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From: "BNC Planning" <enquire@bncplanning.com.au>

Sent: Wed, 4 Jun 2025 11:50:18 +1000

To: "Development Assessment" < developmentassessment@townsville.qld.gov.au>
Subject: LODGEMENT OF A DEVELOPMENT APPLICATION UNDER THE PLANNING ACT

2016

Attachments: DA083-25_IMCU_1.0_040625.pdf

BNC Planning, acting on behalf of the applicant, herby lodge the attached development application in accordance with the provisions of Chapter 3, Part 2 of the Planning Act 2016 seeking a development permit for a material change of use. The subject premises is addressed as 47 Camp Street, Mundingburra.

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

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

Kind regards,



Office 7 / Ground Floor / 41 Denham Street TOWNSVILLE CITY QLD 4810 PO BOX 5493 TOWNSVILLE QLD 4810 **T.** (07) 4724 1763 **E.** enquire@bncplanning.com.au

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BNC Ref. DA083-25 IMPACT:MCU

>> 4 June 2025

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

Dear Assessment Manager,

RE: LODGEMENT OF A DEVELOPMENT APPLICATION UNDER CHAPTER 3, PART 2 OF THE *PLANNING ACT 2016*DEVELOPMENT PERMIT FOR AN IMPACT ASSESSABLE MATERIAL CHANGE OF USE
47 CAMP STREET, MUNDINGBURRA QLD 4812 – RPD: LOT 6 ON SP337643

BNC Planning acting on behalf of the applicant submits the attached development application in accordance Chapter 3, Part 2 of the Planning Act 2016. The development application is seeking a development permit for a material change of use to facilitate a Rooming Accommodation use over the above referenced premises.

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

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

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

Kind regards,

Benjamin Collings, Director
BNC Planning Pty Ltd





DEVELOPMENT APPLICATION PLANNING ACT 2016

DEVELOPMENT PERMIT

MATERIAL CHANGE OF USE

at

47 CAMP STREET
MUNDINGBURRA QLD 4812

RPD: LOT 6 ON RP337643



PLANNING REPORT

DEVELOPMENT APPLICATION FOR A DEVELOPMENT PERMIT PLANNING ACT 2016

IMPACT ASSESSABLE MATERIAL CHANGE OF USE

47 CAMP STREET, MUNDINGBURRA QLD 4812 being LOT 6 ON SP337643 for Rooming Accommodation

> BNC Planning Pty Ltd ABN 80 147 498 397 FILE REF: DA083-25 v1.0 June 2025



Report Matrix

port mann.				
APPLICATION SUMMARY				
Applicant:	Elsmell Pty Ltd ATF The Elsmell Trust C/- BNC Planning			
Application Type:	Development Application for a Development Permit			
Development Type:	Material Change of Use			
Category of Development (Level of Assessment):	Impact Assessable			
Development Description:	6 bedroom Rooming Accommodation			
Assessment Manager:	Townsville City Council			
Referral Agencies:	NA			
Planning Scheme:	Townsville City Plan 2014			
Planning Scheme Definition(s):	Rooming Accommodation			
Zoning:	Low Density Residential Zone			
Precincts/Sub-Precincts:	NA			
Overlays:	Airport environs, and Flood hazard overlay			
SITE DESCRIPTION				
Property Address:	47 Camp Street, Mundingburra QLD 4812			
Real (Legal) Property Description:	Lot 6 on SP337643			
Site Area:	646m ²			
Landowner:	Elsmell PTY LTD (TTE)			
Tenure:	Freehold			
Relevant Encumbrances:	NA			
Local Government Area:	Townsville City Council			
Road Frontage(s)	Camp Street			
Existing Use(s)	Dwelling House			
·	<u> </u>			

DOCUMENT CONTROL

Prepared by		Client	File Ref.	Report
BNC Planning		Elsmell Pty Ltd ATF The Elsmell Trust DA083-25 Report No. DA083-25-PR		
Version	Date	Author		
1.0 June 2025 SSM:BNC				

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Appendix 1 Development Application Forms

Appendix 2 Site Details

Appendix 3 Plan of Development



1. EXECUTIVE SUMMARY

This development application is made in accordance with the provisions of Chapter 3, Part 2 of the *Planning Act 2016* (the Act) and is seeking a development permit for a material change of use to facilitate a Rooming Accommodation use. The subject premises is addressed as 47 Camp Street, Mundingburra QLD 4812 more particularly described as Lot 6 on SP337643. The premises is within the Low Density Residential Zone under the Townsville City Plan 2014 (the planning scheme) and is currently under construction for Rooming Accommodation.

For the purpose of this development application *BNC Planning* act on behalf of the applicant *Elsmell Pty Ltd ATF The Elsmell Trust*.

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

Table 1.0: Development application summary

APPLICATION SUMMARY			
Applicant:	Elsmell Pty Ltd ATF The Elsmell Trust C/- BNC Planning		
Application Type:	Development Application for a Development Permit		
Development Type:	Material Change of Use		
Category of Development (Level of Assessment):	Assessable Development – Impact Assessable		
Development Description:	6 bedroom Rooming Accommodation		
Assessment Manager:	Townsville City Council		
Referral Agencies:	NA		
CATEGORISING INSTRUMENTS			
Planning Scheme:	Townsville City Plan 2014		
Planning Scheme Defined Use(s):	Rooming Accommodation		
Zoning:	Low Density Residential Zone		
Precincts/Sub-Precincts:	NA		
Local Areas:	NA		
Overlays:	Airport environs, and Flood hazard overlay		
SITE DESCRIPTION			
Property Address:	47 Camp Street, Mundingburra QLD 4812		
Real (Legal) Property Description:	Lot 6 on SP337643		
Site Area:	646m²		
Landowner:	Elsmell PTY LTD (TTE)		
Tenure:	Freehold		
Relevant Encumbrances:	NA		
Local Government Area:	Townsville City Council		



2. INTRODUCTION

BNC Planning Pty Ltd has been commissioned by Elsmell Pty Ltd ATF The Elsmell Trust (the Applicant) to prepare this town planning assessment report to support a development application which seeks Townsville City Council (Council) approval for a Material Change of Use for Rooming Accommodation.

The land subject of this development application is addressed as 47 Camp Street, Mundingburra QLD 4812 (the Site).

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

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

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

3. SITE AND LOCALITY

The subject premises is a Freehold land holding addressed as 47 Camp Street, Mundingburra QLD 4812 more particularly described as Lot 6 on SP337643. The premises is within the Low Density Residential Zone under the Planning scheme and is currently vacant of buildings and structures. The immediate locality is made up of residential uses in the form of dwelling houses, low rise units and strip commercial uses along Ross River Road.

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

APPLICATION REF.	DECISION AND DATE	ASSESSMENT MANAGER
NA	NA	NA

The following table describes the key characteristics of the site:

Table 2.0: Site characteristics

SITE AND LOCALITY DESCRIPTION				
Property Address:	47 Camp Street, Mundingburra QLD 4812			
Real (Legal) Property Description:	Lot 6 on SP337643			
Site Area:	646m ²			
Landowner:	Elsmell PTY LTD (TTE)			
Tenure:	Freehold			
Relevant Encumbrances:	NA NA			
Local Government Area:	Townsville City Council			
Zoning:	Low density residential zone			
Precincts/Sub-Precincts:	NA			
Local areas:	NA			
Existing Use(s):	Dwelling House			
Road Frontage:	Camp Street			
Significant Site Features:	The site is vacant of buildings and structures			
Topography:	The site is generally flat with supportive landscaping on adjoining lots.			
Surrounding Land Uses:	Residential			



4. PROPOSAL SUMMARY

The applicant is proposing to operate a modest sized rooming accommodation dwelling comprising of six (6) bedrooms within a class 1b building. It is pertinent to note that, under the Planning Regulation, a 5-bedroom rooming accommodation use does not require planning approval. As such, the development application is fundamentally for the approval of an additional rooming accommodation unit on the site. Each bedroom is provided with an independent bathroom and private outdoor area. Shared facilities include an access driveway, communal kitchen and communal living area. The attached Plans of Development include in **Appendix 3** outline the general site layout and function.



Image 1: Site Aerial

The Planning Scheme provides the following definition for the activities proposed:

Rooming Accommodation –

Premises used for the accommodation of one or more households where each resident:

- has the right to occupy one or more rooms;
- does not have a right to occupy the whole of the premises in which the rooms are situated;
- may be provided with separate facilities for private use;
- may share communal facilities or communal space with one or more of the residents;

The use may include:

- rooms not in the same building on site;
- provision of a food or other service;
- on-site management or staff and associated accommodation.

Facilities includes furniture and equipment as defined in the Residential Tenancies and Rooming Act 2008.



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

Table 3.0: Proposal summary

ELEMENT	PROPOSED		
Use rights:	6-bedroom Rooming Accommodation		
Building height/ storeys:	Single Storey		
Boundary Setbacks:	19.5m from Front Boundary		
	1.5m from Eastern Side Boundary		
	1.5m from Western Side Boundary		
	3.5m from Rear Boundary		
Site cover:	36%		
Gross floor area:	224.88m2		
Car parking:	6 car parking spaces		

5. STATUTORY ASSESSMENT

The proposed Rooming Accommodation use is identified as *impact assessable* in the material change of use table of assessment for the Low Density Residential Zone. There are no other components of the planning scheme or *Planning Regulation 2016* which effect the level of assessment for the proposal. The development application is therefore subject to an unbound assessment against the planning scheme as a whole, as well as any applicable State Assessment benchmarks.

The development application does not trigger referral agency assessment.

5.1 Assessment Benchmarks Pertaining to State Planning Instruments

Matters Prescribed by Regulation

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

State Planning Policy

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

Regional Plan

There are no stand-alone components of the North Queensland Regional Plan which are relevant to the assessment of this development application.

State Development Assessment Provisions

Under Schedule 10 of the *Planning Regulation 2017*, the development application does not trigger referral agency involvement.



5.2 Assessment Benchmarks Pertaining to Local Planning Instruments

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

Townsville City Plan 2014

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

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

Local Government Infrastructure Plan

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

Assessment Benchmarks Summary

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

Local Planning Instruments			
	The planning scheme as a whole		
	Low Density Residential Zone code		
	Healthy waters code		
Planning Scheme	Landscape code		
	Transport impact, access and parking code		
	Works code		
	Airport environs overlay code		
	Flood hazard overlay code		

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

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

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

5.2.1 Strategic Framework

It is considered that the proposed material change of use of the site aligns with the strategic framework for the following reasons:

1. The use addresses a direct community need for affordable housing options, which is a key outcome for the zone and planning scheme as a whole.



- 2. The use is appropriate for the zone, being a Class 1 dwelling and a domestic residential use within a residential
- 3. The proposed sixth bedroom represents only a very modest expansion from the existing lawful use of the premises for a 5-bedroom rooming accommodation dwelling. A use that is prohibited from being classified as assessable development by a local categorising instrument.
- 4. Development solutions can be employed to avoid any adverse amenity impacts.
- 5. The proposed built form is compatible with a standard house scale, being a single storey class 1 building appropriately set back from all boundaries. This maintains amenity with the local residential area.
- 6. The development maintains the existing standard and access to infrastructure and services.
- 7. The site is not identified as being susceptible to an unacceptable or unmanageable natural hazard or infrastructure constraints.

The Strategic Intent and the Strategic Framework (the Framework) are a set of high order strategic outcomes and land use strategies which set the overarching policy intent for the lower order, more detailed components of the planning scheme i.e. zones, codes and policies. The Framework is split into 4 themes which cover the main aspects of land use planning and development governance. Given the level the Framework operates at, it is difficult to provide a direct, site specific assessment of the proposal against its many components. However, a proposal that satisfies the lower order components of the planning scheme, i.e. zone codes, development codes, overlay codes, planning scheme policies, etc. inherently satisfies the intent of the Framework.

The tables below demonstrate how the proposal satisfies the most applicable lower order components of the City Plan 2014. This justification demonstrates how the proposal is a good land use outcome for the site and how it has been designed to adequately address any environmental, economic or social impacts. Each Code has been satisfied by addressing each Acceptable Outcome individually. Where the requirements of an Acceptable Outcome were impractical or inappropriate to address, the Performance Outcome was addressed and satisfied. By satisfying the requirements of the Performance Outcomes, the "Purpose" of the code was inherently satisfied, as is the Strategic Framework for the City Plan 2014 as a whole.

5.2.2 Low density residential zone code

Purpose

Under Schedule 6 of the *Planning Regulation 2017*, a material change of use for a class 1 building for rooming accommodation for no more than five (5) bedrooms and occupied by no more than five (5) persons at this specific site is prohibited from being classified as assessable development by a local categorising instrument. The proposal is simply one additional bedroom beyond this exempt development level. As the site is able to obtain use rights for rooming accommodation and a comparable scale without the need for any planning assessment, the proposed development remains generally consistent with the purpose of the Zone Code.

The proposed rooming accommodation use is consistent with the propose and overall outcomes of the Low density residential zone code. The additional bedroom will provide a greater range of housing choice in the local area, and particularly expands the availability of affordable housing. The site will maintain a low-rise and lower density character with the built form of a class 1 building. The infrastructure and servicing demonstrated in the plans will contribute to a high level of residential amenity compatible with the local area.



Because the development proposal functionally only involves an additional room, there are a number of outcomes within the code which are either objectively satisfied or not applicable. Any outcomes which are pertinent to the assessment of the proposal have been extracted and discussed below:

Performance outcomes	Acceptable outcomes	Justification
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) access to sunlight; (h) privacy; and (i) outlook.	No acceptable outcome is nominated	The development proposes a built form which is a class 1 dwelling, that is single storey and has a low site coverage. This portrays the character of a dwelling house and maintains the low rise residential amenity of the local area. Residential amenity is further supported by the provided landscaping, infrastructure and services on site and private open space for all units. Complies with PO10.
PO11 Landscaping is provided to enhance the appearance of the development, screen unsightly components, create an attractive on-site environment and provide shading.	No acceptable outcome is nominated	The landscaping is designed with ease of maintenance in mind and acknowledges that certain areas are not easily accessible by property management. These areas are therefore likely to lack the necessary care to ensure vegetation survival. To achieve a better outcome, the development offers low-maintenance vegetation in the private courtyards and dense vegetation in locations where it can be easily maintained. See Site Plan. Vegetation is provided within the parking area, where it can be easily accessed and has a better chance to survive.
Crimo provention through environmental desi	ign	Complies with PO11.
Crime prevention through environmental desi		The proposed built form and utility of infrastructure
PO13 Development facilitates the security of people and property having regard to: (a) opportunities for casual surveillance and sight lines; (b) exterior building design that promotes safety; (c) adequate lighting; (d) appropriate signage and wayfinding; (e) minimisation of entrapment locations; and (f) building entrances, loading and storage areas that are well lit and lockable after hours. Editor's note—Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.	No acceptable outcome is nominated	The proposed built form and utility of infrastructure and services have been specifically designed for crime prevention. Specifically, onsite pathways support wayfinding and safety, and minimises entrapment. Windows and driveway facing the street support casual surveillance and sight lines. All entrances to the site and entrances to buildings are lockable. The site is appropriately lit by street and on site lighting. Complies with PO13.
Parking and servicing	<u> </u>	
PO16	A016	All car parking spaces are located at the front of the
Parking facilities are located to be concealed from public view to ensure an attractive streetscape.	Vehicle parking structures are located:	All car parking spaces are located at the front of the site, but are concealed from public view by strong frontage landscaping, ensuring an attractive streetscape.



	(a) behind the building setback; or(b) behind the building; or(c) at basement level.	Complies with PO16.
PO17 Waste disposal and servicing areas are screened from public view and do not have adverse amenity impacts on adjoining properties.	No acceptable outcome is nominated.	Waste disposal and servicing areas are positioned at the front of the site, close to the road access. All rooming accommodation units are provided with independent waste bin containers. The waste disposal and servicing area is appropriately screened by fencing. Complies with PO17.

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

5.2.3 Development Codes

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

The existing infrastructure and servicing elements of the subject site are appropriate for the proposed use and will be retained. The subject site has existing access to reticulated water supply, electricity and telecommunications services, stormwater drainage to Camp Street, reticulated sewerage at the rear, and supportive designed landscaping throughout the site specifically at the parking areas to buffer amenity impacts. All rooming accommodation units are provided with private open space. Sufficient detail is provided on the plans of development to confirm compliance with the development codes. Accordingly, it is requested that conditions of approval be used to allow the material change of use decision to be reached as quickly as possible.

Car Parking Rationale

The planning scheme does not provide a car parking rate benchmark for a Rooming Accommodation use.

The proposed development will provide a total of six (6) on site car parking spaces. This equates to a car parking space provided to each room. The probability that 1 or more occupant will not have use for a private car is high, allowing for the site to potentially provide a car parking space for visitors. The site is also strategically located close to a Neighbourhood Centre, community park and public transport routes, facilitating alternative passive forms of transportation, which are commonly utilised by residents of rooming accommodation. In this way, the development provides flexibility in modes of transport that is anticipated to meet the demand likely to be generated by the development and avoid on street parking that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity. This is in light of the fact that some on-street parking is a very common and accepted characteristic of suburban residential living.

Accordingly, the development is able to objectively satisfy the outcomes and purpose of the development codes. Given the extent to which the proposal objectively satisfies the codes, a direct assessment against each of the outcomes is not considered necessary in order to demonstrate compliance. Formalisation of compliance with the code can be ensured through the imposition of standard conditions of approval including the requirements for the development to occur generally in accordance with the plans of development and the need to maintain the existing standards of servicing for the site i.e. number of car parks, landscaped areas, connection to services, etc.



5.2.4 Overlay Codes

Airport environs overlay code

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

Flood hazard overlay code

The outcomes from the overlay code are either not applicable or are objectively satisfied. The overlay code is primarily drafted to manage the design and siting of built form to avoid hazards as well as limiting changes to hydrology. The site does not contain any areas within the defined flood level event. All habitable rooms will be raised a minimum of 300mm above the defined flood level event. As all built areas are positioned outside of the defined flood level event, there are no changes to the flood water characteristics on site, and will not contribute to worsen flood characteristics outside the development site. Given the extent to which the proposal objectively satisfies the overlay code, a direct assessment against the outcomes is not considered necessary in order to demonstrate compliance. Formalisation of compliance with the codes can be ensured through the imposition of standard conditions of approval requiring development to occur in accordance with the plans of development.

5.3 Public Notification

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

6. CONCLUSION

This development application is made in accordance with the provisions of Chapter 3, Part 2 of the *Planning Act 2016* and is seeking a development permit for a material change of use to facilitate a Rooming Accommodation. The subject premises is addressed as 47 Camp Street, Mundingburra QLD 4812 more particularly described as Lot 6 on SP337643. The premises is within the Low Density Residential Zone under the Planning scheme and has use rights for a dwelling house.

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

STATEMENT OF REASONS

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



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

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

APPENDIX 1

DEVELOPMENT APPLICATION FORMS

DA Form 1 – Development application details

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

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

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

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

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

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

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

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

PART 1 - APPLICANT DETAILS

1) Applicant details				
Applicant name(s) (individual or company full name)	Elsmell Pty Ltd ATF The Elsmell Trust C/- BNC Planning			
Contact name (only applicable for companies)	Benjamin Collings			
Postal address (P.O. Box or street address)	PO Box 5493			
Suburb	Townsville			
State	QLD			
Postcode	4810			
Country	Australia			
Contact number	(07) 4724 1763			
Email address (non-mandatory)	enquire@bncplanning.com.au & bnc@bncplanning.com.au			
Mobile number (non-mandatory)				
Fax number (non-mandatory)				
Applicant's reference number(s) (if applicable)	DA083-25			
1.1) Home-based business				
Personal details to remain private in accordance with section 264(6) of Planning Act 2016				
2) Owner's consent				





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 <u>DA</u> <u>Forms Guide: Relevant plans.</u>							
3.1) St	reet address	and lo	ot on plan				
			• •	lots must be liste	* '		
				r an adjoining (jetty, pontoon. Al			e premises (appropriate for development in
	Unit No.	Stree	t No.	Street Name	and Type		Suburb
۵)		47		Camp Street			Mundingburra
a)	Postcode	Lot N	0.	Plan Type an	d Number	(e.g. RP, SP)	Local Government Area(s)
	4812	6		SP337643			Townsville City
	Unit No.	Stree	t No.	Street Name	and Type		Suburb
1. \							
b)	Postcode	Lot N	0.	Plan Type an	d Number	(e.g. RP, SP)	Local Government Area(s)
				ate for developme	ent in remote a	reas, over part of	a lot or in water not adjoining or adjacent to land
	g. channel dred		Moreton Bay) ates in a separa	ate row			
				ude and latitud	e		
Longitu		promie	Latitude(s)	ara latitua	Datum		Local Government Area(s) (if applicable)
Longia	440(0)		Zamado(o)	□ WGS84		4	2004. 00.01
				GDA94			
					Other:		
☐ Cod	ordinates of	premis	es by eastin	g and northing			
Easting	g(s)	North	ing(s)	Zone Ref.	Datum		Local Government Area(s) (if applicable)
				□ 54	□ wgs8	4	() () ()
				☐ 55	GDA9	1	
				<u></u>	Other:		
3.3) Ad	dditional prei	mises					
☐ Add	ditional prem	ises a	re relevant to	this developr	nent applic	ation and the d	etails of these premises have been
		hedule	to this deve	elopment appli	cation		
Not required ■ Not required Not required							
1) Idon	atify any of th	o follo	wing that an	nly to the prop	nioco and n	rovide any rele	vent detaile
							evant details
	-		-	atercourse or	III OI above	an aquiler	
		-	ercourse or a	-	atricotium Ac	± 1001	
On strategic port land under the <i>Transport Infrastructure Act 1994</i>							
Lot on plan description of strategic port land:							
	Name of port authority for the lot:						
	In a tidal area						
ì	Name of local government for the tidal area (if applicable):						
Name of port authority for tidal area (if applicable)				f applicable)			

On airport land under the Airport Assets (Restructuring and Disposal) Act 2008				
Name of airport:				
☐ Listed on the Environmental Management Register (EM	IR) under the Environmental Protection Act 1994			
EMR site identification:				
Listed on the Contaminated Land Register (CLR) unde	r the Environmental Protection Act 1994			
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 <u>DA Forms Guide</u> .				
 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 th	e first development aspect				
a) What is the type of develo	opment? (tick only one box)				
	☐ Reconfiguring a lot	Operational work	☐ Building work		
b) What is the approval type	? (tick only one box)				
□ Development permit	☐ Preliminary approval	☐ Preliminary approval that	at includes a variation approval		
c) What is the level of asses	sment?				
Code assessment		res public notification)			
d) Provide a brief description lots):	า of the proposal (e.g. 6 unit apart	ment building defined as multi-unit o	dwelling, reconfiguration of 1 lot into 3		
Rooming Accommodation –	6 bedrooms				
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 th	e second development aspect				
a) What is the type of develo	opment? (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	at includes a variation approval		
c) What is the level of asses	sment?				
Code assessment	Impact assessment (require	res 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	relevant to this development application	and the details for the	aa aanaata	
	e relevant to this development application section 1 of this form have been attached			
Not required ■				
6.4) Is the application for State facilitated	development?			
Yes - Has a notice of declaration beel	n given by the Minister?			
⊠ No				
Section 2 – Further development de	tails			
7) Does the proposed development appli				
	complete division 1 if assessable against	t a local planning instru	ıment	
	complete division 2	1 5		
	complete division 3			
Building work	complete DA Form 2 – Building work det	ails		
-				
Division 1 – Material change of use				
Note: This division is only required to be completed it local planning instrument.	any part of the development application involves a r	material change of use asse	ssable against a	
8.1) Describe the proposed material char	nge of use			
Provide a general description of the	Provide the planning scheme definition	Number of dwelling	Gross floor	
proposed use	(include each definition in a new row)	units (if applicable)	area (m²)	
6 bedroom rooming accommodation	Rooming accommodation	Six (6)	(if applicable) 224.88m ²	
o bedroom rooming docommodation	Treething decertification	CIX (0)	224.00111	
8.2) Does the proposed use involve the u	use of existing buildings on the premises?			
⊠ Yes				
□No				
	ate to temporary accepted development u	nder the Planning Reg	ulation?	
	e details in a schedule to this development			
⊠ No	·			
Provide a general description of the temporary accepted development Specify the stated period dates				
under the Planning Regulation				
Division 2 Decemberring a let				
Division 2 – Reconfiguring a lot Note: This division is only required to be completed if	any part of the development application involves re-	configuring a lot		
9.1) What is the total number of existing		omiganing a rot.		
,	- · ·			
9.2) What is the nature of the lot reconfig	uration? (tick all applicable boxes)			
Subdivision (complete 10)	☐ Dividing land into parts by	agreement (complete 1	1)	
Boundary realignment (complete 12)	Creating or changing an e		s to a lot	
	from a constructed road (c	complete 13)		



10) Subdivision						
10.1) For this devel	opment, how	many lots are	being crea	ted and wha	at is the intended i	use of those lots:
Intended use of lots	s created	Residential	Com	mercial	Industrial	Other, please specify:
Number of lots crea	ated					
10.2) Will the subdi	vicion ho sta	and?				
Yes – provide a						
☐ No	uullionai uela	iis below				
How many stages v	will the works	include?				
What stage(s) will t apply to?	his developm	ent application				
11) Dividing land int	to parts by ag	reement – hov	v many par	ts are being	created and what	t is the intended use of the
Intended use of par	ts created	Residential	Com	mercial	Industrial	Other, please specify:
Number of parts cre	eated					
12) Boundary realig						
12.1) What are the	-		for each lo	ot comprisin		11.4
	Current l				•	oosed lot
Lot on plan descrip	tion Ar	ea (m²)		Lot on pla	n description	Area (m ²)
12.2) What is the re	eason for the	houndary roali	anmont?			
12.2) What is the re	ason for the	boundary really	griment			
			existing ea	asements be	eing changed and	or any proposed easement?
(attach schedule if there			Dumpaga	of the ease	t2 (
Existing or proposed?	Width (m)	Length (m)	pedestrian a	of the easen access)	nent? (e.g.	Identify the land/lot(s) benefitted by the easement
						•
Division 3 – Operat				, ,		
Note : This division is only 14.1) What is the na				ортепт арриса	ation involves operation	nai work.
Road work	atare or the o	perational wort	Stormwat	er	☐ Water in	frastructure
☐ Drainage work			Earthwork		_	infrastructure
Landscaping			Signage			vegetation
Other – please s	specify:					
14.2) Is the operation	onal work ne	cessary to facil	itate the cr	eation of nev	w lots? (e.g. subdivis	sion)
Yes – specify nu	umber 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 - indoor recreation SEQ northern inter-urban break - urban activity 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 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 - referable dams 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 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)			
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:			
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:			
 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: 			
 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 − 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 – 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:			
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	ne DA Rules			
☑ I agree to receive an informa	ation request if determined neces	sary for this de	evelopment applic	ation
☐ I do not agree to accept an i	nformation request for this develo	pment applica	ation	
Note: By not agreeing to accept an info	ormation request I, the applicant, acknowle	edge:		
application and the assessment r	will be assessed and decided based on the manager and any referral agencies releval formation provided by the applicant for the	nt to the developm	ment application are no	ot obligated under the DA
Part 3 under Chapter 1 of the DA	Rules will still apply if the application is a	n application liste	d under section 11.3 c	of the DA Rules or
•	Rules will still apply if the application is fol	state facilitated	development	
Further advice about information reque	sts is contained in the <u>DA Forms Guide</u> .			
PART 7 – FURTHER DI	ETAILS			
20) Are there any associated de	evelopment applications or curren	t approvals? ((e.g. a preliminary app	roval)
☐ Yes – provide details below ☐ No	or include details in a schedule to	this developr	ment application	
List of approval/development application references	Reference number	Date		Assessment manager
☐ Approval				
☐ Development application		1		
☐ Approval				
☐ Development application		I		
21) Has the portable long service operational work)	ce leave levy been paid? (only appl	cable to develop	ment applications invo	lving building work or
No − I, the applicant will pro- assessment manager decide give a development approva	d QLeave form is attached to this vide evidence that the portable loses the development application. I all only if I provide evidence that the and construction work is less that	ng service lea acknowledge e portable lon	ave levy has been that the assessm ng service leave le	ent manager may
Amount paid	Date paid (dd/mm/yy)	QLeav	ve levy number (A	., B or E)
\$,	,
-				
22) Is this development applicant notice?	tion in response to a show cause	notice or requ	uired as a result of	an enforcement
∑ Yes – show cause or enforce	ement notice is attached			
□No				

23) Further legislative requirements				
Environmentally relevant ac	ctivities et la constant de la const			
	olication also taken to be an application for an environme			
_	Activity (ERA) under section 115 of the <i>Environmental F</i> nent (form ESR/2015/1791) for an application for an env			
	ment application, and details are provided in the table be			
⊠ No				
	tal authority can be found by searching "ESR/2015/1791" as a search to operate. See <u>www.business.qld.gov.au</u> for further information.	erm at <u>www.qld.gov.au</u> . An ERA		
Proposed ERA number:	Proposed ERA threshold:			
Proposed ERA name:	·	•		
☐ Multiple ERAs are applica this development applicati	ble to this development application and the details have on.	been attached in a schedule to		
Hazardous chemical faciliti	<u>es</u>			
23.2) Is this development app	lication for a hazardous chemical facility?			
Yes – Form 536: Notificati application	on of a facility exceeding 10% of schedule 15 threshold	s attached to this development		
⊠ No				
	for further information about hazardous chemical notifications.			
Clearing native vegetation	application involve clearing petitic vegetation that requ	iros writton confirmation that		
23.3) Does this development application involve clearing native vegetation that requires written confirmation that the chief executive of the <i>Vegetation Management Act 1999</i> is satisfied the clearing is for a relevant purpose under section 22A of the <i>Vegetation Management Act 1999</i> ?				
Management Act 1999 (st	oplication includes written confirmation from the chief exec 22A determination)	ecutive of the Vegetation		
Note: 1 Where a development ann	lication for operational work or material change of use requires a s22A	determination and this is not included		
the development application	n is prohibited development. 1/environment/land/vegetation/applying for further information on how t			
Environmental offsets				
23.4) Is this development app	olication taken to be a prescribed activity that may have a matter under the Environmental Offsets Act 2014?	significant residual impact on		
	an environmental offset must be provided for any prescr	bed activity assessed as		
	al impact on a prescribed environmental matter	·		
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				
	application involve a material change of use, reconfiguri nent under Schedule 10, Part 10 of the Planning Regula			
	plication involves premises in the koala habitat area in the	•		
☐ 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.gld.gov.au for further information.				



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 <i>Water Act 2000</i> ?
 Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the <i>Water Act 2000</i> may be required prior to commencing development No
Note : Contact the Department of Resources at <u>www.resources.gld.gov.au</u> for further information.
DA templates are available from <u>planning.statedevelopment.qld.gov.au</u> . 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 Form1 Template 2 Taking overland flow water; complete DA Form 1 Template 3
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 <u>planning.statedevelopment.qld.gov.au</u> . 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 <i>resource</i> allocation authority is attached to this development application, if required under the <i>Fisheries Act 1994</i>
⊠ No
Note : See guidance materials at <u>www.daf.qld.gov.au</u> 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 <i>Water Act 2000?</i>
☐ 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.gld.gov.au and www.business.gld.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 <i>Coastal Protection and Management Act 1995?</i>
☐ 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.gld.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 <i>Water Supply (Safety and Reliability) Act 2008</i> (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.gld.gov.au.for.further information



Water resources

Tidal work or development	within a coastal manageme	ent district		
23.12) Does this developmen	t application involve tidal wo	rk or development in a coas	tal management district?	
☐ Yes – the following is inclu ☐ Evidence the proposif application involves pr ☐ A certificate of title ☐ No Note: See guidance materials at www	sal meets the code for assess escribed tidal work)	sable development that is pres	cribed tidal work (only required	
Queensland and local herita	age places			
heritage register or on a place	ce entered in a local governm	oment on or adjoining a place on nent's Local Heritage Registe		
	ge place are provided in the t	able below		
For a heritage place that has cultural under the Planning Act 2016 that lim	l heritage significance as a local heri it a local categorising instrument fror eritage significance of that place. Se	uirements regarding development of (tage place and a Queensland heritage n including an assessment benchman e guidance materials at www.planning	e place, provisions are in place k about the effect or impact of,	
Name of the heritage place:		Place ID:		
Decision under section 62 of	of the <i>Transport Infrastruct</i>	ure Act 1994		
23.14) Does this developmen	t application involve new or c	hanged access to a state-cont	rolled road?	
		for a decision under section 6. tion 75 of the <i>Transport Infrast</i>		
	assessment benchmarks u	nder Schedule 12A of the Pla	anning Regulation	
	t application involve reconfig	uring a lot into 2 or more lots ir		
☐ Yes – Schedule 12A is ap schedule 12A have been con ☒ No Note: See guidance materials at www	sidered	pplication and the assessmen w.au for further information.	t benchmarks contained in	
PART 8 – CHECKLIST AND APPLICANT DECLARATION				
24) Development application	checklist			
I have identified the assessmerequirement(s) in question 17 Note: See the Planning Regulation 2	,	nd all relevant referral	⊠ Yes	
Building work details have be	en completed and attached to	ent, Parts 4 to 6 of <u>DA Form 2</u> this development application		
Supporting information addre	ssing any applicable assessn	nent benchmarks is with the		

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 <u>DA</u>

Note: Relevant plans are required to be submitted for all aspects of this development application. For further

The portable long service leave levy for QLeave has been paid, or will be paid before a

Relevant plans of the development are attached to this development application



Yes

development application

Forms Guide: Planning Report Template.

information, see DA Forms Guide: Relevant plans.

development permit is issued (see 21)

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 for where an email address is provided in Part 1 of this for where an email address is provided in Part 1 of this for where an email address is provided in Part 1 of this for where an email address is provided in Part 1 of this for where an email address is provided in Part 1 of this for where an email address is provided in Part 1 of this for where a part 1 of this for where 2 of this form 1 of this for where 2 of this form 2 of this		
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 <i>Electronic Transactions Act 2001</i>		
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 <i>Planning Act 2016</i> , 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 <i>Planning Act 2016</i> and the Planning Regulation 2017, and the access rules made under the <i>Planning Act 2016</i> and Planning Regulation 2017; or • required by other legislation (including the <i>Right to Information Act 2009</i>); or • otherwise required by law. This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i> .		
1 44.00 1 400 1 40 1 10 1 10 1 10 1 10 1		
PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE		
USE ONLY		
Date received: Reference numb	per(s):	
Notification of an argument of alternative accomment was a second		
Notification of engagement of alternative assessment man Prescribed assessment manager	lager	
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		

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

I,	
	EMILY WESTPHAL
	Company Director
Being the Delegate Representative of the entity mentioned	d below.
Of	
	ELSMELL PTY LTD
the entity being the owner of the premises identified as fol	lows:
	47 Camp Street MUNDINGBURRA QLD 4812
	Lot 6 on SP337643
consent to the making of a development application under t	he <i>Planning Act 2016</i> by:
	Elsmell Pty Ltd C/- BNC Planning Pty Ltd
on the premises described above for:	
	Material change of use
	Aff S
	Signature of Delegate
	28/05/2025
	Date

The Planning Act 2016 is administered by the Department of Local Government, Infrastructure and Planning, Queensland Government.

APPENDIX 2

SITE DETAILS

Aerial

47 Camp Street, Mundingburra QLD 4812

19°17'41"S 146°47'24"E 19°17'41"S 146°47'29"E



19°17'46"S 146°47'24"E



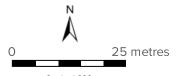


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Version: 1, Version Date: 04/06/2025

Legend located on next page



19°17'46"S 146°47'29"E

Scale: 1:822

Printed at: A4

Print date: 30/5/2025

Not suitable for accurate measurement. **Projection:** Web Mercator EPSG 102100 (3857)

For more information, visit https://qldglobe.information.qld.gov.au/help-info/Contactus.html



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

Aerial

47 Camp Street, Mundingburra QLD 4812



Legend

Land parcel **Parcel** Land parcel - gt 1 ha **Parcel** Land parcel - gt 10 ha **Parcel** Easement parcel Strata parcel Volumetric parcel Land parcel - gt 1000 ha **Parcel** Land parcel label Land parcel label - gt 1 ha Land parcel label - gt 10 ha Land parcel label - gt 1000 ha Places: Land parcel 6SP337643 Green bridges

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

Bridges

Tunnels

Railway stations

Railways



Attribution

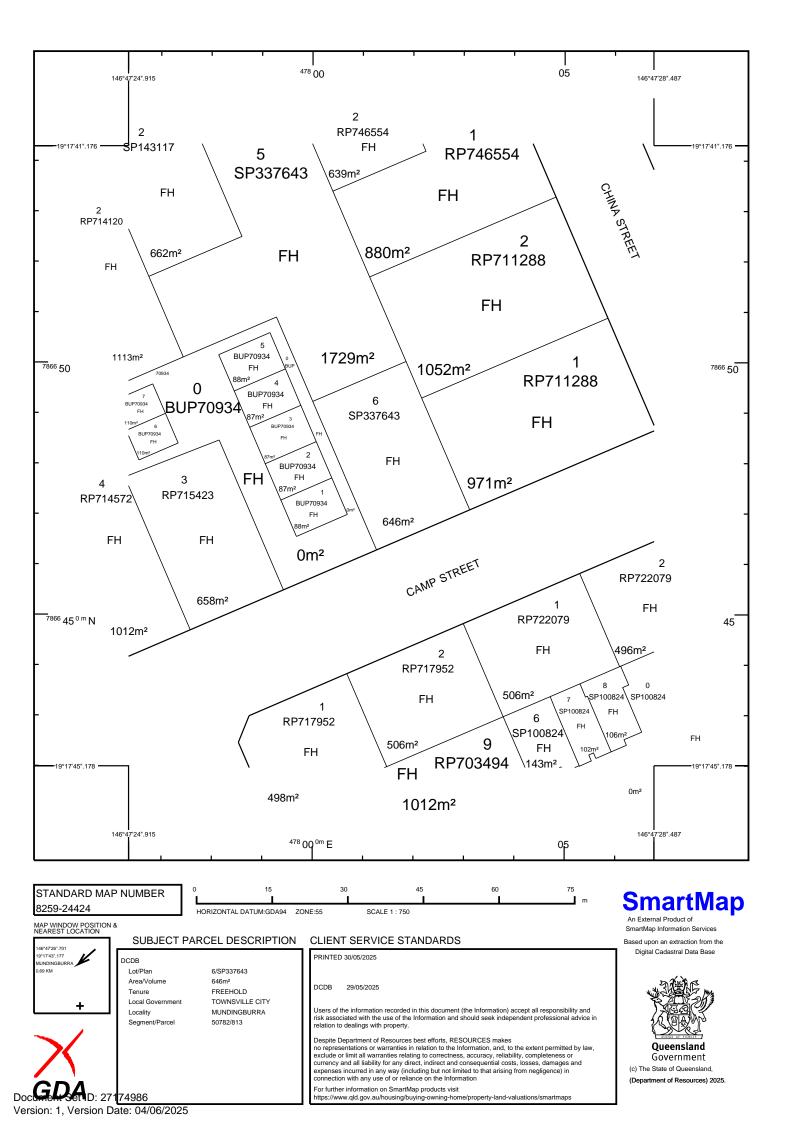
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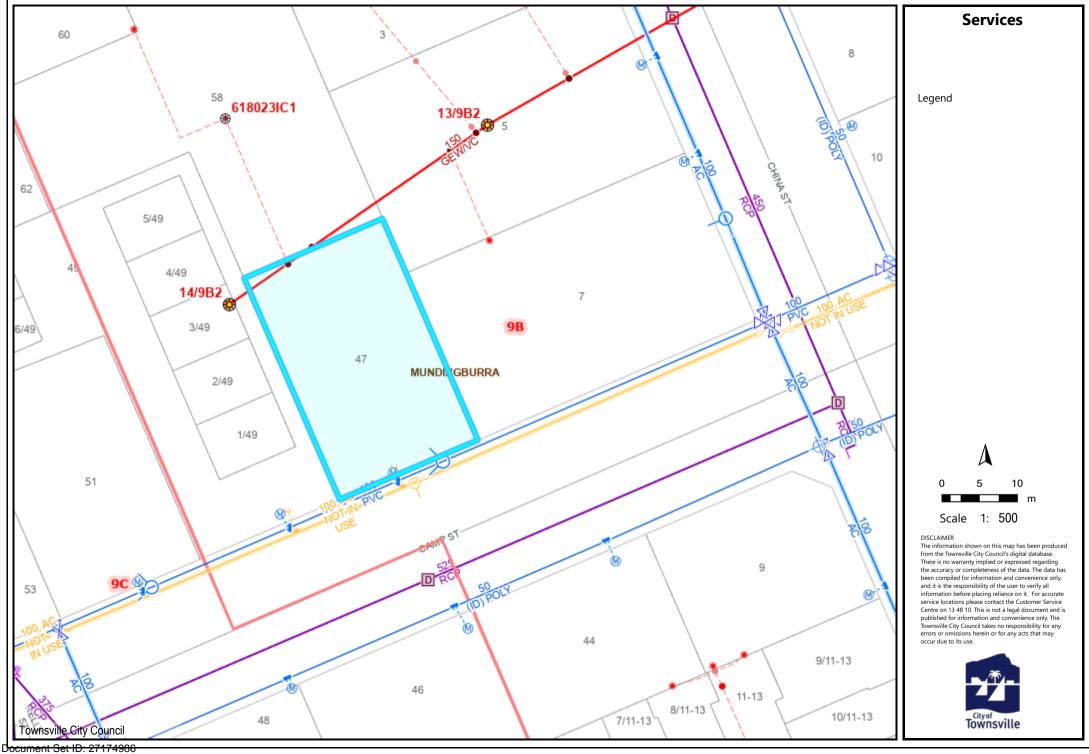
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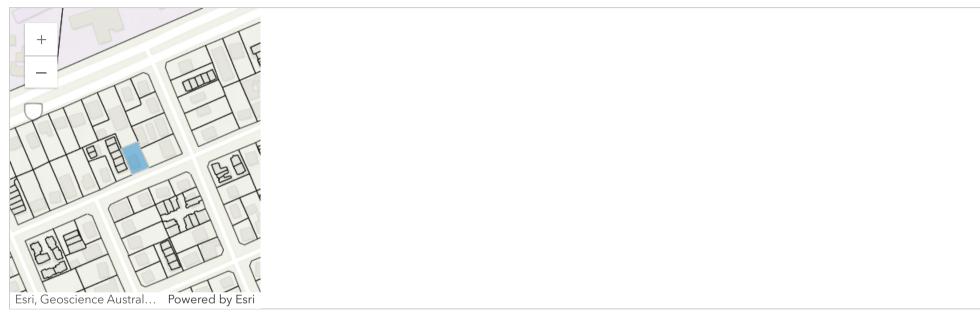
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Property Site Report



7 Camp Street, MUNDINGBURRA

This report has been automatically generated to offer a general overview of planning scheme related information for the site.

For more detailed information and to verify if the overlays mapped are relevant, please consult the Townsville City Council Planning Scheme. This report does not replace the need for a thorough assessment of Council and State regulations.

Council advises you to obtain professional guidance on town planning laws and other regulations that may affect the current or proposed use of the site. If you are pursuing development or building certification, it is recommended to request Council property searches, which may include, but are not limited to, building information searches, planning and development certificates, and flood information searches.

Local Government Infrastructure Plan

The purpose of the local government infrastructure plan is to:

- (a) integrate infrastructure planning with the land use planning identified in the planning scheme;
- (b) provide transparency regarding a local government's intentions for the provision of trunk infrastructure;
- (c) enable a local government to estimate the cost of infrastructure provision to assist its long term financial planning;
- (d) ensure that trunk infrastructure is planned and provided in an efficient and orderly manner; and
- (e) provide a basis for the imposition of conditions about infrastructure on development approvals.

For more information, please click the link below:

>>wnsville City Plan – Part 4 Local Government Infrastructure Plan
 >>wnsville City Plan – Schedule 3 Local Government Infrastructure Plan Mapping
 >>wnsville Maps – Local Government Infrastructure Plan (LGIP)

Local Government Infrastructure Plan Area

• This property is within a Local Government Infrastructure Plan Area

Zones

The purpose of Zones are to ensure that:

- (1) Zones organise the planning scheme area in a way that facilitates the location of preferred or acceptable land uses.
- (2) Zones are mapped and included in Schedule 2 of the Townsville City Plan.
- (3) The categories of development and assessment for development in a zone are in Part 5.
- (4) Assessment benchmarks for zones are contained in a zone code.
- (5) A precinct may be identified for part of a zone.
- (6) Precinct provisions are contained in the zone code.
- (7) Each zone code identifies the following:
- (a) the purpose of the code;
- (b) the overall outcomes that achieve the purpose of the code;
- (c) the performance outcomes that achieve the overall outcomes and the purpose of the code;
- (d) the acceptable outcomes that achieve the performance and overall outcomes and the purpose of the code; and
- (e) the performance and acceptable outcomes for the precinct.

Below you will see how this applies to your property.

For more information, please click the link below:

wnsville City Plan - Part 6 Zones

Zoning

The subject site is located within the:

• Low density residential zone



For more information, please click the link below:

Flood Hazard Overlay

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

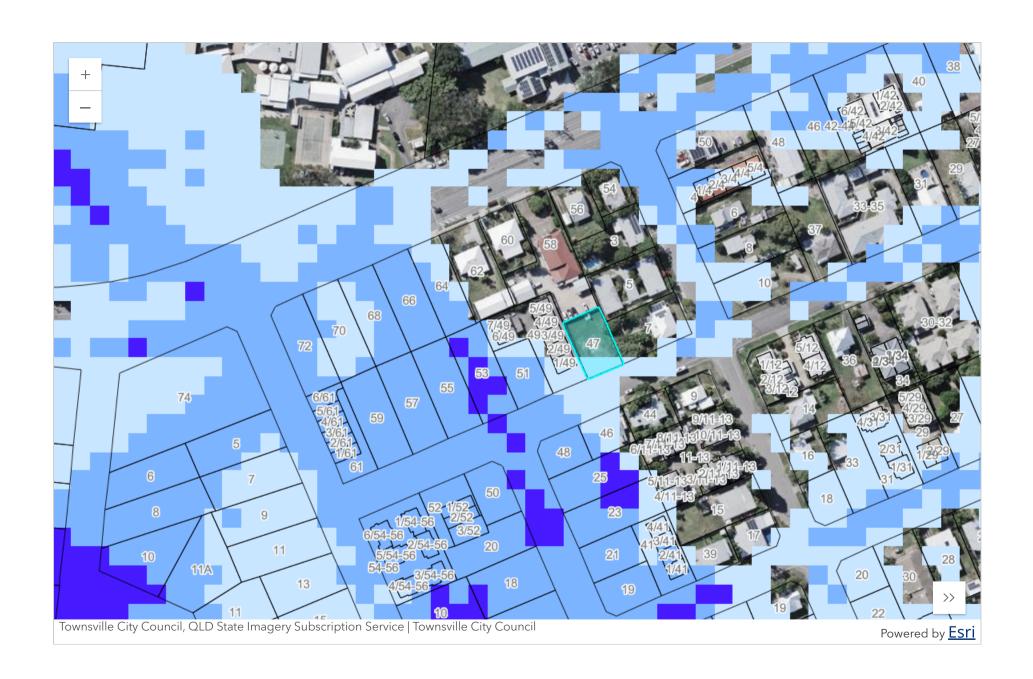
The subject site is located within the following Flood Hazard Overlay constraints:

For more information, please click the link below:

igh and Medium Hazard Area Table of Assessment w Hazard Area Table of Assessment verlay Code

Flood Hazard

• Development Constraints Overlay Map OM-06.1 to OM-06.2 - Flood hazard - Low hazard area



Airport Environs Overlay

The purpose of the Airport environs overlay code is to ensure the safe and efficient operations of the airport, RAAF base and aviation facilities are protected.

To view the Airport Environs Overlay Maps select the Overlay Code link below.

The subject site is located within the following Airport Environs Overlay constraints:

For more information, please click the link below:

verlay Code ble of Assessment

Operational Airspace

• Airport Environs Overlay Map OM-01.1 - Operational airspace - Airspace more than 45m above ground level

Wildlife Hazard Buffer Zones And Public Safety Areas

• Airport Environs Overlay Map OM-01.2 - Wildlife hazard buffer zones and Public safety areas - Distance from airport runway - 8km

Lighting Area Buffer Zones

• Airport Environs Overlay Map OM-01.5 - Light intensity - 6km radius

Additional Information

The following is provided for information awareness:

Acid Sulphate Soils

The subject site is located within an area of potential acid sulfate soils as identified in the Townsville City Plan on:

• Acid sulphate soils Figure 9.2 - 5-20 metres AHD

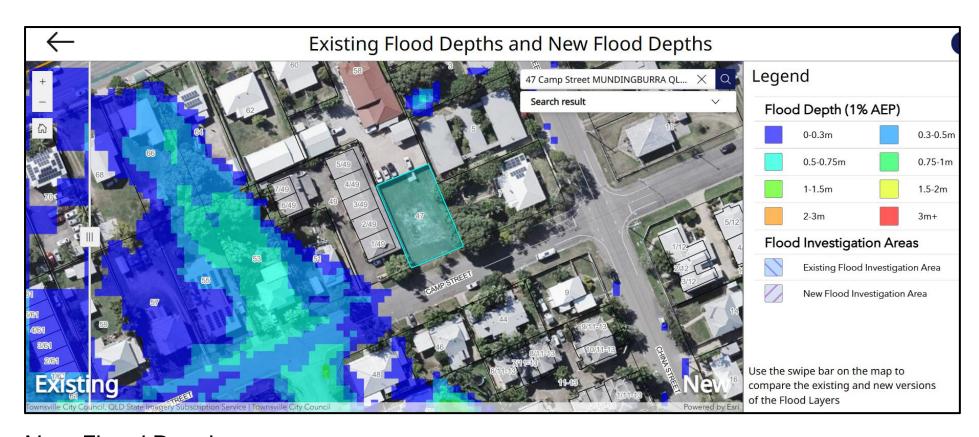
For more information, please click the link below:

Road Noise Corridors

The subject site is located within the following State Government designated transport noise corridor. State Government referral may be required for development on this site.

• Infrastructure Overlay Map OM-10 - Road noise corridors - Category 1

For more information, please click the link below:



New Flood Depths

APPENDIX 3

PLANS OF DEVELOPMENT

