

From: "noreply@fs6.formsite.com" <noreply@fs6.formsite.com> on behalf of "developmentassessment at townsville.qld.gov.au" <noreply@fs6.formsite.com>
Sent: Tue, 6 Oct 2026 17:13:22 +1000
To: "Development Assessment" <developmentassessment@townsville.qld.gov.au>
Subject: Development Application Lodgement - Result #23233273
Attachments: f-1634-183-23233273_YVkk4bEa_DA_Form_1_11_Springfield_St_Yabulu.pdf, f-1634-224-23233273_93MX0CmB_Owners_Consent_11_Springfield_St_Yabulu.pdf, f-1634-226-23233273_bgZWhTE8_Proposal_Plans_WD01-WD03.pdf, f-1634-233-23233273_HJjOTp55_11_Springfield_St_Yabulu_Town_Planning_Report_and_Appendices.pdf

Type of Development Application Requested

What type of Development Application are you Requesting?

- | | |
|-------------------------------------|------------------------|
| ☒ | Material Change of Use |
| ☐ | Reconfiguring a Lot |
| ☐ | Operational Work |
| ☐ | Building Work |
| ☐ | Change Application |

Is this a Combined Application?

- | | |
|-------------------------------------|-----|
| ☐ | Yes |
| ☒ | No |

Applicant Details

Name of Contact Person

Stephanie Ann Thompson

Email Address

S.Johnson22@outlook.com.au

Supporting Documentation

The documentation criteria listed below is requested to ensure that Council can quickly assess your application. Please ensure that all the required information has been provided with your lodgement to prevent unnecessary delays. DA Form 1, DA Form 2, Change Application and Owner's Consent are available from the [Queensland Government Planning website](#). **Please Note: Maximum File Size Per Document is 10MB.**

DA Form 1

[DA_Form_1_11_Springfield_St_Yabulu.pdf \(365 KB\)](#)

Owner's Consent

[Owners_Consent_11_Springfield_St_Yabulu.pdf \(90 KB\)](#)

Plans

[Proposal_Plans_WD01-WD03.pdf \(1.56 MB\)](#)

Report

[11_Springfield_St_Yabulu_Town_Planning_Report_and_Appendices.pdf \(8.38 MB\)](#)

Payment Options

Please Indicate Payment Method you will be Using:

Please Note: Payment must be made prior to any assessment being undertaken.

- ☒ Email TCC banking details to me so payment can be made by direct deposit into TCC bank account
- ☐ Please charge to my invoice account with Council
- ☐ Please phone me for my credit card details (Visa or Mastercard)
- ☐ I will call to pay via credit card (please call (07) 4417 5325 to process payment over the phone) (Visa or Mastercard)

Email address

S.Johnson22@outlook.com.au

Additional Details

Please add any comments here

Application for a Development Permit for Material Change of Use – Dwelling House (relocated dwelling) at 11 Springfield Street, Yabulu (Lot 3 on SP345274). The application has been prepared by the applicants and landowners, Stephanie Thompson and Judd Johnson.

Please note that no referral to SARA is required, as a Dwelling house is an excluded material change of use under Schedule 24 of the Planning Regulation 2017. This is consistent with SARA's advice on the adjoining lot (MCU26/0020, SARA ref. 2604-51633 SRA), which is included at Appendix 2 of the report.

The relocation of the dwelling from its current site at 719 Bayswater Road, Mount Louisa is time-sensitive, and we would be grateful for any assistance in progressing the application promptly. We are happy to respond quickly to any queries or requests for further information.

We have requested banking details by email and will pay the application fee by direct deposit upon receipt. Please contact Stephanie on 0423 541 564 or by email with any queries.

Thank you so very much :)

Applicant Declaration

Applicant Declaration: By clicking the submit button, I hereby declare that the information provided on this form and attachments is true, correct and complete in every detail.

Privacy Collection Statement:

Townsville City Council collects and manages personal information in the course of performing its activities, functions and duties. We respect the privacy of the personal information held by us. The way in which Council manages personal information is governed by the *Information Privacy Act 2009* (Qld). We are collecting your personal information in accordance with *Local Government Act 2009*. The information will be used to process this request. Generally, we will not disclose your personal information outside of Council unless we are required to do so by law, or unless you give your consent to this disclosure. For further information about how we manage your personal information please see our [Information Privacy Policy](#).

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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)	Stephanie Ann Thompson and Judd Matthew Johnson
Contact name (only applicable for companies)	
Postal address (P.O. Box or street address)	13 Maggie Lane
Suburb	Garbutt
State	QLD
Postcode	4814
Country	Australia
Contact number	0423541564
Email address (non-mandatory)	S.Johnson22@outlook.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	
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
		11	Springfield Street	Yabulu
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4818	3	SP345274	Townsville
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

☐ Coordinates of premises by longitude and latitude

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

☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

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

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

☐ In or adjacent to a water body or watercourse or in or above an aquifer
 Name of water body, watercourse or aquifer:

☐ On strategic port land under the *Transport Infrastructure Act 1994*
 Lot on plan description of strategic port land:
 Name of port authority for the lot:

☐ In a tidal area
 Name of local government for the tidal area (if applicable):
 Name of port authority for tidal area (if applicable):

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

5) Are there any existing easements over the premises?

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

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

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

Dwelling house (relocation of an existing dwelling)

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 DA Form 2 – Building work details

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)
Residential development	Dwelling house	1	102.2

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	RAL23/0058	15/11/2023	Townsville City Council
☐ Approval ☐ Development application			

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

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

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

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

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

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

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

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

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

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

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

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

Hazardous chemical facilities

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

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

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

Clearing native vegetation

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

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

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

Environmental offsets

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

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

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

Koala habitat in SEQ Region

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

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

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

Water resources

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

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

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

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

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

Waterway barrier works

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

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

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

Marine activities

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

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

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

Quarry materials from a watercourse or lake

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

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

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

Quarry materials from land under tidal waters

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

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

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

Referable dams

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

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

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

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

- ☐ Yes – the following is included with this development application:
- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 - ☐ A certificate of title

☒ No

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

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

☐ Yes – details of the heritage place are provided in the table below

☒ No

Note: See guidance materials at www.desi.qld.gov.au for information requirements regarding development of Queensland heritage places.

For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at www.planning.statedevelopment.qld.gov.au for information regarding assessment of Queensland heritage places.

Name of the heritage place:

Place ID:

Decision under section 62 of the Transport Infrastructure Act 1994

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

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

☒ No

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

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

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

☒ No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

☒ Yes

Note: See the *Planning Regulation 2017* for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application

☐ Yes

☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

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

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	

Individual owners' consent to the making of a development application

Under the *Planning Act 2016*

We, the registered owners of the premises identified below:

Owners	Stephanie Ann Thompson and Judd Matthew Johnson (joint tenants)
Street address	11 Springfield Street, Yabulu QLD 4818
Real property description	Lot 3 on SP345274
Title reference	51376975
Local government area	Townsville City Council

consent to the making of a development application under the *Planning Act 2016* by:

Applicants	Stephanie Ann Thompson and Judd Matthew Johnson
-------------------	---

on the premises described above for:

Development	Development Permit for Material Change of Use – Dwelling House (relocation of an existing dwelling)
--------------------	--

Stephanie Ann Thompson



Signature

06/10/2026

Date

Judd Matthew Johnson



Signature

06/10/2026

Date

APPENDIX 3

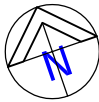
Proposal Plans

Prepared by Benson Building Designs (Project No. 2026-24)

WD01 Site Plan – Issue A

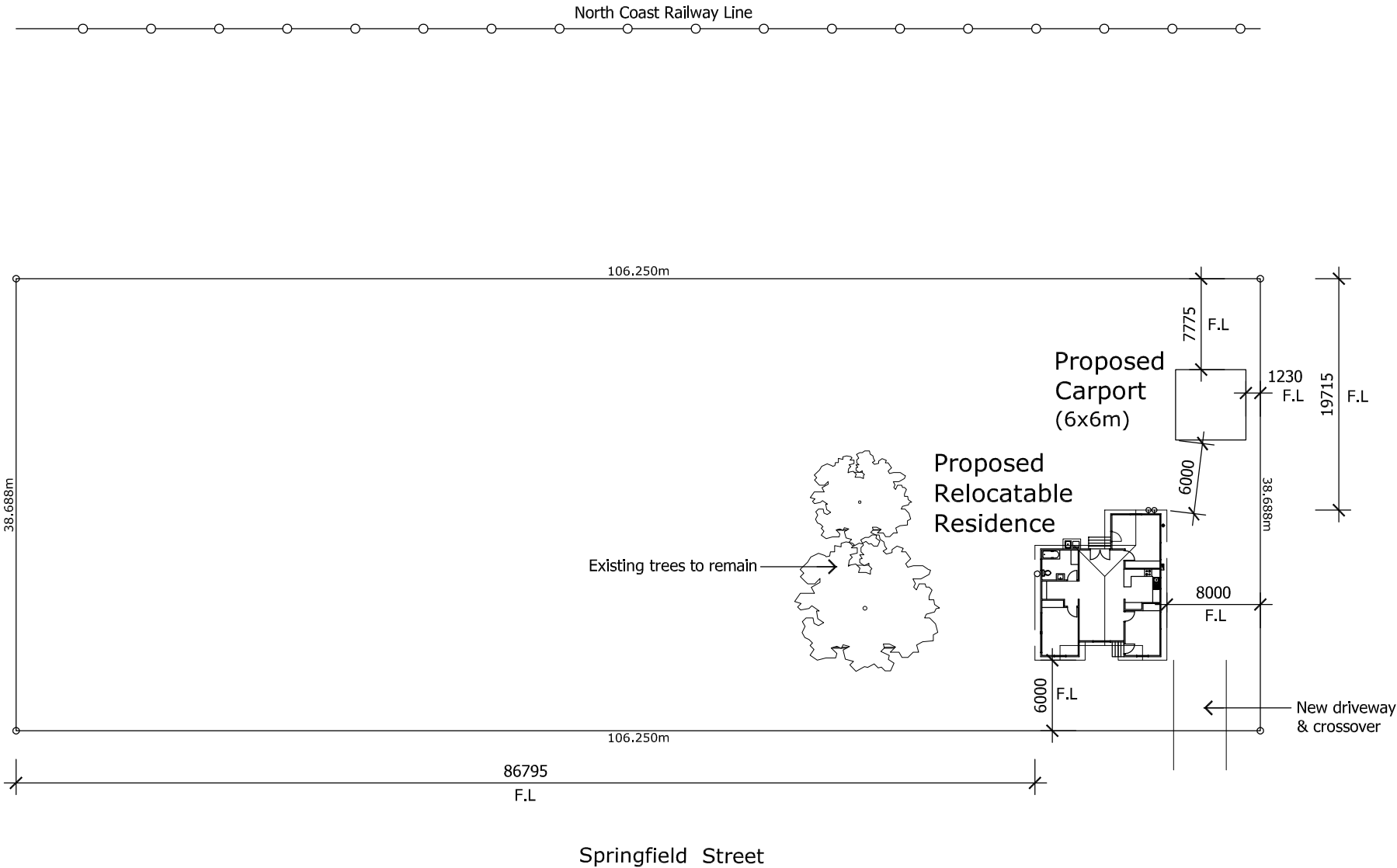
WD02 Floor Plan – Issue A

WD03 Elevations – Issue A



Real Property Description

Lot 3 on SP 345274
Site Area : 4101 m²
Wind Classification : C2



Site Plan

Scale 1:500

General Notes

1. Do not scale off drawing check all dimensions & levels on site before commencing work, including location of all services.
 2. Comply with all Local Authority & Building Code of Australia 2025 regulations & all relevant Australian Standard Codes.
 3. Installation of all materials to comply with Manufacturer's Specifications.
 4. Notwithstanding Inspection by an Engineer or Building Certifier, it is the Builder's responsibility to ensure that all works are constructed in accordance with the Building Approval Drawings.
 5. Substitution of any structural member, & variation to any of the design, will void any responsibilities to Benson Building Designs for the performance of the building.
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A	Preliminary Design	08/09/26
No.	Revision/Issue	Date



commercial / units / new homes / extensions
renovations / decks / patios

Gery Benson
BSC Dip Arch Draft.

Call : 0416 936 452

QBCC Lic. No. 1256424 ABN 68 537 687 613
Email : plans@bensonbuildingdesigns.com.au
www.bensonbuildingdesigns.com.au

Project Name and Address

Proposed Relocatable Residence

Stephanie Thompson
11 Springfield Street,
Yabulu, Queensland

Project No. 2026-24	Dwg No. WD01	Issue A
Date August, 2026	Designed G.B	
Scale 1:500 @ A3	Drawn G.B	

Sustainable Building Requirements

Shower Roses

To be AAA rated when assessed against AS/NZ 6400:2004 or a 3 star rating under water efficiency labeling scheme (Wels)

Toilets

Toilet cisterns have dual flush capability to 4 star Wels rating

Energy Efficient (E.E) Lighting

Fluorescent Lights or Compact Fluorescent Lights (CFLs) are used in 80% of the total area of all rooms. Total area is to include the floor areas of the garage, if it is within the Class 1 Building

Hot Water Supply

Hot water supply is to be provided by :

(a) Heat Pump or Solar Hot Water System that is eligible to receive :

(i) In a building with 3 or more bedrooms, at least 22 Renewable Energy Certificates (REC)

(ii) In a building with 1 or 2 bedrooms, at least 14 REC

Or

(b) A gas HWS with a Five Star Rating

Tap Ware

3 star water efficiency labeling and standards rating for laundry tubs, kitchen sinks and basins

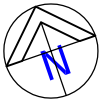
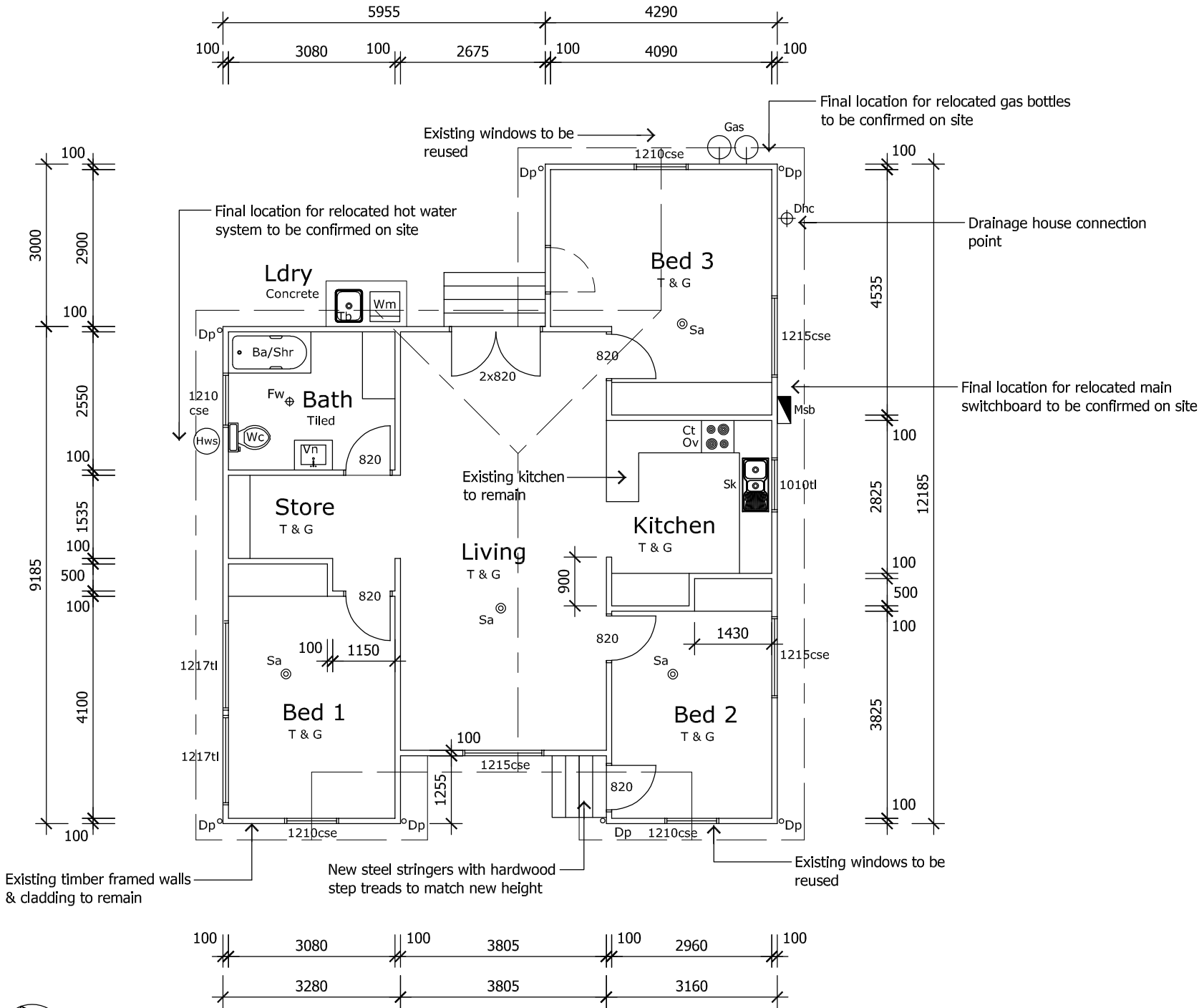
Air Conditioners

Minimum 2.9 Energy Efficiency Ratio (EER) (equivalent to a 4 star energy rating) for air conditioners permanently attached to fixed wiring Class 1 and Class 3 buildings (where new and replacement systems are installed) from July 1st 2009

Energy Efficiency

General

Installation of ceiling fans and location & number of ceiling penetrations is essential to ensure compliance with energy efficiency requirements. No ventilated recessed lights to be used (sealed units only). Refer to building energy rating certificate for compliance requirements.



Floor Areas
Living : 102.20 m²
Overall : 102.20 m²

Floor Plan

Scale 1:100

General Notes

1. Do not scale off drawing check all dimensions & levels on site before commencing work, including location of all services.
 2. Comply with all Local Authority & Building Code of Australia 2025 regulations & all relevant Australian Standard Codes.
 3. Installation of all materials to comply with Manufacturer's Specifications.
 4. Notwithstanding Inspection by an Engineer or Building Certifier, it is the Builder's responsibility to ensure that all works are constructed in accordance with the Building Approval Drawings.
 5. Substitution of any structural member, & variation to any of the design, will void any responsibilities to Benson Building Designs for the performance of the building.
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A	Preliminary Design	08/09/26
No.	Revision/Issue	Date



commercial / units / new homes / extensions
renovations / decks / patios

Gery Benson

BSc. Dip Arch Draft.

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Email : plans@bensonbuildingdesigns.com.au

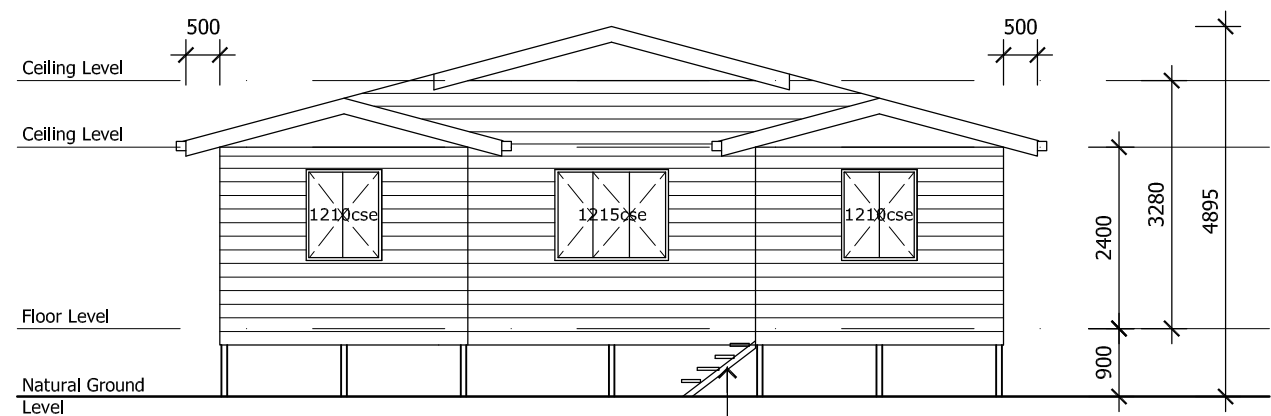
www.bensonbuildingdesigns.com.au

Project Name and Address

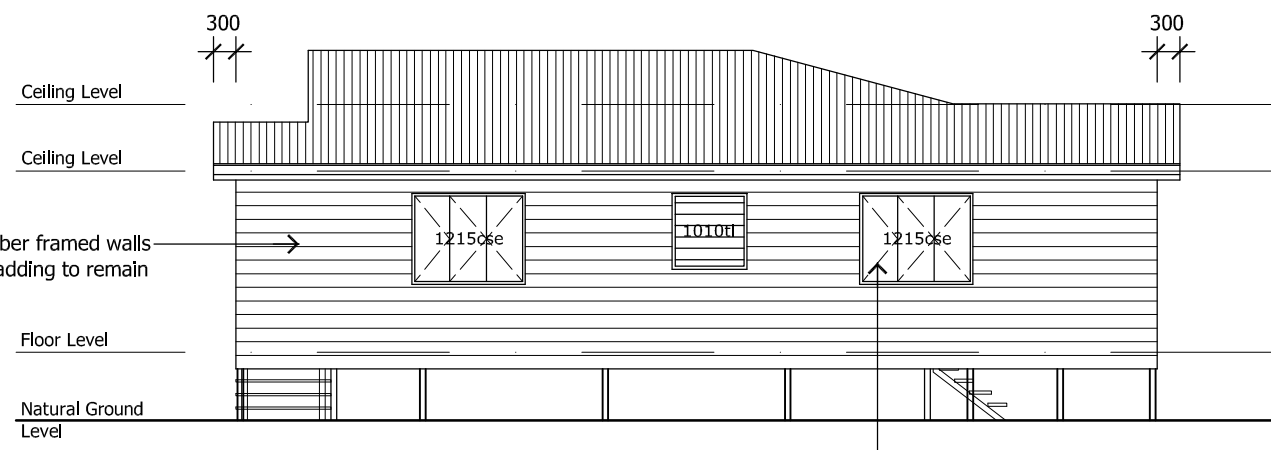
Proposed Relocatable
Residence

Stephanie Thompson
11 Springfield Street,
Yabulu, Queensland

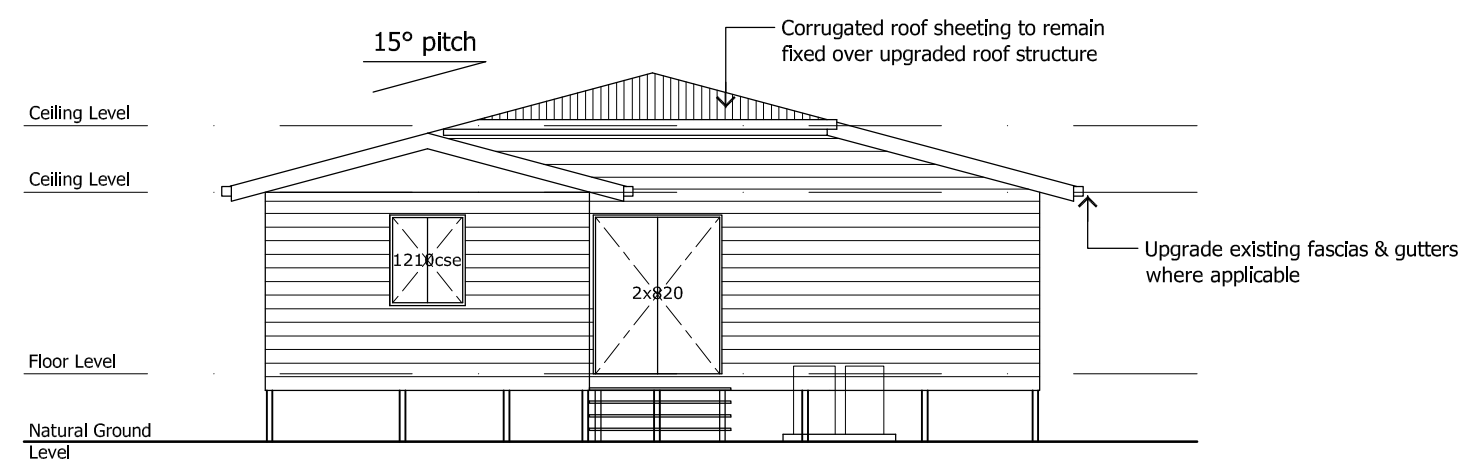
Project No. 2026-24	Dwg No. WD02	Issue A
Date August, 2026	Designed G.B	
Scale 1:100 @ A3	Drawn G.B	



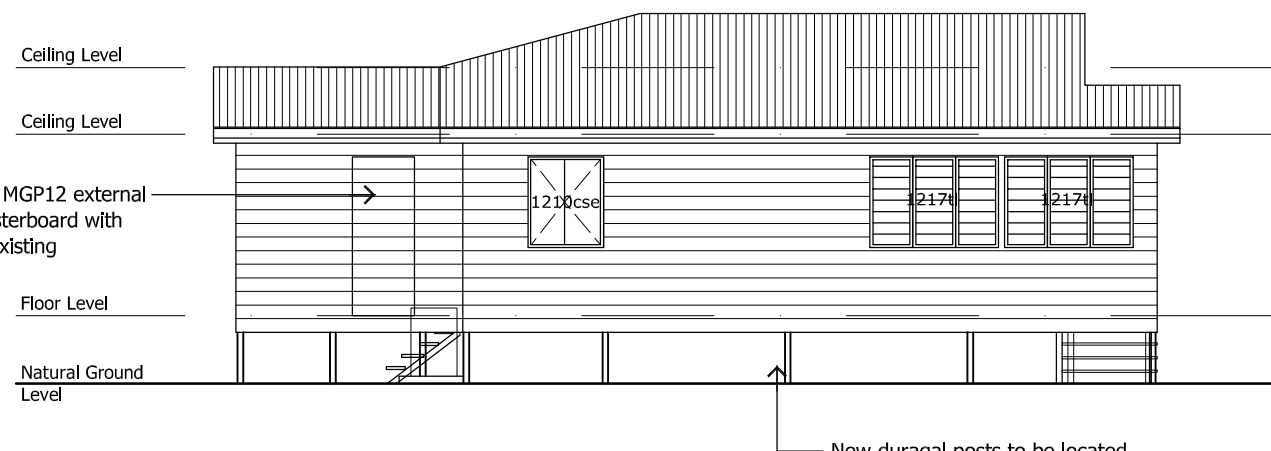
South Elevation
Scale 1:100



East Elevation
Scale 1:100



North Elevation
Scale 1:100



West Elevation
Scale 1:100

General Notes

1. Do not scale off drawing check all dimensions & levels on site before commencing work, including location of all services.

2. Comply with all Local Authority & Building Code of Australia 2025 regulations & all relevant Australian Standard Codes.

3. Installation of all materials to comply with Manufacturer's Specifications.

4. Notwithstanding Inspection by an Engineer or Building Certifier, it is the Builder's responsibility to ensure that all works are constructed in accordance with the Building Approval Drawings.

5. Substitution of any structural member, & variation to any of the design, will void any responsibilities to Benson Building Designs for the performance of the building.

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A	Preliminary Design	08/09/26
No.	Revision/Issue	Date

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building

designs

commercial / units / new homes / extensions
renovations / decks / patios

Gery Benson

BSC Dip Arch Draft.

Call : 0416 936 452

QBCC Lic. No. 1256424 ABN 68 537 687 613

Email : plans@bensonbuildingdesigns.com.au

www.bensonbuildingdesigns.com.au

Project Name and Address

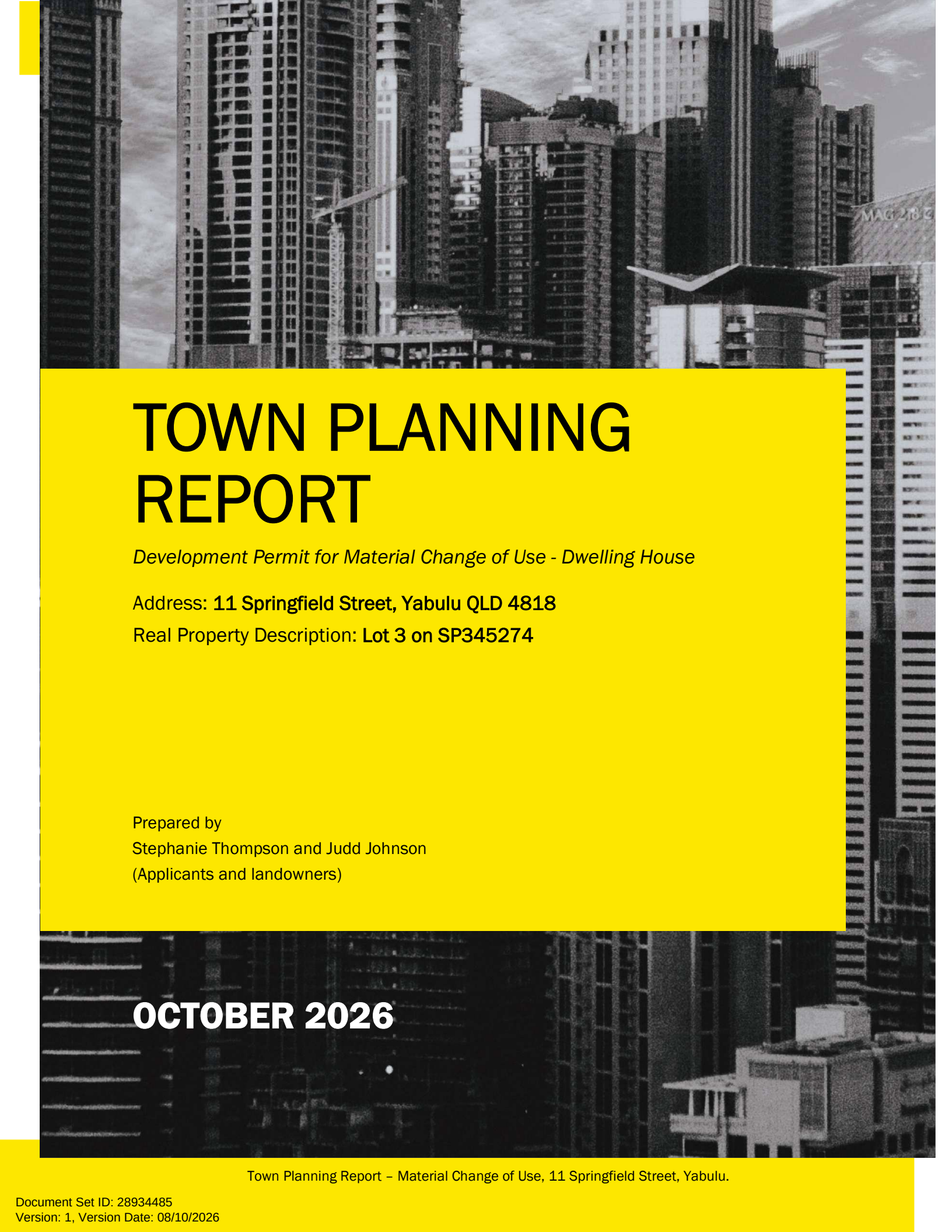
Proposed Relocatable Residence

Stephanie Thompson

11 Springfield Street,

Yabulu, Queensland

Project No.	Dwg No.	Issue
2026-24	WD03	A
Date	Designed	
August, 2026	G.B	
Scale	Drawn	
1:100 @ A3	G.B	



TOWN PLANNING REPORT

Development Permit for Material Change of Use - Dwelling House

Address: **11 Springfield Street, Yabulu QLD 4818**

Real Property Description: **Lot 3 on SP345274**

Prepared by
Stephanie Thompson and Judd Johnson
(Applicants and landowners)

OCTOBER 2026

1.0 Executive Summary

In accordance with section 51 of the *Planning Act 2016* (the Act), this development application seeks a Development Permit for Material Change of Use – Dwelling House.

The subject site is located at 11 Springfield Street, Yabulu, and comprises an area of 4,101m². The land has historically remained vacant and was formerly owned by Queensland Rail. It was subsequently included in a one lot into three lot subdivision approved in 2023 (RAL23/0058), which has since been sealed. The subject site is one of the three resulting allotments intended for future residential development.

The proposed development seeks to realise the intended residential use of the land through the relocation and reinstatement of an existing three-bedroom timber dwelling onto the site.

Due to the site's historical use and ownership as railway land, it remains included within the Community facilities zone under the Townsville City Plan. A Dwelling house within the Community facilities zone requires impact assessment.

The site is affected by the Flood hazard overlay and the Noise corridor overlay. It is also affected by the Bushfire hazard overlay, with the subject land wholly contained within the potential impact buffer area. The bushfire hazard area itself is located north of the railway corridor and does not extend onto the subject site.

The proposal is directly comparable to the dwelling house approved by Council on the adjoining lot at 23 Springfield Street (MCU26/0020) on 1 July 2026.

Assessment of the proposed development against the relevant assessment benchmarks has been undertaken and is outlined throughout this town planning report. As demonstrated in the following sections, the proposed development is considered to achieve the relevant assessment criteria.

The proposed development is considered appropriate for the site and surrounding locality. Accordingly, it is respectfully requested that the application be approved, subject to reasonable and relevant conditions.

Table 1. Application Summary

Application Summary	
Address	11 Springfield Street, Yabulu, QLD 4818
Real Property Description	Lot 3 on SP345274
Area of Lot	4,101m ²
Applicants/Landowners	Stephanie Ann Thompson and Judd Matthew Johnson
Existing Use	Vacant Land
Purpose of Proposal	Dwelling House (relocated dwelling)
Type of Application	Material Change of Use – Development Permit
Category of Assessment	Impact assessment
Assessment Manager	Townsville City Council
SARA Mapping	Area within 25m of a railway corridor

Application Summary - Continued	
Referral Agencies	Not applicable. A Dwelling house is an excluded material change of use under Schedule 24 of the <i>Planning Regulation 2017</i> , and accordingly does not trigger the state transport corridor referral requirement under Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (trigger 10.9.4.2.4.1). This is consistent with SARA's determination on the adjoining lot at 23 Springfield Street (MCU26/0020; SARA ref. 2604-51633 SRA, 13 April 2026).
Public Notification	Required
Zoning	Community Facilities Zone
Overlays	Flood hazard overlay; Bushfire hazard overlay (potential impact buffer area); Noise corridor overlay.

2.0 Site and Surrounding Environment

2.1 Subject site and Surrounds

The subject site is located at 11 Springfield Street, Yabulu (formally identified as Lot 3 on SP345274). It is a vacant, rectangular allotment with a frontage of approximately 38.7m to Springfield Street to the south and a depth of approximately 106.25m. The site is bounded by the North Coast railway corridor to the north, the allotment at 23 Springfield Street (Lot 2 on SP345274) to the west, and established residential allotments to the east.

Vegetation on the site is limited to a small stand of trees located centrally within the lot, which is to be retained, with the balance of the site cleared and grassed. The site is flat, with no watercourses, fill, erosion or groundwater noted during site investigations (PGI North QLD, September 2026).

The site is included within the Community facilities zone under the Townsville City Plan. Land immediately to the east, and opposite the site on the southern side of Springfield Street, is included within the Rural residential zone. The site is affected by the Flood hazard overlay, the Noise corridor overlay and the Bushfire hazard overlay. The site is wholly within the potential impact buffer area of the Bushfire hazard overlay, rather than the bushfire hazard area itself, which is located north of the railway corridor.

Geotechnical investigation of the site (PGI North QLD, September 2026) classifies the site as Class S in accordance with AS2870-2011, with an allowable bearing capacity greater than 100kPa and predicted surface movement of up to 20mm.

The site is not connected to reticulated sewer. An on-site effluent disposal system has accordingly been designed for the development (PGI North QLD, September 2026), assessing the site as Soil Category 4 with a Ksat of 0.06–0.12m/day.

The site is serviced by an existing 20mm water meter and 25mm water service at the Springfield Street frontage. No driveway crossover or building structures are present on the site.

The subject lot and surrounding locality are illustrated in Figures 1 and 2 below.

Figure 1. Site Location



Source: QLD Globe

Figure 2. Zoning



Source: Townsville City Council mapping

2.2 Historical Context and Recent Approval

The subject site was formerly held by Queensland Rail as part of a larger railway landholding, which accounts for its ongoing inclusion within the Community facilities zone under the current planning scheme, despite the land no longer serving any rail-related function.

The land was subsequently transferred into private ownership and reconfigured from one lot into three, as approved by Townsville City Council on 15 November 2023 (RAL23/0058). The plan of subdivision has since been sealed.

The subdivision approval includes a condition requiring a driveway crossover to service the lot prior to the commencement of any use. It also includes State Assessment and Referral Agency conditions requiring a rail corridor boundary fence to be constructed and maintained, and that no ground disturbance works encroach upon or destabilise the railway corridor. The boundary fence has since been constructed along the site's northern boundary.

The subject site is one of the three allotments created through that approval, together with:

- a) 33 Springfield Street, which retained the pre-existing dwelling on the original landholding; and
- b) 23 Springfield Street, which was approved by Council for a Material Change of Use – Dwelling house on 1 July 2026 (MCU26/0020).

Consistent with the intent of the underlying subdivision, and the pattern of residential development now established along this section of Springfield Street, the subject site is a vacant allotment intended for residential use.

3.0 Proposed Development

3.1 Description of Proposal

The proposed development involves the relocation and reinstatement of an existing timber dwelling onto the site, for use as a single dwelling house. The dwelling is sited toward the south-eastern portion of the site, set back approximately 6m from the Springfield Street frontage and approximately 8m from the eastern boundary, and is accessed via the Springfield Street frontage.

Specifically, the development involves the following:

- a) relocation and reinstatement of a single storey timber dwelling with a floor area of approximately 102.2m², comprising three bedrooms, a bathroom, laundry, store room, kitchen, and combined living and dining area;
- b) installation of new steel posts on bored concrete pier footings, raising the floor level to approximately 900mm above natural ground level, together with an upgraded roof tie-down system to meet current structural and wind loading requirements for the site's C2 wind classification;
- c) retention of the dwelling's existing timber-framed walls, cladding, windows, kitchen, timber floor and corrugated roof sheeting, together with new entry stairs. Some cosmetic refurbishment of the exterior, such as repainting, may be undertaken following reinstatement;
- d) a new access crossover and driveway to the Springfield Street frontage, along the eastern side of the site;
- e) a new 6m x 6m double carport in the north-eastern portion of the site, providing two covered car parking spaces; and
- f) retention of the existing stand of trees within the site. Additional landscaping may be established over time following commencement of use.

Figure 3. Existing dwelling at 719 Bayswater Road, Mount Louisa, prior to relocation



3.2 Proposal Plans

The proposed development is illustrated in the plans listed in Table 2, prepared by Benson Building Designs (refer Appendix 3).

Table 2. Proposal Plans

Plan title	Number	Issue	Date
Site Plan	WD01	A	August 2026
Floor Plan	WD02	A	August 2026
Elevations	WD03	A	August 2026

3.3 Use Definition

In accordance with Schedule 1 of the planning scheme, the use is defined as a Dwelling house. A Dwelling house is defined as a *residential use* of premises involving—

- a) *1 dwelling and any domestic outbuildings associated with the dwelling; or*
- b) *2 dwellings, 1 of which is a secondary dwelling, and any domestic outbuildings associated with either dwelling.*

The proposal involves one dwelling and an associated carport (a domestic outbuilding), and accordingly falls within limb (a) of the definition.

3.4 Access and Parking

Access to the site is provided via a new crossover and driveway from Springfield Street, located along the eastern side of the site as shown on the Site Plan (WD01). The crossover is subject to a separate Roadworks Permit from Council. The new crossover will also satisfy Condition 9 of the subdivision approval (RAL23/0058), which requires a driveway crossover to service the lot prior to the commencement of any use.

Car parking is provided by way of two covered spaces within the proposed double carport. Given the large-format context of the allotment, additional vehicle parking can be readily accommodated on-site.

3.5 Infrastructure Services

Water supply: The site is serviced by an existing 20mm water meter (Council asset 1088317, reference 517433M), located at the Springfield Street frontage near the south-eastern corner of the lot. The meter is connected via an existing 25mm polyethylene water service (Council assets 1088318 and 1088319), which crosses Springfield Street from Council's 100mm water main on the southern side of the road. This service was installed in 2016 and remains in use. The proposed dwelling can be connected to this existing service, with no extension of Council's water network required.

Wastewater: The site is not located within a sewerage area. Wastewater will be managed by an on-site sewage treatment and disposal system, designed in accordance with AS/NZS 1547:2012 based on the site-specific assessment undertaken by PGI North QLD (September 2026). Given the site's area of 4,101m², ample space is available to locate the system clear of the dwelling, driveway and carport. The installation is subject to a separate plumbing and drainage approval from Council.

Electricity and telecommunications: The site can be appropriately connected to the existing electricity and telecommunications networks available in Springfield Street.

3.6 Stormwater Drainage

The relocated dwelling has a floor area of approximately 102.2m² and, together with the proposed 36m² carport, results in a site cover of approximately 3.4% of the 4,101m² site.

The dwelling is to be relocated onto new steel posts and bored concrete pier footings, with a floor level approximately 900mm above natural ground level. As the dwelling is elevated rather than slab-on-ground, the proposal requires no significant earthworks, cut or fill, with the natural ground level and existing site topography retained beneath and around the building.

Given this limited site cover and the elevated, minimal-disturbance form of construction, the proposed development will not materially alter the existing drainage pattern of the site. Roof water will be directed to a lawful point of discharge, with the balance of the site continuing to drain via natural overland flow. Erosion and sediment control measures will be implemented during construction, as required.

4.0 Legislative Framework

4.1 State Planning Policy

In accordance with section 30 of the *Planning Regulation 2017*, impact assessment by the local government must be carried out against the assessment benchmarks stated in Part E of the State Planning Policy.

The state interests in Part E of relevance to the proposal relate to natural hazards, risk and resilience; emissions and hazardous activities; and water quality. The proposal is considered consistent with these assessment benchmarks, in that:

- a) the dwelling is elevated approximately 900mm above natural ground level and sited clear of the mapped bushfire hazard area, as addressed at Sections 5.8 and 5.9;
- b) the dwelling is separated from the High impact industry zone to the north by the North Coast railway corridor and a total distance of over 80m, as addressed at Appendix 5; and
- c) stormwater and wastewater are managed on-site without earthworks or alteration to the site's natural drainage, as addressed at Sections 3.5, 3.6 and 5.4.

4.2 North Queensland Regional Plan

In accordance with section 30 of the *Planning Regulation 2017*, the proposal has been assessed against the North Queensland Regional Plan 2020.

Yabulu is located outside the Townsville Urban Area identified on Map 6 of the regional plan. Regional policies 3.1.5 and 3.1.6 direct urban and rural residential growth to the Townsville Urban Area and existing rural residential zoned areas respectively, with the plan noting that direction on the location of residential development elsewhere in the Townsville local government area is established in the Townsville City Plan. The proposal does not involve new residential land supply or the expansion of residential areas. Rather, it involves a single dwelling house on an existing allotment created for residential purposes in 2023, which directly adjoins established Rural residential zoned land within the Yabulu locality. The proposal is therefore not inconsistent with these policies, and supports regional policy 3.1.2 by contributing to the ongoing viability of an existing regional community.

Regional policy 1.1.2 seeks to ensure industrial areas remain appropriately buffered from incompatible land uses. The proposed dwelling is separated from the High impact industry zone to the north by the North Coast railway corridor and a total distance of over 80m, and is consistent with the established pattern of residential development along Springfield Street, including the dwelling approved on the adjoining lot (MCU26/0020). The proposal does not create additional lots or intensify residential development toward the industrial land, and does not affect the functionality of the adjoining railway corridor.

The proposal is therefore considered consistent with the goals and outcomes of the regional plan.

4.3 State Development and Assessment Provisions

The subject site is located within 25m of a State transport corridor (railway corridor), which would ordinarily engage the referral trigger under Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 of the *Planning Regulation 2017*.

However, a Dwelling house is an excluded material change of use under Schedule 24 of the *Planning Regulation 2017*, and referral to the State Assessment and Referral Agency (SARA) is accordingly not required.

This position is consistent with SARA's advice on the adjoining lot at 23 Springfield Street (MCU26/0020; SARA ref. 2604-51633 SRA, 13 April 2026), which confirmed that trigger 10.9.4.2.4.1 does not apply to a dwelling house, as it is an excluded material change of use under Schedule 24 of the *Planning Regulation 2017*.

The SARA conditions attached to the subdivision approval (SARA ref. 2310-37087 SRA, 8 November 2023) require the rail corridor boundary fence to be maintained, and that any excavation, filling, retaining or stormwater works do not encroach upon or destabilise the railway corridor. The proposal is consistent with these conditions. The existing fence is retained, no earthworks are proposed, and all structures are set back from the corridor boundary, with the carport located approximately 7.8m and the dwelling approximately 20m from the northern boundary.

4.4 Local Planning Instrument

The Townsville City Plan is the categorising instrument for the proposed development under section 43 of the *Planning Act 2016*.

In accordance with Table 5.5.16 of the planning scheme, the proposed development requires impact assessment, as it involves a Dwelling house within the Community facilities zone.

4.5 Assessment Benchmarks

As the proposal requires impact assessment, it is assessable against the planning scheme in its entirety, in accordance with section 45(5) of the *Planning Act 2016*.

Accordingly, the proposed development is assessed against the following planning scheme benchmarks: the Strategic framework; Community facilities zone code; Healthy waters code; Landscape code; Transport impact, access and parking code; Works code; Bushfire hazard overlay code; and Flood hazard overlay code.

In addition, having regard to the matters outlined in Section 5.2, the proposal has been considered against the Rural residential zone code and the site's Noise corridor context.

Assessment against the relevant benchmarks is provided within Section 5.

5.0 Planning Assessment

5.1 Strategic Framework

The strategic framework sets the strategic direction for Townsville and ensures development is appropriately located and managed. It provides for four themes that collectively represent the intent of the planning scheme:

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

The proposed development is considered to further the intent of these themes and their corresponding strategic outcomes. In particular:

- a) the proposal facilitates a low-intensity residential use, consistent with the established character of the surrounding Yabulu locality;
- b) the development supports the use of a vacant allotment, created through a lawful subdivision, for its intended residential purpose;
- c) the scale and nature of the proposed dwelling house are such that the development is not expected to result in any unreasonable adverse impacts on surrounding premises;
- d) the proposal contributes to housing supply within an established locality, making use of an existing water service connection;

- e) the relocation and reuse of an existing dwelling, rather than new construction, retains the embodied materials of the existing structure and reduces construction waste, consistent with the Environmentally sustainable future theme;
- f) the dwelling is sited toward the Springfield Street frontage, appropriately separated from the railway corridor, with the existing rail corridor boundary fence providing a defined interface; and
- g) the proposal can be undertaken having regard to the physical and environmental constraints affecting the land, as addressed at Sections 5.8 to 5.10.

5.2 Community Facilities Zone Code

The purpose of the Community facilities zone is to provide for community-related uses, activities and facilities, whether publicly or privately owned, including, for example:

- a) educational establishments;
- b) hospitals;
- c) transport and telecommunication networks; and
- d) utility installations.

The subject site's inclusion within this zone reflects its historical ownership by Queensland Rail, rather than any ongoing or intended community facility function. The land has since transitioned into private ownership and forms one of three allotments created through a recently approved and sealed subdivision (RAL23/0058), releasing the land for residential use consistent with the surrounding established Yabulu locality.

Having regard to this context, the proposal for a single dwelling house on a large allotment is consistent with the character and prevailing development pattern of the immediate area, including the dwelling house approved on the adjoining lot at 23 Springfield Street (MCU26/0020). The site directly adjoins land included in the Rural residential zone to the east, with further Rural residential zoned land located opposite the site on the southern side of Springfield Street.

The proposal is not of a scale or nature that would undermine the function or intent of the Community facilities zone. The site is not required for any community facility, transport or utility purpose, and the adjoining North Coast railway corridor remains unaffected by the proposal.

On this basis, the proposal is considered consistent with the purpose of the Community facilities zone code, insofar as it does not compromise the zone's intended function and represents the residential outcome anticipated by the site's subdivision. Given the large-lot, low-density residential character shared with the immediate locality, the proposal has also been considered against the Rural residential zone code at Section 5.3, which provides a useful reference for the appropriate built form and density outcomes on the site.

5.3 Rural Residential Zone Code

Assessment against the Rural residential zone code is provided on the basis outlined in Section 5.2, having regard to the site's large-lot, low-density residential character and its relationship with the adjoining Rural residential zoned land.

The purpose of the Rural residential zone code is to provide for residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services.

The proposal is considered consistent with the purpose and overall outcomes of the code. In particular, the proposal:

- a) establishes a dwelling house as the primary use of the land, consistent with overall outcome (a) of the code;
- b) maintains a low-intensity, single storey built form with a site cover of approximately 3.4%, consistent with the semi-rural character of the locality;
- c) is of a scale and built form compatible with surrounding development, and is not expected to give rise to unreasonable amenity impacts;
- d) is capable of being appropriately serviced and accessed for residential purposes, as detailed at Sections 3.4 to 3.6;
- e) is appropriately separated from the adjoining railway corridor and nearby industry-zoned land, consistent with overall outcome (i) of the code; and
- f) has been designed having regard to the physical and environmental constraints affecting the land, including its flood, bushfire and noise corridor overlay context, as addressed at Sections 5.8 to 5.10.

Detailed assessment against the code is provided at Appendix 5.

5.4 Healthy Waters Code

The purpose of the Healthy waters code is to ensure development manages stormwater and wastewater as part of the integrated total water cycle, and in a manner that protects environmental values.

The proposed development is considered to further the purpose and overall outcomes of the Healthy waters code. As outlined at Section 3.6, the dwelling is elevated on posts and bored concrete pier footings rather than constructed as a slab, requiring no earthworks and leaving the natural ground surface beneath and around the building largely undisturbed. Stormwater will continue to be managed in accordance with the site's existing overland drainage pattern, with roof water directed to a lawful point of discharge. Erosion and sediment control measures will be implemented during construction, as required.

Wastewater will be managed via an on-site sewage treatment and disposal system, designed with reference to a site-specific assessment (PGI North QLD, September 2026) identifying the site as Soil Category 4 with a Ksat of 0.06–0.12m/day. The site's large area provides ample room to locate this system appropriately, clear of the dwelling, driveway and carport. No watercourses are present on or adjacent to the site.

Given the nature of the development, further assessment against the Healthy waters code is not considered necessary.

5.5 Landscape Code

The purpose of the Landscape code is to ensure landscaping in both the private and public domains is designed and constructed to a high standard, contributes positively to the city image, is responsive to local character, site and climatic conditions, and remains fit for purpose over the long term.

The proposed development is considered to further the purpose and overall outcomes of the Landscape code. The existing stand of trees within the site is retained, and additional landscaping may be established over time following commencement of residential use. The proposed development does not involve the removal or alteration of any street tree, and Springfield Street is not identified as a major road requiring specific streetscape treatment.

Given the nature of the development, further assessment against the Landscape code is not considered necessary.

5.6 Transport Impact, Access and Parking Code

The purpose of the Transport impact, access and parking code is to ensure appropriate provision for transport and end-of-trip facilities, and to facilitate, as far as practicable, an environmentally sustainable transport network. In accordance with Schedule 6.10 of the planning scheme, the required car parking rate for a Dwelling house is two spaces, which may be provided in tandem, with at least one space covered.

The proposal provides two covered parking spaces within a new 6m x 6m double carport, located in the north-eastern portion of the site as shown on the Site Plan (WD01), with ample additional on-site parking available given the size of the allotment. The proposal therefore exceeds the parking requirement of Schedule 6.10.

Access is provided via a new crossover and driveway from Springfield Street, which is subject to a separate Roadworks Permit from Council. The traffic generated by a single dwelling house is negligible and will not affect the safety or function of Springfield Street.

Given the nature of the development, further assessment against the Transport impact, access and parking code is not considered necessary.

5.7 Works Code

The purpose of the Works code is to ensure development is provided with a level of infrastructure which maintains or enhances community health, safety and amenity, and which avoids or minimises impacts on the natural environment.

The proposed development is considered to further the purpose and overall outcomes of the Works code, particularly noting:

- a) the site is serviced by an existing water connection at the Springfield Street frontage (20mm meter and 25mm service, Council assets 1088317 to 1088319), to which the proposed dwelling will be connected;
- b) the site is of sufficient size to accommodate an on-site sewage treatment and disposal system in accordance with AS/NZS 1547:2012, supported by the site-specific assessment undertaken by PGI North QLD;
- c) the site can be appropriately connected to the existing electricity and telecommunications networks;
- d) the proposal does not involve significant earthworks, given the dwelling's elevated form on posts and bored pier footings, with the existing topography and overland drainage regime retained; and
- e) the new crossover is subject to a separate Roadworks Permit from Council.

Given the nature of the development, further assessment against the Works code is not considered necessary.

5.8 Bushfire Hazard Overlay Code

The purpose of the Bushfire hazard overlay code is to ensure that development does not increase the extent or severity of bushfire hazard, or increase the risk to life, property, community and the environment.

The subject site is mapped within the Bushfire hazard overlay as wholly contained within the potential impact buffer area, with the bushfire hazard area itself located north of the railway corridor and not extending onto the site.

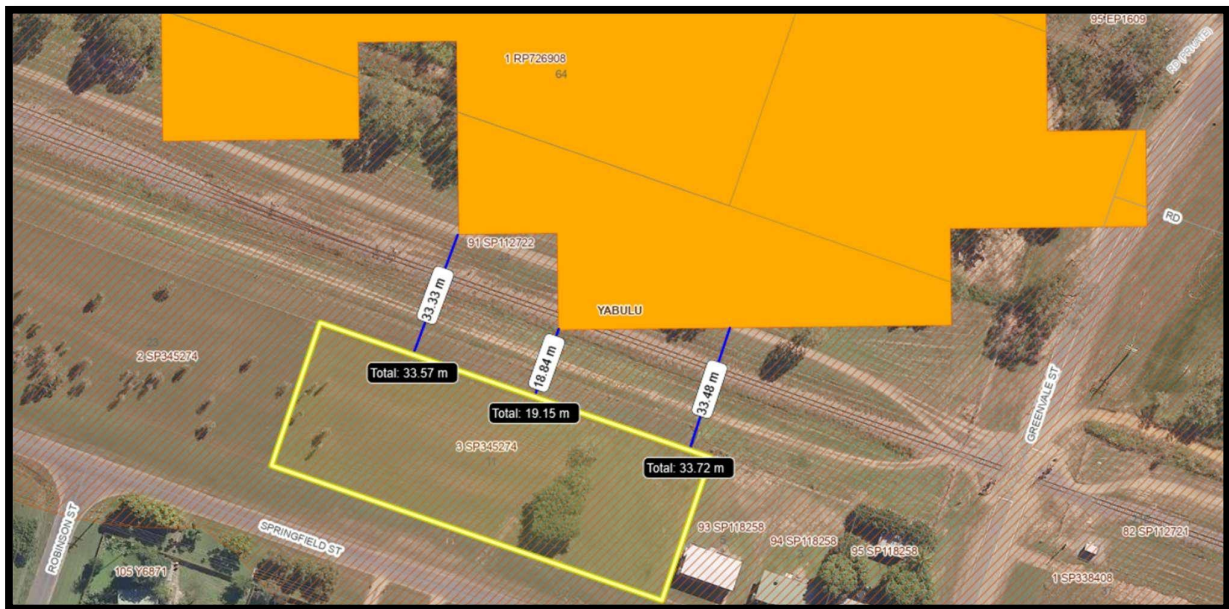
The proposed development is considered consistent with the purpose and overall outcomes of the Bushfire hazard overlay code, particularly noting:

- a) the subject site is serviced by an existing connection to Council's reticulated water network;
- b) the site is largely cleared, with a small stand of trees located centrally within the lot, well removed from the denser vegetation associated with the bushfire hazard area to the north;

- c) the site is separated from the mapped bushfire hazard area by the North Coast railway corridor, which provides an existing cleared buffer of approximately 19m to 34m between the site's northern boundary and the mapped hazard area; and
- d) the proposed dwelling is sited toward the Springfield Street frontage, set back approximately 20m from the northern boundary, resulting in a total separation of over 50m between the dwelling and the mapped hazard area.

Given the above, the proposed development is considered consistent with the Bushfire hazard overlay code.

Figure 4. Bushfire hazard overlay



Source: Townsville City Council mapping

5.9 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.

Council's general advice notes the broader area is subject to partial 1% AEP inundation under the Flood hazard overlay. A site-specific point query of both the existing Flood hazard mapping and the updated Flood risk mapping was undertaken for the subject site, with both layers returning no available data, indicating the site falls outside the currently modelled flood study extent for these layers. This is consistent with the site-specific investigation undertaken by PGI North QLD (September 2026), which recorded the site as flat, with no watercourses or run-off channels, and assessed flooding as unlikely.

Notwithstanding this, the proposed dwelling is elevated on new steel posts and bored concrete pier footings, with a floor level approximately 900mm above natural ground level. This elevated form of construction, together with the retention of the site's existing topography and drainage pattern, is considered to appropriately mitigate any residual flood risk potentially affecting the site, and will not increase the potential for flood damage on other properties.

Given the above, the proposed development is considered consistent with the Flood hazard overlay code.

Figure 5. Flood Hazard Overlay



Source: Townsville City Council mapping

Figure 6. New Flood Risk Mapping



Source: Townsville City Council mapping

5.10 Noise Corridor

The subject site is affected by the Noise corridor overlay, associated with its proximity to the North Coast railway corridor, and carries the same noise corridor rating as the adjoining lot at 23 Springfield Street.

The strategic framework of the planning scheme recognises that transport noise impacts are to be managed through the siting and design of development, with the need for acoustic screening minimised through this approach in the first instance.

The proposed dwelling is sited toward the Springfield Street frontage, set back approximately 20m from the northern boundary adjoining the rail corridor, which maximises separation within the constraints of the lot's depth. The site's existing rail corridor boundary fence, constructed along the northern boundary as a condition of the 2023 subdivision approval, provides a defined interface between the site and the rail corridor. Any requirements for transport noise attenuation under the Queensland Development Code will be addressed at the building approval stage, as required.

It is further noted that Council's approval of the directly comparable dwelling house on the adjoining lot (MCU26/0020, decided 1 July 2026), which carries the same noise corridor rating, did not identify noise as an assessment benchmark or impose any acoustic-related condition.

On this basis, the proposed development is considered to appropriately address the site's noise corridor context without requiring a specialist acoustic assessment.

Figure 7. Noise Corridor Overlay



Source: Townsville City Council mapping

6.0 Conclusion and Recommendations

This development application seeks a Development Permit for Material Change of Use – Dwelling House, through the relocation and reinstatement of an existing timber dwelling onto the subject site at 11 Springfield Street, Yabulu (Lot 3 on SP345274).

The subject site is one of three allotments created through the 2023 subdivision of former Queensland Rail land (RAL23/0058), together with 23 and 33 Springfield Street. While the site remains formally included within the Community facilities zone as a consequence of this history, it is not required for any community facility purpose, and directly adjoins established Rural residential zoned land. The proposal has accordingly been considered having regard to the character and built form outcomes of the Rural residential zone code, as well as the Community facilities zone code.

The proposal has been assessed against the State Planning Policy, the North Queensland Regional Plan 2020, the Strategic framework and each of the applicable planning scheme benchmarks. These include the Community facilities zone code, Healthy waters code, Landscape code, Transport impact, access and parking code, Works code, Bushfire hazard overlay code and Flood hazard overlay code, together with the Rural residential zone code and the site's Noise corridor context. In each instance, the proposal has been demonstrated to appropriately respond to the relevant purpose and outcomes sought, having regard to the site's physical characteristics, its overlay constraints, and the design and siting of the proposed dwelling.

The proposal represents an appropriate and orderly residential outcome for a site created and released for that purpose. It is consistent with the established character of the surrounding Yabulu locality and with the directly comparable dwelling house approved by Council on the adjoining lot (MCU26/0020), which attracted no submissions during public notification.

On this basis, the proposed development is considered to be an appropriate outcome for the site and surrounding locality. Accordingly, it is respectfully requested that the application be approved, subject to reasonable and relevant conditions.

APPENDIX 1

DA Form 1 and Title Search

1. DA Form 1 – Development application details
2. Current Title Search – Lot 3 on SP345274 (Title Ref. 51376975)

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)	Stephanie Ann Thompson and Judd Matthew Johnson
Contact name (only applicable for companies)	
Postal address (P.O. Box or street address)	13 Maggie Lane
Suburb	Garbutt
State	QLD
Postcode	4814
Country	Australia
Contact number	0423541564
Email address (non-mandatory)	S.Johnson22@outlook.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	
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
		11	Springfield Street	Yabulu
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4818	3	SP345274	Townsville
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

- ☐ Coordinates of premises by longitude and latitude

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

- ☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

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

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

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

Name of port authority for tidal area (if applicable):

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

5) Are there any existing easements over the premises?

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

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

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

Dwelling house (relocation of an existing dwelling)

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 DA Form 2 – Building work details

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)
Residential development	Dwelling house	1	102.2

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 <i>(from a watercourse or lake)</i> ☐ Water-related development – referable dams ☐ Water-related development –levees <i>(category 3 levees only)</i> ☐ Wetland protection area
Matters requiring referral to the local government: ☐ Airport land ☐ Environmentally relevant activities (ERA) <i>(only if the ERA has been devolved to local government)</i> ☐ 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 <i>(where inconsistent with the Brisbane port LUP for transport reasons)</i> ☐ 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 <i>(below high-water mark)</i>
Matters requiring referral to the Chief Executive of the relevant port authority: ☐ Ports – Land within limits of another port <i>(below high-water mark)</i>
Matters requiring referral to the Gold Coast Waterways Authority: ☐ Tidal works or work in a coastal management district <i>(in Gold Coast waters)</i>
Matters requiring referral to the Queensland Fire and Emergency Service: ☐ Tidal works or work in a coastal management district <i>(involving a marina (more than six vessel berths))</i>

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 <i>(if applicable)</i> .		

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	RAL23/0058	15/11/2023	Townsville City Council
☐ Approval ☐ Development application			

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

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

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

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

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

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

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

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

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

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

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

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

Hazardous chemical facilities

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

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

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

Clearing native vegetation

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

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

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

Environmental offsets

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

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

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

Koala habitat in SEQ Region

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

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

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

Water resources

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

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

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

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

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

Waterway barrier works

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

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

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

Marine activities

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

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

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

Quarry materials from a watercourse or lake

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

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

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

Quarry materials from land under tidal waters

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

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

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

Referable dams

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

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

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

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

- ☐ Yes – the following is included with this development application:
- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 - ☐ A certificate of title

☒ No

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

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

☐ Yes – details of the heritage place are provided in the table below

☒ No

Note: See guidance materials at www.desi.qld.gov.au for information requirements regarding development of Queensland heritage places.

For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at www.planning.statedevelopment.qld.gov.au for information regarding assessment of Queensland heritage places.

Name of the heritage place:

Place ID:

Decision under section 62 of the Transport Infrastructure Act 1994

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

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

☒ No

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

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

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

☒ No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

☒ Yes

Note: See the *Planning Regulation 2017* for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application

☐ Yes

☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

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

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

Title Reference:	51376975	Search Date:	17/09/2026 23:39
Date Title Created:	07/03/2025	Request No:	57679270
Previous Title:	50456146		

ESTATE AND LAND

Estate in Fee Simple

LOT 3 SURVEY PLAN 345274

Local Government: TOWNSVILLE

REGISTERED OWNER

Dealing No: 724459551 31/10/2025

JUDD MATTHEW JOHNSON
STEPHANIE ANN THOMPSON

JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 40038674 (Lot 92 on SP 118258)
2. MORTGAGE No 724459552 31/10/2025 at 16:10
MYSTATE BANK LIMITED A.C.N. 067 729 195

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

APPENDIX 2

DA Mapping and SARA Correspondence

1. Queensland Globe property map – Lot 3 on SP345274
2. SARA DA Mapping System – Matters of Interest Report (6 October 2026)
3. SARA advice on adjoining lot, 23 Springfield Street
(ref. 2604-51633 SRA, 13 April 2026)

11 Springfield Street, Yabulu QLD 4818

3/SP345274

19°12'42"S 146°36'8"E

19°12'42"S 146°36'15"E



19°12'49"S 146°36'8"E

19°12'49"S 146°36'15"E



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Printed at: A4

Print date: 6/10/2026

Not suitable for accurate measurement.

Projection: Web Mercator EPSG 102100 (3857)

For more information, visit

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



**Queensland
Government**

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

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© State of Queensland (Department of Resources) 2024

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Land parcel label

Land parcel label - gt 1 ha

Land parcel label - gt 10 ha

Land parcel label - gt 1000 ha

Land parcel



Land parcel - gt 1 ha



Land parcel - gt 10 ha



Land parcel - gt 1000 ha



Green bridges



Bridges



Tunnels



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

State Assessment and Referral Agency - Matters of Interest Report

Matters of Interest for all selected Lot Plans

Area within 25m of a railway corridor

Matters of Interest by Lot Plan

Lot Plan: 3SP345274 (Area: 4101 m²)

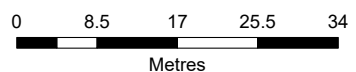
Area within 25m of a railway corridor



 Area within 25m of a railway corridor



Scale: 1:800



Date: 06/10/2026

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: 28934485
 Version: 1, Version Date: 08/10/2026

© The State of Queensland 2026.

Our reference: 2604-51633 SRA
Your reference: NP25.281

13 April 2026

Goldmore Pty Ltd
C/- Northpoint Planning
PO Box 4
TOWNSVILLE CITY QLD 4810
hello@northpointplanning.com.au

Attention: Meredith Hutton

Dear Goldmore Pty Ltd

Invalid application—incorrect referral agency

The State Assessment and Referral Agency (SARA) received your referral agency material for the following premises on 7 April 2026.

Location details

Street address:	23 Springfield Street, Yabulu
Real property description:	Lot 2 on SP345274
Local government area:	Townsville City Council

Application details

Development permit	Material Change of Use - Dwelling house
--------------------	---

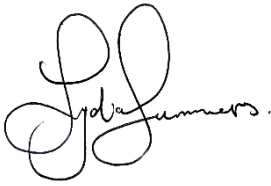
A review of the application and proposed development indicates that SARA is not the correct referral agency for the application for the following reason:

- Trigger 10.9.4.2.4.1 (state transport corridors and future state transport corridors) does not apply to your application as the proposed development is an 'excluded material change of use' (as defined in schedule 24 of the Planning Regulation 2017).

You will be further advised about a refund of your development application fee.

For further information please contact Tracey Beath, Senior Planning Officer, on 07 4924 2917 or via email RockhamptonSARA@dasilgp.qld.gov.au who will be pleased to assist.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Lydia Summers', with a stylized, cursive script.

Lydia Summers
Principal Planning Officer

cc Townsville City Council, developmentassessment@townsville.qld.gov.au (council reference: MCU26/0020)

APPENDIX 3

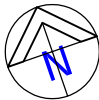
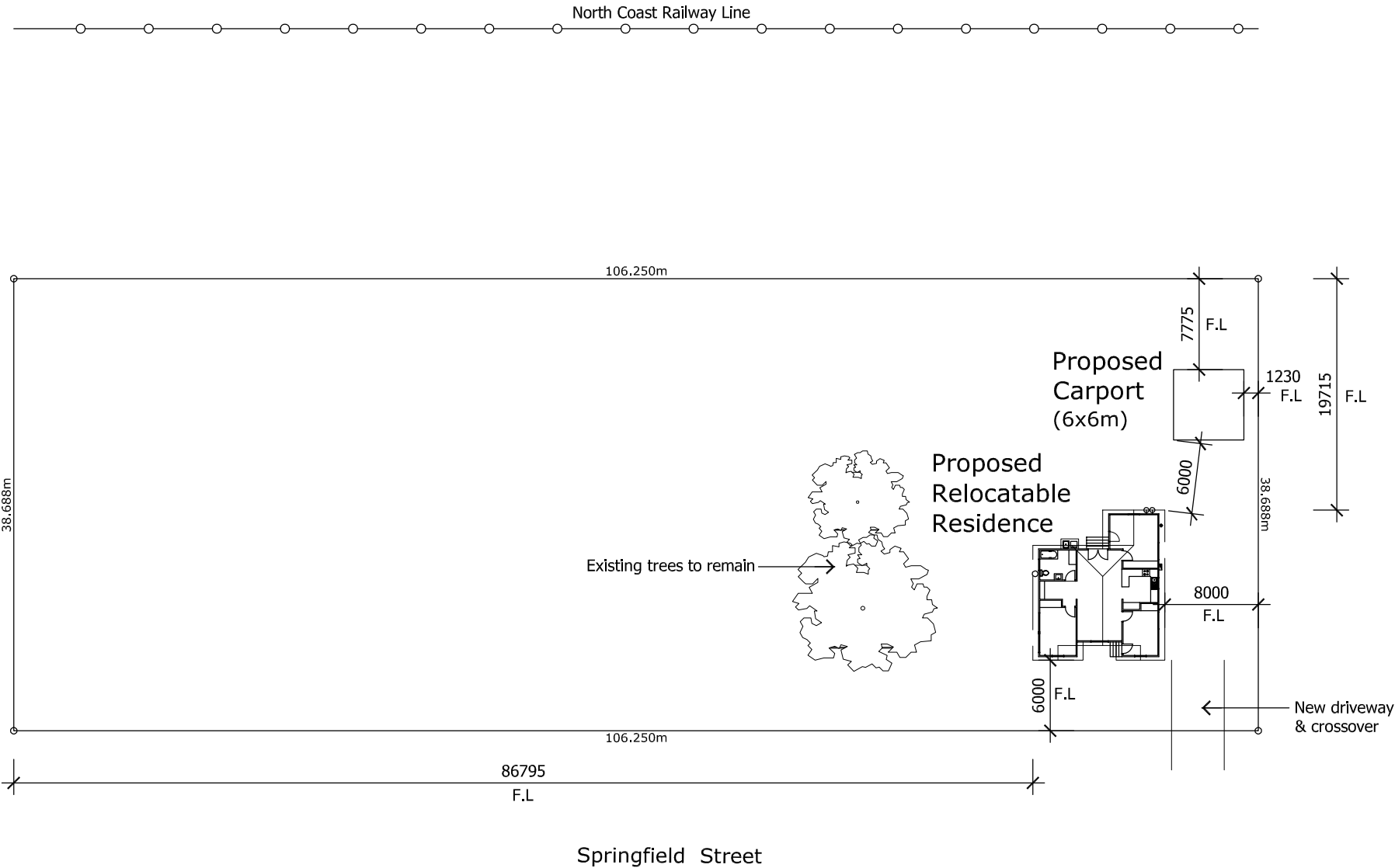
Proposal Plans

Prepared by Benson Building Designs (Project No. 2026-24)

WD01 Site Plan – Issue A

WD02 Floor Plan – Issue A

WD03 Elevations – Issue A



Real Property Description

Lot 3 on SP 345274
Site Area : 4101 m²
Wind Classification : C2

Site Plan

Scale 1:500

General Notes

1. Do not scale off drawing check all dimensions & levels on site before commencing work, including location of all services.
 2. Comply with all Local Authority & Building Code of Australia 2025 regulations & all relevant Australian Standard Codes.
 3. Installation of all materials to comply with Manufacturer's Specifications.
 4. Notwithstanding Inspection by an Engineer or Building Certifier, it is the Builder's responsibility to ensure that all works are constructed in accordance with the Building Approval Drawings.
 5. Substitution of any structural member, & variation to any of the design, will void any responsibilities to Benson Building Designs for the performance of the building.
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A	Preliminary Design	08/09/26
No.	Revision/Issue	Date



commercial / units / new homes / extensions
renovations / decks / patios
Gery Benson
BSC Dip Arch Draft.
Call : 0416 936 452
QBCC Lic. No. 1256424 ABN 68 537 687 613
Email : plans@bensonbuildingdesigns.com.au
www.bensonbuildingdesigns.com.au

Project Name and Address

Proposed Relocatable Residence

Stephanie Thompson
11 Springfield Street,
Yabulu, Queensland

Project No. 2026-24	Dwg No. WD01	Issue A
Date August, 2026	Designed G.B	
Scale 1:500 @ A3	Drawn G.B	

Sustainable Building Requirements

Shower Roses

To be AAA rated when assessed against AS/NZ 6400:2004 or a 3 star rating under water efficiency labeling scheme (Wels)

Toilets

Toilet cisterns have dual flush capability to 4 star Wels rating

Energy Efficient (E.E) Lighting

Fluorescent Lights or Compact Fluorescent Lights (CFLs) are used in 80% of the total area of all rooms. Total area is to include the floor areas of the garage, if it is within the Class 1 Building

Hot Water Supply

Hot water supply is to be provided by :

(a) Heat Pump or Solar Hot Water System that is eligible to receive :

(i) In a building with 3 or more bedrooms, at least 22 Renewable Energy Certificates (REC)

(ii) In a building with 1 or 2 bedrooms, at least 14 REC

Or

(b) A gas HWS with a Five Star Rating

Tap Ware

3 star water efficiency labeling and standards rating for laundry tubs, kitchen sinks and basins

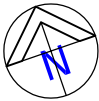
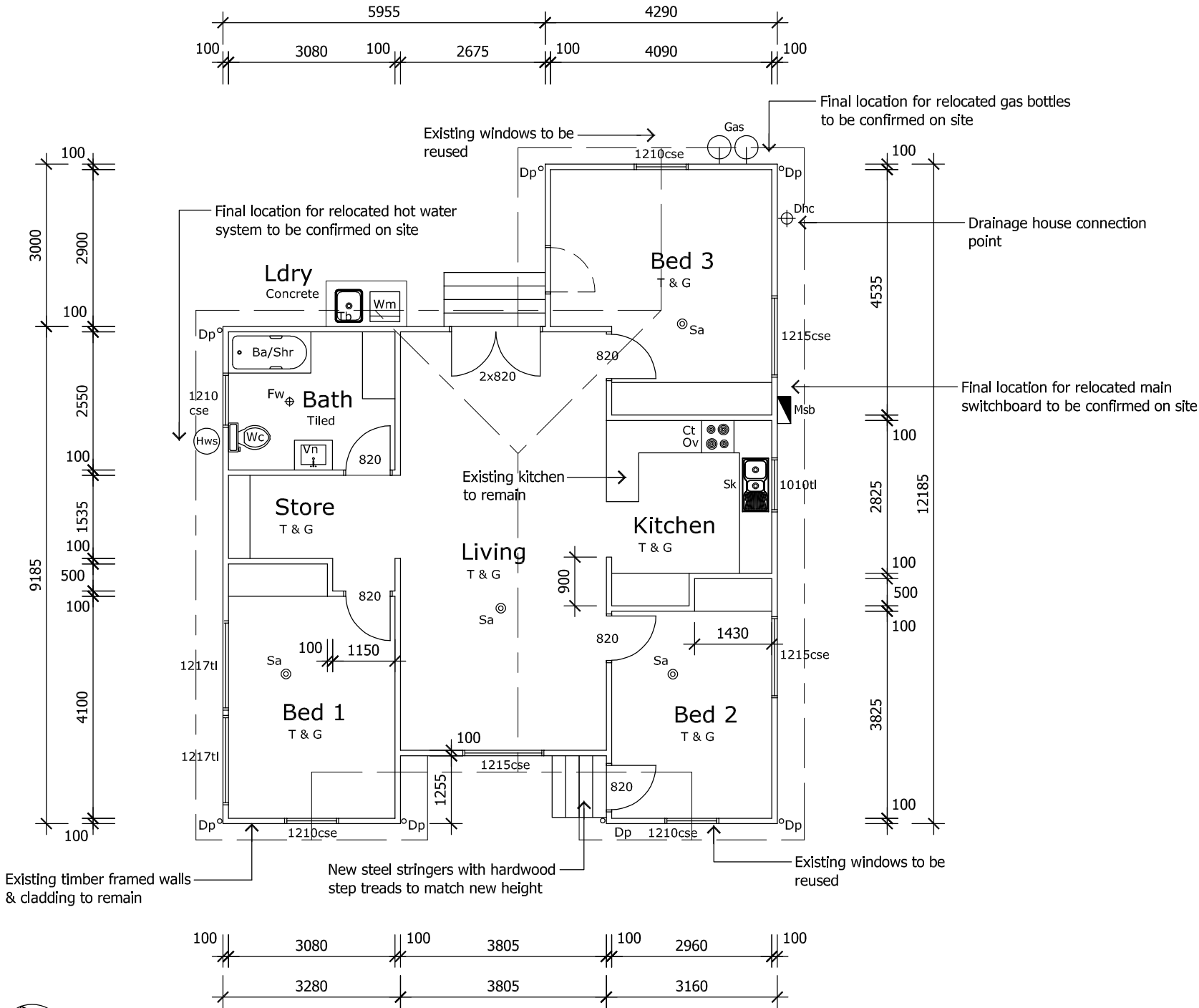
Air Conditioners

Minimum 2.9 Energy Efficiency Ratio (EER) (equivalent to a 4 star energy rating) for air conditioners permanently attached to fixed wiring Class 1 and Class 3 buildings (where new and replacement systems are installed) from July 1st 2009

Energy Efficiency

General

Installation of ceiling fans and location & number of ceiling penetrations is essential to ensure compliance with energy efficiency requirements. No ventilated recessed lights to be used (sealed units only). Refer to building energy rating certificate for compliance requirements.



Floor Areas
Living : 102.20 m²
Overall : 102.20 m²

Floor Plan

Scale 1:100

General Notes

1. Do not scale off drawing check all dimensions & levels on site before commencing work, including location of all services.
 2. Comply with all Local Authority & Building Code of Australia 2025 regulations & all relevant Australian Standard Codes.
 3. Installation of all materials to comply with Manufacturer's Specifications.
 4. Notwithstanding Inspection by an Engineer or Building Certifier, it is the Builder's responsibility to ensure that all works are constructed in accordance with the Building Approval Drawings.
 5. Substitution of any structural member, & variation to any of the design, will void any responsibilities to Benson Building Designs for the performance of the building.
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A	Preliminary Design	08/09/26
No.	Revision/Issue	Date



commercial / units / new homes / extensions
renovations / decks / patios

Gery Benson

BSc. Dip Arch Draft.

Call : 0416 936 452

QBCC Lic. No. 1256424 ABN 68 537 687 613

Email : plans@bensonbuildingdesigns.com.au

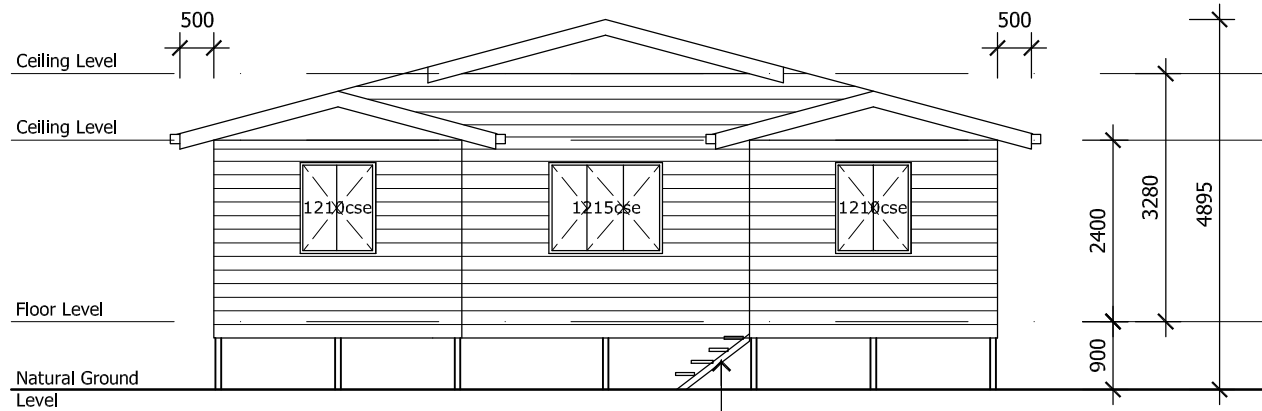
www.bensonbuildingdesigns.com.au

Project Name and Address

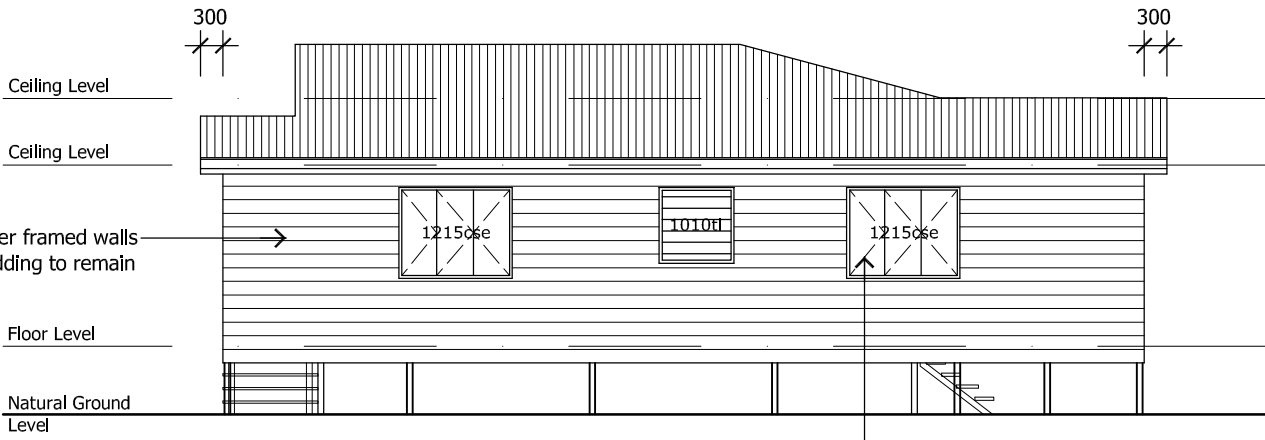
Proposed Relocatable
Residence

Stephanie Thompson
11 Springfield Street,
Yabulu, Queensland

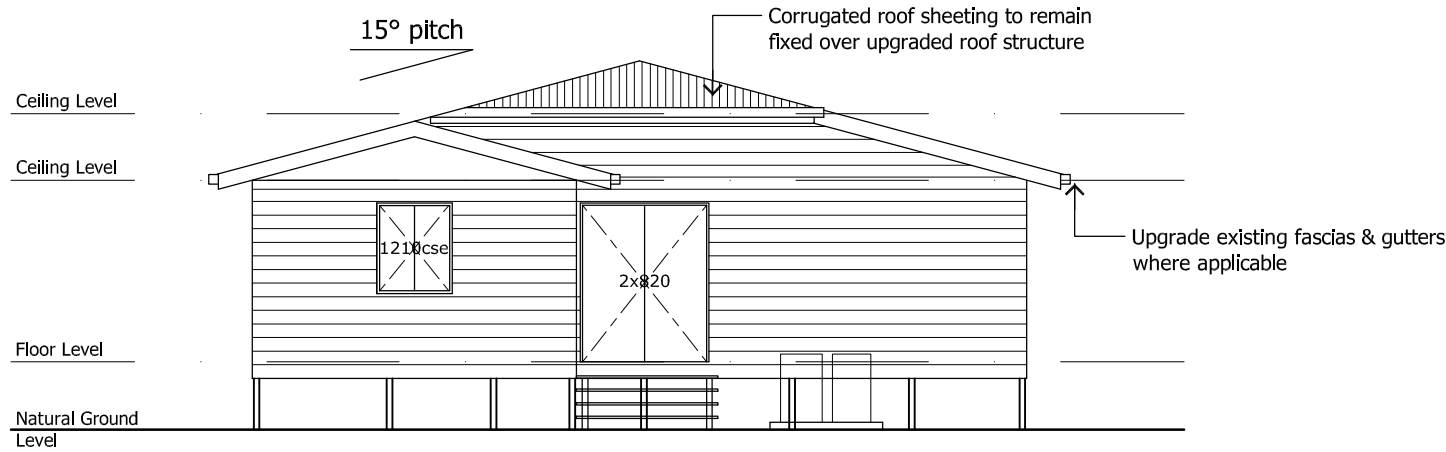
Project No. 2026-24	Dwg No. WD02	Issue A
Date August, 2026	Designed G.B	
Scale 1:100 @ A3	Drawn G.B	



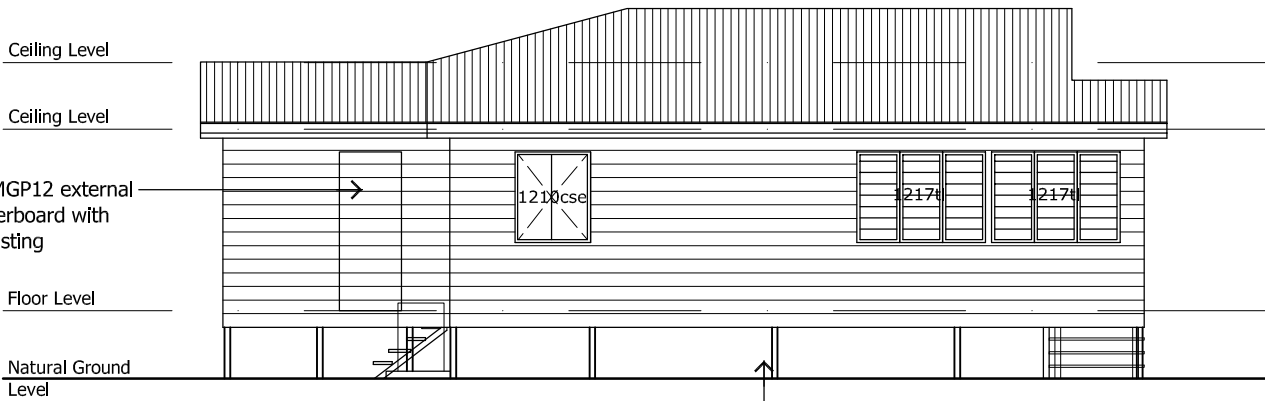
South Elevation
Scale 1:100



East Elevation
Scale 1:100



North Elevation
Scale 1:100



West Elevation
Scale 1:100

General Notes

1. Do not scale off drawing check all dimensions & levels on site before commencing work, including location of all services.
 2. Comply with all Local Authority & Building Code of Australia 2025 regulations & all relevant Australian Standard Codes.
 3. Installation of all materials to comply with Manufacturer's Specifications.
 4. Notwithstanding Inspection by an Engineer or Building Certifier, it is the Builder's responsibility to ensure that all works are constructed in accordance with the Building Approval Drawings.
 5. Substitution of any structural member, & variation to any of the design, will void any responsibilities to Benson Building Designs for the performance of the building.
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A	Preliminary Design	08/09/26
No.	Revision/Issue	Date



commercial / units / new homes / extensions
renovations / decks / patios
Gery Benson
BSC Dip Arch Draft.
Call : 0416 936 452
QBCC Lic. No. 1256424 ABN 68 537 687 613
Email : plans@bensonbuildingdesigns.com.au
www.bensonbuildingdesigns.com.au

Project Name and Address
Proposed Relocatable Residence
Stephanie Thompson
11 Springfield Street,
Yabulu, Queensland

Project No. 2026-24	Dwg No. WD03	Issue A
Date August, 2026	Designed G.B	
Scale 1:100 @ A3	Drawn G.B	

APPENDIX 4

Geotechnical and Effluent Reports

Prepared by PGI North QLD (Ref. PGC1825453)

1. Site Classification for Residential Development (September 2026)
2. Effluent Disposal System Design (September 2026)



PGI NORTH QLD

Ground Engineering Services

2/70 Bowen Road, Rosslea, Queensland 4812

Tel: (07) 4779 3754 · Mob: 0438 985 494 · Web: www.nqphigi.com.au

SITE CLASSIFICATION FOR RESIDENTIAL DEVELOPMENT

11 Springfield Street, Yabulu QLD 4818, Australia, Yabulu · 3 on SP345274

SITE ADDRESS

11 Springfield Street, Yabulu QLD 4818, Australia

Yabulu

3 on plan SP345274

Report Reference

PGC1825453

Client

Steph Thompson

Date

Wednesday 2 September 2026

SITE PHOTO



SITE CLASSIFICATION DETAILS

In accordance with AS2870-2011

On behalf of PGI North QLD

CLASSIFICATION

S

AS2870-2011

SOIL PROPERTIES

Class S

SURFACE MOVEMENT

up to 20 mm surface movement

BEARING CAPACITY

>100kPa

Andrew Horspool
Engineering Geologist

Document Revision & Approval History

Rev	Date	Description	Prepared
1.3	3 May 2026	Initial issue	Andrew Horspool





PGI NORTH QLD

Ground Engineering Services

2/70 Bowen Road, Rosslea, Queensland 4812

Tel: (07) 4779 3754 · Mob: 0438 985 494 · Web: www.nqphigi.com.au

1. INTRODUCTION

This report by PGI North QLD summarises the results of a site classification investigation for a proposed relatively light residential dwelling at 3 on plan SP345274, 11 Springfield Street, Yabulu QLD 4818, Australia, Yabulu. The work was commissioned by Steph Thompson.

The investigation comprised the excavation and subsequent logging of materials arising from augered exploratory holes. Details of the field work are given in this report, together with our recommended site classification and comments relating to appropriate construction practice.

2. SITE DESCRIPTION

The general appearance of the site, 3 on plan SP345274, 11 Springfield Street, Yabulu QLD 4818, Australia, Yabulu, is undeveloped residential lot.

3. FIELD WORK

Field work for this investigation comprised augered boreholes and DCP testing to confirm ground conditions and establish the strength of near surface soils. Materials arising from the augering were logged by an experienced field engineer, who also took representative samples before backfilling the exploratory holes. The borehole records are presented in Appendix A.





Figure 3 — Exploratory Hole Location Plan

Exploratory Hole	Strata Thickness (m)	Material Description
BH01	0.00–0.50	SP: Clayey fine and medium. SAND, dense dry reddish brown
BH01	0.50–1.80	CL: Low plasticity sandy CLAY, stiff, dry reddish brown
BH01	1.80–2.70	CL: Low plasticity sandy CLAY stiff dry brown
BH02	0.00–0.50	SP: Clayey fine and medium. SAND, dense dry reddish brown
BH02	0.50–1.80	CL: Low plasticity sandy CLAY, stiff, dry reddish brown
BH02	1.80–2.70	CL: Low plasticity sandy CLAY stiff dry brown

Groundwater was not encountered during the investigation, however ground water levels can fluctuate due to seasonal and other factors.



4. SITE CLASSIFICATION

This site has been classified in accordance with AS2870-2011. The predicted surface movement (y_s) has been determined by Atterbergs Limits testing in accordance with Clause 2.3.2 (iii) of AS2870-2011. Allowable bearing capacity has been determined by dynamic cone penetrometer (DCP) testing, performed in accordance with AS1289.6.3.2. Details of the classification are summarised in the following table. Atterbergs Limits and DCP results are included in Appendix A.

Proposed Development	relatively light residential dwelling
Soil Properties	Class S
Predicted Surface Movement (y_s)	up to 20 mm surface movement
Characteristic Surface Movement (y_s)	16.0mm
Allowable Bearing Capacity (kPa)	>100kPa
Site Classification (AS2870)	Class S

An allowable bearing capacity of <100kPa may have an effect on the performance of the footings/slab and should be taken into consideration during the design process. Edge footings tied into the slab, or raft foundations may only require 50kPa bearing capacity (AS2870 2.4.5).

5. SITE PREPARATION

Where required site preparation/filling should be undertaken in general accordance with AS3798-2007 'Guidelines on Earthworks for Commercial and Residential Developments'. Prior to the placement of any structural fill the site should be proof rolled using appropriate plant to allow the identification and remediation of any soft/loose areas.

6. FOUNDATION MAINTENANCE

The soil moisture around the buildings should be maintained and extremes of wetting and drying should be avoided. The following general measures are recommended to reduce the potential for footing and building damage caused by abnormal moisture variations within the site:

- Tree planting adjacent to the buildings should be restricted.
- Irregular or excessive watering of the gardens adjacent to the house should be avoided.
- Any leaking or damaged underground services should be repaired promptly.
- Provide paving (graded away from the building) to the edge of the building.

The site classification presented in Section 4 of the report is provided on the basis that the performance expectations set out in Appendix B of AS2870-2011 are acceptable and that site maintenance complies with the provisions of CSIRO Information Sheet BTF 18, 'Foundation Maintenance and Footing Performance: A Homeowner's Guide', available from the CSIRO website.



7. LIMITATIONS

This report has been prepared for the proposed development at the site identified above for the sole use of the client named herein. The report has been produced for this project only and for the purpose(s) described in the report. It should not be used for other projects or by a third party. In preparing this report PGI North QLD has necessarily relied upon information provided by the client and/or their agents.

It should be noted that the materials encountered at the test locations represent the ground conditions at those locations only. The nature and continuity of the materials away from the test locations are inferred. Variations to the ground conditions are likely. The findings contained within this report are the result of limited investigations conducted in accordance with normal practices and standards. To the best of our knowledge, they represent a reasonable interpretation of the general condition of the site. Under no circumstances, however, can it be considered that these findings represent the actual state of the site at all points.

8. REFERENCES

Australian Standard AS 2870-2011 "Residential Slabs and Footings - Construction", June 2011, Standards Australia.

Australian Standard AS 3798-2007 "Guidelines on Earthworks for Commercial and Residential Developments", Standards Australia.

Australian Standard AS 1289.6.3.2-1997 "Methods of Testing Soils for Engineering Purposes. Method 6.3.2: Soil Strength and Consolidation Tests – Determination of the Penetration Resistance of a Soil – 9kg Dynamic Cone Penetrometer Test", 1997, Standards Australia.





PGI NORTH QLD

Ground Engineering Services

2/70 Bowen Road, Rosslea, Queensland 4812

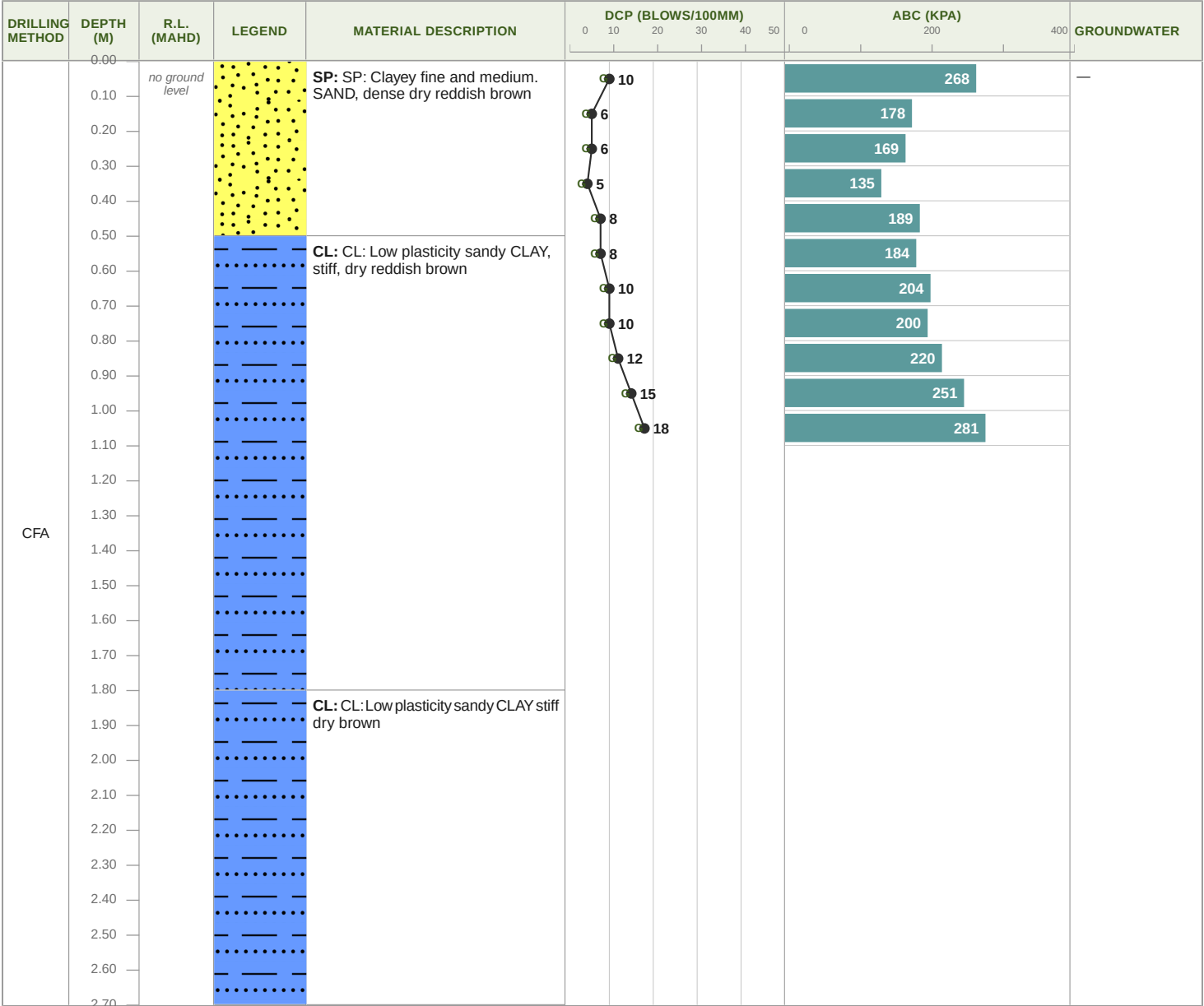
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APPENDIX A — BOREHOLE RECORDS



EXPLORATORY HOLE DETAILS

PROJECT	11 Springfield Street, Yabulu QLD 4818, Australia	HOLE NO	BH01	CO-ORD SYSTEM	—
CLIENT	Steph Thompson	START DATE	25/08/2026	EASTING	—
PROJECT NO	PGC1825453	END DATE	25/08/2026	NORTHING	—
		DRILLER	AWH	GROUND LEVEL	—
		LOGGED BY	AWH	TERMINATION	2.70 m
		CHECKED BY	AKS		



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Remarks

4.00m 1.5l

Atterberg Limits

Liquid Limit (%)	—
Plastic Limit (%)	—
Plasticity Index (%)	—
Linear Shrinkage (%)	—

EXPLORATORY HOLE DETAILS

PROJECT	11 Springfield Street, Yabulu QLD 4818, Australia	HOLE NO	BH02	CO-ORD SYSTEM	—
CLIENT	Steph Thompson	START DATE	25/08/2026	EASTING	—
PROJECT NO	PGC1825453	END DATE	25/08/2026	NORTHING	—
		DRILLER	AWH	GROUND LEVEL	—
		LOGGED BY	AWH	TERMINATION	2.70 m
		CHECKED BY	AKS		

DRILLING METHOD	DEPTH (M)	R.L. (MAHD)	LEGEND	MATERIAL DESCRIPTION	DCP (BLOWS/100MM)					ABC (KPA)			GROUNDWATER		
					0	10	20	30	40	50	0	200		400	
CFA	0.10	no ground level		SP: SP: Clayey fine and medium. SAND, dense dry reddish brown										—	
	0.20														
	0.30														
	0.40														
	0.50														
	0.60			CL: CL: Low plasticity sandy CLAY, stiff, dry reddish brown											
	0.70														
	0.80														
	0.90														
	1.00														
	1.10														
	1.20														
	1.30														
	1.40														
	1.50														
	1.60														
	1.70														
	1.80														
	1.90					CL: CL: Low plasticity sandy CLAY stiff dry brown									
	2.00														
	2.10														
	2.20														
	2.30														
	2.40														
	2.50														
	2.60														
	2.70														



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Remarks

4.00m 1.5l

Atterberg Limits

Liquid Limit (%)	—
Plastic Limit (%)	—
Plasticity Index (%)	—
Linear Shrinkage (%)	—







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Wednesday 2 September 2026

To Whom it May Concern

EFFLUENT DISPOSAL SYSTEM DESIGN

11 Springfield Street, Yabulu QLD 4818, Australia, Yabulu

Steph Thompson

REPORT REFERENCE: **PGC1825453**

TEMPLATE REVISION: 3 May 2026

1. Introduction

This report by Phi Ground Innovations (PGI) summarises the results of an Effluent Disposal System Design at 3 on plan SP345274, 11 Springfield Street, Yabulu QLD 4818, Australia, Yabulu. The work was commissioned by Steph Thompson.

Investigation and percolation testing was undertaken to provide:

- Soil Classification in accordance with AS2870 – 2011
- On-Site Domestic Wastewater Management in accordance with AS/NZS 1547 – 2012

The development of this OSA has been undertaken in general accordance with AS/NZS 1547-2012 for the proposed development and is to be used for this commission only, by those authorised to do so.

In the development of this design, reference has been made to Section 440ZG of the Environmental Protection Act (EPA) acknowledging that a person must not unlawfully deposit a prescribed water contaminant: in waters; or in a roadside gutter or stormwater drainage; or at another place, and in a way, so that the contaminant could reasonably be expected to wash, blow, fall or otherwise move into waters, a roadside gutter or stormwater drainage.

2. Site Information

Locality	TCC
Owner	Stephanie Johnson
Installer	—
System Designer	—
Address	11 Springfield Street, Yabulu QLD 4818, Australia
State	QLD
Local Government	TCC

3. Site Assessment



Weather (on day & preceding week)	Dry
Slope	0°
Shape	linear planar
Aspect	northerly
Exposure	open
Erosion / Landslip	not noted
Boulders / Rock Outcrops	not noted
Vegetation	sparse
Watercourses / Bores / Wells	not noted
Water Table	not encountered
Fill	none
Flooding	unlikely
Run Off Channels	not noted
Soil Surface Conditions	dry
Other Factors	—

4. Soil Assessment

Colour	reddish brown
Texture	CLAY
Structure	massive
Coarse Material	30%
Ksat (m/day)	0.06 - 0.12
Dispersion	unlikely
Soil Category	4





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APPENDIX A

Effluent System Design Guidance Notes



Beds & Trenches Descriptions & Standard Drawings

Absorption Trenches

Australian Standards AS1547:2012 provides design criteria that should be reviewed by the installer. Trenches shall be constructed having a width of 600mm with a depth of 600mm, lined with a 300mm radius half rounded plastic drain or similar. The drain shall then be encased with a 10mm aggregate to a level of 500mm, followed by a topsoil 100mm deep placed up to the existing surface level. Trench length is normally limited to 20m in order to ensure even distribution of effluent along their extent. An exception may occur in which the trench is pressure dosed (e.g. by pump or dosing-syphon).

Effluent flow must be distributed evenly to the trench(es) by the use of a distribution box with 'v' weirs or similar. In some cases, parallel trenches may be joined in a cascade fashion so that overflow from one trench will flow downslope to the next.

If dosed with septic effluent, it is important that the trenches are protected from clogging by the use of a septic outlet filter. Typical Trench configurations are depicted in Figure 1 & 2 below.

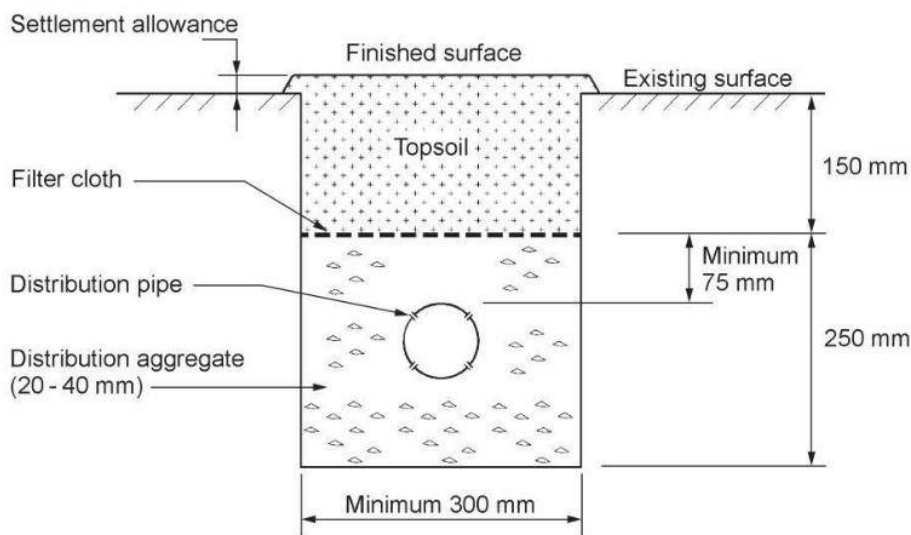


Figure 1. – Conventional Piped Trench (Source: AS1547:2012 Fig. L1)



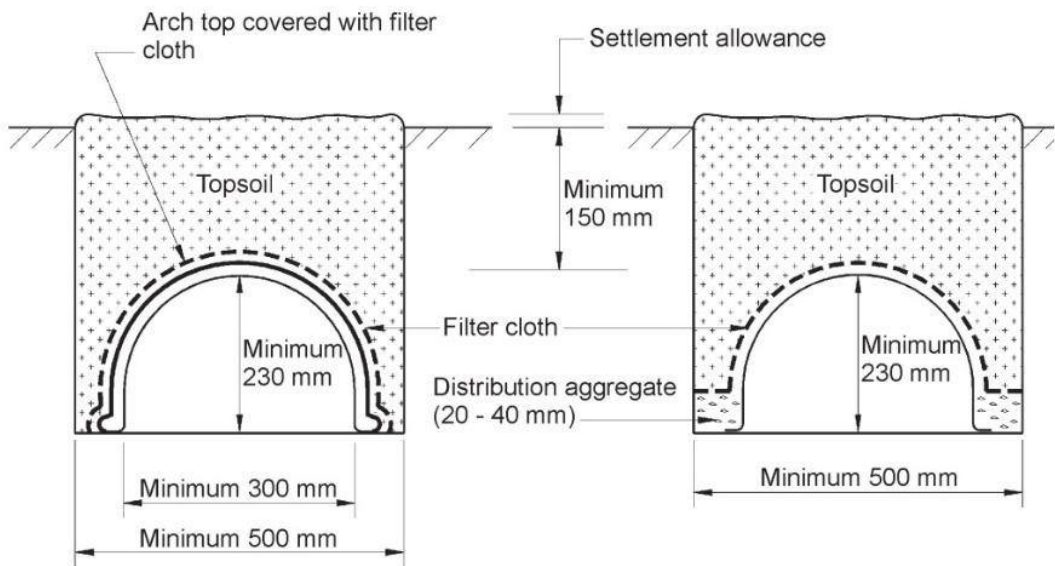


Figure 2. – Self-Supporting Arch Trench (Source: AS1547:2012 Fig. L2)

Evapotranspiration Absorption (ETA) Beds / Trenches

Typical cross sections of an ETA land application area are depicted in Figure 3 & 4. A qualified plumber familiar with the requirements for construction ETA beds should be employed for building this system.

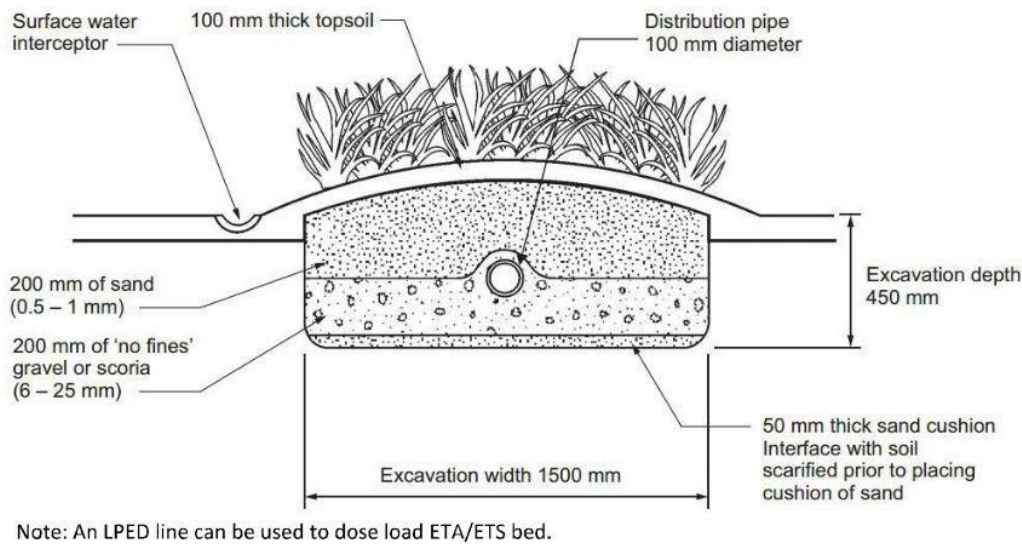
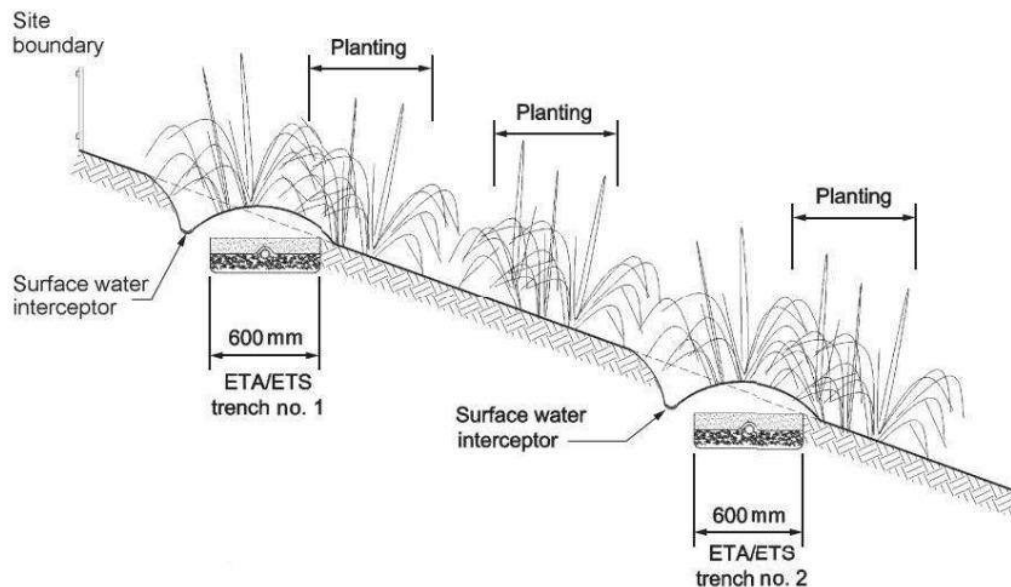


Figure 3. – Conventional ETA Bed/Trench Details (Source: AS1547:2012 Fig. L6)





Notes:

1. An LEPD can be used to dose load the ETA/ETS trenches.
2. Each ETA/ETS trench is constructed to disperse effluent into downslope topsoil so that plantings can provide assistance by evapotranspiration.

Figure 4. – Conventional ETA Bed/Trench Details (Source: AS1547:2012 Fig. L6)

Good Construction Techniques:

Some General Considerations to follow

1) Excavation

a) Excavation shall not damage the soil by:

- *Smearing:* Where the soil is smoothed; filling cracks and pores.
- *Compacting:* Where the soil porosity is reduced.
- *Puddling:* Where washed clay settles on the base of the bed to form a relatively impermeable layer.

Note: Cohesive soils, or soils containing a significant quantity of clay, are susceptible to damage by excavation equipment during construction.

b) The spacing between individual ETA beds shall be not less than 1000mm. Individual bed length shall be limited to 20m. The total bed length requirement shall be divided into approximately equal individual bed lengths.



- c) Plan to excavate only when the weather is fine.
- d) During wet seasons or when construction cannot be delayed until the weather becomes fine, smeared soil surfaces may be raked to reinstate a more natural soil surface.
- e) When excavating by machine, fit the bucket with 'raker teeth' if possible.
- f) Avoid compaction by keeping people off the finished bed floor.
- g) If rain is forecast, then cover any open beds to protect them from rain damage.
- h) Excavate perpendicular to the line of fall or parallel to the contour of sloping ground.
- i) Ensure that the bed inverts are horizontal.

2) Pipe Laying

- a) A distribution box (or header) shall ensure even flow to each individual bed.
- b) Effluent shall be distributed through perforate pipe laid parallel with the horizontal bottom of the bed. The minimum internal diameter of the pipe shall be not less than 80mm.

3) Pre-Commissioning Test

A pre-commissioning test may be carried-out on pump-dosed systems after all on-site components, including pump, have been installed but prior to backfilling the effluent-distribution system in the bed:

Steps:

1. Fill pump to 'pump-on' level with potable water
2. Start pump
3. Check effluent distribution pipework to ensure water flows uniformly from all perforations
4. Record time taken to pump from 'pump-on' level to the 'pump-off' level. This shall be approximately 3 minutes.



5. Follow pump manufacturer's recommendations for commissioning pump
6. Check pumping main to ensure there are no leaks and that the air-release valve is functioning
7. Check that the high-water level alarm operates

4) ETA Bed Backfilling

After installation of pipe-work, and any pre-commissioning test undertaken, the distribution aggregate shall be carefully placed into each bed. This is done so as to avoid damage to the bed floor, sidewalls and the pipe-work. The ETA profile must be:

- 50mm of sand
- 200mm of 'no fines' gravel
- A length of subsoil perforated pipe (100mm diameter)
- A layer of non-woven geo-textile
- 200mm of sand
- 100mm of topsoil high in organic material
- Dense grassland by seeding or turfing

The finished form should be mounded in cross-section to promote runoff of incident rainfall and to allow for settling. Surface water shall be diverted around the perimeter and upslope of the land-application area. Rainfall shall be shed from the mounded surface of the ETA beds.



APPENDIX 5

Rural Residential Zone Code Assessment

Townsville City Plan – Rural residential zone code

Townsville City Plan – Rural residential zone code

Assessment of the proposal against the performance outcomes of the Rural residential zone code, provided on the basis outlined in Sections 5.2 and 5.3 of the planning report.

Ref.	Performance outcome	Response
PO1 – PO8	For accepted development subject to requirements and assessable development (home-based business and non-residential uses).	Not applicable. The proposal does not involve a home-based business or non-residential use, and is limited to a single dwelling house.
Built form		
PO9	Development is consistent with the height and scale of surrounding buildings and includes features that contribute to an attractive streetscape.	Complies. The proposal involves the relocation of a single storey, three-bedroom timber dwelling with an overall height of approximately 4.9m, consistent with the height and scale of surrounding dwellings. The traditional timber form, with retained weatherboard cladding and corrugated roof, is compatible with the established character of the Yabulu streetscape.
Amenity		
PO10	Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the site, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) visual impact; (e) odour and emissions; (f) lighting; (g) privacy; and (h) outlook.	Complies. The proposal establishes a single dwelling house on a 4,101m ² allotment, generating noise, traffic and lighting consistent with residential use. The dwelling is sited approximately 8m from the eastern boundary and over 80m from the western boundary, maintaining appropriate privacy and outlook for adjoining residents.
PO11	Landscaping is provided to contribute positively to the city image, particularly along major roads.	Complies. Existing trees within the site are retained, and additional landscaping may be established over time following commencement of use. Springfield Street is not a major road.
PO12	Development does not compromise the ongoing productive use of nearby rural land.	Complies. The proposal is limited to a single dwelling house and will not compromise the productive use of any nearby rural land.
PO13	Development for the purposes of a sensitive use within 500m of land included in the High impact industry zone or Special purpose zone, or within 250m of land in the Medium impact industry zone: (a) achieves indoor noise levels consistent with the objectives set out in the Environmental Protection (Noise) Policy 2019; (b) achieves air quality levels consistent with the objectives set out in the Environmental Protection (Air) Policy 2019 and the relevant national standard; and (c) does not experience offensive odours.	Complies. The site is located approximately 64m from land in the High impact industry zone (Lot 1 on RP726908), separated from it by the North Coast railway corridor. The proposed dwelling is sited toward the Springfield Street frontage, approximately 20m from the site's northern boundary, providing a total separation of over 80m from the industry-zoned land, with the rail corridor forming an intervening buffer. The adjoining lot at 23 Springfield Street, which has the same relationship to this land, was approved for a dwelling house by Council (MCU26/0020, 1 July 2026) without conditions relating to industrial noise, air quality or odour. The proposal is a single, low-intensity dwelling house, consistent with the established Rural residential zoned lots immediately east and south of the site, and is not expected to experience noise, air quality or odour impacts inconsistent with the objectives of the Environmental Protection (Noise) Policy 2019 or the Environmental Protection (Air) Policy 2019.

Ref.	Performance outcome	Response
Protection of natural values		
PO14	The site layout, size and design responds sensitively to on-site and surrounding topography, drainage patterns and ecological values by: (a) minimising earthworks; (b) maximising retention of natural drainage patterns; (c) ensuring existing drainage capacity is not reduced; (d) maximising the retention of existing vegetation; (e) providing buffers to protect the ecological functions of waterways; and (f) protecting environmental values and water quality objectives of receiving waters.	Complies. The dwelling is elevated on steel posts and bored concrete piers, requiring no earthworks, cut or fill. The natural drainage pattern and existing vegetation are retained, site cover is approximately 3.4%, no waterways are present on or adjacent to the site, and wastewater is managed by an on-site system designed to AS/NZS 1547:2012.