

19 December 2025

Our Reference: NP25.330  
TF.MH

Assessment Manager  
Townsville City Council  
PO Box 1268  
TOWNSVILLE QLD 4810

## Attention: Planning and Development

Dear Sir/Madam,

**Preliminary Approval for Material Change of Use (Variation Request) to facilitate development in accordance with 67 Frank Randell Drive Plan of Development located at 67 Frank Randell Drive, Cungulla and formally identified as Lot 1 on EP800808**

On behalf of the Applicant, please accept this correspondence and the accompanying planning report as a properly made development application in accordance with the *Planning Act 2016*.

Preliminary Approval to vary the effects of the planning scheme to facilitate development in accordance with the 67 Frank Randell Drive Plan of Development on land located at 67 Frank Randell Drive, Cungulla and formally identified as Lot 1 on EP800808.

As confirmed by Council in preliminary discussions, the relevant fee for the development application is \$1,752. It would be appreciated if this fee could be charged to our account (reference 30460616).

Please do not hesitate to contact the undersigned should you have any queries in relation to this application.

Yours faithfully,



**Meredith Hutton**

DIRECTOR  
**Northpoint Planning**

Encl. Development Application

# Development Application

Material Change of Use (Variation Request) –  
67 Frank Randell Drive Plan of Development



**Northpoint**  
Planning

67 Frank Randell Drive, Cungulla  
Lot 1 on EP800808

19 December 2025  
Reference: NP25.330

**Client:** T. Meaney

**Project:** 67 Frank Randell Drive, Cungulla

**Date:** 19 December 2025

**Project Reference:** NP25.330

**Contact:** Meredith Hutton

**Prepared by:** Meredith Hutton – Northpoint Planning

### Document Verification

Revision		Author	Reviewer
1	Draft	R.B	T.F
2	Final draft	T.F	M.H
3	Final	M.H	

Approval			
Author Signature		Approver Signature	
Name	T. Finlay	Name	M. Hutton
Title	Para Planner	Title	Principal Planner

Northpoint Planning

ABN 52 352 159 357

**E** [hello@northpointplanning.com.au](mailto:hello@northpointplanning.com.au)

**W** [www.northpointplanning.com.au](http://www.northpointplanning.com.au)

**Disclaimer:** Northpoint Planning retains copyright and ownership of the contents of this document, including all tables, plans, drawings, figures and other work produced by Northpoint Planning. Unless expressly approved by Northpoint Planning, this document may not be reproduced in full or in part, except for the client and for the purpose for which it was created.

This report is commissioned by and prepared for the exclusive use of the Client and is subject to and issued in accordance with the agreement between the Client and Northpoint Planning. Northpoint Planning is not responsible and will not be liable to any other person or organisation for or in relation to any matter dealt within this report, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in this report.



## Table of Contents

1.0	EXECUTIVE SUMMARY.....	4
2.0	SITE AND SURROUNDING ENVIRONMENT.....	6
2.1.	SUBJECT SITE AND SURROUNDS.....	6
3.0	PROPOSED DEVELOPMENT.....	7
3.1.	PLAN OF DEVELOPMENT.....	7
3.2.	ACCESS AND PARKING.....	8
3.3.	INFRASTRUCTURE SERVICES.....	8
3.4.	STORMWATER DRAINAGE.....	8
3.5.	LANDSCAPING.....	8
4.0	LEGISLATIVE FRAMEWORK.....	9
4.1.	STATE PLANNING POLICY.....	9
4.2.	NORTH QUEENSLAND REGIONAL PLAN.....	9
4.3.	STATE DEVELOPMENT AND ASSESSMENT PROVISIONS.....	9
4.4.	LOCAL PLANNING INSTRUMENT.....	9
4.5.	ASSESSMENT BENCHMARKS.....	9
5.0	PLANNING ASSESSMENT.....	10
5.1	STRATEGIC FRAMEWORK.....	10
5.2	NEIGHBOURHOOD CENTRE ZONE CODE.....	11
5.3	RURAL ZONE CODE.....	11
5.4	DEVELOPMENT CODES.....	12
5.5	BUSHFIRE HAZARD OVERLAY CODE.....	13
5.6	COASTAL ENVIRONMENT OVERLAY CODE.....	13
5.7	FLOOD HAZARD OVERLAY CODE.....	14
5.8	NATURAL ASSETS OVERLAY CODE.....	15
2.0	CONCLUSION AND RECOMMENDATIONS.....	16

## Appendices

Appendix 1: DA Form 1, Title search and Landowner's consent

Appendix 2: SmartMap and SARA mapping

Appendix 3: Subject site and surrounds

Appendix 4: Plan of Development



## Tables

Table 1: Application Summary

Table 2: Proposal Plans

## Figures

Figure 1: Site Location

Figure 2: Plan of Development Area

Figure 3: Coastal Environment Overlay

Figure 4: Flood Hazard Overlay

Figure 5: Flood Risk Mapping

Figure 6: Natural Assets Overlay

Figure 7: SARA – Category B Regulated Vegetation



## 1.0 Executive Summary

In accordance with s 51 of the *Planning Act 2016* (the Act) this development application seeks Preliminary Approval for Material Change of Use (Variation Request). The variation intends to facilitate development in accordance a Plan of Development to be referred to as the *67 Frank Randell Drive Plan of Development* (the PoD).

The subject site is located at 67 Frank Randell Drive, Cungulla, formally identified as Lot 1 on EP800808, and comprises an area of 1,600m<sup>2</sup>. The site is currently improved by a commercial building and caretakers' residence, and an associated sealed carparking area to the northern side of the existing building. It is noted the site currently remains vacant, with no tenant operating from the premises for an extended period. Accordingly, the existing built-form the site is identified within the Neighbourhood centre zone of the planning scheme.

The variation request seeks to facilitate the establishment of a Dwelling house use as Accepted Development, subject to compliance with the Rural zone code – Cungulla precinct, while retaining all existing land use entitlements and assessment provisions under the Neighbourhood centre zone. No physical works are proposed as part of this application.

The PoD does not change any existing assessment benchmarks in accordance with the current provisions of the Neighbourhood centre zone which are currently applicable to the site. However, the PoD does include the provision for a Dwelling house to be undertaken as acceptable development subject to requirements, consistent with the level of assessment for the Cungulla Precinct, being the surrounding land at the Cungulla locality. For clarity, the inclusion of a Dwelling house use within the table of assessment is the only change sought with the variation request.

The PoD provides a tailored planning framework that enables low-intensity residential development in a manner consistent with the prevailing rural residential character of the Cungulla Precinct, while maintaining the site's capacity to support future neighbourhood-scale commercial uses.

Assessment of the proposed development against the provisions of all relevant benchmarks has been undertaken and outlined in this town planning report. As outlined in this town planning report, the proposed development achieves the nominated assessment criteria.

The proposed development is considered appropriate for the location, and it is therefore requested that the application be approved subject to reasonable and relevant conditions.

**Table 1: Application Summary**

Application Summary	
<b>Address</b>	67 Frank Randell Drive, Cungulla
<b>Real Property Description</b>	Lot 1 on EP800808
<b>Area of Lot</b>	1,600m <sup>2</sup>
<b>Applicant</b>	T. Meaney
<b>Purpose of Proposal</b>	Preliminary Approval for Material Change of Use (Variation Request)
<b>Category of Assessment</b>	Impact
<b>SARA Mapping</b>	<ul style="list-style-type: none"><li>▪ Coastal management district</li><li>▪ Coastal area – medium storm tide inundation area</li><li>▪ Coastal area – high storm tide inundation area</li></ul>



Application Summary	
	<ul style="list-style-type: none"><li>Regulated vegetation management map (Category B on the vegetation management map)</li></ul>
<b>Referral Agencies</b>	Not applicable
<b>Public Notification</b>	Required (30 business days)
<b>Zoning</b>	Neighbourhood centre zone
<b>Overlays</b>	<ul style="list-style-type: none"><li>Bushfire hazard overlay</li><li>Coastal environment overlay</li><li>Flood hazard overlay</li><li>Natural assets overlay</li></ul>



## 2.0 Site and Surrounding Environment

### 2.1. Subject Site and Surrounds

The subject site is located at 67 Frank Randell Drive, Cunggulla comprising an area of 1,600m<sup>2</sup>, and is formally identified as Lot 1 on EP800808. The site is currently improved by a commercial building and caretakers' residents, with a large, sealed parking space to the east, it is noted the premises is currently vacant. The site fronts Frank Randell Drive to the east, with access afforded via an existing crossover to the northern side of the frontage.

The site is excised from Lot 7 on AP13574, bounded by this allotment to the northern, western and southern property boundaries. Adjoining land remains vegetated bushland with minimal cleared areas and built form. The immediate surrounding locality, particularly to the east comprises residential uses, predominantly reflective of single detached dwellings.

The wider locality forms the Cunggulla precinct of the Rural zone within the planning scheme, reflective of smaller residential allotments with less reliance on rural practices.

The subject site is located within the Neighbourhood centre zone of the planning scheme and is identified within the following planning scheme overlays:

- Bushfire hazard overlay – the site wholly contains area of medium bushfire hazard.
- Coastal environment overlay – the site wholly contains area of high and medium storm tide inundation.
- Flood hazard overlay – the site wholly contains area of medium hazard – further investigation.
- Natural assets overlay – the site is mapped as predominantly containing very high environmental importance, area to the road frontage excluded from the overlay.

The subject lot and surrounding locality are illustrated in Figure 1 below.

**Figure 1: Site Location**



Source: Qld Globe



## 3.0 Proposed Development

### 3.1. Plan of Development

This application seeks a preliminary approval for a variation request under section 61 of the *Planning Act 2016*, to vary the effect of the *Townsville City Plan 2014* as it applies to the subject site. The purpose of the variation is to establish a site-specific framework that enables residential use of the land, while maintaining the existing development potential of the site under the Neighbourhood centre zone.

A Plan of Development (PoD) has been prepared which applies to the entirety of Lot 67 on EP808088, identified as the Plan of Development Area; refer **Figure 2** below and **Appendix 4**. The PoD proposes to vary the level of assessment by identifying a Dwelling house as accepted development, subject to compliance with the Rural zone code (Cungulla precinct).

**Figure 2 – Plan of Development Area**



All other uses and levels of assessment remain as per current provisions of the planning scheme. The PoD retains the applicable categories of development and assessment for all other material change of use proposals and does not modify any existing provisions under the Neighbourhood centre zone code.

The proposal does not involve physical works or the introduction of any new codes, overlay responses, or assessment benchmarks. Rather, it establishes a tailored assessment regime that



reflects the planning intent for low-intensity residential outcomes within this specific context, without compromising the existing centre zoning framework.

The variation request is limited in scope and technical effect. In particular, the PoD:

- Varies the level of assessment for Material Change of Use for a Dwelling house use only.
- Nominates assessment categories by way of a Table of Assessment contained within the PoD.
- Preserves the existing categories of development and assessment for all other uses within the Neighbourhood centre zone.
- Does not introduce new codes or benchmarks, with future development to comply with relevant scheme provisions.
- Prevails over the planning scheme to the extent of any inconsistency, in accordance with section 43(1)(c) of the *Planning Act 2016*.

The variation enables the site to transition toward residential use in a manner consistent with the surrounding context and community expectations, while retaining the flexibility for centre-based development to occur under the existing scheme framework.

### **3.2. Access and Parking**

The subject site is currently accessed via an existing crossover to the northern side of the Frank Randell Drive frontage. On-site sealed parking is provisioned to the northern side of the existing premises, associated with previous commercial operation of the site. The proposal does not include any change to the existing parking and access arrangements of the site.

### **3.3. Infrastructure Services**

The subject site maintains existing connection to Council's reticulated water network, with an existing property connection located to the northeastern-most corner of the property. The property will maintain onsite wastewater treatment. The subject site will maintain all existing connections to telecommunications and electrical networks. Accordingly, the proposed development does not involve augmentation to Council or private asset infrastructure services.

### **3.4. Stormwater Drainage**

The proposed development does not involve any physical change to the Plan of Development area, maintaining existing overland flow paths. The proposal maintains a lawful point of discharge to the Frank Randell frontage.

### **3.5. Landscaping**

The proposed development does not involve any physical change to the Plan of Development Area, and therefore all existing landscaping will be retained. It is anticipated future development of the site will involve establishment of additional landscaping on the site and provide a positive contribution to the streetscape.

The proposed development does not involve the removal or alteration of any street tree.



## 4.0 Legislative Framework

### 4.1. State Planning Policy

In accordance with section 26 of the *Planning Regulation 2017*, assessment against the State Planning Policy (SPP) is required to the extent the provisions of the SPP are appropriately integrated within the planning scheme.

For the purposes of this development application, it is considered all relevant provisions of the State Planning Policy are appropriately integrated with the planning scheme and no additional standalone provisions are relevant for assessment.

### 4.2. North Queensland Regional Plan

The subject site is located within the North Queensland Regional Plan (NQRP). On review of the proposed development and the NQRP, it is considered all matters within the NQRP relevant to assessment of the proposal are generally in alignment with the planning scheme. Therefore, no further assessment against the NQRP is required.

### 4.3. State Development and Assessment Provisions

In accordance with schedule 10 of the *Planning Regulation 2017*, referral of the development application is not required.

### 4.4. Local Planning Instrument

In accordance with section 51 of the Planning Act 2016, the proposed development requires assessment against the local government planning scheme. Townsville City Council is nominated as assessment manager for the application, with the Townsville City Plan being the relevant planning scheme.

### 4.5. Assessment Benchmarks

In accordance with section 61 of the Planning Act 2016 and Table 5.5.7 of the planning scheme, the nominated assessment benchmarks relevant to the proposed development are identified as:

- Strategic framework.
- Neighbourhood centre zone code.
- Rural zone code.
- Healthy waters code.
- Landscape code.
- Transport impact, access and parking code.
- Works code.
- Bushfire hazard overlay code.
- Coastal environment overlay code.
- Flood hazard overlay code.
- Natural assets overlay code.

Assessment against the relevant benchmarks is provided within Section 5.



## 5.0 Planning Assessment

### 5.1 Strategic Framework

The Townsville City Plan 2014 establishes a long-term vision for sustainable growth and development in the region. The strategic framework seeks to guide land use and development decisions through a series of strategic outcomes organised under four key themes:

- (i) *Shaping Townsville;*
- (ii) *Strong, connected community;*
- (iii) *Environmentally sustainable future; and*
- (iv) *Sustaining growth.*

The proposed development is a Preliminary Approval for a Material Change of Use - Variation Request, specifically to vary the effect of the planning scheme to nominate Dwelling house as Accepted Development subject to requirements via a Plan of Development (PoD) applying to the site. The proposal does not involve physical works, nor does it seek to introduce any new uses beyond that of a Dwelling house.

This limited variation responds directly to the site's context and provides a strategic alignment between the site's existing built form, the prevailing character of the surrounding Cungulla precinct locality, and community expectations for future land use.

The proposal furthers the following themes of the Strategic Framework:

#### (i) ***Sustaining Growth***

The subject site is located within an established rural residential locality and is currently improved by a commercial building that has remained unoccupied for an extended period. The proposal supports the efficient use of serviced, underutilised land by enabling development outcomes that are more reflective of community need and market demand.

The introduction of additional residential use rights on the site reflects a logical and low-impact repurposing of land, contributing to sustainable growth within the existing rural residential village. It avoids unnecessary expansion of infrastructure or land fragmentation and provides a realistic and achievable development outcome for the site.

#### (ii) ***Strong, Connected Community***

The proposed variation is consistent with the Cungulla Precinct of the Rural Zone, which defines the character of the surrounding area. The site is not actively functioning as a neighbourhood centre and has no current or recent demand for commercial uses. The change to include an additional residential use therefore aligns with community expectations and supports a compatible land use pattern.

By enabling residential development that reflects the form, scale, and intensity of surrounding lots within the Cungulla precinct, the proposal contributes to a coherent urban fabric and supports the continuation of a low-density rural residential community.

The proposed development is considered to be consistent with the intent of the Strategic Framework and contributes to the achievement of a well-managed and sustainable growth pattern for the Townsville region. The variation provides for a limited and low-scale development outcome, consistent with the established rural residential character of the locality, and is aligned with the community's expectations for the site.



## 5.2 Neighbourhood Centre Zone Code

The subject site is identified within the Neighbourhood centre zone of the planning scheme. This zone is intended to support small-scale commercial and community uses that service the day-to-day needs of the surrounding residential population.

The existing development on the site comprises a single-storey building, including a commercial tenancy area and an attached caretaker's residence, constructed for the purpose of a corner store or similar convenience-style use. Despite being fit-for-purpose, the tenancy has remained vacant for an extended period due to lack of demand for such commercial services at Cunggulla.

The subject site does not form part of a wider neighbourhood centre or commercial cluster. The surrounding locality is identified within the Rural zone and Cunggulla precinct and developed for low-scale residential purposes. As a result, the site no longer operates as a functioning centre and has instead become physically and functionally aligned with the surrounding rural residential character.

The proposed variation seeks to introduce Dwelling house as Accepted Development subject to requirements under a PoD for the site. This will enable residential use of the land in a manner that aligns with the surrounding Cunggulla precinct locality, which is characterised by detached dwellings on rural residential style lots. The variation request does not seek to remove the Neighbourhood centre zone designation provisions, nor does it override or replace any existing levels of assessment or land use categories applicable to the zone.

Instead, the variation retains all current provisions of the Neighbourhood centre zone code and expands the use opportunities to allow a Dwelling house as an additional outcome. This approach acknowledges the original zone intent and preserves the long-term potential for future commercial or community uses to re-emerge, should demand arise.

The variation is considered to be consistent with the overall outcomes of the zone, as it:

- Responds to the land use character and development pattern of the surrounding area;
- Facilitates the adaptive reuse of an underutilised site;
- Provides for compatible and low-scale residential development;
- Retains the existing extent of the Neighbourhood centre zone provisions, including all current land use categories and levels of assessment; and
- Maintains the potential for neighbourhood-scale commercial activities to occur in the future, in line with the intent of the zone.

The proposal represents a low-impact variation that allows for a more suitable and viable land use outcome on the site, while preserving the intent and structure of the Neighbourhood centre zone for future flexibility.

## 5.3 Rural Zone Code

The subject site is surrounded by land included within the Rural zone and Cunggulla precinct, which reflects the prevailing development pattern of low-density residential dwellings on rural-style lots. This precinct is unique within the Rural zone as it does not support traditional rural production activities, but instead promotes residential-scale land use outcomes within a rural setting.

The proposed variation request seeks to introduce a Dwelling house use as Accepted development subject to requirements where the future dwelling complies with the relevant provisions of the Rural zone code. The variation does not apply the Rural zone to the site, nor does it alter any existing provisions under the Neighbourhood centre zone.



The introduction of Dwelling house as an additional use is consistent with the overall outcomes of the Rural zone code and Cungulla precinct, as it:

- Provides for low-density, residential-scale development on a site that is currently underutilised;
- Reflects the established residential character of the surrounding precinct;
- Avoids potential land use conflict, with adjoining lots being vegetated and undeveloped;
- Promotes a more sensitive and compatible use of the land than the continuation of a commercial premises;
- Maintains the rural residential amenity and intent of the Cungulla locality.

No changes are proposed to the existing built form or servicing arrangements of the site. Any future dwelling house development on the site will be required to comply with all relevant overlay and zone code provisions, ensuring assessment under the applicable benchmarks of the planning scheme.

#### 5.4 Development Codes

The proposed development is subject to assessment against four development codes of the planning scheme, specifically:

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

It is noted the proposed development does not involve any physical change to the site, with all existing built-form and servicing arrangements retained. Further, all future development is subject to relevant assessment criteria and development standards.

Specifically, the site maintains the following servicing arrangements:

- **Access** – the site involves a concrete sealed access crossover of approximately 15m wide to the Frank Randell Drive frontage, and 6m wide driveway providing for opportunity for two-way vehicle ingress and egress.
- **Water** – connection to Council's reticulated water network is provisioned to the north-east corner of the site.
- **Sewer** – on-site septic system services the existing building, consistent with the surrounding locality.
- **Parking** – existing hardstand area is provisioned to the northern side of the existing building to accommodate on-site vehicle parking and manoeuvring.
- **Landscaping** – the site is mostly cleared, with some mature vegetation to the side and rear of the property. It is anticipated additional landscaping will be included where future development is undertaken on the site.
- **Stormwater** – lawful point of discharge is maintained to the Frank Randell Drive frontage, no alteration to naturally drainage patterns or stormwater discharge is proposed.

The site is considered appropriately serviced to support anticipated development within the site in accordance with the PoD. Any future upgrades or augmentation will be addressed as part of subsequent planning and building approval applications. No physical works are proposed as part of the variation request. Therefore, the proposal is considered consistent with the development codes of the planning scheme.



### 5.5 Bushfire Hazard Overlay Code

The purpose of the Bushfire hazard overlay code is to *ensure that development does not:*

- a) *increase the extent or the severity of bushfire hazard; or*
- b) *increase the risk to life, property, community and the environment.*

The subject lot is mapped within the Bushfire hazard overlay as wholly containing area of Medium potential bushfire intensity area, with this consistent with current State Planning Policy mapping. The proposed development is consistent with the purpose and overall outcomes of the Bushfire hazard overlay code, particularly given:

- The site has been previously cleared of vegetation and does not require additional clearing;
- The proposed variation does not involve operational works or physical development;
- The adjoining vegetated land is located outside of the site boundaries;
- The site has direct frontage to Frank Randell Drive, providing suitable access for emergency vehicles and emergency evacuation.
- Future development can appropriately respond to siting and safety requirements;
- A Dwelling house use does not trigger assessment under the overlay, noting a future dwelling will be subject to compliance with the relevant requirements of the Planning Scheme at the time of building.

Given the nature of the development, further assessment against the Bushfire hazard overlay code is not considered necessary.

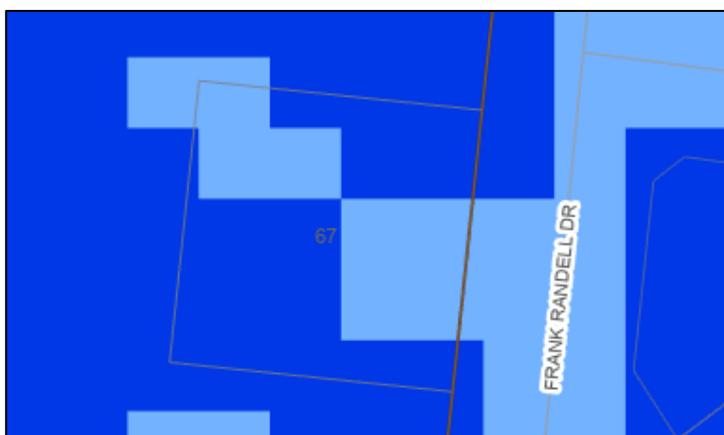
### 5.6 Coastal Environment Overlay Code

The purpose of the Coastal environment overlay Code is to *ensure development in the coastal zone is planned, designed, constructed and operated to:*

- a) *avoid risk to people and property from coastal hazards, including storm tide inundation and coastal erosion, and taking into account the predicted effects of climate change; and*
- b) *manage the coast to protect coastal resources and allow for the natural fluctuations of coastal processes as far as possible.*

The subject site is mapped within the Coastal environment overlay as wholly containing area of medium and high hazard area. The extent of the flood hazard is demonstrated in **Figure 3** below.

**Figure 3: Coastal Environment Overlay Extent**





The proposed development is considered to be consistent with the purpose and overall outcomes of the Coastal environment overlay code, specifically given:

- The nature and scale of the proposed development is considered to not adversely impact coastal erosion.
- The proposal mitigates storm tide risk by maintaining appropriate drainage measures within the site.
- The proposal does not involve any physical works or operational development.
- The site maintains its existing drainage characteristics with no changes to ground levels.
- Any future development on the site will be subject to the requirements of the overlay and will be appropriately designed and constructed to mitigate risk to people and property.

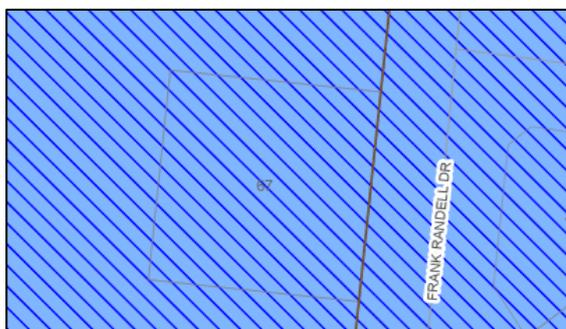
Given the nature of the development, further assessment against the Coastal environment overlay code is not considered necessary.

### 5.7 Flood Hazard Overlay Code

The purpose of the Flood hazard overlay code is to *manage development outcomes in flood hazard areas so that risk to life, property, community, economic activity and the environment during future flood events is minimised, and to ensure that development does not increase the potential for flood damage on-site or to other property.*

The subject site is identified as being within the medium hazard – further investigation area of the Flood hazard overlay of the planning scheme. More recently released mapping from Townsville City Council identifies the site within a flood investigation area under the new flood risk overlay. The overlay extent is demonstrated in **Figure 4 & 5** below.

**Figure 4 – Flood Hazard Overlay**



**Figure 5 – New Flood Risk Mapping**



The proposed development is considered to be consistent with the purpose and overall outcomes of the Flood hazard overlay code, specifically given:

- The site is not mapped as containing high hazard flood areas under either the current or updated overlay mapping;
- The variation does not propose any physical works, reconfiguration of land, or operational work development that would alter existing flood behaviour;
- No flood levels are published for the site and the extent of flood risk is currently uncertain, with the site potentially unaffected;

Given the nature of the development, further assessment against the Flood hazard overlay code is not considered necessary.



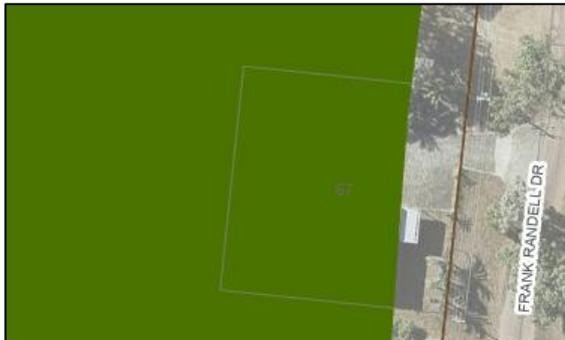
## 5.8 Natural Assets Overlay Code

The purpose of the Natural assets overlay code is to:

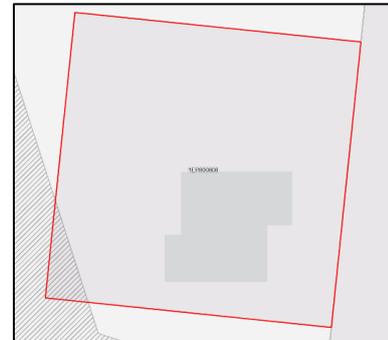
- a) *protect areas of environmental significance, and the ecological processes and biodiversity values of terrestrial and aquatic ecosystems;*
- b) *maintain ecosystem services and other functions performed by Townsville's natural areas; and*
- c) *protect water quality, ecosystem health and the natural hydrological functioning of waterways, wetlands and their riparian areas.*

The subject site is mapped as containing very high environmental importance under the Natural assets overlay, affecting the rear portion of the lot. In addition, a small area of Category B vegetation is identified under the Regulated Vegetation Management Map, primarily at the rear and edges of the site. Refer to Figure 6 & 7 below.

**Figure 6 – Natural Asset Overlay**



**Figure 7 – SARA – Category B Regulated Vegetation**



The proposed development is considered to be consistent with the purpose and overall outcomes of the Natural assets overlay code, specifically given:

- The site has been previously cleared and does not contain remnant vegetation or mapped habitat values.
- Vegetation within the mapped area reflects intentional planting rather than natural ecological value.
- There is sufficient cleared area on the site to accommodate future development without the need for clearing.
- No physical works, vegetation removal or operational development is proposed as part of this application.
- State referral is not triggered, and the development does not impact regulated vegetation.

The proposed development is consistent with the purpose and overall outcomes of the Natural assets overlay code. Further assessment against the natural assets overlay code is not considered necessary.



## 2.0 Conclusion and Recommendations

This town planning report has been prepared by Northpoint Planning on behalf of T. Meaney in association with a Development Application for a Material Change of Use (Variation Request) located at 67 Frank Randell Drive, Cungulla and formally described as Lot Lot 1 on EP800808.

The subject site is located within the Neighbourhood centre zone of the planning scheme. An assessment against the relevant benchmarks has been undertaken and is outlined in detail in this town planning report. The variation sought is to override the *Townsville City Plan*, specifically the categories of development and assessment for the Neighbourhood centre zone as they apply to the subject site. The criteria is sought to be replaced with alternative assessment provisions in accordance with the PoD.

The proposal is consequently considered appropriate development in the context in which it is located and has been suitably demonstrated to comply with the relevant assessment benchmarks. It is therefore recommended Council approve the proposed development, subject to reasonable and relevant conditions.



# 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)	T. Meaney C/- Northpoint Planning
Contact name (only applicable for companies)	Meredith Hutton
Postal address (P.O. Box or street address)	PO Box 4
Suburb	Townsville
State	Queensland
Postcode	4810
Country	Australia
Contact number	(07) 4440 5282
Email address (non-mandatory)	hello@northpointplanning.com.au
Mobile number (non-mandatory)	0407 574 897
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	NP25.330

### 1.1) Home-based business

Personal details to remain private in accordance with section 264(6) of *Planning Act 2016*

### 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
		67	Frank Randell Drive	Cungulla
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4816	1	EP800808	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)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: <input type="text"/>	

- Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: <input type="text"/>	

#### 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)

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

**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):*

Variation Request – Use rights in accordance with a plan of development

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 | <input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument |
| Reconfiguring a lot    | <input type="checkbox"/> Yes – complete division 2  |
| Operational work       | <input type="checkbox"/> Yes – complete division 3  |
| Building work          | <input type="checkbox"/> 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 <sup>2</sup> ) (if applicable)
Use rights in accordance with a plan of development	N/A	N/A	N/A

**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)**

- |   |  |
|---|--|
| <input type="checkbox"/> Subdivision (complete 10)          | <input type="checkbox"/> Dividing land into parts by agreement (complete 11)   |
| <input type="checkbox"/> Boundary realignment (complete 12) | <input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road (complete 13) |



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



Queensland  
Government

- 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
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> 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](http://www.qld.gov.au). An ERA requires an environmental authority to operate. See [www.business.qld.gov.au](http://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](http://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](http://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](http://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](http://www.resources.qld.gov.au) for further information.

DA templates are available from [planning.statedevelopment.qld.gov.au](http://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](http://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](http://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](http://www.resources.qld.gov.au) and [www.business.qld.gov.au](http://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](http://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](http://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](http://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](http://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](http://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](http://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

**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](#).

Yes

Relevant plans of the development are attached to this development application

**Note:** Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

Yes

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



Queensland  
Government

**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	

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b> 21544238	<b>Search Date:</b> 02/12/2025 15:10
<b>Date Title Created:</b> 30/09/1993	<b>Request No:</b> 54320789
<b>Creating Dealing:</b>	

#### ESTATE AND LAND

Estate in Fee Simple

LOT 1 CROWN PLAN EP800808

Local Government: TOWNSVILLE

#### REGISTERED OWNER

Dealing No: 721662890 04/05/2022

GABRIELLA MARIA GERARDINA GRIMALDI-THOMPSON

#### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 21544238 (Lot 1 on CP EP800808)

#### ADMINISTRATIVE ADVICES

NIL

#### UNREGISTERED DEALINGS

NIL

\*\* End of Current Title Search \*\*

**Landowner's consent to the making of a development application under the *Planning Act 2016***

I, TREVOR JOHN MEANEY & ROSANNA LEAH MEANEY,

as owner(s) of premises identified as:

**Lot 1 on EP800808** and located at 67 Frank Randell Drive, Cungulla

consent to the making of a development application under the *Planning Act 2016* by Northpoint Planning on the premises described above.

Signature



Date

13/12/2025



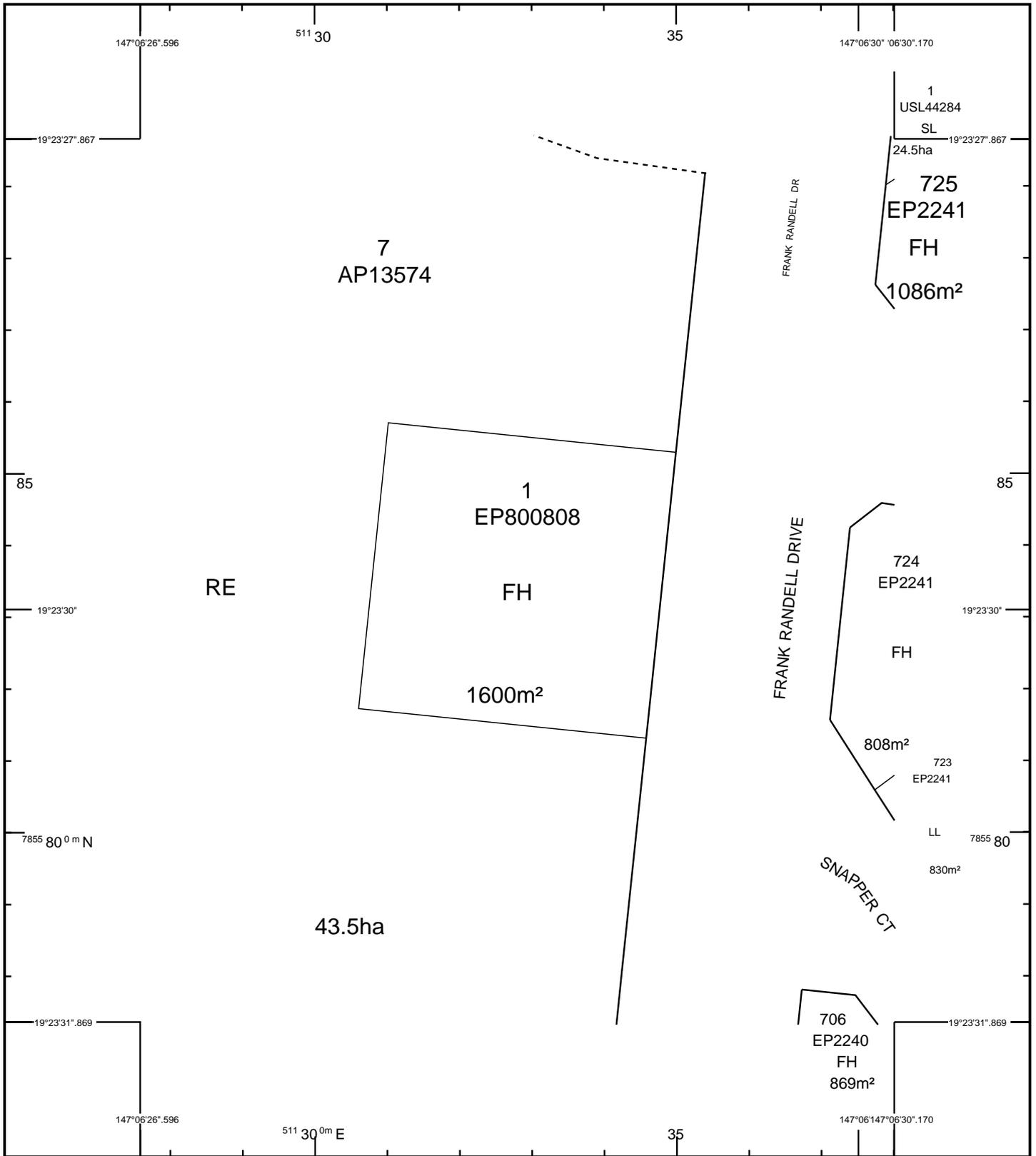
Signature

Date

13-12-2025



# Appendix 2



STANDARD MAP NUMBER  
8359-33113

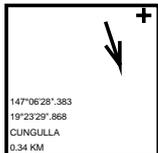


**SmartMap**

An External Product of  
SmartMap Information Services

Based upon an extraction from the  
Digital Cadastral Data Base

MAP WINDOW POSITION &  
NEAREST LOCATION



**SUBJECT PARCEL DESCRIPTION**

DCDB	
Lot/Plan	1/EP800808
Area/Volume	1600m <sup>2</sup>
Tenure	FREEHOLD
Local Government	TOWNSVILLE CITY
Locality	CAPE CLEVELAND
Segment/Parcel	44290/46

**CLIENT SERVICE STANDARDS**

PRINTED 11/09/2025

DCDB 10/09/2025

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>



**Queensland  
Government**

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



## **Matters of Interest for all selected Lot Plans**

*Coastal management district*

*Coastal area - medium storm tide inundation area*

*Coastal area - high storm tide inundation area*

*Regulated vegetation management map (Category A and B extract)*

## **Matters of Interest by Lot Plan**

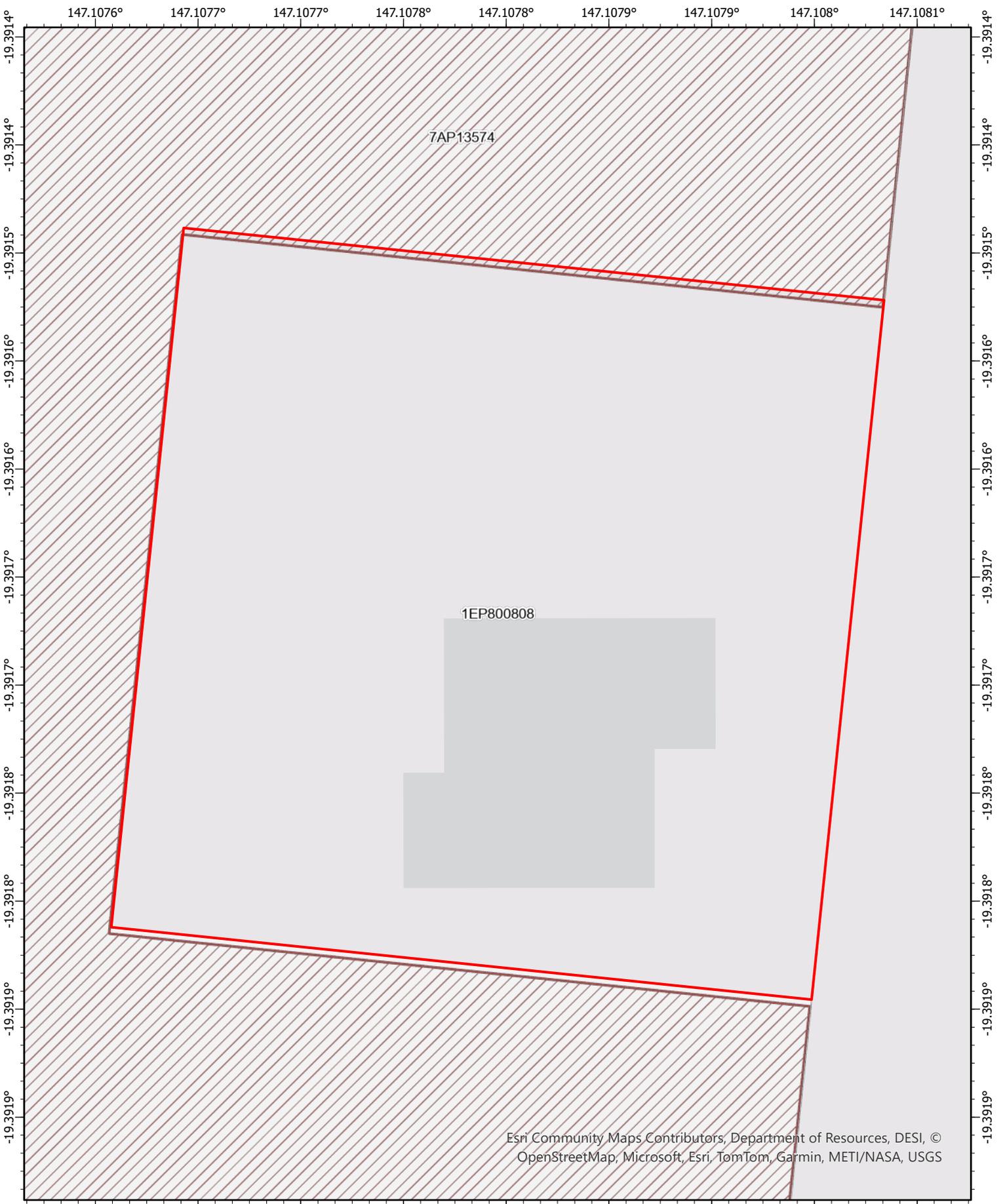
**Lot Plan: 1EP800808 (Area: 1600 m<sup>2</sup>)**

*Coastal management district*

*Coastal area - medium storm tide inundation area*

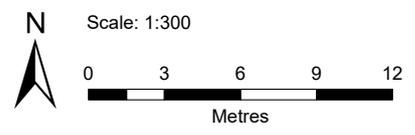
*Coastal area - high storm tide inundation area*

*Regulated vegetation management map (Category A and B extract)*



 Coastal management district

Date: 11/09/2025



Queensland Government

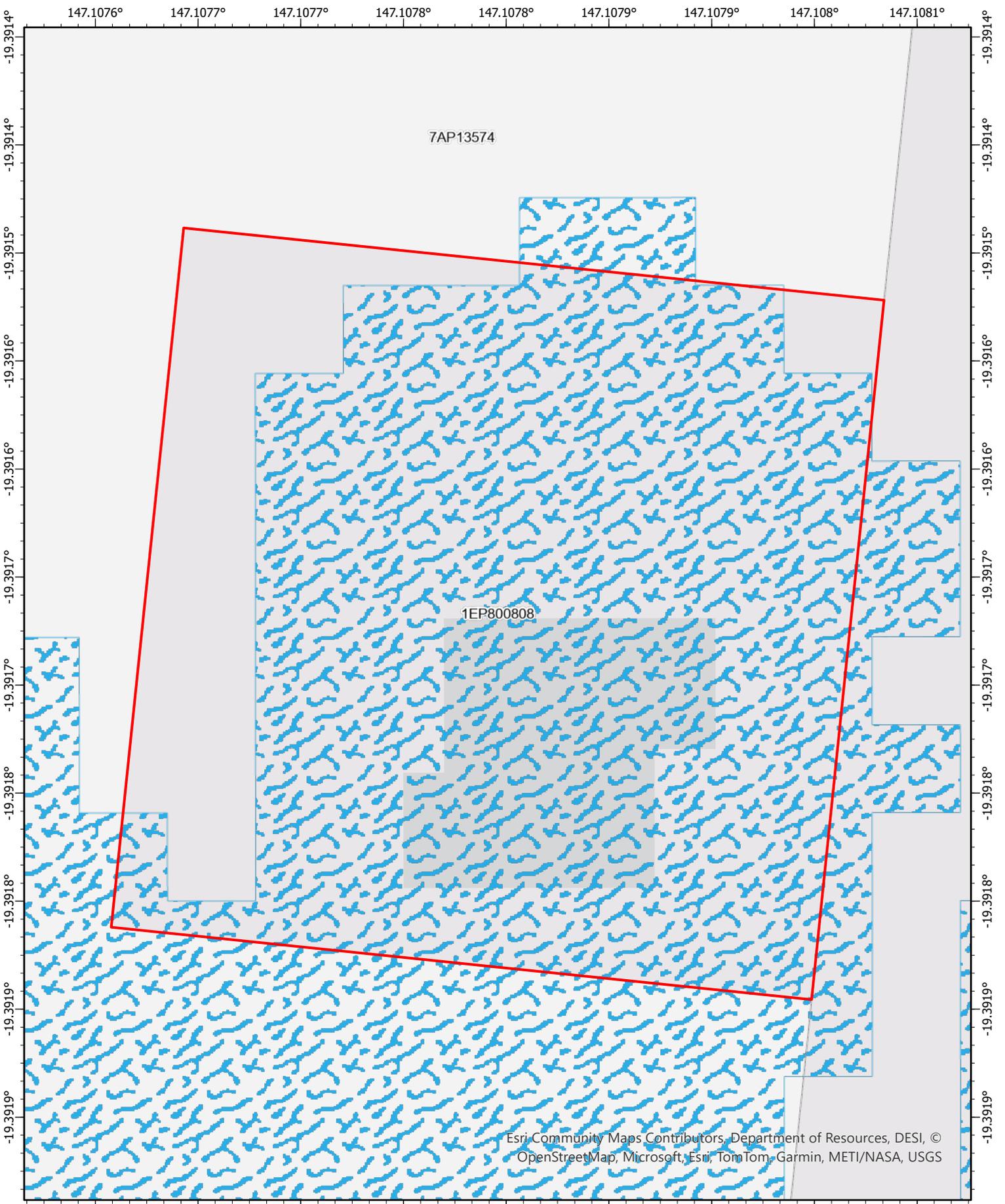


**Disclaimer** This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland 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: 27007587

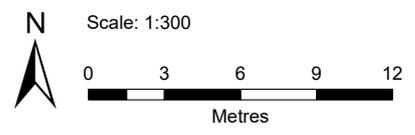
Version: 1, Version Date: 24/12/2025

© The State of Queensland 2025.



 Coastal area - medium storm tide inundation area

Date: 11/09/2025



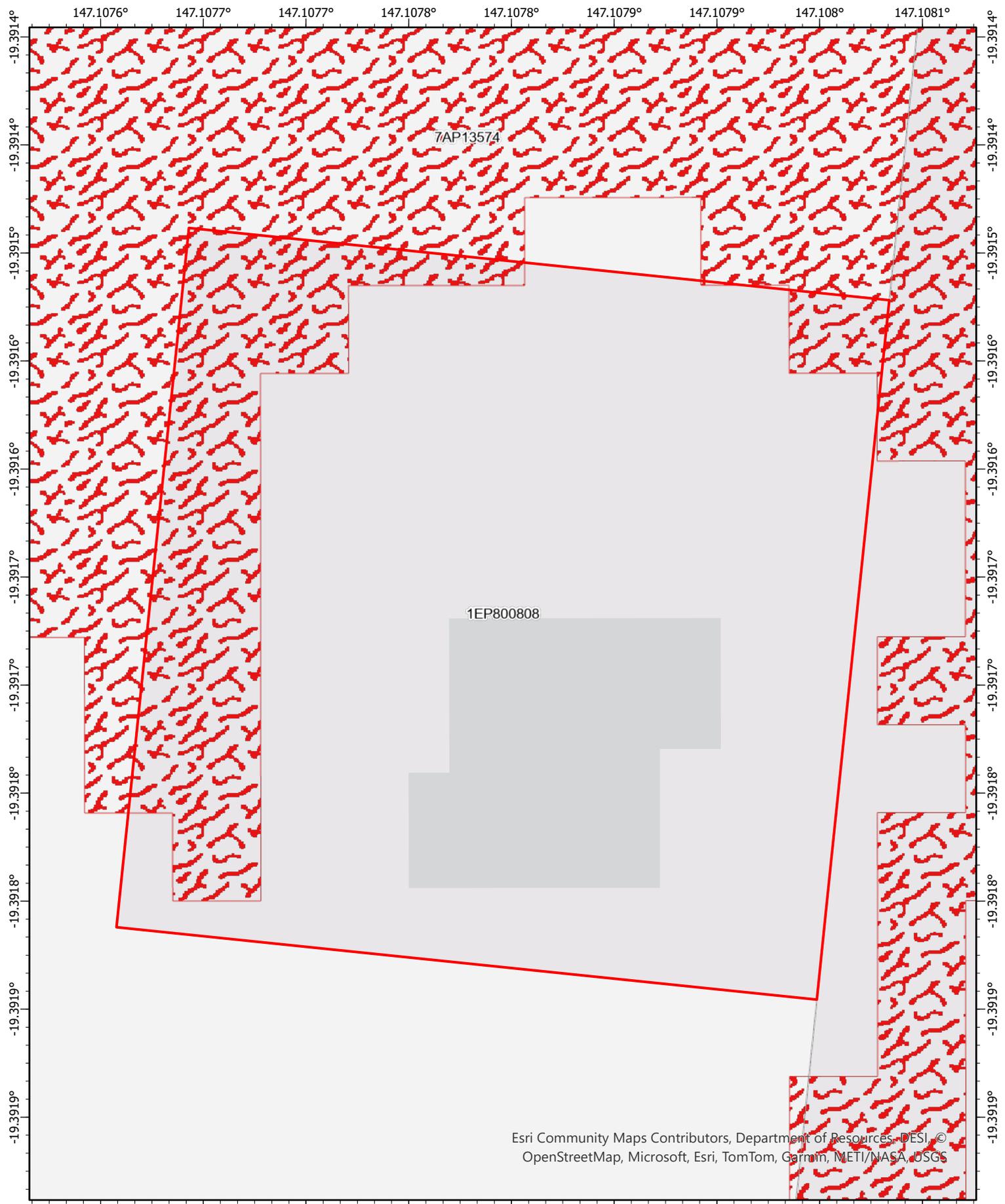
Queensland Government



**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.

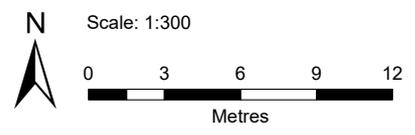
© The State of Queensland 2025.

Document Set ID: 27007587  
Version: 1, Version Date: 24/12/2025



 Coastal area - high storm tide inundation area

Date: 11/09/2025



**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.

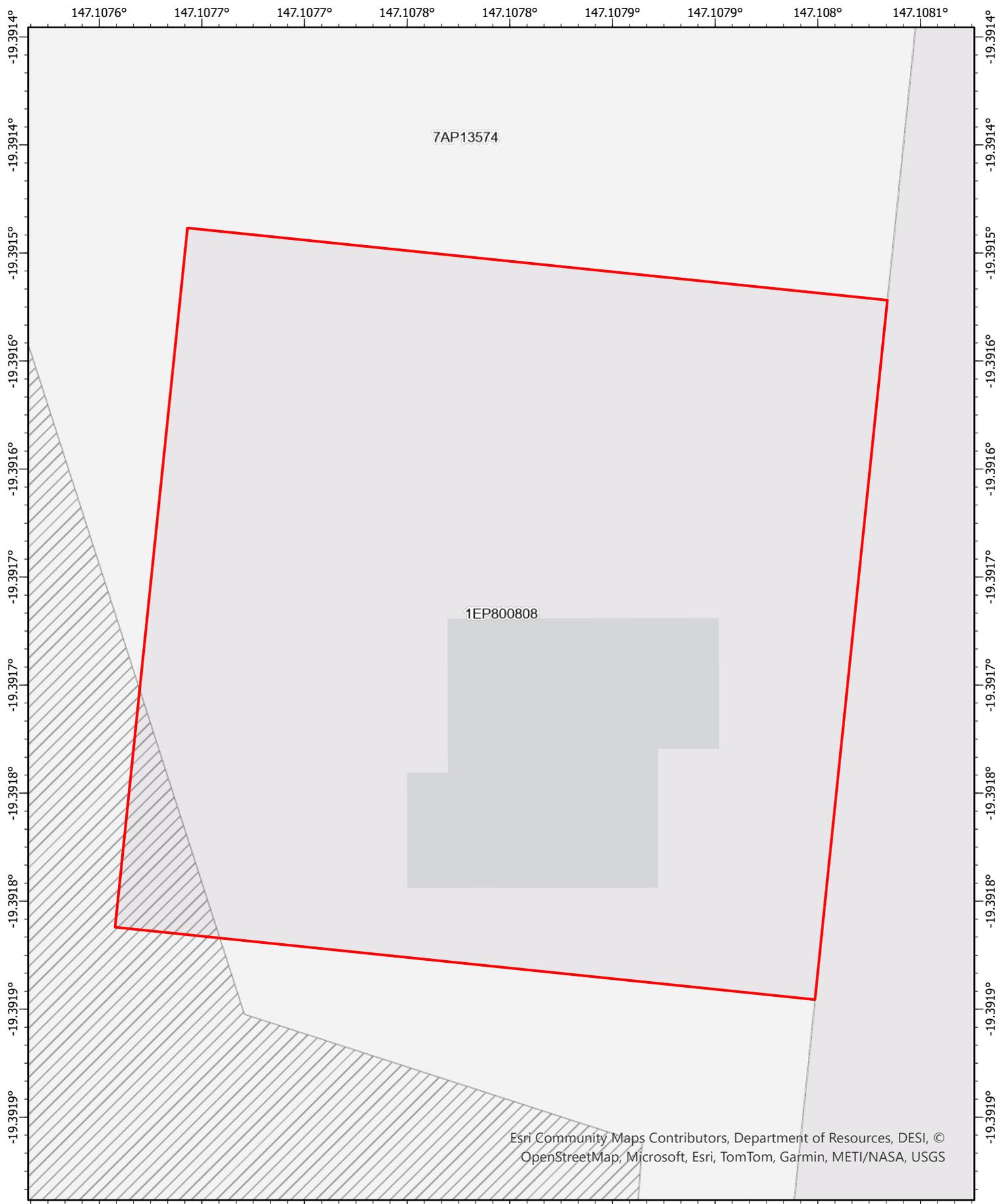
Document Set ID: 27007587

Version: 1, Version Date: 24/12/2025

Queensland Government



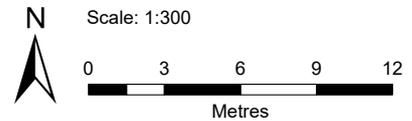
© The State of Queensland 2025.



Regulated vegetation management map (Category A and B extract)

 Category B on the regulated vegetation management map

Date: 11/09/2025



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: 27007587. Subject to the full terms and conditions available on the department's website.

© The State of Queensland 2025.

Version: 1, Version Date: 24/12/2025



# Appendix 3

# Subject Site and Surrounds

67 Frank Randall Drive, Cunggulla | Lot 1 on EP800808

19°23'26"S 147°6'24"E

19°23'26"S 147°6'33"E



19°23'33"S 147°6'24"E

19°23'33"S 147°6'33"E



Scale: 1:876

Printed at: A3

Print date: 11/9/2025

Not suitable for accurate measurement.

Projection: Web Mercator EPSG 102100 (3857)

For more information, visit <https://qldglobe.information.qld.gov.au/help-info/Contact-us.html>

Includes material © State of Queensland 2025. You are responsible for ensuring that the map is suitable for your purposes. The State of Queensland makes no representation or warranties in relation to the map contents and disclaims all liability.

If imagery is displayed, imagery includes material © CNES reproduced under license from Airbus DS, all rights reserved © 21AT © Earth-i, all rights reserved, © Planet Labs PBC, 2023



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



# Appendix 4

# 67 Frank Randell Drive Plan of Development



**Northpoint**  
Planning

67 Frank Randell Drive, Cungulla  
Lot 1 on EP800808

19 December 2025  
Reference: NP25.330



## Table of Contents

1.0	PRELIMINARY .....	3
1.1	VISION .....	3
1.2	CHARACTER.....	3
1.3	APPLICATION .....	3
1.4	EXTENT OF VARIATION .....	3
1.5	RELATIONSHIP WITH PLANNING ACT 2016 .....	3
1.6	ASSESSMENT CATEGORIES.....	4
2.0	PURPOSE STATEMENT .....	5
3.0	INTERPRETATION .....	6
3.1	DEFINITIONS .....	6
3.2	CATEGORIES OF ASSESSMENT .....	6
3.3	DETERMINING CATEGORY OF ASSESSMENT .....	6
	SCHEDULE A – TABLES OF ASSESSMENT.....	7
	TABLE 1 - CATEGORIES OF DEVELOPMENT AND ASSESSMENT – PLAN OF DEVELOPMENT .....	7

Attachment 1: Plan of Development Area



## 1.0 Preliminary

### 1.1 Vision

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

### 1.2 Character

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

### 1.3 Application

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

### 1.4 Extent of Variation

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

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

### 1.5 Relationship with Planning Act 2016

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



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

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

### 1.6 Assessment Categories

- 1) The categories of assessment and assessment benchmarks are identified for development.
- 2) If an overlay applies to the premises, as outlined in the Townsville City Plan overlay maps in Schedule 2; refer to section 5.9 Categories of development and assessment – Overlays, to determine if the overlay further changes the category of development or assessment, with exception to the Flood hazard overlay and Coastal environment overlay, as listed in Table 1.5 and Table 1.6 of the Plan of Development. Assessment for any overlays shown in the mapping is to be undertaken against the provisions of the Townsville City Plan.

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

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

Impact assessable development will require assessment against the Townsville City Plan and the outcomes listed in Schedule B of the Plan of Development.



## 2.0 Purpose Statement

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



## 3.0 Interpretation

### 3.1 Definitions

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

### 3.2 Categories of Assessment

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

### 3.3 Determining Category of Assessment

For a Material Change use:

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

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



## SCHEDULE A – TABLES OF ASSESSMENT

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

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

Material Change of Use		
Use	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Home based business Landing <small>Editor's note—Landings are separately regulated under the Prescribed Tidal Works Code.</small> Park	<b>Accepted development</b>	
		No assessment benchmarks apply
Major electricity infrastructure Substation Utility Installation	<b>Accepted development</b>	
	If provided by a public sector entity	No assessment benchmarks apply
Telecommunications facility	<b>Accepted development</b>	
	If aerial cabling for broadband purposes	No assessment benchmarks apply
Dwelling House	<b>Accepted development subject to requirements</b>	
	If it will not result in more than two dwellings of any kind on a lot	<ul style="list-style-type: none"> <li>▪ Rural zone code<sup>1</sup></li> </ul>
Caretaker's accommodation Child care centre Community care centre Community use Dwelling unit Emergency services	<b>Accepted development subject to requirements</b>	
	If in an existing building and not involving more than minor building work	<ul style="list-style-type: none"> <li>▪ Neighbourhood centre zone code</li> <li>▪ Works code</li> </ul>
	Otherwise	<ul style="list-style-type: none"> <li>▪ Neighbourhood centre zone code</li> <li>▪ Healthy waters code</li> <li>▪ Landscape code</li> <li>▪ Transport impact, access and parking code</li> <li>▪ Works code</li> </ul>
Food and drink outlet	<b>Accepted development subject to requirements</b>	
	If: <ul style="list-style-type: none"> <li>a) in an existing building and not involving more than minor building work; and</li> <li>b) where not involving a drive through facility</li> </ul>	<ul style="list-style-type: none"> <li>▪ Neighbourhood centre zone code</li> <li>▪ Works code</li> </ul>



	<b>Assessable development - Code assessment</b>	
	<p>If:</p> <p>a) not accepted development subject to requirements; and</p> <p>b) the gross floor area does not exceed 500m<sup>2</sup>; and</p> <p>c) where not involving a drive through facility</p> <p><b>Editor's note</b>—The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing centre and the additional gross floor area forming part of the development application</p>	<ul style="list-style-type: none"> <li>▪ Neighbourhood centre zone code</li> <li>▪ Healthy waters code</li> <li>▪ Landscape code</li> <li>▪ Transport impact, access and parking code</li> <li>▪ Works code</li> </ul>
Health care services Office Sales office Service industry Shop Shopping centre Veterinary services	<b>Accepted development subject to requirements</b>	
	<p>If in an existing building and not involving more than minor building work</p>	<ul style="list-style-type: none"> <li>▪ Neighbourhood centre zone code</li> <li>▪ Works code</li> </ul>
	<b>Assessable development - Code assessment</b>	
	<p>If:</p> <p>a) not accepted development subject to requirements; and</p> <p>b) the gross floor area does not exceed 500m<sup>2</sup></p> <p><b>Editor's note</b>—The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing centre and the additional gross floor area forming part of the development application.</p>	<ul style="list-style-type: none"> <li>▪ Neighbourhood centre zone code</li> <li>▪ Healthy waters code</li> <li>▪ Landscape code</li> <li>▪ Transport impact, access and parking code</li> <li>▪ Works code</li> </ul>
Club Educational establishment Indoor sport and recreation	<b>Assessable development – Code assessment</b>	
	<p>If the gross floor area does not exceed 500m<sup>2</sup></p> <p><b>Editor's note</b>—The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing centre and the additional gross floor area forming part of the development application</p>	<ul style="list-style-type: none"> <li>▪ Neighbourhood centre zone code</li> <li>▪ Healthy waters code</li> <li>▪ Landscape code</li> <li>▪ Transport impact, access and parking code</li> <li>▪ Works code</li> </ul>
Community residence Market Multiple dwelling Rooming accommodation Short-term accommodation	<b>Assessable development – Code assessment</b>	
		<ul style="list-style-type: none"> <li>▪ Neighbourhood centre zone code</li> <li>▪ Healthy waters code</li> <li>▪ Landscape code</li> <li>▪ Transport impact, access and parking code</li> <li>▪ Works code</li> </ul>
<b>Assessable development – Impact assessment</b>		
Any other use not listed in this table  Any use listed in this table and not meeting the description listed in the categories of development and assessment column  Any other undefined use	The Townsville City Plan and the 67 Frank Randell Drive Plan of Development.	

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

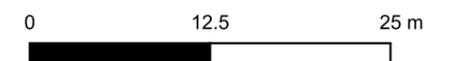


# Attachment 1

**67 Frank Randell Drive Plan of Development  
Plan of Development Area**



 Plan of Development Area



<b>Date</b>	17 Dec 2025	<b>Drawn</b>	KJ
<b>Scale</b>	1:750 at A3		
<b>Drawing</b>	NP25.330.D.01	<b>Revision</b>	D
<b>Project Ref.</b>	NP25.330		