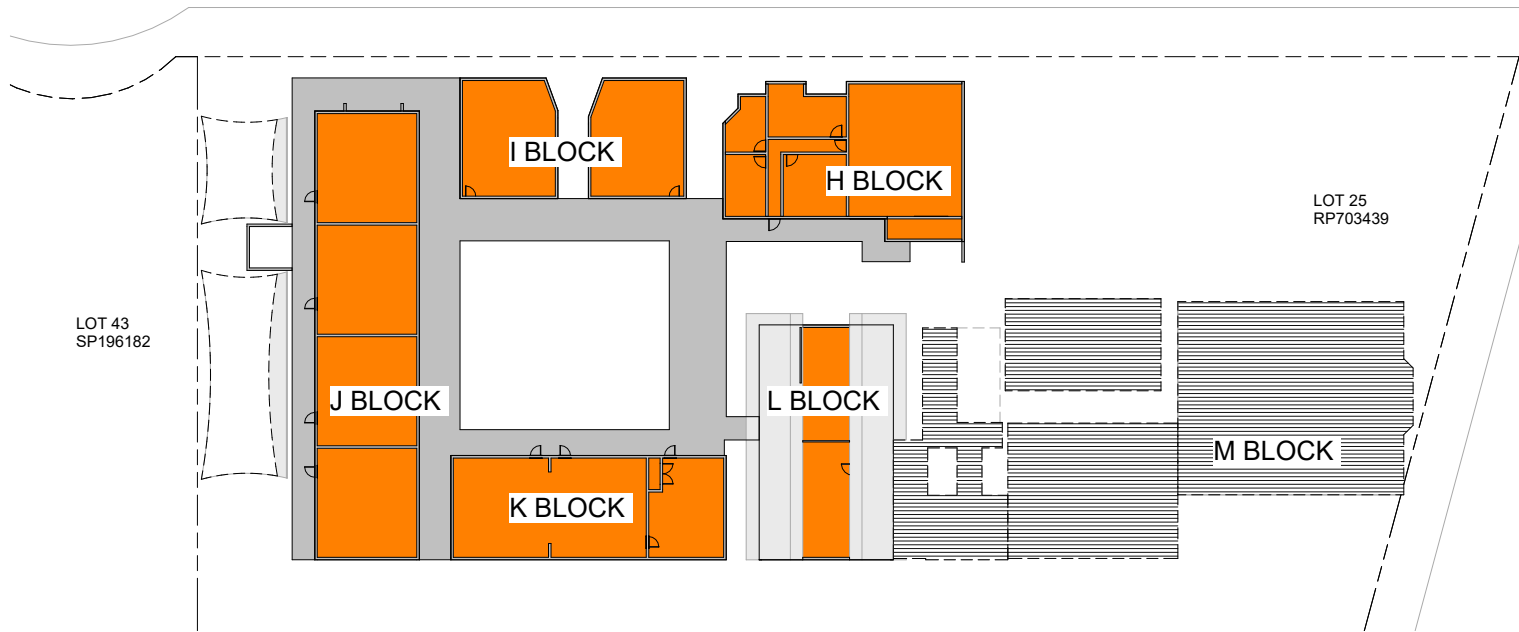
AMENDMENTS		
No.	Description	Date
1	PRELIMINARY MASTERPLAN	10/02/25
2	ISSUE FOR DEVELOPMENT APPLICATION	28/04/26

DESIGNED	JL
DRAWN	CK
DATE	10/02/25
SCALE	A1 As indicated
ISSUED	28/04/26

DEMOLITION GROUND FLOOR	
1594-2025 SK 100	2



GFA TABLE - DEMOLISHED	
BUILDING	AREA (sqm)
DEMOLISHED GROUND FLOOR D BLOCK + PART E BLOCK	863 sqm
DEMOLISHED FIRST FLOOR D BLOCK + PART E BLOCK	636 sqm
MAINTENANCE SITED	39 sqm
TOTAL AREA DEMOLISHED	1,538 sqm



STAGING LEGEND	
	DEMOLITION STAGE 1
	EXISTING BUILDING
	EXISTING PATH
	EXISTING ROOF
	NEW CONSTRUCTION
	PROPOSED PATH

1 DEMOLITION PART FIRST SITE PLAN
700 1 : 300 @ A1

NOT FOR CONSTRUCTION



1 PROPOSED GROUND FLOOR SITE STAGING PLAN
700 1 : 500 @ A1

NOT FOR CONSTRUCTION

GENERAL NOTES
1. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS
2. VERIFY ALL DIMENSIONS BEFORE COMMENCING ANY WORK

PROJECT MASTER PLANNING & DA - MCU APPLICATION
CLIENT ST MARGARET MARY'S COLLEGE
LOCATION 1-9 CROWLE STREET, HYDE PARK

i4architecture
607 FLINDERS STREET, TOWNSVILLE, NORTH QUEENSLAND
T.M.C BOX 5377, TOWNSVILLE 4810
Ph: 07 47 241 944 Fax: 07 47 241 988
E-MAIL: info@i4architecture.com.au

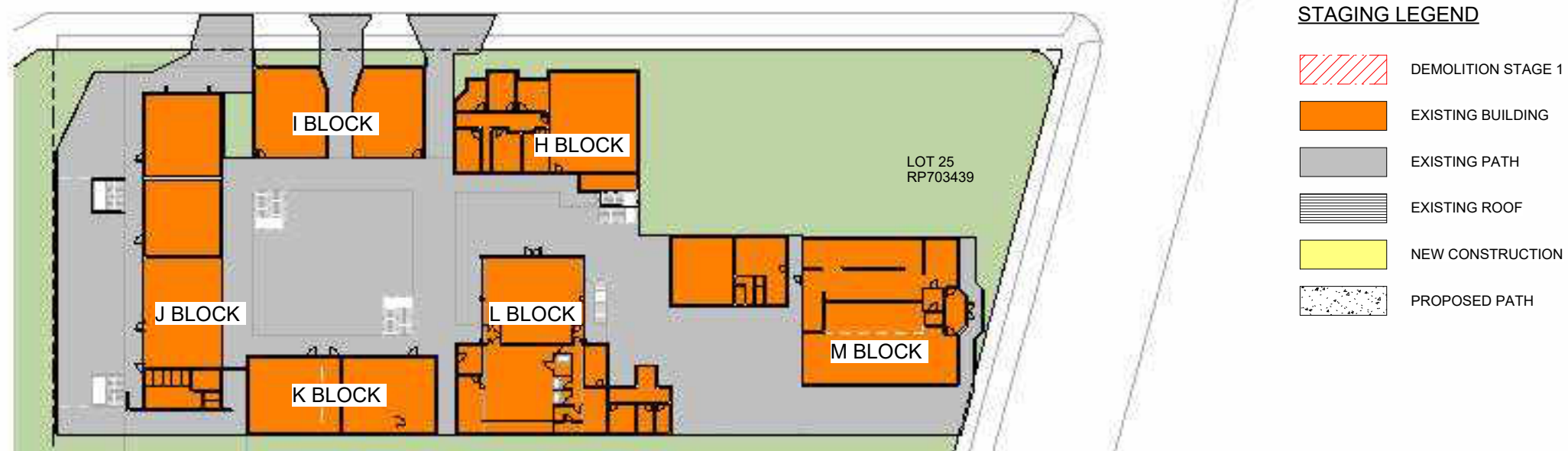
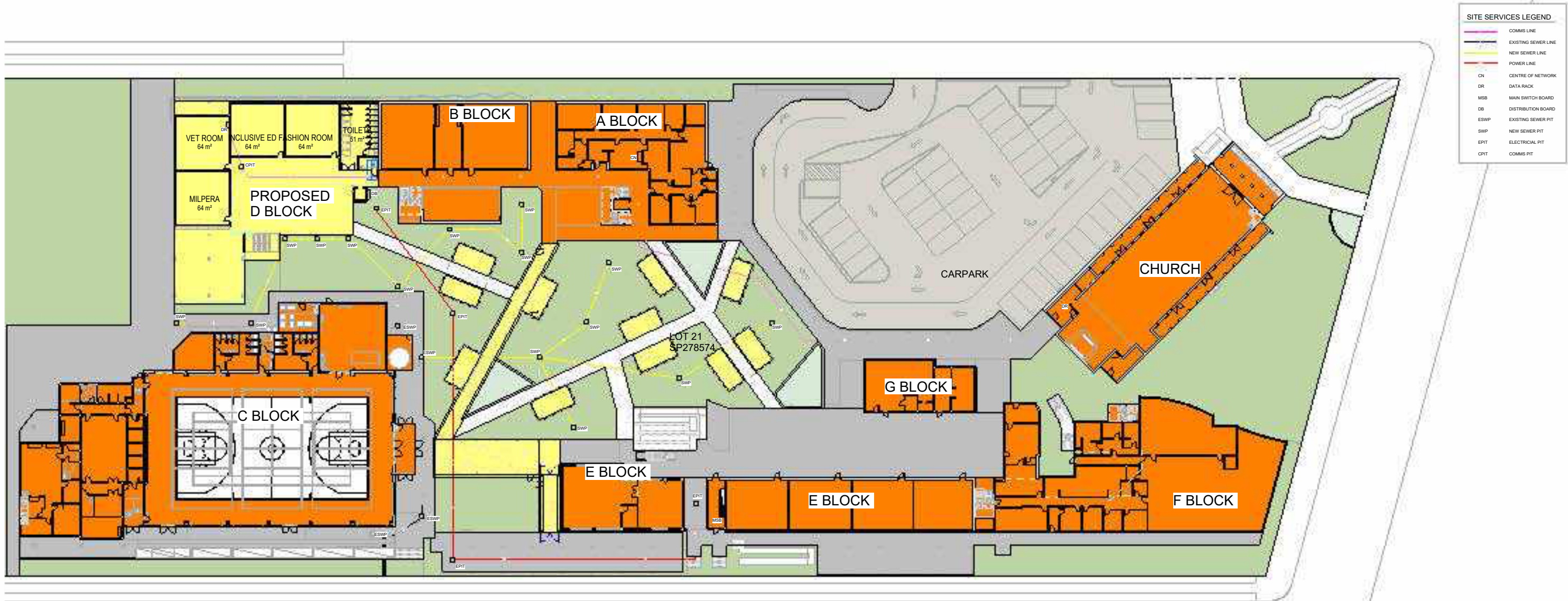
Australian Institute of Architects
green building council australia
ACCREDITED PROFESSIONAL

COPYRIGHT
THIS DRAWING REMAINS THE PROPERTY OF i4architecture PTY LTD AND MUST NOT BE COPIED OR REPRODUCED IN ANY MANNER WITHOUT THE PRIOR APPROVAL OF THE AUTHOR

AMENDMENTS		
No.	Description	Date
1	PRELIMINARY MASTERPLAN	10/02/25
2	ISSUE FOR DEVELOPMENT APPLICATION	28/04/26

DESIGNED	JL
DRAWN	CK
DATE	10/02/25
SCALE	A1 As indicated
ISSUED	28/04/26

PROPOSED SITE PLAN	
1594-2025 SK 200	2



1 PROPOSED PART GROUND SITE STAGING PLAN
700 1:300 @ A1

NOT FOR CONSTRUCTION

GENERAL NOTES
1. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS
2. VERIFY ALL DIMENSIONS BEFORE COMMENCING ANY WORK

PROJECT MASTER PLANNING & DA - MCU APPLICATION
CLIENT ST MARGARET MARY'S COLLEGE
LOCATION 1-9 CROWLE STREET, HYDE PARK

i4architecture
607 FLINDERS STREET, TOWNSVILLE, NORTH QUEENSLAND
T.M.C BOX 5377, TOWNSVILLE 4810
Ph: 07 47 241 944 Fax: 07 47 241 988
E-MAIL: info@i4architecture.com.au

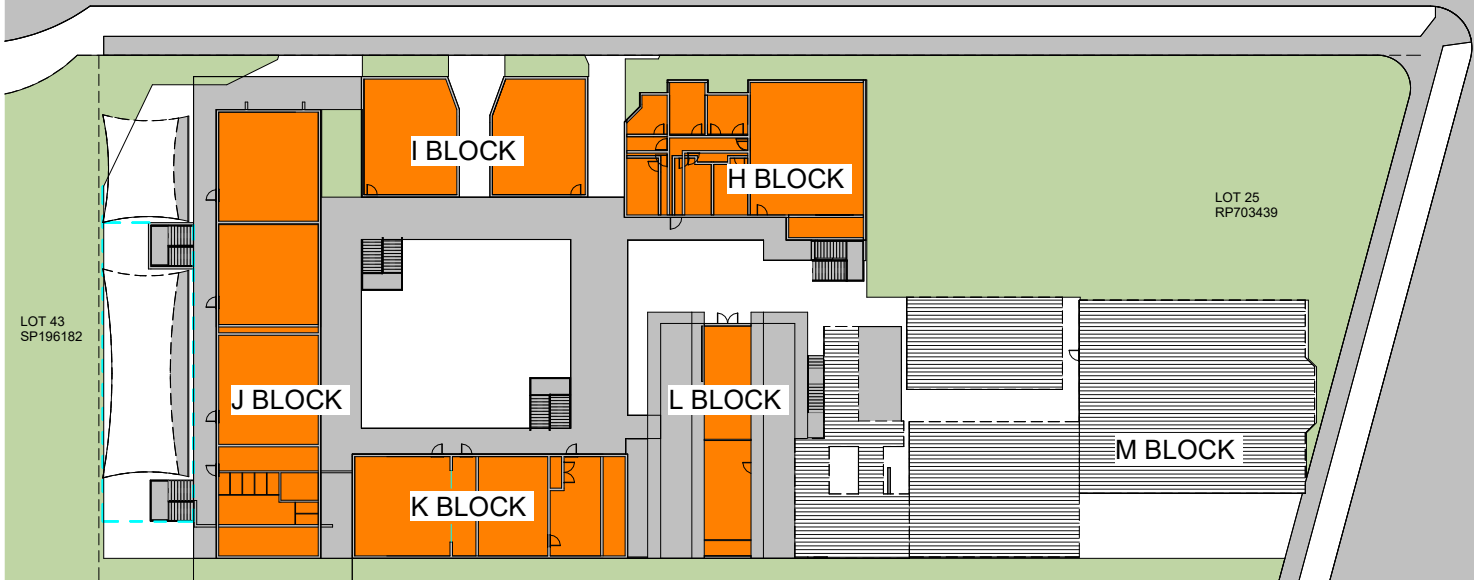
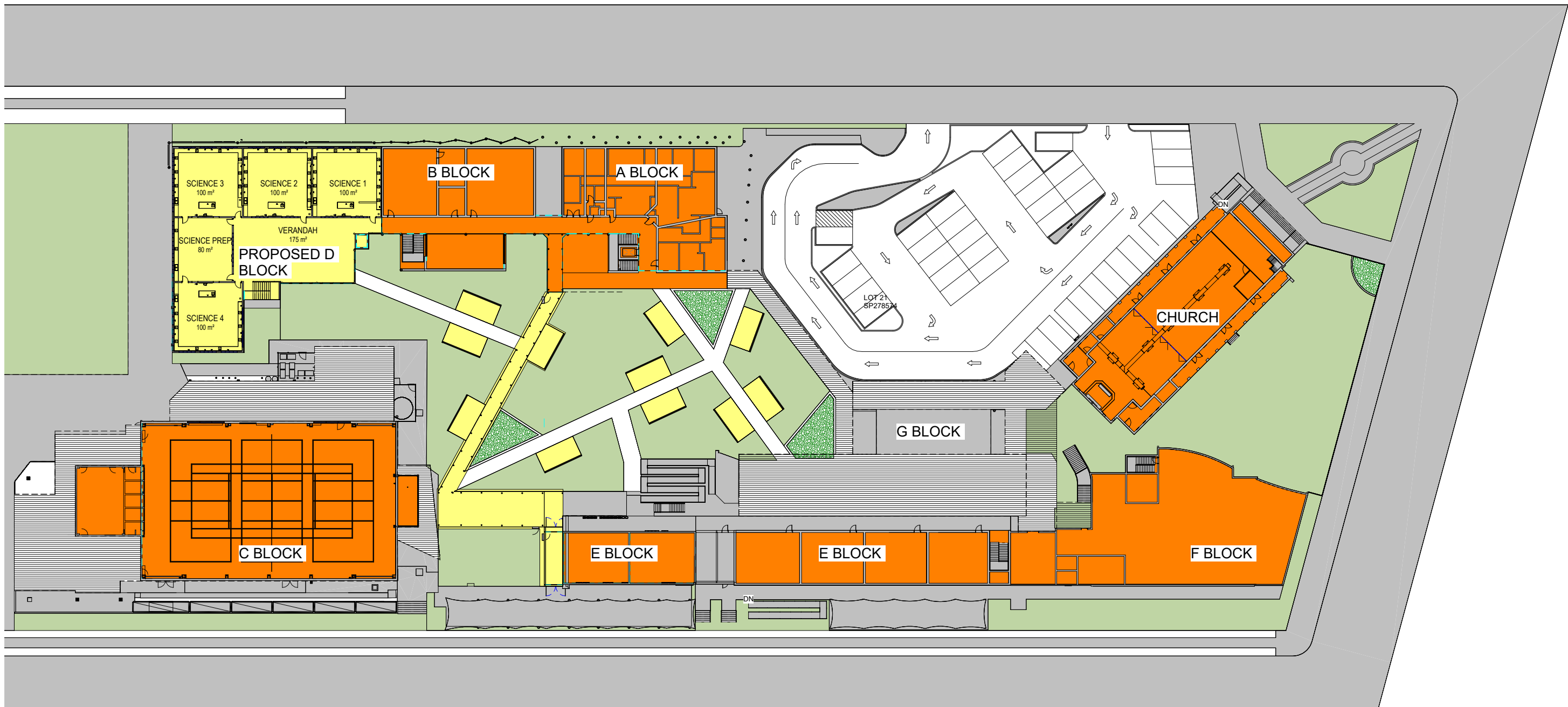
Australian Institute of Architects
green building council australia
ACCREDITED PROFESSIONAL

COPYRIGHT
THIS DRAWING REMAINS THE PROPERTY OF i4architecture PTY LTD AND MUST NOT BE COPIED OR REPRODUCED IN ANY MANNER WITHOUT THE PRIOR APPROVAL OF THE AUTHOR

AMENDMENTS		
No.	Description	Date
1	PRELIMINARY MASTERPLAN	10/02/25
2	ISSUE FOR DEVELOPMENT APPLICATION	28/04/26

DESIGNED	JL
DRAWN	CK
DATE	10/02/25
SCALE	A1 As indicated
ISSUED	28/04/26

PROPOSED GROUND FLOOR	
1594-2025 SK 201	2



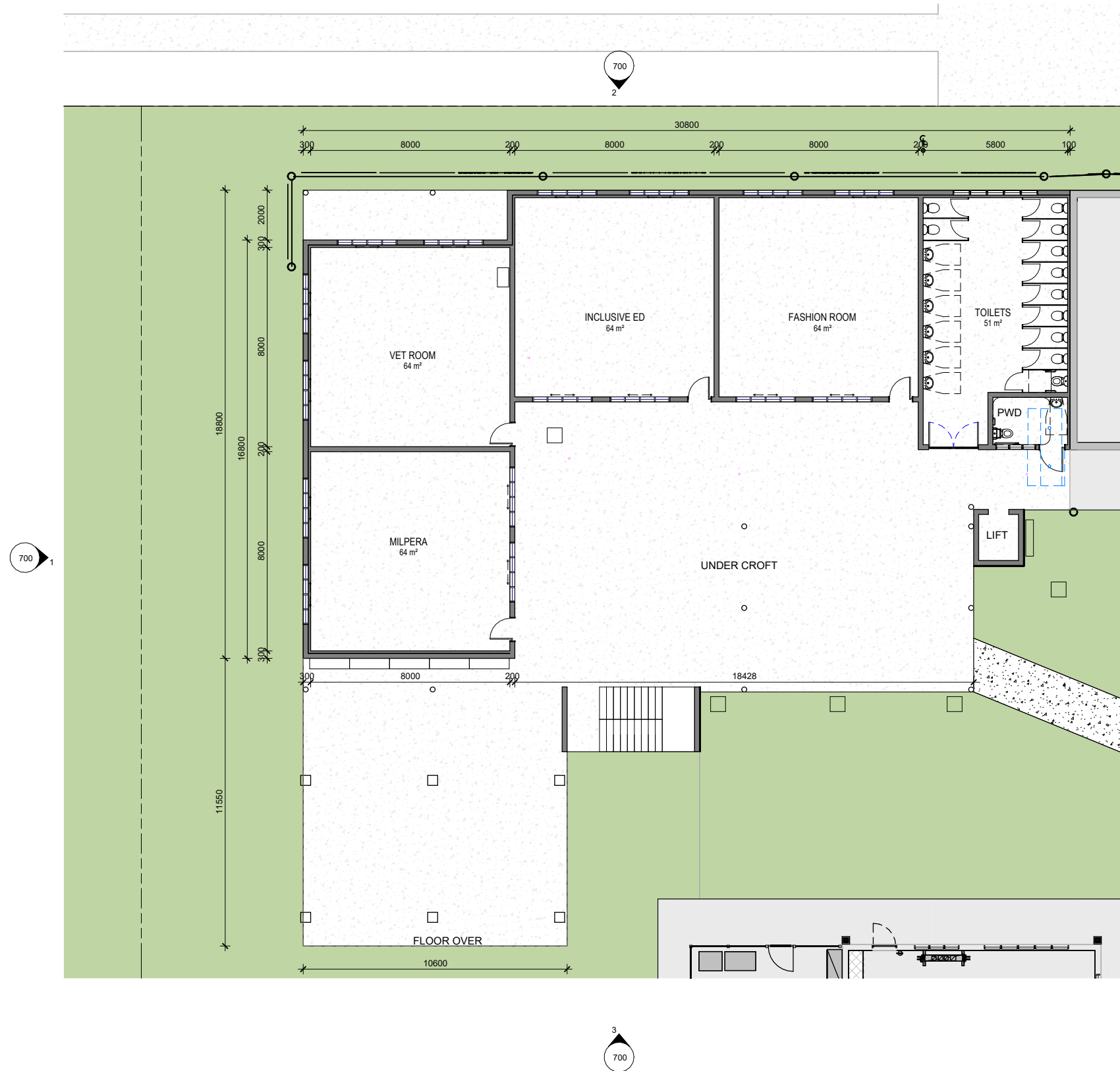
STAGING LEGEND

- DEMOLITION STAGE 1
- EXISTING BUILDING
- EXISTING PATH
- EXISTING ROOF
- NEW CONSTRUCTION
- PROPOSED PATH

GFA TABLE - PROPOSED	
BUILDING	GFA (sqm)
PROPOSED GROUND FLOOR D BLOCK	719 sqm
PROPOSED FIRST FLOOR D BLOCK	719 sqm
ANCILARY LANDSCAPING ROOF STRUCTURE	432 sqm
TOTAL PROPOSED GFA	1,870 sqm

1 PROPOSED PART FIRST FLOOR STAGING PLAN
700 1 : 300 @ A1

NOT FOR CONSTRUCTION



1 PROPOSED D BLOCK GROUND FLOOR
1 : 100 @ A1

NOT FOR CONSTRUCTION

GENERAL NOTES
1. FIGURED DIMENSIONS TAKE PRECEDENCE
OVER SCALED DIMENSIONS
2. VERIFY ALL DIMENSIONS BEFORE
COMMENCING ANY WORK

PROJECT MASTER PLANNING & DA - MCU APPLICATION
CLIENT ST MARGARET MARY'S COLLEGE
LOCATION 1-9 CROWLE STREET, HYDE PARK

i4architecture
607 FLINDERS STREET, TOWNSVILLE, NORTH QUEENSLAND
T.M.C BOX 5377, TOWNSVILLE 4810
Ph: 07 47 241 944 Fax: 07 47 241 988
E-MAIL: info@i4architecture.com.au

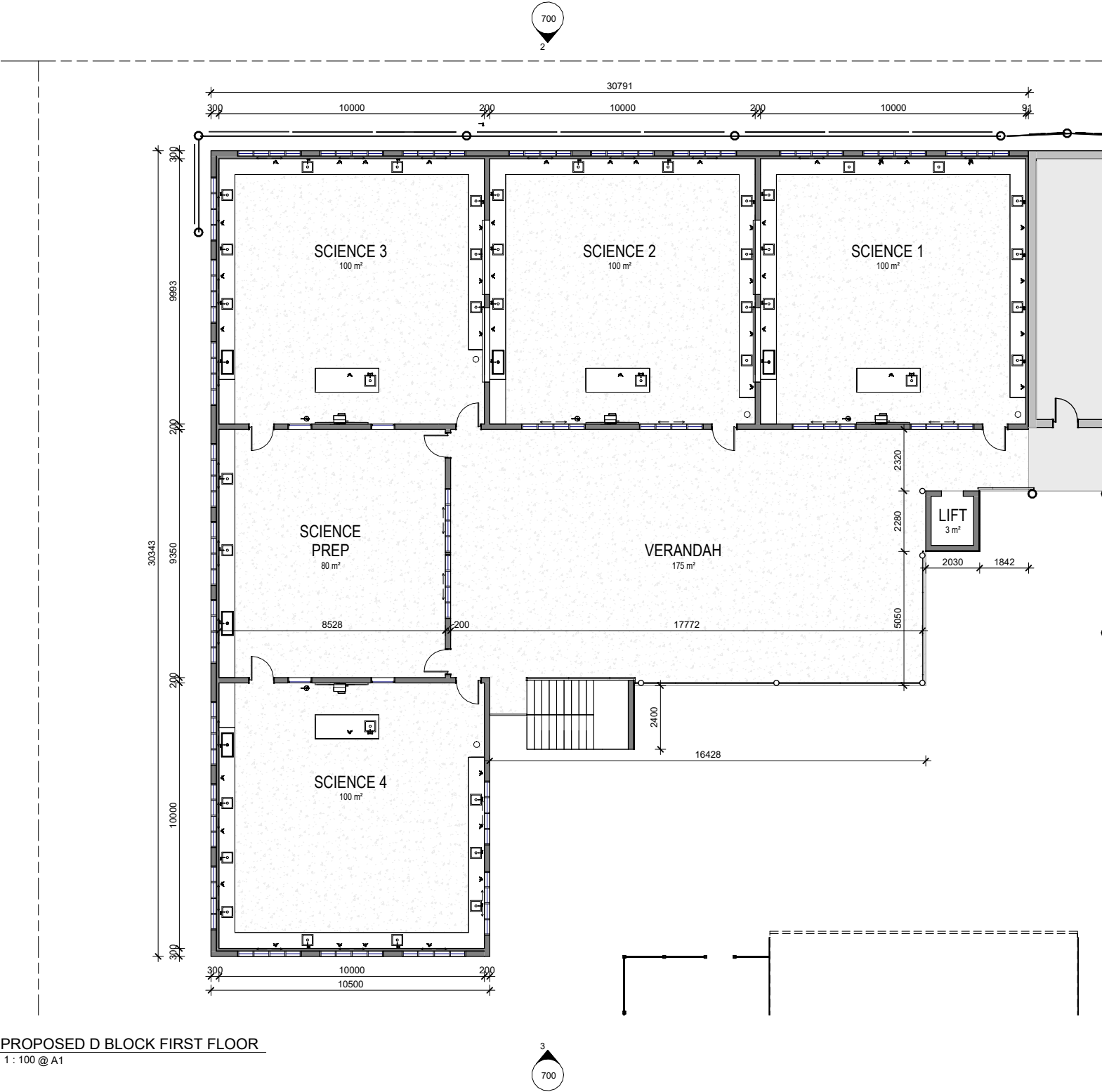
Australian Institute of Architects
green building council australia
ACCREDITED PROFESSIONAL

COPYRIGHT
THIS DRAWING REMAINS THE
PROPERTY OF i4architecture PTY LTD
AND MUST NOT BE COPIED OR
REPRODUCED IN ANY MANNER
WITHOUT THE PRIOR APPROVAL OF
THE AUTHOR

AMENDMENTS		
No.	Description	Date
1	PRELIMINARY MASTERPLAN	10/02/25
2	ISSUE FOR DEVELOPMENT APPLICATION	28/04/26

DESIGNED	TM
DRAWN	CK
DATE	10/02/25
SCALE	A1 1 : 100
ISSUED	28/04/26

PROPOSED - GROUND FLOOR - SCIENCE BUILDING	
1594-2025 SK 204	2



1 PROPOSED D BLOCK FIRST FLOOR
700 1 : 100 @ A1

NOT FOR CONSTRUCTION

GENERAL NOTES
1. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS
2. VERIFY ALL DIMENSIONS BEFORE COMMENCING ANY WORK
Set ID: 28437793

PROJECT MASTER PLANNING & DA - MCU APPLICATION
CLIENT ST MARGARET MARY'S COLLEGE
LOCATION 1-9 CROWLE STREET, HYDE PARK

i4architecture
607 FLINDERS STREET, TOWNSVILLE, NORTH QUEENSLAND
T.M.C BOX 5377, TOWNSVILLE 4810
Ph: 07 47 241 944 Fax: 07 47 241 988
E-MAIL: info@i4architecture.com.au

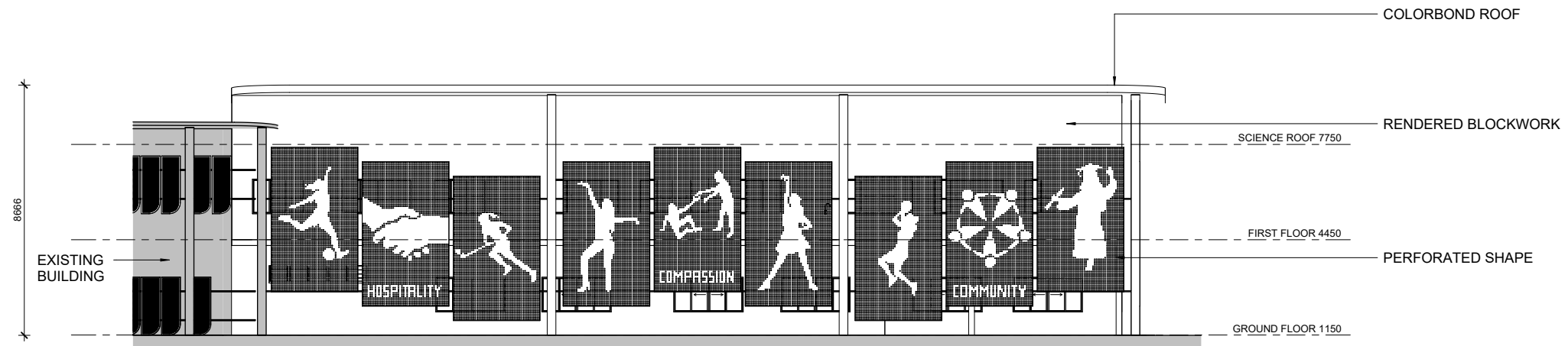
Australian Institute of Architects
green building council australia
ACCREDITED PROFESSIONAL

COPYRIGHT
THIS DRAWING REMAINS THE PROPERTY OF i4architecture PTY LTD AND MUST NOT BE COPIED OR REPRODUCED IN ANY MANNER WITHOUT THE PRIOR APPROVAL OF THE AUTHOR

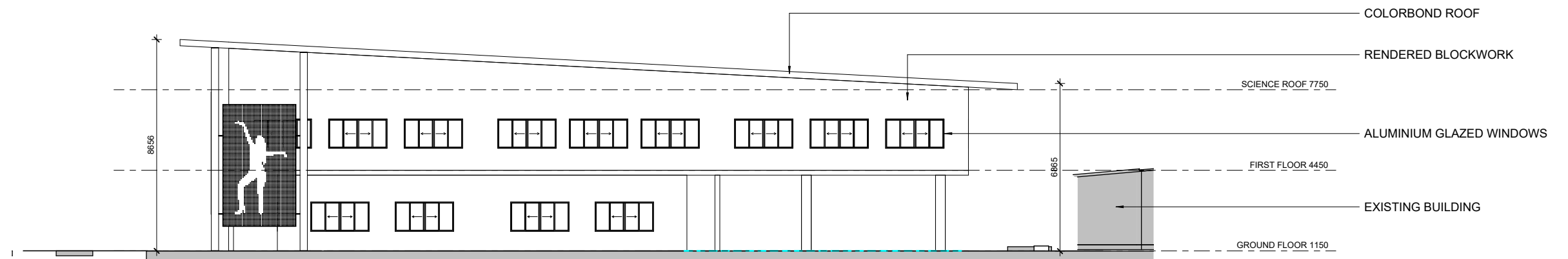
AMENDMENTS		
No.	Description	Date
1	PRELIMINARY MASTERPLAN	10/02/25
2	ISSUE FOR DEVELOPMENT APPLICATION	28/04/26

DESIGNED	TM
DRAWN	CK
DATE	10/02/25
SCALE	A1 1 : 100
ISSUED	28/04/26

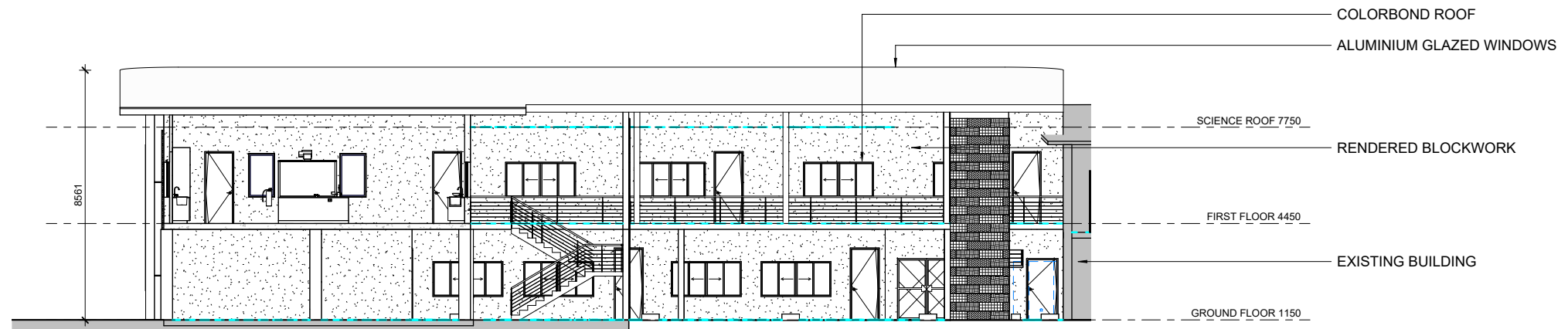
PROPOSED - FIRST FLOOR - SCIENCE BUILDING	
1594-2025 SK 206	2



2 SCIENCE EXTENSION - E01
204 1:100 @ A1



1 SCIENCE EXTENSION - E02
204 1:100 @ A1



3 SCIENCE EXTENSION - E03
204 1:100 @ A1

NOT FOR CONSTRUCTION

GENERAL NOTES	
1.	FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS
2.	VERIFY ALL DIMENSIONS BEFORE COMMENCING ANY WORK

PROJECT	MASTER PLANNING & DA - MCU APPLICATION
CLIENT	ST MARGARET MARY'S COLLEGE
LOCATION	1-9 CROWLE STREET, HYDE PARK

i4architecture	607 FLINDERS STREET, TOWNSVILLE, NORTH QUEENSLAND
T.M.C BOX 5377, TOWNSVILLE 4810	Ph: 07 47 241 944 Fax: 07 47 241 988
E-MAIL: info@i4architecture.com.au	

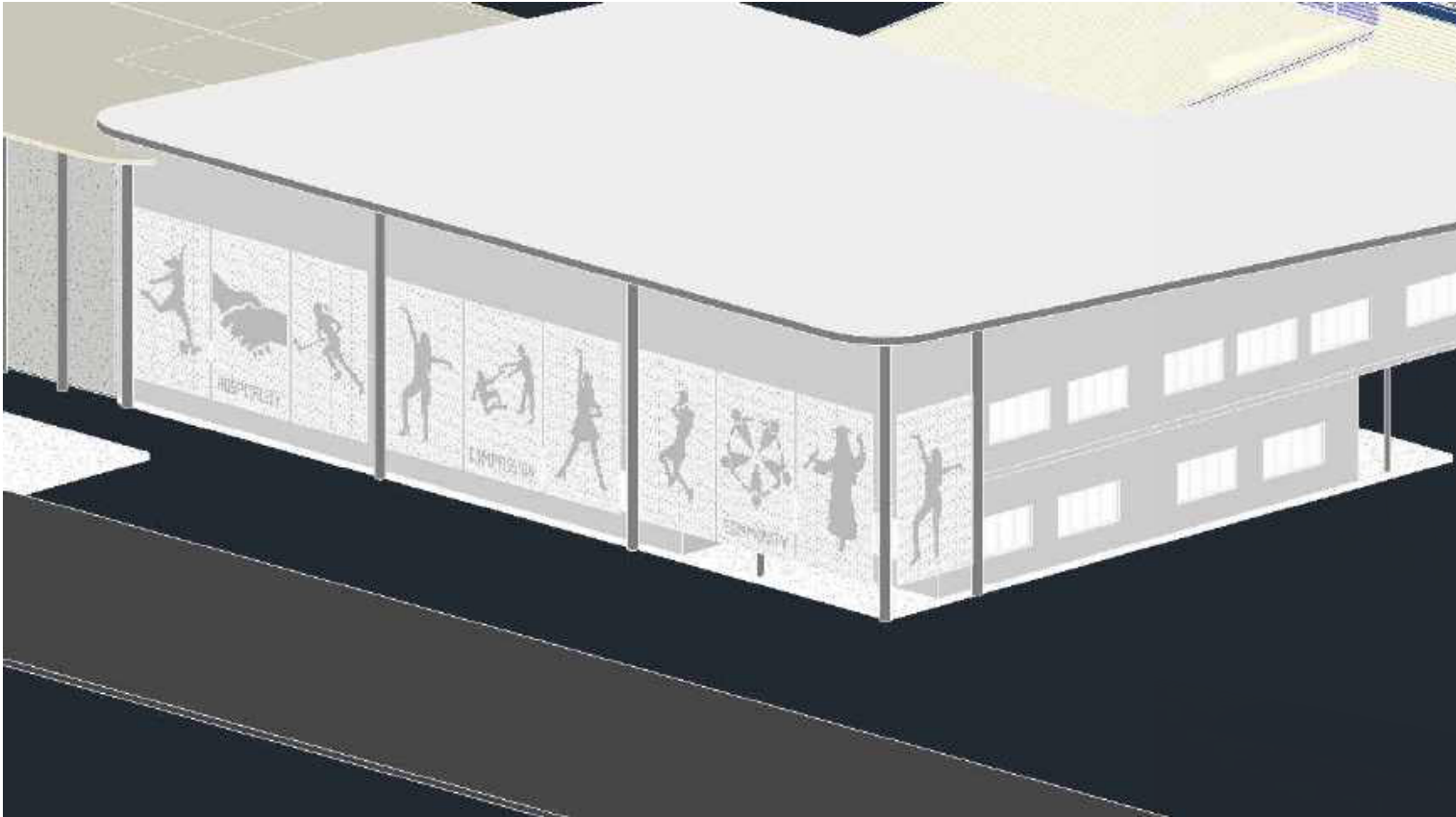
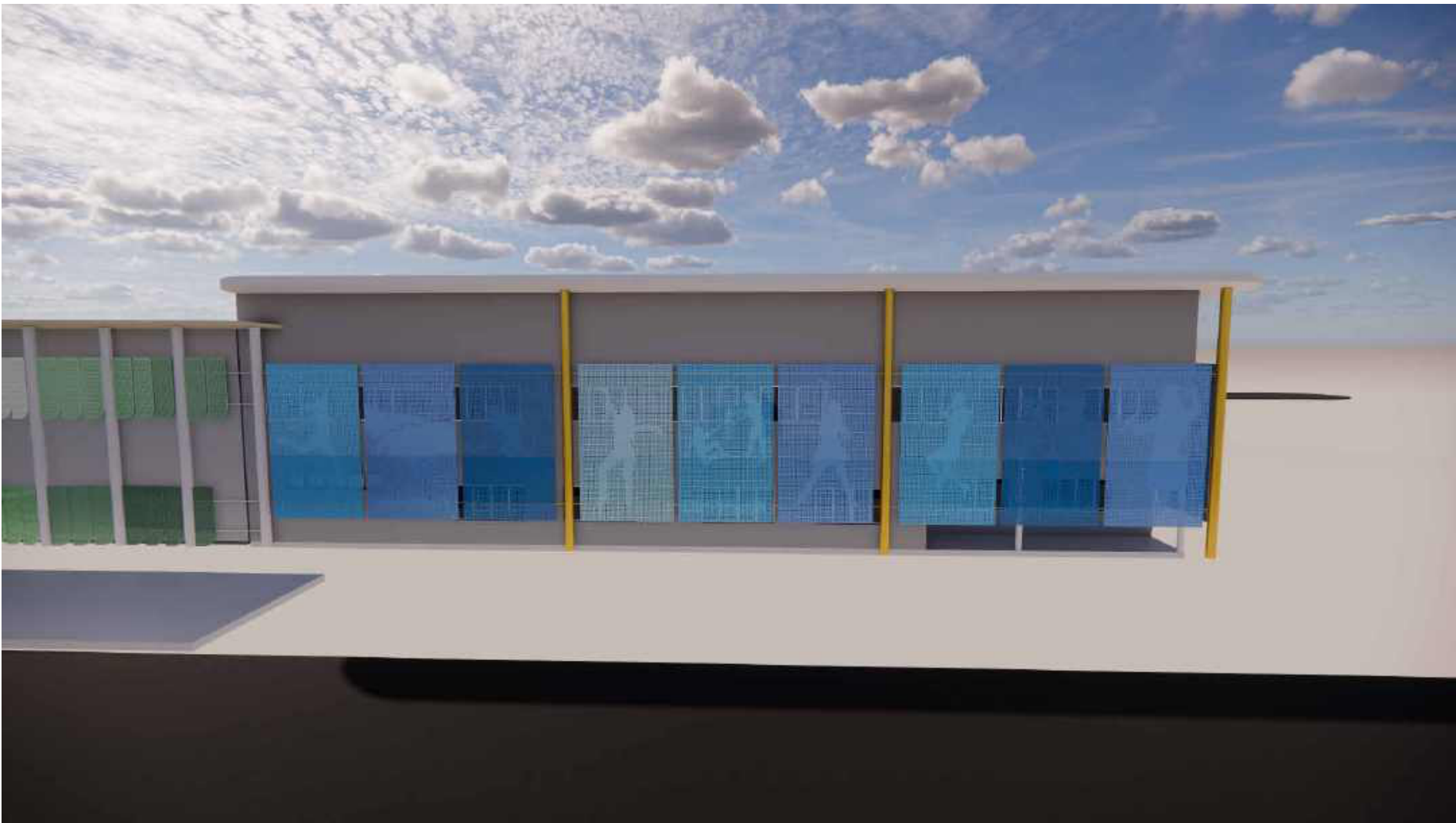
Australian Institute of Architects	green building council australia
ACCREDITED PROFESSIONAL	

COPYRIGHT	
THIS DRAWING REMAINS THE PROPERTY OF i4architecture PTY LTD AND MUST NOT BE COPIED OR REPRODUCED IN ANY MANNER WITHOUT THE PRIOR APPROVAL OF THE AUTHOR	

AMENDMENTS		
No.	Description	Date
1	PRELIMINARY MASTERPLAN	10/02/25
2	ISSUE FOR DEVELOPMENT APPLICATION	28/04/26

DESIGNED	TM
DRAWN	CK
DATE	10/02/25
SCALE	A1 1:100
ISSUED	28/04/26

PROPOSED - ELEVATION - SCIENCE BUILDING	
1594-2025 SK 700	2



NOT FOR CONSTRUCTION



NOT FOR CONSTRUCTION