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Sent: Fri, 22 May 2026 14:49:31 +1000
To: "Development Assessment" <developmentassessment@townsville.qld.gov.au>
Subject: LODGEMENT OF A DEVELOPMENT APPLICATION UNDER CHAPTER 3, PART 2 OF THE PLANNING ACT 2016
Attachments: DA056-26_IMCU_1.0_220526.pdf

BNC Planning, acting on behalf of the applicant, hereby lodge the attached development application in accordance with the provisions of Chapter 3, Part 2 of the *Planning Act 2016* seeking a development permit for a material change of use. The subject premises is addressed as **3 Gelling Crescent, Douglas**.

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 relevant assessment manager application fee will be paid by or on behalf of the applicant following confirmation of receipt of this email by council. We trust this information is sufficient for acceptance of this development application as *properly made* subject to payment of the application fee. Please contact the office should there be any issues or if you require any further information.

Kind Regards,

Office 7 / Ground Floor / 41 Denham Street TOWNSVILLE CITY QLD 4810
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BNC Ref. DA056-26
IMPACT: MCU

Date >> 22 May 2026

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

Dear Assessment Manager,

**RE: LODGEMENT OF A DEVELOPMENT APPLICATION UNDER CHAPTER 3, PART 2 OF THE *PLANNING ACT 2016*
 DEVELOPMENT PERMIT FOR AN IMPACT ASSESSABLE MATERIAL CHANGE OF USE
 3 GELLING CRESCENT, DOUGLAS QLD 4814 (RPD: LOT 61 ON RP737887)**

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

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

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

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

Kind regards,



Benjamin Collings
Director

MAY 2026



**BNC
PLANNING**

DEVELOPMENT APPLICATION

PLANNING ACT 2016

DEVELOPMENT PERMIT

MATERIAL CHANGE OF USE

at

3 Gelling Crescent, Douglas QLD 4814

RPD: Lot 61 on RP737887

for

Multiple Dwelling



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PLANNING REPORT

DEVELOPMENT APPLICATION FOR A DEVELOPMENT PERMIT
PLANNING ACT 2016

IMPACT ASSESSABLE MATERIAL CHANGE OF USE

3 GELLING CRESCENT, DOUGLAS QLD 4814
being
LOT 61 ON SP737887
for
MULTIPLE DWELLING

Report Matrix

APPLICATION SUMMARY	
Applicant:	S. K. Mathew and E. Jacob C/- BNC Planning
Application Type:	Development Application for a Development Permit
Development Type:	Material Change of Use
Category of Development (Level of Assessment):	Impact Assessable
Proposed Development:	Three (3) Multiple Dwelling units
Assessment Manager:	Townsville City Council
Referral Agencies:	NA
Planning Scheme:	Townsville City Plan 2014
Planning Scheme Definition(s):	Multiple Dwelling
Zoning:	Low density residential zone
Precincts/Sub-Precincts:	NA
Overlays:	Airport environs, and Flood hazard overlay
SITE DESCRIPTION	
Property Address:	3 Gelling Crescent, Douglas QLD 4814
Real (Legal) Property Description:	Lot 61 on SP737887
Site Area:	692m ²
Landowner:	S. K. Mathew and E. Jacob
Tenure:	Freehold
Relevant Encumbrances:	NA
Local Government Area:	Townsville City Council
Road Frontage(s)	Gelling Crescent and Benton Court
Existing Use(s)	Multiple Dwelling

DOCUMENT CONTROL

Prepared by		Client	File Ref.	Report
BNC Planning		S. K. Mathew and E. Jacob	DA056-26	Report No. DA056-26-PR
Version	Date	Author		
1.0	May 2026	SSM:BNC		

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1. EXECUTIVE SUMMARY

This development application is made in accordance with the provisions of Chapter 3, Part 2 of the *Planning Act 2016* (the Act) and is seeking a development permit for a material change of use to facilitate the Multiple Dwelling use. The subject premises is addressed as 3 Gelling Crescent, Douglas QLD 4814 more particularly described as Lot 61 on SP737887. The premises is within the Low density residential zone under the Townsville City Plan 2014 (the planning scheme) and is currently vacant.

For the purpose of this development application *BNC Planning* act on behalf of the applicant *S. K. Mathew and E. Jacob*.

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

Table 1.0: Development application summary

APPLICATION SUMMARY	
Applicant:	S. K. Mathew and E. Jacob C/- BNC Planning
Application Type:	Development Application for a Development Permit
Development Type:	Material Change of Use
Category of Development (Level of Assessment):	Assessable Development – Impact Assessable
Development Description:	Three (3) Multiple Dwelling units
Assessment Manager:	Townsville City Council
Referral Agencies:	NA
CATEGORISING INSTRUMENTS	
Planning Scheme:	Townsville City Plan 2014
Planning Scheme Defined Use(s):	Multiple Dwelling
Zoning:	Low density residential zone
Precincts/Sub-Precincts:	NA
Local Areas:	NA
Overlays:	Airport environs, and Flood hazard overlay
SITE DESCRIPTION	
Property Address:	3 Gelling Crescent, Douglas QLD 4814
Real (Legal) Property Description:	Lot 61 on SP737887
Site Area:	692m ²
Landowner:	S. K. Mathew and E. Jacob
Tenure:	Freehold
Relevant Encumbrances:	NA
Local Government Area:	Townsville City Council

2. INTRODUCTION

BNC Planning Pty Ltd has been commissioned by *S. K. Mathew and E. Jacob* (the Applicant) to prepare this town planning assessment report to support a development application which seeks Townsville City Council (Council) approval for a Material Change of Use for a Multiple dwelling use as described within this planning report.

The land subject of this development application is addressed as 3 Gelling Crescent, Douglas QLD 4814 (the Site).

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

This report is to be read in conjunction with the maps, plans, drawings, technical reports and other supporting information accompanying this development application.

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

3. SITE AND LOCALITY

The subject premises is a Freehold land holding addressed as 3 Gelling Crescent, Douglas QLD 4814 more particularly described as Lot 61 on SP737887. The premises is within the Low density residential zone under the planning scheme and contains a dwelling house. The immediate locality consists of residential uses.

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

APPLICATION REF.	DECISION AND DATE	ASSESSMENT MANAGER
NA	NA	NA

The following table describes the key characteristics of the site:

Table 2.0: Site characteristics

SITE AND LOCALITY DESCRIPTION	
Property Address:	3 Gelling Crescent, Douglas QLD 4814
Real (Legal) Property Description:	Lot 61 on SP737887
Site Area:	692m ²
Landowner:	S. K. Mathew and E. Jacob
Tenure:	Freehold
Relevant Encumbrances:	NA
Local Government Area:	Townsville City Council
Zoning:	Low density residential zone
Precincts/Sub-Precincts:	NA
Local areas:	NA
Existing Use(s):	The site is vacant of an existing use
Road Frontage:	Gelling Crescent and Benton Court
Significant Site Features:	The site is vacant of significant site features
Topography:	The site is generally flat with some residential landscaping
Surrounding Land Uses:	Residential uses

4. PROPOSAL SUMMARY

The applicant proposes to develop a currently vacant lot, providing three (3) dwelling units over the site for the multiple dwelling use. The development involves the construction of two dwelling units within one building, the retention of the existing dwelling house, and the removal of the existing rear patio to facilitate the new building. The proposed development presents a built form sympathetic to a dwelling house and a dual occupancy, where two units are positioned within one building, and the third unit is detached from the others. All dwelling units will have access to the communal open space on site. The attached Plans of Development include in **Appendix 3** outline the general site layout and function.



Image 1: 3D Mock Views

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

Multiple Dwelling: *Multiple dwelling means a residential use of premises involving 3 or more dwellings, whether attached or detached.*

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

Table 3.0: Proposal summary

ELEMENT	PROPOSED
Use rights:	Multiple dwelling use
Building height/ storeys:	Two storey
Boundary Setbacks:	Front Boundary to Gelling Crescent: 7.5m (further than existing setback) Front Boundary to Benton Court: No Change Southern Side Boundary: 1.6m Eastern Side Boundary: 1.5m
Site cover:	53%
Gross floor area:	338.48m ²
Car parking:	Six (6) on site car parking spaces (2 spaces per dwelling unit)
Easements:	No new easements

5. STATUTORY ASSESSMENT

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

The development application does not trigger referral agency assessment.

5.1 Assessment Benchmarks Pertaining to State Planning Instruments

Matters Prescribed by Regulation

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

State Planning Policy

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

Regional Plan

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

State Development Assessment Provisions

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

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

Assessment Benchmarks Summary

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

<i>State Planning Instruments</i>
NA

5.2 Assessment Benchmarks Pertaining to Local Planning Instruments

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

Townsville City Plan 2014

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

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

Local Government Infrastructure Plan

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

Assessment Benchmarks Summary

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

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

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

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

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

5.2.1 Strategic Framework

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

This proposal justification report demonstrates how the proposal satisfies the most applicable lower order components of the planning scheme. This justification demonstrates how the proposal is a good land use outcome for the site and how it has been designed to adequately address any environmental, economic or social impacts. Each code has been satisfied by

addressing each acceptable outcome individually. Where the requirements of an acceptable outcome were impractical or inappropriate to address, the performance outcome was addressed and satisfied. Where the requirements of a performance outcome were impractical or inappropriate to address, the overall outcomes were addressed and satisfied. By satisfying the requirements of the overall outcomes, the purpose of the code was inherently satisfied, as is the Strategic Framework as a whole.

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

- the proposed development will contribute to Townsville's growth and evolution, and will further Townsville's role as the second capital of Queensland;
- the development presents a built form compatible with the character of the local area, particularly for low-scale residential living;
- the development adds to the variety of housing choice in the local area, while maintaining the community's residential character;
- the proposal will maximise the potential of this well located site and will optimise residential community interaction through exceptional social design and quality;
- the subject site is ideal to accommodate the proposed development given its positioning to community infrastructure, including public transportation, pedestrian routes and public open space areas;
- the development provides a function for an otherwise vacant site; and
- given Townsville's climate, the development will respond through the proposed design and layout that will incorporate energy efficient techniques.

With specific regard to *Part 3 Strategic Framework, 3.3 Theme – Shaping Townsville - 3.3.1 Strategic outcome –*

- (1) *This planning scheme allocates land for housing, business and community uses, sufficient to meet Townsville's needs for at least 25 years.*
- (2) *The shape of the city becomes more compact and efficient, led by intensified development in and around the principal centre and the major activity centres at Aitkenvale, Thuringowa Central and Hyde Park. This makes public transport, walking and cycling more convenient and viable, and supports investment in community facilities and other infrastructure.*
- (3) *A range of housing and lifestyle choices, including accessible, affordable and social housing choices, is provided in appropriate and affordable locations.*

The development specifically responds to these strategic outcomes, seeking to provide additional housing to meet the needs of the growing population in Townsville, while assisting in shaping the city to be more compact and efficient. Additionally, it contributes to diversifying the range of housing choice by providing a dwelling option that is typically more affordable than standard detached dwelling houses. This is achieved while presenting a built form compatible with the Low density residential zone, where other built forms for multiple dwellings (such as town houses or apartment blocks) present a distinctly different built form that contrast to the surrounding detached dwelling houses. In this way, the proposal provides the most ideal form of residential development for the site, applying to the expectations of the community and the strategic framework.

5.2.2 Low Density Residential Zone Code

PURPOSE

The purpose of the Low density residential zone code is to provide for a variety of low density dwelling types, and community uses and small-scale services, facilities and infrastructure to support local residents. The proposal is for a

multiple dwelling use within the low density residential zone, on a lot containing a dwelling house. The development is compatible with this purpose, as the proposed buildings present a built form compatible with low density dwelling types, being no more than two storeys, having multiple openings and a front facing the street, roof design demonstrating variety in form, and appropriate setbacks to all boundaries in line with surrounding dwelling houses. The proposed site is also appropriately located within a convenient walkable distance to a neighbourhood centre, and public transport. At the fundamental level, this furthers the extent to which the premises aligns with the zone code in that it provides for low density dwelling types, particularly in a form (multiple dwelling use) that contributes to the variety of housing choice in the local area.

Given the nature of the use, there are a number of outcomes within the code which are either objectively satisfied or not applicable. Any outcomes which are pertinent to the assessment of the proposal have been extracted and discussed below:

Performance outcomes	Acceptable outcomes	Justification
For assessable development		
Amenity		
PO10 <i>Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the site, having regard to:</i> (a) noise; (b) hours of operation; (c) traffic; (d) visual impact; (e) odour and emissions; (f) lighting; (g) access to sunlight; (h) privacy; and (i) outlook.	<i>No acceptable outcome is nominated.</i>	The development presents a built form that maintains the residential amenity of the local area, while providing a high standard of residential amenity to the site. The provided setbacks to all boundaries are in line to typical dwelling houses and therefore minimises any adverse impacts on residential amenity, while providing appropriate access to air circulation and sunlight. Complies with PO10.
Parking and servicing		
PO16 <i>Parking facilities are located to be concealed from public view to ensure an attractive streetscape.</i>	AO16 <i>Vehicle parking structures are located:</i> (a) behind the building setback; or (b) behind the building; or (c) at basement level.	Vehicle parking structures (carports) are positioned at the front to maintain the appearance of a dwelling house. Complies with PO16.
PO17 <i>Waste disposal and servicing areas are screened from public view and do not have adverse amenity impacts on adjoining properties.</i>	<i>No acceptable outcome is nominated.</i>	Can be conditioned to comply with PO17.
For assessable development – where a multiple dwelling, residential care facility or retirement facility development		
Location		
PO21 <i>Multiple dwelling, residential care facility or retirement facility development occur only in locations where:</i> (a) they can be designed to be compatible with local character and low density scale of development; (b) having convenient walkable access to the city's network of centres; (c) having convenient walkable access to public transport; and (d) having convenient walkable access to recreational facilities.	AO21 <i>The premises:</i> (a) is located within 400m of a centre zone or public transport stop on a major road; (b) has a minimum site area of 1,000m ² and 20m frontage where for a multiple dwelling; (c) has a minimum site area of 3,000m ² and 20m frontage where for a residential care facility or retirement facility; and (d) is located within 400m of a park.	The site is within 400m of a Neighbourhood centre zone and public transport stop on a major road, and within 400m of a park. The site has a frontage greater than 50m, but a site area of 692m ² . The proposed design of the development presents a dwelling house form, compatible with the character and low density scale of the local area. Complies with PO21.

PO22 Buildings are low-rise and of a house compatible scale.	AO22 Building design achieves: (a) a site cover that does not exceed 65% of site area; (b) a building height that does not exceed 2 storeys and 8.5m if it is within 10m of a site boundary, and 3 storeys if it is 10m or more from a site boundary; and (c) the maximum length of any wall is 12m.	The development presents the following design attributes: (a) a site coverage of approximately 53%; (b) a building height of 2 storeys and no taller than 8.5m; and (c) no wall longer than 12m. Complies with PO22.
PO23 Building setbacks and landscaping: (a) create an attractive, consistent and cohesive streetscape; (b) maintain appropriate levels of light and solar penetration, air circulation, privacy and amenity for existing and future buildings; and (c) do not prejudice the development or amenity of adjoining sites.	AO23.1 Buildings are set back from street frontages: (a) within 20% of the average front setback of adjoining buildings; or (b) where there are no adjoining buildings, 3m.	The proposed development is setback no closer to the road boundary than the existing dwelling. Complies with AO23.1.
	AO23.2 A landscape area with a minimum dimension of 1m is provided along the full frontage of any road frontage (excluding crossover and pedestrian access only).	Can be conditioned to comply with AO23.2.
	AO23.3 The side boundary setback is a minimum of: (a) 1.5m for a wall up to 4.5m high; (b) 2m for a wall up to 7.5m high; and (c) 2.5m for any part of a wall over 7.5m high.	A side boundary of 1.5m is provided, where the new building is no taller than 8.5m. This is a standard side/rear setback for residential buildings no taller than 2 storeys in the local area, providing appropriate access to sunlight, ventilation and privacy, and separation from buildings on adjoining lots. Complies with PO23.
	AO23.4 The rear boundary setback is a minimum of 6m.	
PO25 Buildings are designed to achieve good solar access by: (a) minimising the extent of shadows on usable private open space or public spaces; and (b) providing adequate sunlight to habitable rooms.	No acceptable outcome is nominated.	By presenting a design sympathetic to a dwelling house, and providing appropriate setbacks between each on site building and buildings on adjoining lots, the development achieves a high standard for solar access. Complies with PO25.
PO26 Design elements contribute to an interesting and attractive streetscape and building through: (a) the provision of projections and recesses in the façade which reflect changes in internal functions of buildings, including circulation; (b) variations in material and building form; (c) modulation in the façade, horizontally or vertically; (d) articulation of building entrances and openings; (e) corner treatments to address both street frontages; (f) elements which assist in wayfinding and legibility; and (g) elements which relate to the context including surrounding buildings, parks, streets and open spaces.	No acceptable outcome is nominated.	By presenting a design sympathetic to a dwelling house, and providing appropriate setbacks between each on site building and buildings on adjoining lots, the development achieves an interesting and attractive streetscape and residential living experience. Complies with PO26.

PO27 Roof form assists in reducing the appearance of building bulk by: (a) articulating individual dwellings; and (b) incorporating variety in design through use of roof pitch, height, gables and skillions.	No acceptable outcome is nominated.	By presenting a design sympathetic to a dwelling house, each building is provided with a roof form that incorporates variety in design through use of roof pitch, height, gables and skillions. Complies with PO27.
PO28 Development promotes the safety of residents and visitors, particularly through casual surveillance of the street and public spaces.	AO28.1 Buildings are designed to have balconies, windows and building openings overlooking streets and other public spaces.	All dwellings directly face the streetscape with doors and windows. Complies with AO28.1.
	AO28.2 Fences or walls along a street frontage have a maximum height of 1.2m where solid, or 1.8m where that portion of the fence above 1.2m high is at least 50% transparent.	Can be conditioned to comply with AO28.2.
PO29 Development provides private open space that is: (a) well-proportioned, appealing, functional and easily accessible, and promotes outdoor living as an extension of the dwelling; (b) provides a high level of privacy for residents and neighbours; and (c) has sufficient size and shape to meet the needs of a diversity of potential residents.	AO29.1 For a ground floor dwelling (where a multiple dwelling), ground floor private open space is provided with: (a) a minimum area of 35m²; (b) a minimum dimension of 3m; and (c) clear of any utilities such as gas, water tanks or air-conditioning units.	Communal open space is provided to all dwelling units to utilise, and has appropriate area and dimensions to facilitate standard residential living. This provides all residents with open space to access sunlight and outside air and socialise with other residents, while also providing space for clothes drying. This provides ground floor open space to the dwelling unit on the upper floor, where it would normally be restricted to a balcony, which cannot provide open space to the same standard. Complies with PO29.
	AO29.2 For a dwelling above ground storey, private open space is provided as a balcony with: (a) a minimum area of 9m² for a 1 bedroom unit or 16m² for a 2 or more bedroom unit; (b) a minimum dimension of 3m; and (c) clear of any utilities such as air conditioning units or drying space.	
	AO29.3 Where clothes drying areas are provided on private balconies they are screened from public view and do not take up more than 10% of the balcony area.	
	AO29.4 Private open space is located or screened so it does not directly overlook main living areas or private open space of adjoining dwellings.	
PO30 Sufficient communal open space is provided to create flexible spaces suitable for a range of activities.	No acceptable outcome is nominated.	Each dwelling is provided with communal open space to facilitate a wide range of activities and is treated with a high standard for landscaping and shade to support residential amenity. Open space at the front provides infrastructure for vehicle manoeuvring, servicing and front landscaping. Complies with PO30 and PO31.
PO31 Communal open space provides facilities including seating, landscaping and shade. Treatments such as green roofs, green walls or community gardens contribute to the attractiveness of these spaces.	No acceptable outcome is nominated.	
PO32 Air conditioning units are insulated so that adjoining properties are not affected by the noise source, and are not significantly visible from the street.	No acceptable outcome is nominated.	

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

5.2.2 Development Codes

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

The development has been designed with detailed consideration given to the management of elements such as reticulated sewer and water supply, electricity and telecommunications services, stormwater drainage, landscaping outcomes and parking and access facilities. Sufficient detail is provided on the plans of development and in section 5.2 above to confirm compliance with the development codes and that solutions to addressing the servicing and utility needs of the development can be achieved. The site is to be fully development, predominantly hardstand, and can be serviced by all required forms of urban infrastructure. Accordingly, it is requested that conditions of approval be used to allow the material change of use decision to be reached as quickly as possible with the operational works and compliance assessment processes left to confirm the more detailed design solutions, if required at all. It is at this stage where application of the works code and demonstration of compliance with the civil/engineering works design standards becomes more relevant.

CAR PARKING RATIONALE

The planning scheme provides the following car parking rate for a Multiple dwelling use in the Low density residential zone:

One point seven (1.7) spaces per dwelling, and point two (0.2) spaces per dwelling for visitors (and one (1) dedicated car washing bay for the entire development).*

With three (3) dwelling units proposed, the multiple dwelling use requires a total of six (6) on site car parking spaces, as benchmarked by the Parking rates planning scheme policy no. SC6.10. The development provides a total of six (6) on site car parking spaces, with each dwelling unit provided with two (2) on site car parking space within the provided carports. This complies with the Parking rates planning scheme policy no. SC6.10.

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

5.2.3 Overlay Codes

Airport environs overlay code

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

through the imposition of standard conditions of approval requiring development to occur in accordance with the plans of development.

Flood hazard overlay code

The outcomes from the overlay code are either not applicable or are objectively satisfied. The overlay code is primarily drafted to manage the design and siting of built form to avoid hazards as well as limiting changes to hydrology. The extent of the site affected by the overlay mapping is minimal, being limited to the front of the site to Benton Court. The new dwellings will be positioned outside of these defined flood areas, and all habitable rooms of all dwelling units will be raised above the defined flood level by at least 300mm. The proposed development will have no adverse effect on the extent of flood hazard or its impacts on people or property. Given the extent to which the proposal objectively satisfies the overlay code, a direct assessment against the outcomes is not considered necessary in order to demonstrate compliance. Formalisation of compliance with the codes can be ensured through the imposition of standard conditions of approval requiring development to occur in accordance with the plans of development.

5.3 Public Notification

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

6. CONCLUSION

This development application is made in accordance with the provisions of Chapter 3, Part 2 of the *Planning Act 2016* and is seeking a development permit for a material change of use to facilitate a Multiple Dwelling use. The subject premises is addressed as 3 Gelling Crescent, Douglas QLD 4814 more particularly described as Lot 61 on SP737887. The premises is within the Low density residential zone under the Planning scheme and is currently vacant.

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

RECOMMENDATION

That this development application seeking a development permit for a Multiple Dwelling use over the subject premises situated at 3 Gelling Crescent, Douglas QLD 4814 more particularly described as Lot 61 on SP737887, be approved subject to reasonable and relevant conditions.

STATEMENT OF REASONS

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

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

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

APPENDIX 1

DEVELOPMENT APPLICATION FORMS

DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

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

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	S. K. Mathew and E. Jacob C/- BNC Planning
Contact name (only applicable for companies)	Benjamin Collings
Postal address (P.O. Box or street address)	PO Box 5493
Suburb	Townsville
State	QLD
Postcode	4810
Country	Australia
Contact number	(07) 4724 1763
Email address (non-mandatory)	da.corro@bncplanning.com.au & ssm@bncplanning.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	DA056-26
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
		3	Gelling Crescent	Douglas
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4814	61	RP737887	Townsville City
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

- ☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		☐ WGS84 ☐ GDA94 ☐ Other:	

- ☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

- ☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application
☒ Not required

4) Identify any of the following that apply to the premises and provide any relevant details

- ☐ In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

- ☐ On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

Name of local government for the tidal area (if applicable):

Name of port authority for tidal area (if applicable)

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

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).

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

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

a) What is the type of development? *(tick only one box)*

- ☒ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

- ☒ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☐ Code assessment ☒ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):

Multiple dwelling – three (3) dwelling units

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)
Eight (8) dwelling units	Multiple dwelling	Eight (8)	852.6m ²

8.2) Does the proposed use involve the use of existing buildings on the premises?

- ☒ Yes
- ☐ No

8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?

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

Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?

--

9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)

☐ Subdivision (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

Townsville City Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?

- ☐ Yes – a copy of the decision notice is attached to this development application
- ☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- ☒ No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

- ☒ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the Planning Act 2016:**

- ☐ Clearing native vegetation
- ☐ Contaminated land (*unexploded ordnance*)
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- ☐ Fisheries – aquaculture
- ☐ Fisheries – declared fish habitat area
- ☐ Fisheries – marine plants
- ☐ Fisheries – waterway barrier works
- ☐ Hazardous chemical facilities
- ☐ Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- ☐ Infrastructure-related referrals – designated premises
- ☐ Infrastructure-related referrals – state transport infrastructure
- ☐ Infrastructure-related referrals – State transport corridor and future State transport corridor
- ☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- ☐ Infrastructure-related referrals – near a state-controlled road intersection
- ☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- ☐ Koala habitat in SEQ region – key resource areas
- ☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- ☐ Ports – Brisbane core port land – environmentally relevant activity (ERA)
- ☐ Ports – Brisbane core port land – tidal works or work in a coastal management district
- ☐ Ports – Brisbane core port land – hazardous chemical facility
- ☐ Ports – Brisbane core port land – taking or interfering with water
- ☐ Ports – Brisbane core port land – referable dams
- ☐ Ports – Brisbane core port land – fisheries
- ☐ Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- ☐ SEQ development area
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use

- ☐ SEQ northern inter-urban break – tourist activity or sport and recreation activity
- ☐ SEQ northern inter-urban break – community activity
- ☐ SEQ northern inter-urban break – indoor recreation
- ☐ SEQ northern inter-urban break – urban activity
- ☐ SEQ northern inter-urban break – combined use
- ☐ Tidal works or works in a coastal management district
- ☐ Reconfiguring a lot in a coastal management district or for a canal
- ☐ Erosion prone area in a coastal management district
- ☐ Urban design
- ☐ Water-related development – taking or interfering with water
- ☐ Water-related development – removing quarry material *(from a watercourse or lake)*
- ☐ Water-related development – referable dams
- ☐ Water-related development – levees *(category 3 levees only)*
- ☐ Wetland protection area

Matters requiring referral to the **local government**:

- ☐ Airport land
- ☐ Environmentally relevant activities (ERA) *(only if the ERA has been devolved to local government)*
- ☐ Heritage places – Local heritage places

Matters requiring referral to the **Chief Executive of the distribution entity or transmission entity**:

- ☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

- The **Chief Executive of the holder of the licence**, if not an individual
- The **holder of the licence**, if the holder of the licence is an individual
- ☐ Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the **Brisbane City Council**:

- ☐ Ports – Brisbane core port land

Matters requiring referral to the **Minister responsible for administering the Transport Infrastructure Act 1994**:

- ☐ Ports – Brisbane core port land *(where inconsistent with the Brisbane port LUP for transport reasons)*
- ☐ Ports – Strategic port land

Matters requiring referral to the **relevant port operator**, if applicant is not port operator:

- ☐ Ports – Land within Port of Brisbane's port limits *(below high-water mark)*

Matters requiring referral to the **Chief Executive of the relevant port authority**:

- ☐ Ports – Land within limits of another port *(below high-water mark)*

Matters requiring referral to the **Gold Coast Waterways Authority**:

- ☐ Tidal works or work in a coastal management district *(in Gold Coast waters)*

Matters requiring referral to the **Queensland Fire and Emergency Service**:

- ☐ Tidal works or work in a coastal management district *(involving a marina (more than six vessel berths))*

18) Has any referral agency provided a referral response for this development application?

- ☐ Yes – referral response(s) received and listed below are attached to this development application
- ☒ No

Referral requirement	Referral agency	Date of referral response

Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application *(if applicable)*.

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

☒ I agree to receive an information request if determined necessary for this development application

☐ I do not agree to accept an information request for this development application

Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties
- Part 3 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or
- Part 2 under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development

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

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

☐ Yes – provide details below or include details in a schedule to this development application

☒ No

List of approval/development application references	Reference number	Date	Assessment manager
☐ Approval			
☐ Development application			
☐ Approval			
☐ Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

☐ Yes – a copy of the receipted QLeave form is attached to this development application

☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid

☒ Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

- ☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below
- ☒ No

Note: Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

- ☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

- ☐ Yes – *Form 536: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application
- ☒ No

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

- ☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)
- ☒ No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

- ☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter
- ☒ No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

- ☐ Yes – the development application involves premises in the koala habitat area in the koala priority area
- ☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area
- ☒ No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.desi.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the *Water Act 2000***?

- ☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development
- ☒ No

Note: Contact the Department of Resources at www.resources.qld.gov.au for further information.

DA templates are available from planning.statedevelopment.qld.gov.au. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works**?

- ☐ Yes – the relevant template is completed and attached to this development application
- ☒ No

DA templates are available from planning.statedevelopment.qld.gov.au. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants**?

- ☐ Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*
- ☒ No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake under the *Water Act 2000***?

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
- ☒ No

Note: Contact the Department of Resources at www.resources.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water under the *Coastal Protection and Management Act 1995***?

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
- ☒ No

Note: Contact the Department of Environment, Science and Innovation at www.desi.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the *Water Supply Act*)?

- ☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application
- ☒ No

Note: See guidance materials at www.resources.qld.gov.au for further information.



**Queensland
Government**

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:	
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Decision under section 62 of the Transport Infrastructure Act 1994

23.14) Does this development application involve new or changed access to a state-controlled road?

☐ Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)

☒ No

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.15) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

☒ No

Note: See guidance materials at www.planning.statedevelopment.qld.gov.au for further information.

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17	☒ Yes
Note: See the <i>Planning Regulation 2017</i> for referral requirements	
If building work is associated with the proposed development, Parts 4 to 6 of DA Form 2 – Building work details have been completed and attached to this development application	☐ Yes ☒ Not applicable
Supporting information addressing any applicable assessment benchmarks is with the development application	☒ Yes
Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template .	
Relevant plans of the development are attached to this development application	☒ Yes
Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans .	
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)	☐ Yes ☒ Not applicable

25) Applicant declaration

- ☒ By making this development application, I declare that all information in this development application is true and correct
- ☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment

Note: For completion by assessment manager if applicable

Description of the work	
QLeave project number	
Amount paid (\$)	Date paid (dd/mm/yy)
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

APPENDIX 2

SITE DETAILS

Aerial

3 Gelling Crescent, Douglas QLD 4814

19°18'55"S 146°45'41"E

19°18'55"S 146°45'44"E



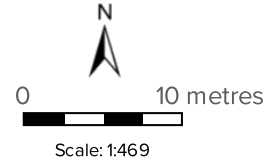
19°18'58"S 146°45'41"E

19°18'58"S 146°45'44"E



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Not suitable for accurate measurement.

Projection: Web Mercator EPSG 102100 (3857)

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

Aerial

3 Gelling Crescent, Douglas QLD 4814

 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



61RP737887

Railway stations



Railways



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



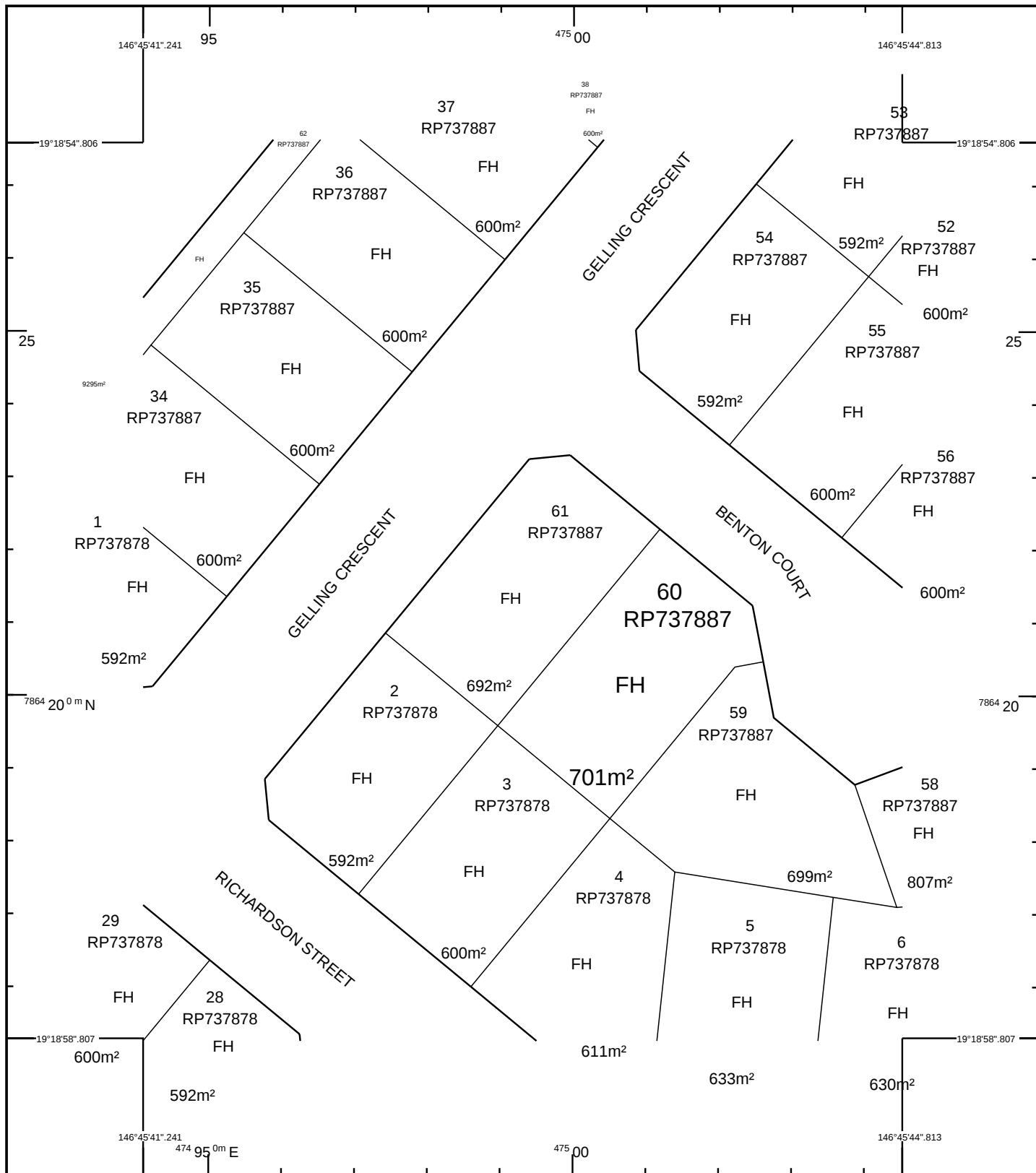
Proposed Thoroughfare



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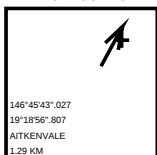
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STANDARD MAP NUMBER
8259-24344

0 15 30 45 60 75 m
HORIZONTAL DATUM: GDA94 ZONE: 55 SCALE 1 : 750

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	61/RP737887
Area/Volume	692m ²
Tenure	FREEHOLD
Local Government	TOWNSVILLE CITY
Locality	DOUGLAS
Segment/Parcel	51049/14

CLIENT SERVICE STANDARDS

PRINTED 11/05/2026

DCDB 30/04/2026

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Zone

Legend

EXT_CORE

CORE - Properties



CORE - Road Corridor Centreline



CORE - Suburbs

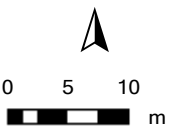


EXT_CityPlanningScheme_Current

Zoning

Low density residential

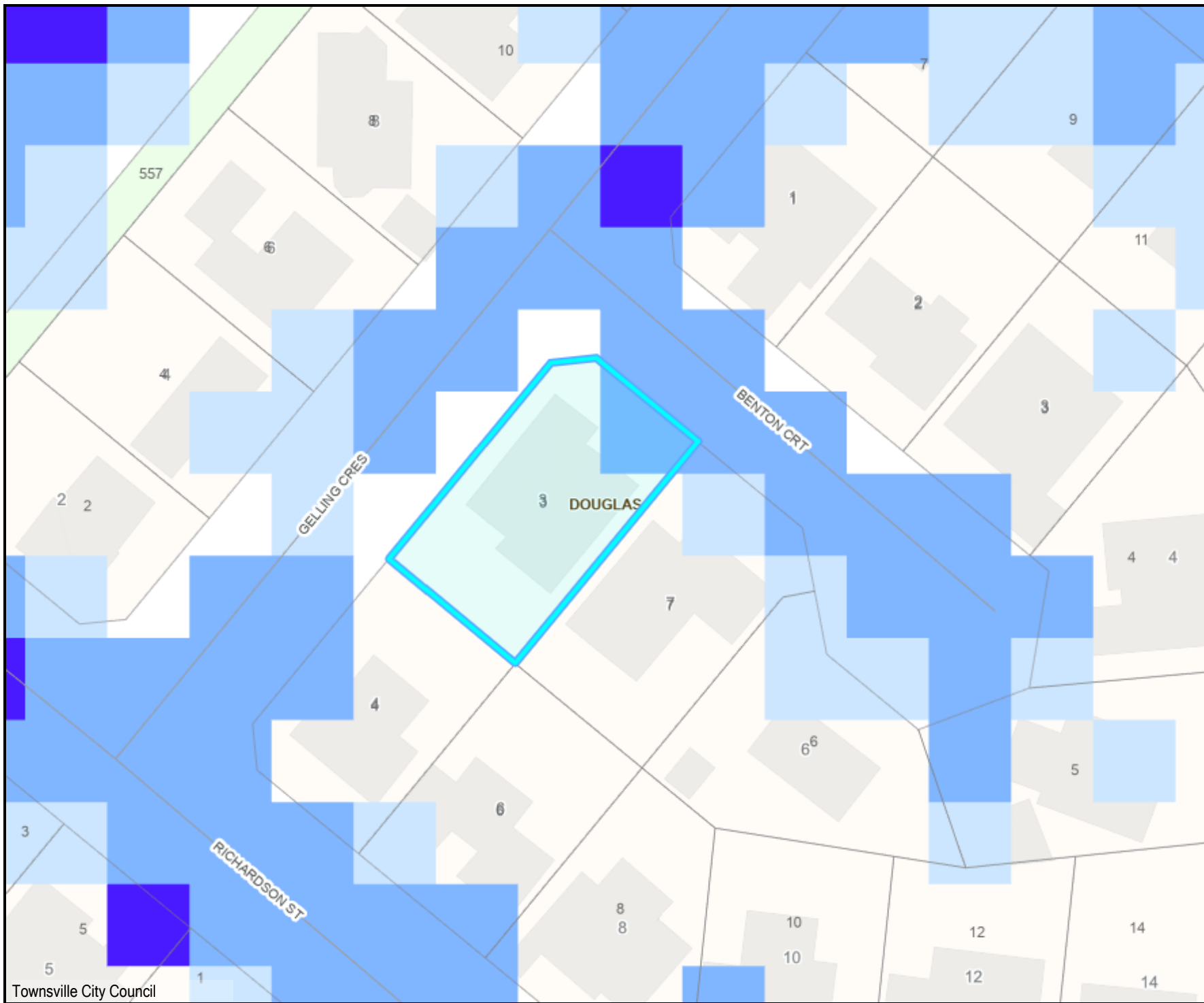
Open space



Scale 1: 624

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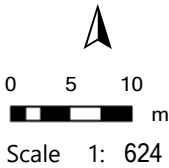




Flood Hazard Overlay

Legend

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

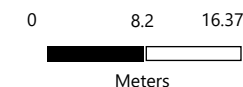


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Legend

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



Date: 11/5/2026 1:37 PM

Scale 1: 645

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



APPENDIX 3

PLANS OF DEVELOPMENT

ORANGE HEALTH CARE EXTENSION TO RESIDENCE

3 GELLING CRESCENT,
DOUGLAS QLD 4814

PROJECT NO. - 26-8309-OHC
REVISION NO. - B

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Unit 1, 9 Civil Rd, GARBUTT Q 4814
Ph 4728 2339 - Fax 4728 2966
Mobile Ph 0429 001 726
Email - bswitzer@nqcc.biz



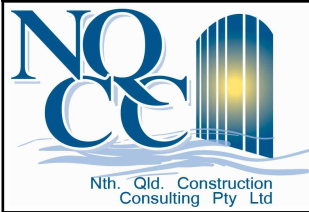
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SHEET NO.	SHEET NAME
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2	3D VIEW 1
3	3D VIEW 2
4	3D VIEW 3
5	3D VIEW 4
6	3D VIEW 5
7	3D VIEW 6
8	3D VIEW 7
9	3D VIEW 8
10	SITE LAYOUT PLAN
11	EXISTING GROUND FLOOR LAYOUT PLAN
12	PROPOSED GROUND FLOOR LAYOUT PLAN
13	PROPOSED FIRST FLOOR LAYOUT PLAN
14	FRONT & SIDE ELEVATIONS
15	REAR & SIDE ELEVATIONS





3D VIEW 1

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AMENDMENTS

DATE	REVISION	DESCRIPTION
18.02.26	A	FOR CLIENT DISCUSSION
24.03.26	B	DESIGN CHANGES FOR PLANNING

VERIFY ALL DIMENSIONS ON
SITE BEFORE COMMENCING
ANY BUILDING WORKS.

LICENSED UNDER THE QLD
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(QBSA Act 1991)
BUILDING DESIGN DRAFTING
RESIDENTIAL DESIGN DRAFTING
CONTRACTOR LICENCE
NUMBER - 1117428

CLIENT - ORANGE HEALTH CARE	
PROJECT - EXTENSION TO RESIDENCE	
LOCATION - 3 GELLING CRESCENT, DOUGLAS QLD 4814	
PROJECT NO. - 26-8309-OHC	REVISION B
DATE - FEBRUARY 2026	
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3D VIEW 2

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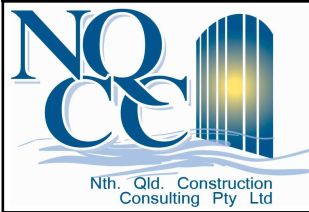
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RESIDENTIAL DESIGN DRAFTING
CONTRACTOR LICENCE
NUMBER - 1117428

CLIENT - ORANGE HEALTH CARE	
PROJECT - EXTENSION TO RESIDENCE	
LOCATION - 3 GELLING CRESCENT, DOUGLAS QLD 4814	
PROJECT NO. - 26-8309-OHC	REVISION B
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3D VIEW 3

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NUMBER - 1117428

CLIENT - ORANGE HEALTH CARE	
PROJECT - EXTENSION TO RESIDENCE	
LOCATION - 3 GELLING CRESCENT, DOUGLAS QLD 4814	
PROJECT NO. - 26-8309-OHC	REVISION B
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3D VIEW 4

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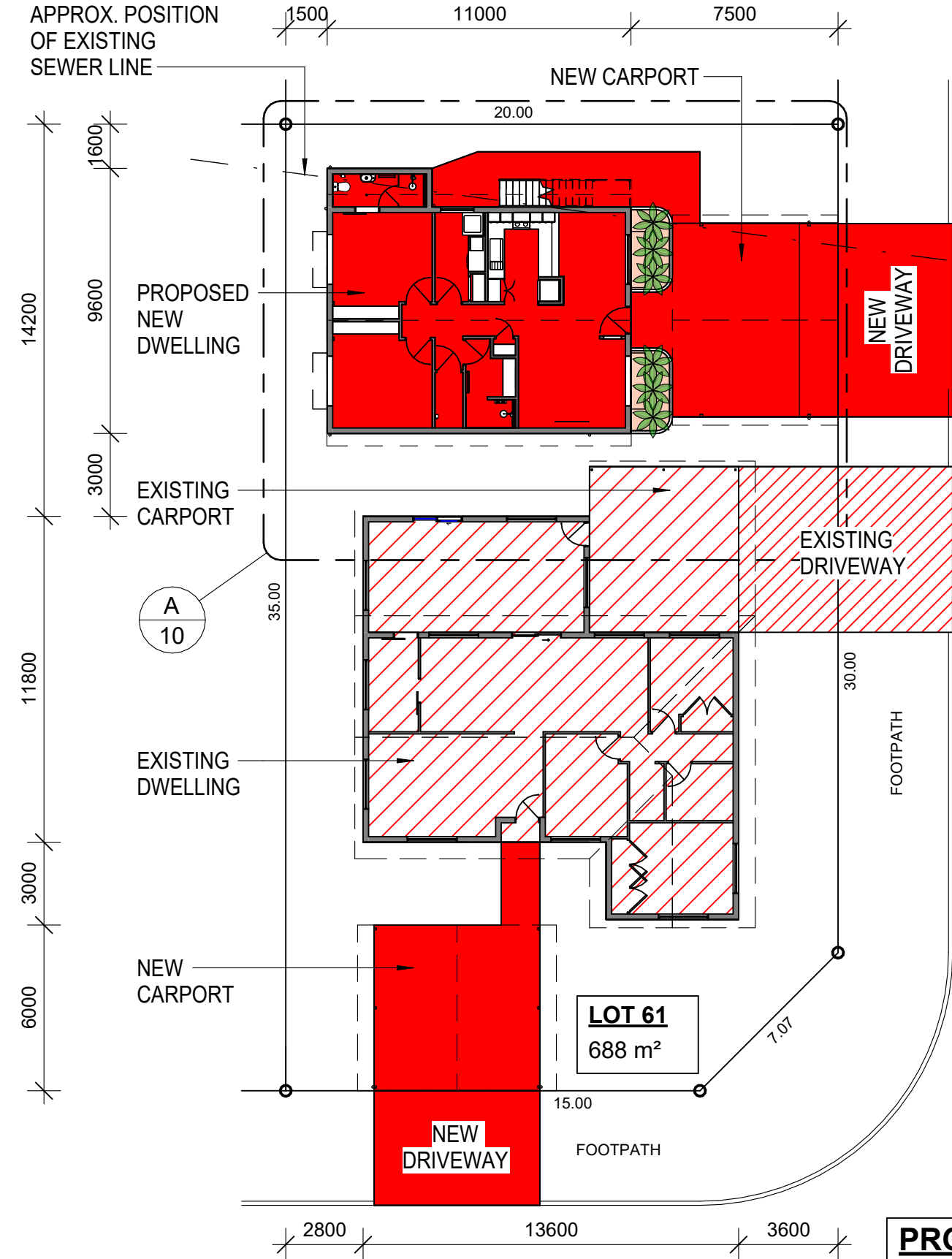
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24.03.26	B	DESIGN CHANGES FOR PLANNING

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RESIDENTIAL DESIGN DRAFTING
CONTRACTOR LICENCE
NUMBER - 1117428

CLIENT - ORANGE HEALTH CARE	
PROJECT - EXTENSION TO RESIDENCE	
LOCATION - 3 GELLING CRESCENT, DOUGLAS QLD 4814	
PROJECT NO. - 26-8309-OHC	REVISION B
DATE - FEBRUARY 2026	
DRAWN - GM	SCALE - AS SHOWN
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APPROX. POSITION
OF EXISTING
SEWER LINE



SITE LAYOUT PLAN
SCALE: 1 : 200

PROPERTY DESCRIPTION
LOT 61 ON RP737887
AREA OF LAND - 688 m²

DETAIL

Scale: 1 : 100

A

10



SITE COVERAGE	
BUILDINGS	SITE COVER
EXISTING HOUSE	21.98%
EXISTING PATIO	4.71%
NEW CARPORT/PATH	12.42%
NEW DWELLING	13.88%
Grand total	53.00%

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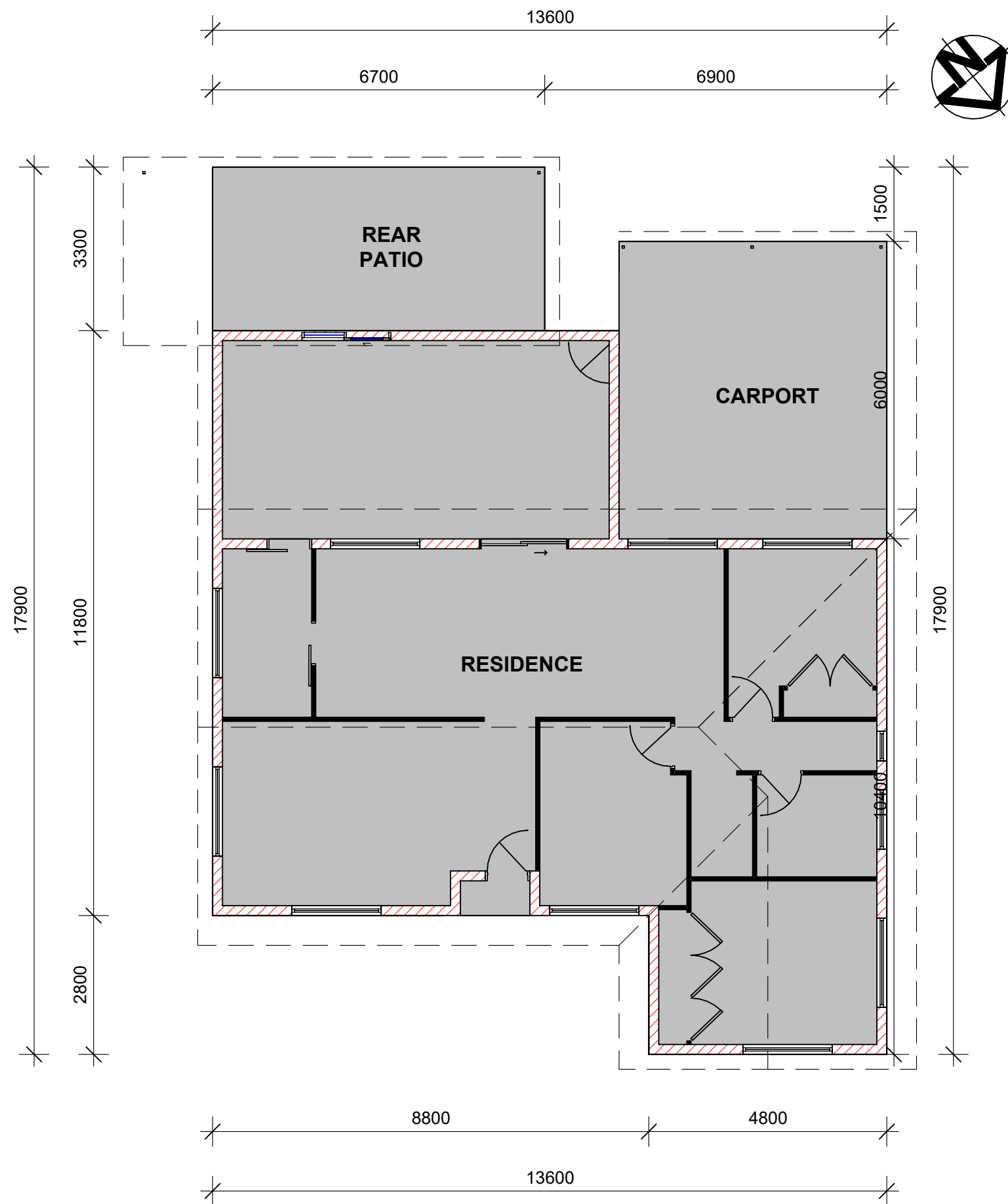
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DATE	REVISION	DESCRIPTION
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NUMBER - 1117428

CLIENT - ORANGE HEALTH CARE	
PROJECT - EXTENSION TO RESIDENCE	
LOCATION - 3 GELLING CRESCENT, DOUGLAS QLD 4814	
PROJECT NO. - 26-8309-OHC	REVISION B
DATE - FEBRUARY 2026	
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EXISTING GROUND FLOOR LAYOUT PLAN
SCALE: 1 : 100

PRELIMINARY DRAWING
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BUILDER

AMENDMENTS

DATE	REVISION	DESCRIPTION
18.02.26	A	FOR CLIENT DISCUSSION
24.03.26	B	DESIGN CHANGES FOR PLANNING

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CONTRACTOR LICENCE NUMBER - 1117428

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CLIENT
ORANGE HEALTH CARE
PROJECT
EXTENSION TO RESIDENCE

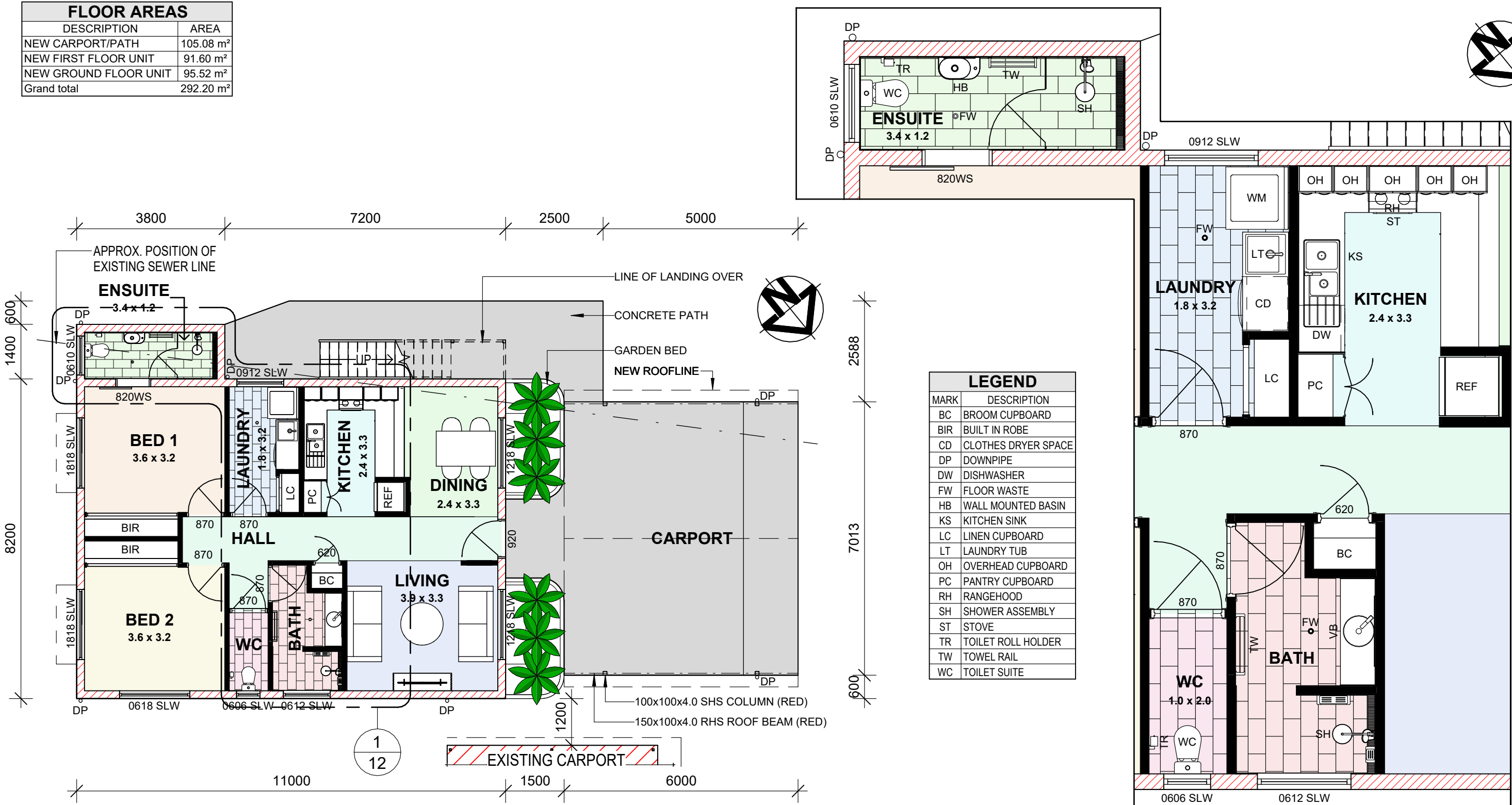
LOCATION
3 GELLING CRESCENT, DOUGLAS
QLD 4814
DATE
FEBRUARY 2026

PROJECT NO. 26-8309-OHC	REVISION B
-----------------------------------	----------------------

SCALE AS SHOWN	DRAWN GM
--------------------------	--------------------

CHECKED BY B. J. SWITZER	SHEET NO. 11 - A3
------------------------------------	-----------------------------

FLOOR AREAS	
DESCRIPTION	AREA
NEW CARPORT/PATH	105.08 m ²
NEW FIRST FLOOR UNIT	91.60 m ²
NEW GROUND FLOOR UNIT	95.52 m ²
Grand total	292.20 m ²



PROPOSED GROUND FLOOR LAYOUT PLAN

SCALE: 1 : 100

REFER SHEET 28 FOR DOOR & WINDOW SCHEDULE

(RED) - REFER ENGINEERS DRAWINGS

MARK	DESCRIPTION
BC	BROOM CUPBOARD
BIR	BUILT IN ROBE
CD	CLOTHES DRYER SPACE
DW	DISHWASHER
FW	FLOOR WASTE
HB	WALL MOUNTED BASIN
KS	KITCHEN SINK
LC	LINEN CUPBOARD
LT	LAUNDRY TUB
OH	OVERHEAD CUPBOARD
PC	PANTRY CUPBOARD
RH	RANGEHOOD
SH	SHOWER ASSEMBLY
ST	STOVE
TR	TOILET ROLL HOLDER
TW	TOWEL RAIL
WC	TOILET SUITE

DETAIL

1
12

Scale: 1 : 50

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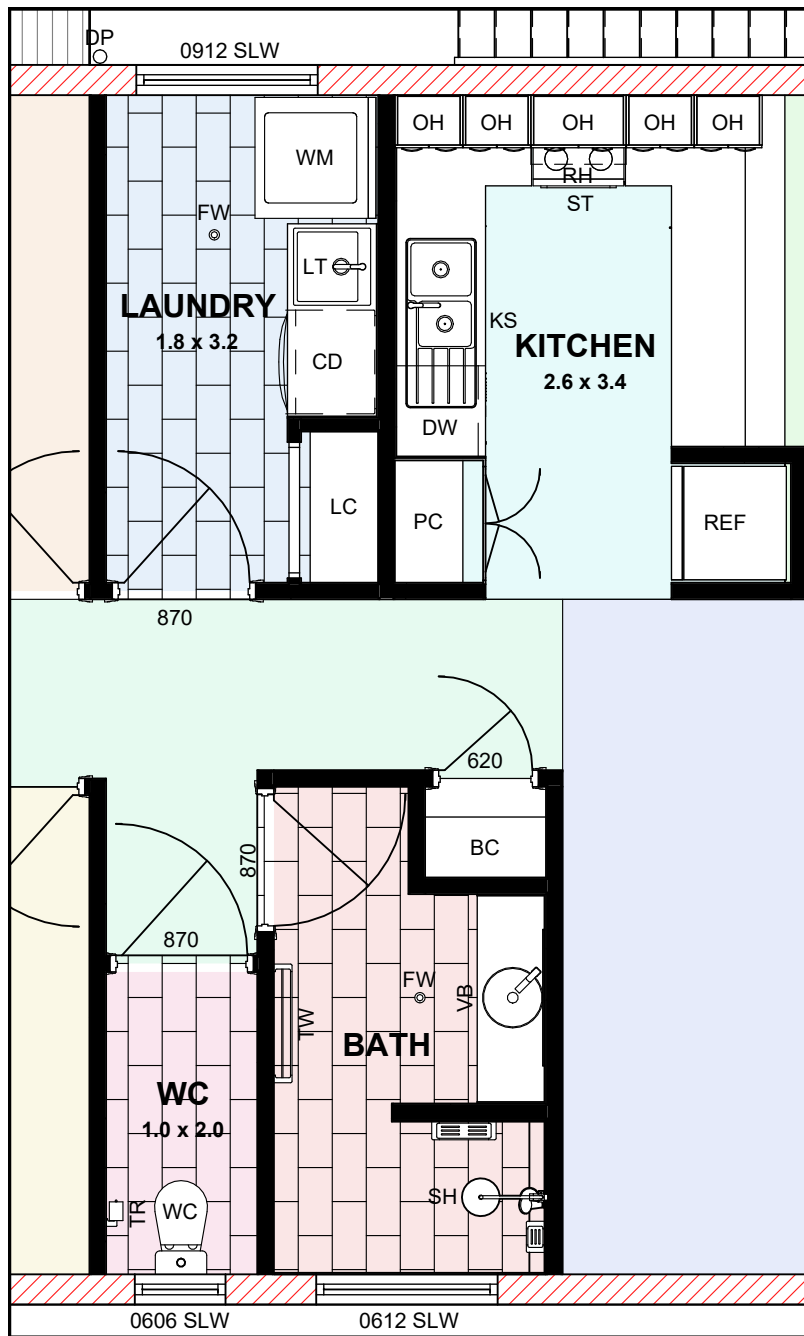
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CONTRACTOR LICENCE
NUMBER - 1117428

CLIENT - ORANGE HEALTH CARE	
PROJECT - EXTENSION TO RESIDENCE	
LOCATION - 3 GELLING CRESCENT, DOUGLAS QLD 4814	
PROJECT NO. - 26-8309-OHC	REVISION B
DATE - FEBRUARY 2026	
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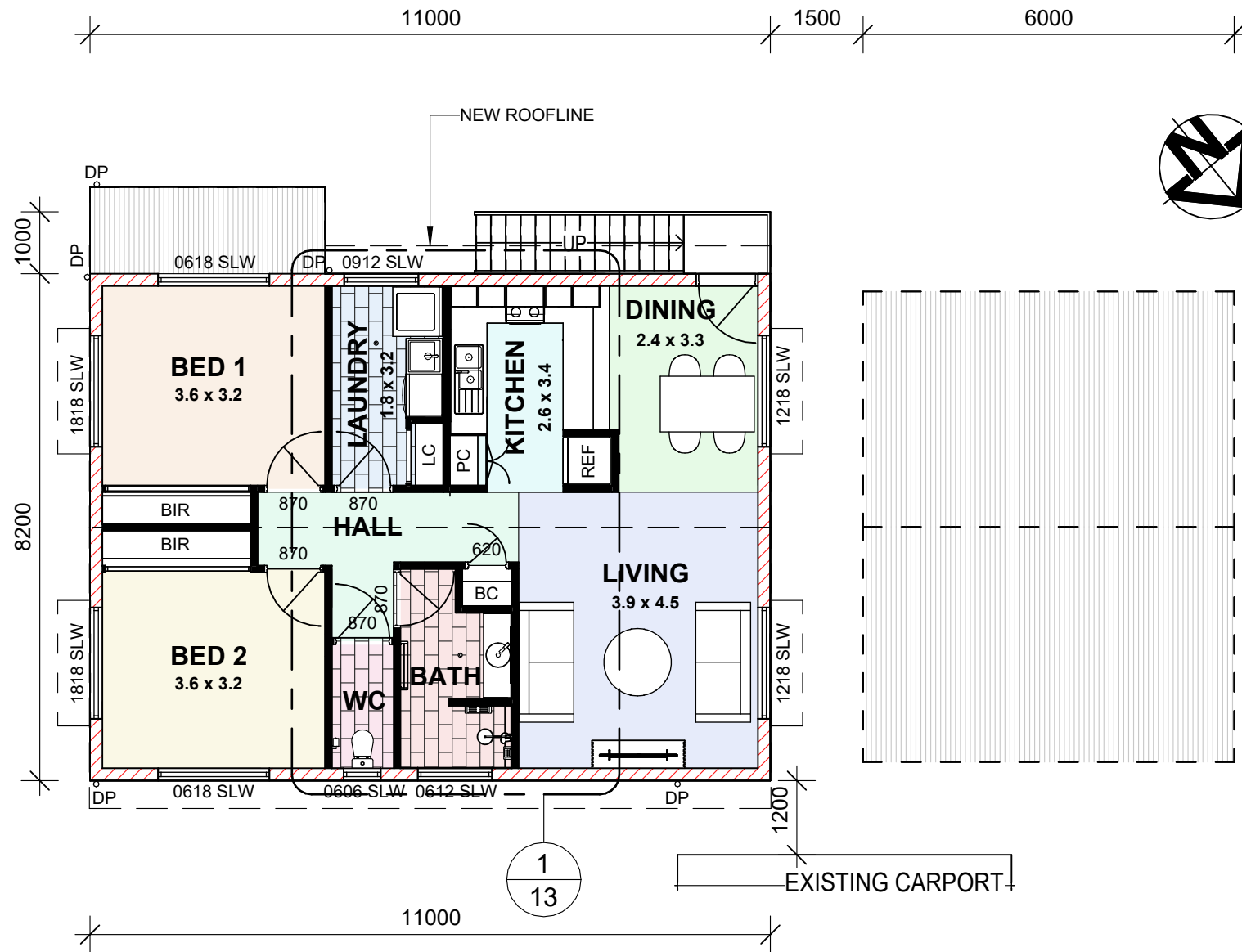


DETAIL

Scale: 1 : 50

1

13



PROPOSED FIRST FLOOR LAYOUT PLAN

SCALE: 1 : 100

REFER SHEET 28 FOR DOOR
& WINDOW SCHEDULE

(RED) - REFER
ENGINEERS DRAWINGS

FLOOR AREAS	
DESCRIPTION	AREA
NEW CARPORT/PATH	105.08 m ²
NEW FIRST FLOOR UNIT	91.60 m ²
NEW GROUND FLOOR UNIT	95.52 m ²
Grand total	292.20 m ²

MARK	DESCRIPTION
BC	BROOM CUPBOARD
BIR	BUILT IN ROBE
CD	CLOTHES DRYER SPACE
DP	DOWNPIPE
DW	DISHWASHER
FW	FLOOR WASTE
HB	WALL MOUNTED BASIN
KS	KITCHEN SINK
LC	LINEN CUPBOARD
LT	LAUNDRY TUB
OH	OVERHEAD CUPBOARD
PC	PANTRY CUPBOARD
RH	RANGEHOOD
SH	SHOWER ASSEMBLY
ST	STOVE
TR	TOILET ROLL HOLDER
TW	TOWEL RAIL
WC	TOILET SUITE



PRELIMINARY DRAWING
NOT FOR CONSTRUCTION



NTH QLD CONSTRUCTION CONSULTING P. L.
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AMENDMENTS		
DATE	REVISION	DESCRIPTION
18.02.26	A	FOR CLIENT DISCUSSION
24.03.26	B	DESIGN CHANGES FOR PLANNING

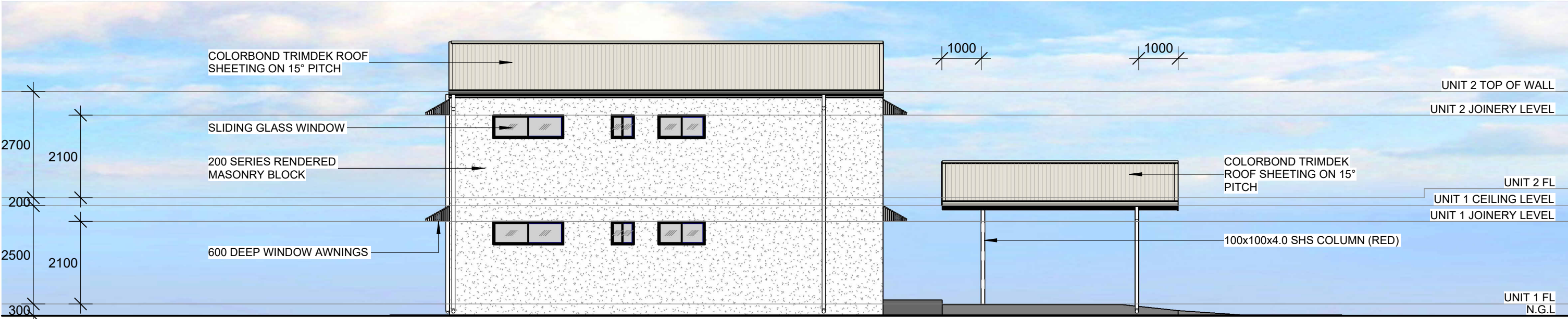
VERIFY ALL DIMENSIONS ON
SITE BEFORE COMMENCING
ANY BUILDING WORKS.

LICENSED UNDER THE QLD
BUILDING SERVICES AUTHORITY
(QBSA Act 1991)
BUILDING DESIGN DRAFTING
RESIDENTIAL DESIGN DRAFTING
CONTRACTOR LICENCE
NUMBER - 1117428

CLIENT - ORANGE HEALTH CARE	
PROJECT - EXTENSION TO RESIDENCE	
LOCATION - 3 GELLING CRESCENT, DOUGLAS QLD 4814	
PROJECT NO. - 26-8309-OHC	REVISION B
DATE - FEBRUARY 2026	
DRAWN - GM	SCALE - AS SHOWN
CHECKED BY - B. J. SWITZER	SHEET NO. - 13 - A3



FRONT ELEVATION
SCALE: 1 : 100



LEFT HAND SIDE ELEVATION
SCALE: 1 : 100

NOTE : -
DOWNSPIPES AS REQUIRED BY THE MANUFACTURER.
ROOF BRACING AS PER MANUFACTURER'S SPECIFICATION/LAYOUT PLANS.
CONSTRUCTION BRACING IS TO BE INSTALLED BEFORE THE PLACEMENT
OF ROOFING CONSTRUCTION IS COMMENCED.

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				DATE	REVISION	DESCRIPTION		PROJECT - EXTENSION TO RESIDENCE	
				18.02.26	A	FOR CLIENT DISCUSSION		LOCATION - 3 GELLING CRESCENT, DOUGLAS QLD 4814	
				24.03.26	B	DESIGN CHANGES FOR PLANNING		PROJECT NO. - 26-8309-OHC	REVISION B
								DATE - FEBRUARY 2026	
								DRAWN - GM	SCALE - AS SHOWN
								CHECKED BY - B. J. SWITZER	SHEET NO. - 14 - A3



REAR ELEVATION
SCALE: 1 : 100



RIGHT HAND SIDE ELEVATION
SCALE: 1 : 100

NOTE :-
DOWNPIPES AS REQUIRED BY THE MANUFACTURER.
ROOF BRACING AS PER MANUFACTURER'S SPECIFICATION/LAYOUT PLANS.
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								DATE - FEBRUARY 2026		
								DRAWN - GM	SCALE - AS SHOWN	
								CHECKED BY - B. J. SWITZER	SHEET NO. - 15	- A3