

Our Reference: NP24.238
IC.MH

28 July 2025

Assessment Manager
Townsville City Council
PO Box 1268
TOWNSVILLE QLD 4810

Attention: Planning and Development

Dear Sir/Madam,

Application for Reconfiguring a Lot – 1 Lot into 2 Lots located at 41 Philp Street, Hermit Park and formally identified as Lot 50 on RP703400

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

The application seeks a Development Permit for Reconfiguring a Lot – 1 Lot into 2 Lots located at 41 Philp Street, Hermit Park and formally identified as Lot 50 on RP703400.

In accordance with Council's schedule of fees and charges, the assessment fee for the application is \$3,796. Payment will be issued on receipt of lodgement.

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

Yours faithfully,



Meredith Hutton

DIRECTOR
Northpoint Planning

Encl. Development Application

Development Application

Reconfiguring a Lot – 1 Lot into 2 Lots



Northpoint
Planning

41 Philp Street, Hermit Park
Lot 50 on RP703400

28 July 2025
Reference: NP24.238

Client: M. Castle

Project: 41 Philp Street, Hermit Park

Date: 28 July 2025



Project Reference: NP24.238

Contact: Meredith Hutton

Prepared by: Meredith Hutton – Northpoint Planning

Document Verification

Revision		Author	Reviewer
1	Draft	I.C	M.H
3	Final	M.H	

Approval			
Author Signature		Approver Signature	
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1.0 Executive Summary

In accordance with s 51 of the *Planning Act 2016* (the Act) this development application seeks a development permit for Reconfiguring a Lot – One Lot into Two Lots.

The subject site is located at 41 Philp Street, Hermit Park and formally described as Lot 50 on RP703400. The site is currently improved by two dwelling houses located to the front and rear of the site respectively, with the site presenting and functioning as two separate properties. Access to the subject site is afforded via a shared access driveway to the western side of the Philp Street frontage.

The proposed development seeks to subdivide the existing allotment, providing for separate title to the two existing dwellings. The proposed configuration involves the creation of one rear allotment, with access facilitated via a 4.5m wide access handle connecting to an existing crossover to the western Philp Street frontage. Furthermore, a new crossover is proposed to the eastern side of the Philp Street frontage to service resultant Lot 1 (front lot). Specifically, the proposed subdivision results in the following allotments:

- Lot 1: front allotment comprising an area of approximately 400m², and
- Lot 2: rear allotment comprising an area of approximately 612m².

Additionally, the proposed development will require augmentation to Council's reticulated network infrastructure to provision water and sewer connections to each lot. These works will be addressed within a subsequent operational work application.

The subject site is located within the Character residential zone and Queenslanders precinct of the *Townsville City Plan 2014* (the planning scheme). The site is identified within the Coastal environment overlay as wholly containing area of high storm tide inundation hazard and within the Flood hazard overlay as containing area of low and medium flood hazard. It is noted that recently introduced TCC flood risk modelling identifies the subject site as wholly containing area of high flood risk. Given the proposed development involves the provision of separate title to the two existing dwellings and does not relate to any physical change to the use of the land, the proposed development is considered to comply with the purpose and overall outcomes of the relevant overlay codes.

Given the existing built form layout of the subject site, the proposed subdivision is unable to achieve the prescribed minimum lot size of the Character residential zone (Queenslanders precinct), being less than 500m². Therefore, the proposed development is subject to impact assessment.

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

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

Table 1: Application Summary

Application Summary	
Address	41 Philp Street, Hermit Park
Real Property Description	Lot 50 on RP703400
Area of Site	1,012m ²
Applicant	M. Castle
Purpose of Proposal	Subdivision
Type of Application	Reconfiguring a lot – One lot into two lots
Category of Assessment	Impact



SARA Mapping	<ul style="list-style-type: none">▪ Coastal area – erosion prone area▪ Coastal area – high storm tide inundation area
Referral Agencies	Not applicable
Public Notification	Required
Zoning	Character residential zone
Overlays	<ul style="list-style-type: none">▪ Airport environs overlay▪ Coastal environment overlay▪ Flood hazard overlay

2.0 Site and Surrounding Environment

2.1 Subject Site and Surrounding Locality

The subject site comprises a regular shaped allotment with a total site area of 1,012m², maintaining frontage to Philp Street to the south. The site is currently improved by two dwelling houses, located to the front and rear of the property respectively, with the subject site being utilised for residential purposes since circa 1941.

The site is facilitated access via a shared crossover and driveway to the western side of the Philp Street frontage. On-site parking is provided to the rear of each dwelling. The topography of the site is generally flat, with mapped contours ranging from 2m AHD to 2.5m AHD gently sloping towards the rear of the property.

The immediate surrounding locality includes a mix of residential uses, including detached dwelling houses and multiple dwellings, and commercial properties west. The wider locality includes the Charters Towers Road corridor to the west, Castle Hill to the north and Ross River to the south.

The subject site is located within the Character residential zone and Queenslanders precinct of the planning scheme. The site is identified within the Coastal environment overlay as wholly containing area of high storm tide inundation and within the Flood hazard overlay as entirely containing area of low to medium flood hazard. However, new TCC flood risk modelling maps the subject site as wholly comprising area of high flood risk.

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

Figure 1: Site Location



Source: Qld Globe



3.0 Proposed Development

3.1 General Overview

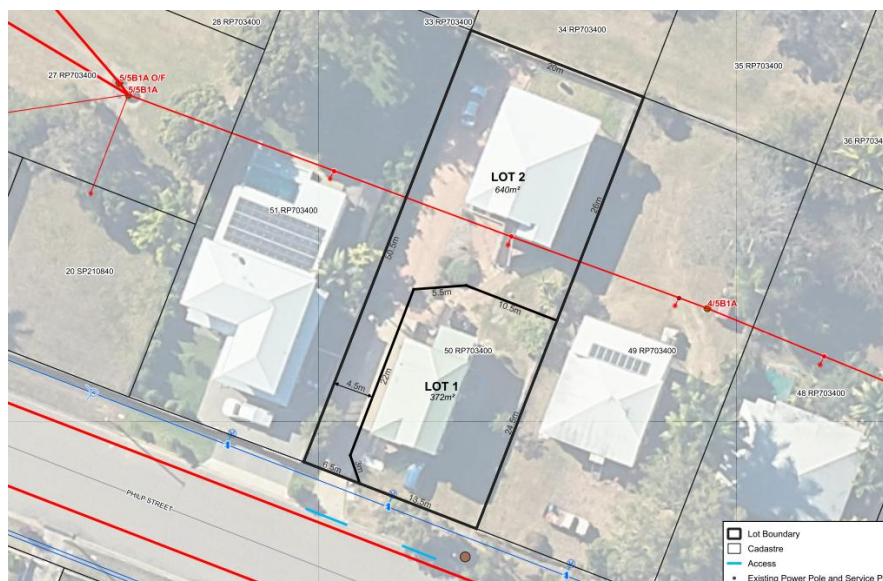
The proposed development involves a development application for Reconfiguring a Lot – One Lot into Two Lots.

The purpose of the proposed development is to provide separate title to the two existing detached dwellings on the premises and does not involve any physical change to the use of the site. The subdivision generally follows the existing built form presented within the site, with the subject site currently presenting and operating as two separate properties. Specifically, the reconfiguration involves:

- Creation of two allotments within the subject site:
 - Proposed Lot 1 situated to the front of the site, comprising 400m².
 - Proposed Lot 2 situated to the rear of the site, comprising 612m².
- Proposed Lot 2 facilitated access via a 4.5m access handle and driveway to the western property boundary with existing crossover to the western Philp Street frontage.
- Provision of new crossover to the eastern Philp Street frontage to facilitate vehicle access to proposed Lot 1.
- No physical alterations to the use of the subject site, with retention of all existing built form associated with each dwelling house.
- Resultant Lot 1 to wholly encompass existing front dwelling and associated built form and access and servicing arrangements.
- Resultant Lot 2 to wholly encompass existing rear dwelling and associated built form and access and servicing arrangements.
- Each resultant allotment can be sufficiently connected to Council's reticulated water and sewer networks, with required augmentation works to be addressed within a subsequent Operational works application.
- Both resultant lots afforded frontage to Philp Street to the South.
- Retention of all existing landscaping within the site to the full extent possible.

The proposed lot layout is generally illustrated in Figure 2 overleaf.

Figure 2: Proposed Layout





3.2 Development Plans

The proposed reconfiguration plans for the development are illustrated in the following development plan prepared by Northpoint Planning (refer **Appendix 4**):

- NP24.238.D.01-Rev B – Proposed Reconfiguring a Lot – One Lot into Two Lots Subdivision

3.3 Infrastructure Services

The subject site currently maintains connection to Council's reticulated water network via property connection to the Philp Street frontage. Additionally, a sewer main traverses east-west centrally within the site, with the subject site connected to the reticulated sewer network via property connection to this main. It is noted that augmentation to the reticulated networks is required to appropriately service each resultant lot separately, with these works to be addressed within a subsequent operational work application following approval of the proposed subdivision.

Both resultant lots can be appropriately serviced with electrical and telecommunications connections.

3.4 Stormwater Drainage

The proposed development has been suitably designed to maintain the existing drainage pattern of the subject site and immediate surrounding locality. It is considered the existing dwellings within the subject site have been designed to promote lawful stormwater discharge and mitigate adverse impacts on the subject site and surrounding properties.

3.5 Access and Parking

The proposed development involves the provision of a 4.5m wide access handle and driveway via existing crossover to the western Philp Street frontage to facilitate vehicle access to proposed rear Lot 2, generally encompassing the existing internal driveway within the site. Furthermore, a new crossover is proposed to the eastern side of the Philp Street frontage, servicing resultant Lot 1 to the front of the site. The proposed development will retain the existing on-site parking arrangements associated with each existing dwelling house, with the proposed allotments suitably sized to provision additional on-site parking arrangements.

3.6 Landscaping

The proposal does not involve any physical change to the existing use of the premises. It is anticipated that existing landscaping within the site will be retained to the extent possible throughout required on-site works.

The proposed development does not involve the removal of, or interference with, a street tree.



4.0 Legislative Framework

4.1 State Planning Policy

In accordance with section 26 of the *Planning Regulation 2017*, assessment against the State Planning Policy (SPP) is required to the extent the provisions of the SPP are not appropriately integrated within the planning scheme.

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

4.2 North Queensland Regional Plan

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

4.3 State Development and Assessment Provisions

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

4.4 Local Planning Scheme

In accordance with section 51 of the *Planning Act 2016*, the proposed development requires assessment against the local government planning scheme.

In accordance with Table 5.6.1 of the planning scheme, the proposed development is impact assessable given the proposal involves reconfiguration of a lot resulting in an allotment below the minimum prescribed lot size of the Character residential zone and Queenslanders precinct.

4.5 Assessment Benchmarks

The nominated assessment benchmarks relevant to the proposed development are identified as:

- Strategic framework.
- Character residential zone code
- Reconfiguring a lot code.
- Healthy waters code.
- Landscape code.
- Transport impact, access and parking code.
- Works code.
- Airport environs overlay code.
- Coastal environment overlay code.
- Flood hazard overlay code.



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.

The strategic framework 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 growth.*

It is considered the proposed development furthers the intent of the above four themes and their corresponding strategic outcomes. In particular:

- The proposed development is consistent with community expectations for residential development and subdivision layout within a Character residential zone.
- The proposed subdivision has been designed to adequately encompass and support the use of two established dwelling houses within the subject site.
- The proposed development retains the established character and amenity of the Philp Street streetscape and the surrounding locality.
- The proposal has been appropriately designed to respond to climatic conditions of North Queensland.

5.2 Character Residential Zone Code

The proposed development is consistent with the purpose of the Character residential zone and the Queenslanders precinct, with the provision of two allotments that maintain the existing character of the zone. In particular:

- The purpose of the proposed development is to provide separate title to two existing detached dwellings.
- The proposed development does not involve any physical change to the use of the site.
- The proposed development provides for lots that can be appropriately accessed and serviced.
- The proposed development involves a layout consistent with the established subdivision pattern of the surrounding locality and wider Queenslanders precinct.
- The proposed development retains the residential nature of the subject site.
- The proposed allotments are suitably sized to encompass each established dwelling house and associated built form, access arrangements and servicing arrangements.
- The existing layout of the subject site presents as two separate residential properties from the street frontage and contributes to a high residential amenity whilst retaining the character of the immediate surrounding locality.

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



5.3 Reconfiguring a Lot Code

The proposed development is consistent with the purpose of the Reconfiguring a lot code. The proposed development provides for a one into two lot residential subdivision that is appropriate for the locality. In particular:

- The proposed development seeks to provide separate title to two existing detached dwellings within the subject site.
- The proposed development is consistent with the established subdivision pattern of the surrounding locality.
- The proposed allotments are suitably sized to wholly encompass each dwelling house and associated access, parking and servicing arrangements.
- The proposed allotments achieve the minimum prescribed frontage and depth dimensions.
- The existing approved detached dwellings will be wholly contained within each respective lot.
- The resultant lots can be appropriately connected to Council's reticulated water and wastewater networks.
- The proposed development provisions suitable crossover and access arrangements to service each resultant lot and associated dwelling house.
- The proposed development retains a residential use of the subject site.
- The proposed development does not involve any physical change to the existing approved contributing character dwellings within the subject site.

Further assessment against the Reconfiguring a lot code is provided at **Appendix 5**.

5.4 Healthy Waters Code

The proposed development is considered to be consistent with the purpose of the Healthy waters Code. The proposed development seeks to provide separate title to the approved existing detached dwellings only, with no physical change to the use of the site.

The subject site is located within a fully serviced urban. The proposed development will retain the existing stormwater management regime of the site, with no change to the existing built form. Further, the proposed development can be suitably connected and serviced by Council's reticulated sewer and water networks.

It is therefore considered the proposal will not cause any significant adverse effect on existing stormwater quality, stormwater flow, receiving waters and wastewater cycles within the surrounding area. The existing dwellings will be retained within each lot, with no change to the physical built form of the approved dwellings.

Given the proposed development can be appropriately connected to services and will not result in a change to the use of the land, it is considered the proposal furthers the purpose of the Healthy waters code and further assessment is not considered necessary.

5.5 Landscape Code

The proposed development is consistent with the purpose of the Landscape Code.

The proposed development does not involve removal of any street tree. Existing landscaping within the subject site will be retained to the full extent possible.



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 proposed development is consistent with the purpose of the Transport impact, access and parking code. In particular:

- The purpose of the proposed development is to provide separate title to the two existing dwellings on the subject site.
- The existing approved dwellings will be retained within each lot and no physical change to the built form is proposed.
- The proposed development provisions a 4.5m access handle and driveway servicing resultant Lot 2, maintaining the existing crossover to the western side of the Philp Street frontage.
- The proposed development provisions a new crossover to the eastern side of the Philp Street frontage to facilitate vehicle access to resultant Lot 1.
- The proposed access arrangements will be designed and constructed in accordance with relevant standards and guidelines.
- The proposed allotments are suitably sized to encompass the existing dwellings and parking, access and servicing arrangements within each lot respectively.
- Existing on-site parking arrangements associated with each dwelling house will be retained.
- The lots are suitably sized to provide for the existing dwelling, parking and services on each lot.
- The lots are suitably sized to provision additional on-site parking arrangements associated with residential land use.
- Given the nature of the proposal, the development will not result in any increase in density to the site and therefore is considered to not result in any adverse impact to the surrounding transport network.

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 proposed development is consistent with the purpose of the Works code. The resultant lots can be appropriately serviced, particularly noting:

- The resultant lots of the proposed development can be appropriately connected to Council's reticulated water and sewer networks, with required augmentation works to be addressed within a subsequent operational work application.
- The proposed development seeks to provide separate title to two existing dwelling houses on the subject site only and therefore will not result in adverse impacts or increased demand on the reticulated networks.
- The proposed lots can be suitably serviced via connection to electrical and telecommunication networks.

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

5.8 Airport Environs Overlay Code

The proposed development is consistent with the purpose of the Airport environs overlay code. The proposed development seeks to provide separate title of the approved existing detached dwellings



and does not result in any physical change to the use of the site. Therefore, the proposed development is not considered to impact the safe and efficient operations of the airport, RAAF base and aviation facilities.

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

5.9 Coastal Environment Overlay Code

The proposed development is consistent with the purpose of the Coastal environment overlay code. The proposed development involves an application to provide each approved dwelling within the site separate title and retains the existing dwelling houses and associated services within each lot, with no new built form proposed as part of the development. Therefore, it is considered the proposal furthers the purpose and overall outcomes of the Coastal environment overlay code.

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

5.10 Flood Hazard Overlay Code

The proposed development is consistent with the purpose of the Flood hazard overlay code. The proposed development involves an application to provide each approved detached dwelling within the site separate title and retains the existing dwellings and associated access and services within each lot, with no new buildings proposed as part of the development. Therefore, it is considered the proposal furthers the purpose and overall outcomes of the Flood hazard overlay code.

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



6.0 Conclusion and Recommendations

This town planning report has been prepared by Northpoint Planning on behalf of M. Castle in association with a development application for Reconfiguring a Lot – One Lot into Two Lots, located at 41 Philp Street, Hermit Park and formally described as Lot 50 on RP703400.

The subject site is located within the Character residential zone and Queenslanders precinct of the planning scheme. An assessment against the relevant benchmarks has been undertaken and is outlined in detail in this town planning report.

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



Appendix 1

DA Form 1 – Development application details

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

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

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

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

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

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

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	M. Castle C/- Northpoint Planning
Contact name (only applicable for companies)	Meredith Hutton
Postal address (P.O. Box or street address)	PO Box 4
Suburb	Townsville
State	Queensland
Postcode	4810
Country	Australia
Contact number	07 4440 5282
Email address (non-mandatory)	hello@northpointplanning.com.au
Mobile number (non-mandatory)	0407 574 897
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	NP24.238
1.1) Home-based business	
<input type="checkbox"/> Personal details to remain private in accordance with section 264(6) of <i>Planning Act 2016</i>	
2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input type="checkbox"/> 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
		41	Philp Street	Hermit Park
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4812	50	RP703400	Townsville City
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

- ☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

- ☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

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

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

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

Name of port authority for tidal area (if applicable)

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

5) Are there any existing easements over the premises?

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

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

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

Reconfiguring a Lot – One Lot into Two 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

6.2) Provide details about the second development aspect

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

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

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

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

c) What is the level of assessment?

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

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

e) Relevant plans

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

- ☐ Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development

- ☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
- ☒ Not required

6.4) Is the application for State facilitated development?

- ☐ Yes - Has a notice of declaration been given by the Minister?
- ☒ No

Section 2 – Further development details**7) Does the proposed development application involve any of the following?**

- | | |
|------------------------|--|
| Material change of use | <input type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument |
| Reconfiguring a lot | <input checked="" type="checkbox"/> Yes – complete division 2 |
| Operational work | <input type="checkbox"/> Yes – complete division 3 |
| Building work | <input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i> |

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)

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?

One

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

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

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	Two			

10.2) Will the subdivision be staged?	
<input type="checkbox"/> Yes – provide additional details below <input checked="" type="checkbox"/> 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?	
<input type="checkbox"/> Road work <input type="checkbox"/> Drainage work <input type="checkbox"/> Landscaping <input type="checkbox"/> Other – please specify:	<input type="checkbox"/> Stormwater <input type="checkbox"/> Earthworks <input type="checkbox"/> Signage <input type="checkbox"/> Water infrastructure <input type="checkbox"/> Sewage infrastructure <input type="checkbox"/> Clearing vegetation
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)	
<input type="checkbox"/> Yes – specify number of new lots:	
<input type="checkbox"/> 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



Queensland
Government

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

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

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

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

- ☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

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

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

- ☐ Ports – Brisbane core port land

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

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

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

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

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

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

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

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

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

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

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

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

Referral requirement	Referral agency	Date of referral response

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

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

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

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

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

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

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

PART 7 – FURTHER DETAILS

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

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

☒ No

List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			

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

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

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

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

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

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

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

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

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

Note: Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at www.qld.gov.au. 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:	20334131	Search Date:	15/07/2025 11:23
Date Title Created:	16/01/1939	Request No:	52585262
Previous Title:	20082073		

ESTATE AND LAND

Estate in Fee Simple

LOT 50 REGISTERED PLAN 703400
Local Government: TOWNSVILLE

REGISTERED OWNER

Dealing No: 723816433 20/01/2025

MICHELLE YOLANDA WILKS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10287170 (POR 1A)
2. MORTGAGE No 723816434 20/01/2025 at 15:48
WESTPAC BANKING CORPORATION A.C.N. 007 457 141

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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

I, MICHELLE YOLANDA WILKS,

as owner(s) of premises identified as:

Lot 50 on RP703400 and located at 41 Philp Street, Hermit Park

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



Signature

21-7-25

Date



Appendix 2

State Assessment and Referral Agency

Date: 23/10/2024

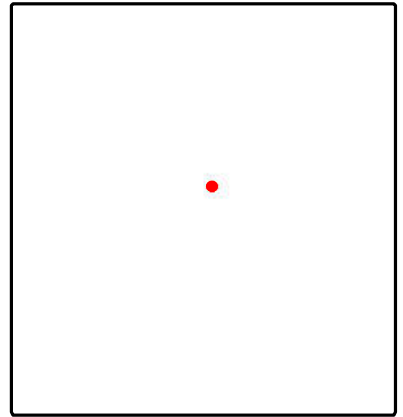


Queensland Government

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Disclaimer:

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Matters of Interest for all selected Lot Plans

Coastal area - erosion prone area

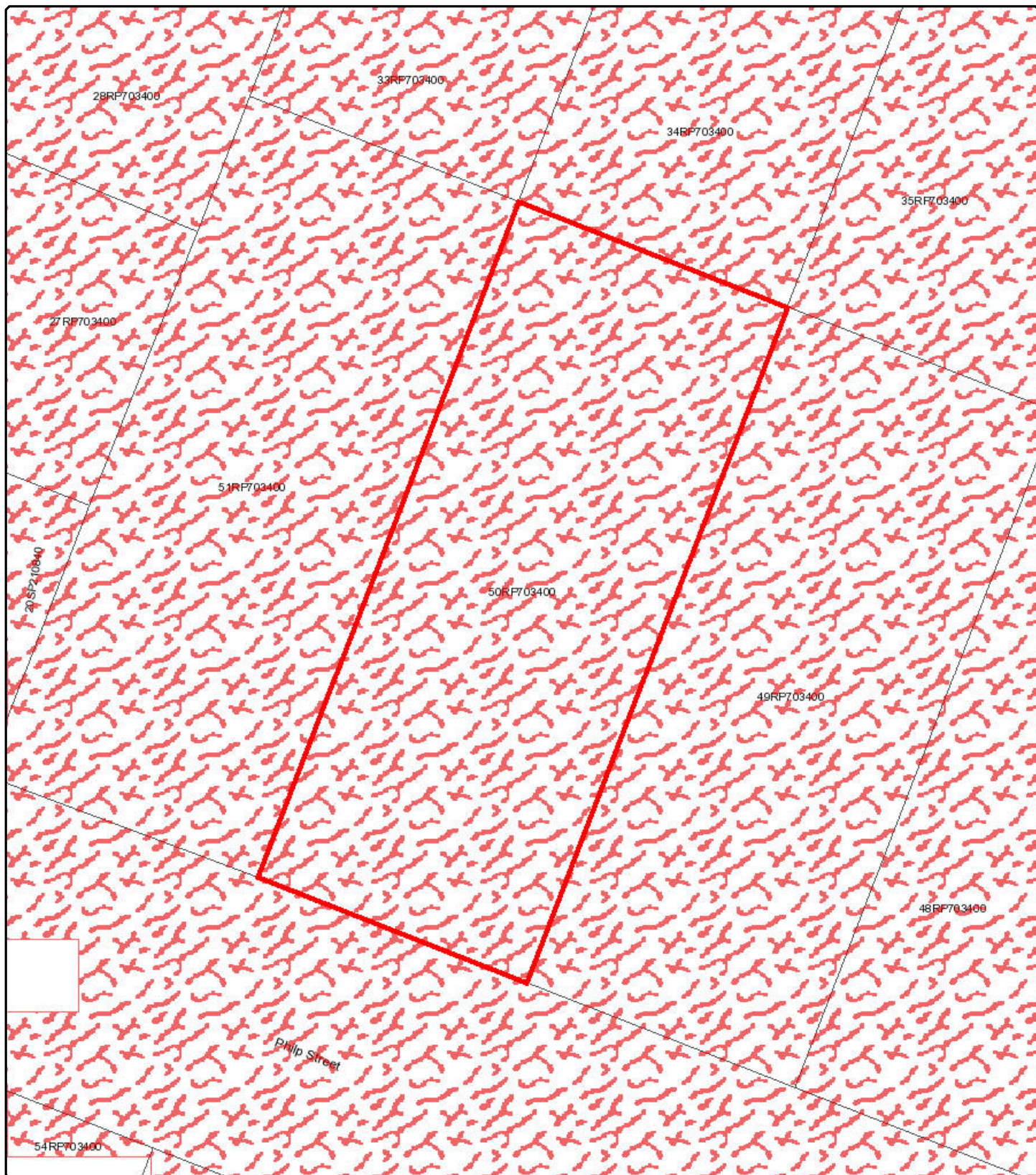
Coastal area - high storm tide inundation area

Matters of Interest by Lot Plan

Lot Plan: 50RP703400 (Area: 1012 m²)

Coastal area - erosion prone area

Coastal area - high storm tide inundation area



State Assessment and Referral Agency

Date: 23/10/2024



Queensland Government

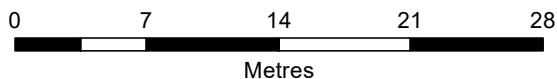
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Legend

Coastal area - high storm tide inundation area



Coastal area - high storm tide inundation area

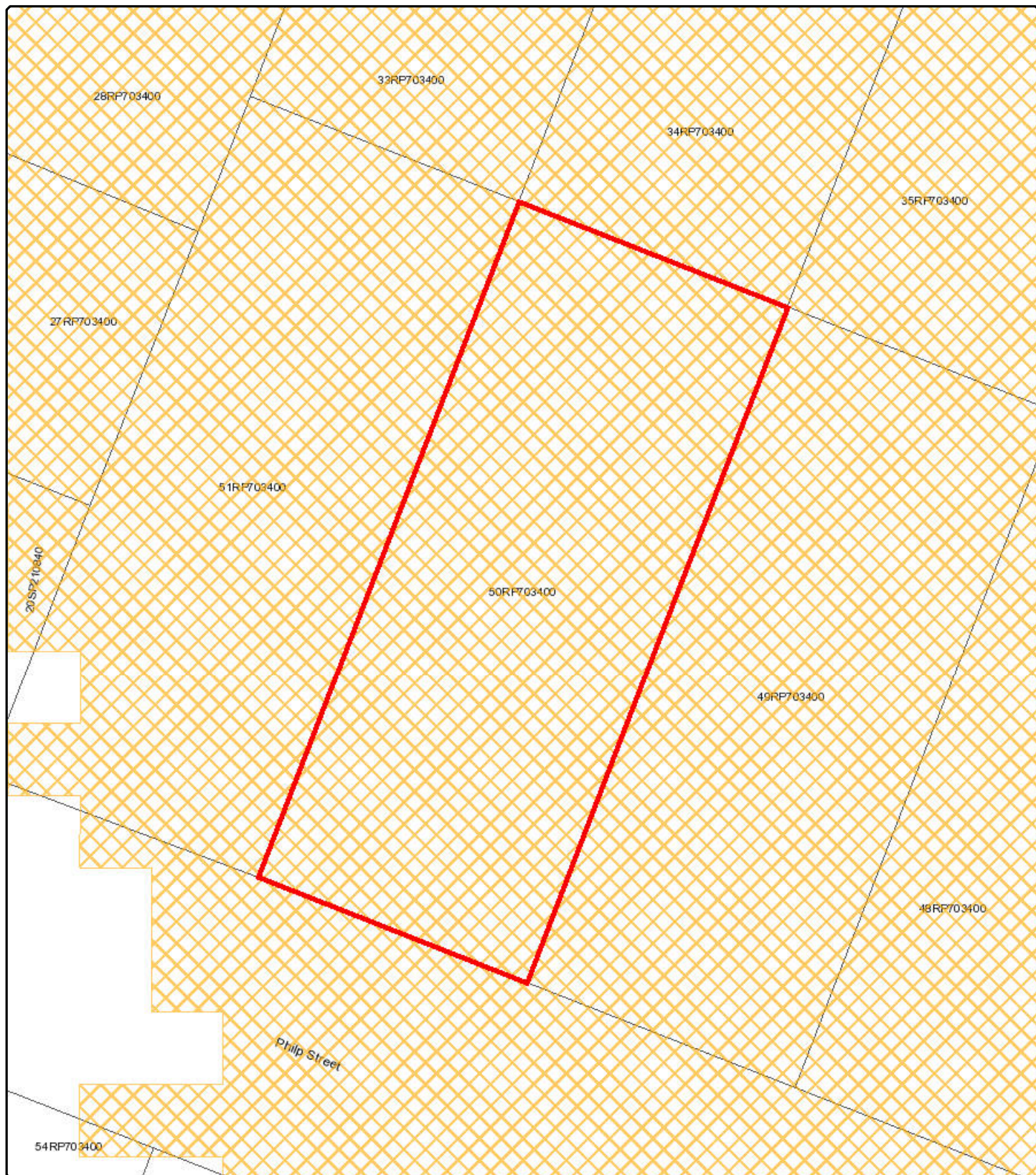


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Document Set ID: 27376105

Version: 1, Version Date: 29/07/2025



State Assessment and Referral Agency

Date: 23/10/2024



Queensland Government

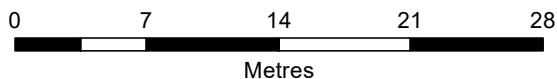
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Legend

Coastal area - erosion prone area



Coastal area - erosion prone area

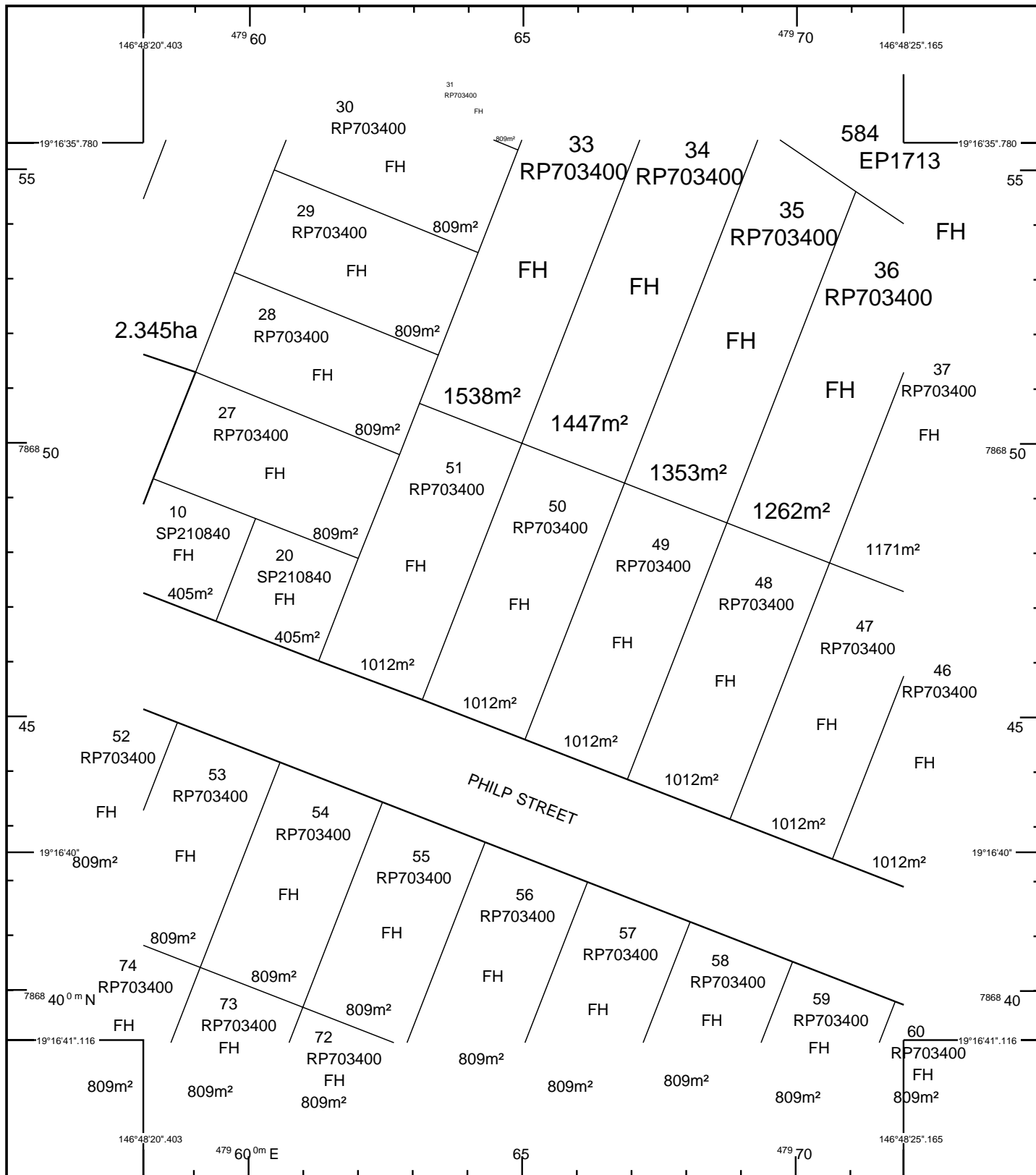


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Document Set ID: 27376105

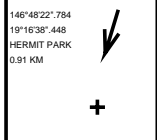
Version: 1, Version Date: 29/07/2025



STANDARD MAP NUMBER
8259-24412

0 20 40 60 80 100 m
HORIZONTAL DATUM:GDA94 ZONE:55 SCALE 1 : 1000

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	50/RP703400
Lot/Plan	1012m²
Area/Volume	FREEHOLD
Tenure	TOWNSVILLE CITY
Local Government	HERMIT PARK
Locality	50950/5
Segment/Parcel	

CLIENT SERVICE STANDARDS

PRINTED 23/10/2024

DCDB 22/10/2024

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SmartMap

An External Product of
SmartMap Information Services

Based upon an extraction from the
Digital Cadastral Data Base



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Government**

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Appendix 3

Subject Site and Surrounds - 41 Philp Street, Hermit Park

Lot 50 on RP703400

19°16'34"S 146°48'17"E

19°16'34"S 146°48'29"E

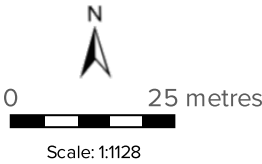


Legend located on next page



19°16'43"S 146°48'17"E

19°16'43"S 146°48'29"E



Printed at: A3
Print date: 15/7/2025
Not suitable for accurate measurement.
Projection: Web Mercator EPSG 102100 (3857)

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

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**Queensland
Government**

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

Subject Site and Surrounds - 41 Philp Street, Hermit Park

Lot 50 on RP703400

Legend

Land parcel

 Parcel

Land parcel - gt 1 ha

 Parcel

Land parcel - gt 10 ha

 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

Railway stations



Green bridges



Bridges



Tunnels



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

Attribution

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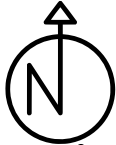
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Appendix 4



Proposed Reconfiguring a Lot - One Lot into Two Lots Subdivision
41 Philp Street, Hermit Park
Proposed Lot 1 & 2
Cancelling Lot 50 on RP703400



PRELIMINARY PLAN ONLY
Note: dimensions are approximate only and are subject to site survey

0

10

20 m

Date	16 Jul 2025	Drawn	KJ
Scale	1:450 at A3		
Drawing	NP24.238.D.01	Revision	D
Project Ref.	NP24.238		





Appendix 5



Townsville City Plan – Reconfiguring a Lot Code

Purpose

The purpose of the Reconfiguring a Lot Code is to *provide for residential development on large lots where the intensity of residential development is dispersed.*

The particular purpose of the code is to:

- a) *facilitate the creation of attractive, accessible and functional neighbourhoods and districts, and a well-integrated, compact and sustainable city form; and*
- b) *protect the productive capacity, landscape character and ecological and physical functions of Townsville's diverse natural resources.*

The purpose of the code will be achieved through the following overall outcomes:

- a) *lot reconfiguration creates safe, convenient, functionally efficient and attractive neighbourhoods and districts that are consistent with the intended character of the area;*
- b) *lot reconfiguration creates walkable residential neighbourhoods and centres, and accessible community facilities and employment opportunities;*
- c) *lot reconfiguration is responsive to the local environment, including topography, natural drainage systems, vegetation and habitat, cultural heritage features, streetscape character, landmarks, views and vistas;*
- d) *lot reconfiguration near infrastructure corridors and other major facilities ensures that sensitive land uses are protected from activities generating amenity impacts; home businesses occur to an extent that does not unduly diminish the semi-rural residential amenity, having regard to noise, odour, dust, traffic and other impacts;*
- e) *lot reconfiguration assists in protecting areas containing important ecological values or providing important environmental services;*
- f) *lot reconfiguration does not facilitate fragmentation or alienation of land that would prejudice the productive use of rural land resources;*
- g) *lot reconfiguration facilitates compatible relationships between different land uses and with the natural environment;*
- h) *lot design and lot sizes are suited to the intended use of the land having regard to the ability to accommodate buildings, vehicle access, parking, on-site services and open space;*
- i) *lot orientation facilitates the conservation of non-renewable energy sources and the siting of buildings that is appropriate for the local climatic conditions;*
- j) *infrastructure is supplied to all lots in a safe, efficient, coordinated and sequenced manner, which minimises whole of life cycle costs and is sensitive to the environment in which they are provided;*
- k) *the street system provides for high levels of permeability and safety for all users and in particular, facilitates high levels of accessibility by public transport, walking and cycling; and*
- l) *public open space is attractive and accessible and equitably meets user requirements for recreational, social and cultural activities.*



Performance Outcome/Acceptable Outcomes	Response
Assessable Development	
General design elements	
PO1: The layout of roads, streets, lots and infrastructure avoids or minimises impacts on environmental features of the locality by: <ul style="list-style-type: none"> a) following the natural topography and minimising earthworks; b) avoiding crossing or otherwise fragmenting waterways, wetlands, habitat areas or ecological corridors; c) maintaining natural drainage features and hydrological regimes; and d) maintaining important ecological corridors and habitat areas. 	Complies The proposed lots are designed to accommodate two existing contributing character dwellings within the subject site which align with the purpose of the Character residential zone and Queenslanders precinct. The lot sizes and dimensions are consistent with the prevailing lot layout and density of the surrounding locality.
PO2: The development is well integrated with the surrounding locality, having regard to: <ul style="list-style-type: none"> a) the layout of, and connections to, surrounding roads, streets, pedestrian and cycle networks and other infrastructure networks; b) open space networks, habitat areas or corridors; c) connections to centres and employment areas; d) opportunities for shared use of public facilities; e) surrounding landscaping and streetscape treatments; and f) the interface between incompatible land uses. 	Complies The proposed subdivision seeks to provide separate title to two existing dwellings within the subject site and is considered to integrate seamlessly with the surrounding locality and Philp Street character.
PO3: The design of urban street blocks encourages walking.	Not applicable The proposed development does not involve creation of a new street.
PO4: Street blocks and lot types are generally in a grid pattern and arranged to provide: <ul style="list-style-type: none"> a) an efficient development pattern that supports walking, cycling and public transport use; b) regular shaped lots; and c) development that is consistent with the intent of the zone. 	Not applicable The proposed development does not involve creation of a new street.
PO5: New development optimises views and physical connections to important landscape features to enhance legibility and sense of place.	Complies The proposed development does not adversely impact views to important landscape features.
PO6: Reconfiguring a lot does not facilitate development that would be visually obtrusive on ridgelines and prominent landscape features, or does not intensify development where already occurring on such features.	Not applicable The subject site is not located on a ridgeline or prominent landscape feature.
PO7: Development maintains or rehabilitates vegetated buffers to coastal waters where practicable.	Not applicable The subject site is not located within proximity to coastal waters.
PO8: Where a reconfiguration involves the creation of a new road or street (other than in the Rural Zone), streetscape and landscape treatments are provided that: <ul style="list-style-type: none"> a) create an attractive and legible environment which establishes character and identity; b) enhance safety and comfort, and meet user needs; c) complement the function of the street in which they are located by reinforcing desired traffic speed and behaviour; d) support safe pedestrian and cycling movement; 	Not applicable The proposed development does not involve creation of a new road or street.



Performance Outcome/Acceptable Outcomes		Response
e) maximise infiltration of stormwater runoff wherever practicable; and minimise maintenance and whole of lifecycle costs.		
Parks and open space		
PO9: Reconfiguration facilitates the provision of a hierarchy of open space at local, district and regional levels that: <ul style="list-style-type: none"> a) contributes to the legibility and character of the neighbourhood; b) is linked to existing parkland or open space networks wherever possible; c) meets the community's needs and is designed to maximise use by the community it serves; and d) offer a broad range of informal and formal experiences to the community. 		Complies Sufficient open space is provided in the surrounding area, with open parkland located immediately to the north of the site.
PO10: Within residential areas, local recreation parks are created which provide informal recreational opportunities to supplement private open space of the neighbourhood.	AO10.1: Local recreational parks are provided at a rate of 1ha per 1,000 people. AO10.2: Local recreational parks are provided at a maximum distance of 400m from the residents they serve.	Not applicable The proposed development does not involve creation of a new park.
PO11: Local recreational parks are of a sufficient size, shape and topography to accommodate a usable activity area, accommodating recreational facilities that meet local needs for a range of age cohorts, such as play equipment, kick-about areas, picnic areas, seating and the like.	AO11.1: Local recreational parks have a minimum usable activity area of 0.5ha. AO11.2: Parks are square to rectangular with the ratio of dimensions no greater than 2:1. AO11.3: At least 80% of the park has a grade of no more than 1:10.	Not applicable The proposed development does not involve creation of a new park.
PO12: Local recreational parks are located and designed to maximise accessibility and to ensure a majority of the park has good casual surveillance established through overlooking from adjacent land uses.	AO12: At least 50% of the perimeter of the park has a direct road frontage.	Not applicable The proposed development does not involve creation of a new park.
PO13: Local recreational parks are provided with a reasonable level of flood immunity such that community space remains available during most flood events.	AO13: At least 10% of the park area is above the 2% AEP and embellishments, including play equipment, shelters and shared pathways are constructed above the 2% AEP flood level.	Not applicable The proposed development does not involve creation of a new park.
PO14: Parkland is safe and secure, with a clear relationship between the public realm and adjoining land uses through treatment including alignment, fencing, public lighting and landscaping.		Not applicable The proposed development does not involve creation of a new park.
PO15: Design and embellishments of local recreational parks: <ul style="list-style-type: none"> a) reflect the likely demographic needs of the 	AO15: The design and embellishments of local recreational parks is undertaken in accordance with the Development Manual Planning	Not applicable The proposed development does not involve creation of a new park.



Performance Outcome/Acceptable Outcomes		Response
<p>local community which the park services;</p> <p>b) complement those in nearby parks, increasing the range of facilities available to the community; and</p> <p>c) are fit for purpose.</p>	<p>Scheme Policy No. SC6.4 - SC6.4.3.6 Landscape Policy.</p>	
<p>PO16: Local recreational parks are to provide pathway connections to the on-street verge pathway network and pathways are provided to connect to activity areas within the park.</p>		<p>Not applicable The proposed development does not involve creation of a new park.</p>
Climatic response		
<p>PO17: Road, street and lot orientation and lot size facilitate development that conserves non-renewable energy sources and enhances climate responsiveness by:</p> <p>a) optimising a generally north-south orientation for the long axis of street blocks, or where east-west orientation is unavoidable, proportioning lots to allow for appropriate building orientation; and</p> <p>b) creating lots that are generally rectangular in shape.</p>		<p>Complies It is considered resultant lot sizes are appropriately sized and oriented.</p>
<p>PO18: Road, street and lot orientation and lot size are responsive to north east prevailing winds and facilitates air permeability.</p>	<p>AO18.1: Where practicable, parallel side boundaries are staggered.</p> <p>AO18.2: The layout does not create more than three small lots, solid fencing or other barriers perpendicular to the target winds.</p> <p>OR</p> <p>AO18.3: Where barriers exist perpendicular to target winds, the distance between a down-wind barrier or receptor and the up-wind barrier is not less than 7 times the height of the upwind barrier.</p> <p>AO18.4: Cropping does not involve chemical spraying unless a 40m wide vegetated buffer is provided on the site between the crops which are being sprayed and adjoining land.</p>	<p>Complies It is considered the lot orientation and size sufficiently respond to climatic conditions, with the retention of the existing dwellings on each lot.</p>
Development near infrastructure corridors and other major facilities		
<p>PO19: Reconfiguration within 100m of any High Pressure Gas Pipeline does not:</p> <p>a) increase the number of lots;</p> <p>b) affect the long-term operation of the pipeline; and</p> <p>c) put at risk the safety and lives of people or the safety of property.</p>		<p>Not applicable The subject site is not located in proximity to listed infrastructure.</p>
<p>PO20: Lots are designed and oriented to:</p> <p>a) minimise the visual exposure of electricity transmission lines;</p>	<p>AO20.1: Where on land that includes or adjoins a high voltage electricity easement (above 33kV), lot design and layout incorporates:</p>	<p>Not applicable The subject site is not located within proximity to high voltage electricity infrastructure.</p>



Performance Outcome/Acceptable Outcomes		Response
b) facilitate a substantive vegetated buffer adjoining electricity transmission line easements; and c) ensure habitable buildings and recreation areas are well separated from electricity transmission line easements.	a) a vegetated buffer within a distance of 20m from the boundary of the electricity transmission line easement; and b) the orientation of the primary lot frontage away from transmission line easement. AO20.2: Lots are designed and oriented to ensure that a habitable building or primary open space areas on each lot can comply with the separation distance set out in Table 9.4.4.3(b).	
PO21: Reconfiguration ensures an appropriate level of amenity and safety is achieved for residential and other sensitive land uses through appropriate separation and buffering from nearby incompatible uses, including Department of Defence landholdings, major hazard facilities, intensive animal industries, major sport, recreation and entertainment facilities, sewerage, water and waste Treatment and disposal facilities and industrial areas. The continued safe and efficient operation of these types of facilities is protected.		Complies The subject site is not located within proximity to listed uses.
PO22: Reconfiguration of land potentially affected by the impacts of a transport corridor or other noise generating activities ensures the development is designed to facilitate adequate noise management.		Not applicable The subject site is not located within immediate proximity to a main transport corridor or other noise generating activity.
PO23: Where they are used, noise attenuation measures are: a) compatible with the local streetscape and do not preclude the creation of active street frontages where desired; b) durable and easily maintained; and c) are designed to discourage crime and antisocial behaviour, having regard to: i) opportunities for graffiti; ii) provision of casual surveillance of public open space and movement networks; and iii) opportunities for concealments or vandalism.		Not applicable The proposed development does not involve any noise attenuation measures.
PO24: Reconfiguration does not result in lots being subject to adverse air quality impacts.		Complies The proposed development provides for lots located within a Character residential area. The resultant allotments are not anticipated to be affected by adverse air quality impacts.
Services		
PO25: Services, including water supply, stormwater drainage management, sewerage infrastructure, reticulated gas, public lighting, waste disposal, electricity and telecommunications, are provided in a manner that: a) is efficient; b) is adaptable to allow for future infrastructure upgrades; c) minimises risk of adverse environmental or amenity-related impacts;		Complies The proposed development can be appropriately serviced with connection to Council's reticulated water and wastewater networks. Additionally, the development can be appropriately serviced



Performance Outcome/Acceptable Outcomes		Response
d) promotes total water cycle management, the efficient use of water resources and the protection of environmental values and water quality objectives of receiving waters; and e) minimises whole of life cycle costs for that infrastructure.		with connection to electrical and telecommunication services.
Lot sizes and design		
PO26: Reconfiguration creates lot sizes that: <ul style="list-style-type: none"> a) are consistent with the intended character of the zone, precinct or sub-precinct in which the land is located; b) do not compromise the future development potential of land in the Emerging community zone for urban purposes; c) are sufficient to protect the productive capacity, environmental and landscape values of rural land resources; d) are sufficient to protect ground and surface water quality in the Rural residential zone; and e) are sufficient to protect areas with significant ecological values. 	AO26: Minimum lot size is in accordance with Table 9.4.4.3(c).	Complies The proposed development results in one lot sized below the minimum lot size of 500m ² for the Character residential zone. Specifically, the resultant lot sizes are as follows: <ul style="list-style-type: none"> ▪ Lot 1: 372m²; and ▪ Lot 2: 640m². <p>The proposed layout has been designed to encompass each dwelling house and associated built form, access arrangements and servicing arrangements within each lot respectively. It is considered the proposed allotments are suitably sized to accommodate the each residential use, with the subdivision seeking to provide separate title to two dwelling houses currently presenting as two separate properties.</p> <p>The proposed development is considered consistent with the intended character of the immediate surrounding locality and the Queenslanders precinct, supporting and retaining the residential use of the subject site.</p>
PO27: Lots have regular shape and dimensions to facilitate the efficient development of the land for its intended purpose, and have sufficient area to provide for: <ul style="list-style-type: none"> a) buildings and structures appropriate to the zone, precinct or sub-precinct; b) adequate usable open space and landscaping; c) ventilation and sunlight; d) privacy for residents; e) suitable vehicle access and on-site parking where required; and f) any required on-site services and infrastructure such as effluent disposal areas. 	AO27: The dimensions of lots are in accordance with Table 9.4.4.3(c).	Complies The proposed development results in lot dimensions that are consistent with the surrounding locality and are suitably sized to wholly encompass each residential dwelling and associated built form, access arrangements and servicing arrangements. It is considered the proposed subdivision pattern is suitable for the subject site given the existing built form layout and the purpose of the subdivision being to provide separate title to two existing dwellings within the subject site.



Performance Outcome/Acceptable Outcomes		Response
PO28: Where rear lots are created, they: <ul style="list-style-type: none"> a) provide for an appropriate level of amenity; b) incorporate direct access of a sufficient width for the use of the lot; and c) ensure infrastructure services to the lot can be easily constructed, monitored and maintained. 	AO28.1: Only one rear lot is provided behind each standard lot.	Complies The proposed development provides for one rear allotment, involving a 4.5m access handle to the western property boundary. The proposed rear allotment is suitably sized to accommodate the existing rear dwelling house within the subject site and associated access, servicing and parking arrangements.
	AO28.2: No more than two rear lot access strips directly adjoin each other.	
	AO28.3: No more than two rear lots gain access from the head of a cul-de-sac.	
	AO28.4: Where a rear lot is proposed in a residential zone, a square building envelope with sides of 17m is capable of being contained entirely within the lot.	
	AO28.5: An access strip for a rear lot has a minimum width of: <ul style="list-style-type: none"> a) 8m in a rural or rural residential zone for access lengths up to 50m and greater than 50m, 15m width; or b) 3.5m in urban residential zones; or c) 8m in an industry zone; or d) in any other zone, no acceptable outcome is nominated. 	
	AO28.6: A passing bay is provided for access strips greater than 30m in length.	
PO29: Realignment of boundaries in the Rural Zone only occurs where this contributes to: <ul style="list-style-type: none"> a) a reduction in the number of lots or level of fragmentation in the zone; or b) potential for improved land management practices; or c) improved protection and management of significant ecological values. 		Not applicable The subject site is not located within the Rural Zone.
Movement network design		
PO30: The movement network has a legible structure, with roads and streets that conform to their function in the network, having regard to: <ul style="list-style-type: none"> a) traffic volumes, vehicle speeds and driver behaviour; b) on street parking; c) sight distance; d) provision for public transport routes and stops; e) provision for pedestrian and cyclist movement, prioritising these where appropriate; f) provision for waste collection and emergency vehicles; g) lot access; h) convenience; i) public safety; j) amenity; 		Not applicable The proposal maintains the existing movement network.



Performance Outcome/Acceptable Outcomes		Response
k) the incorporation of public utilities and drainage; and l) landscaping and street furniture.		
PO31: The road and street network provides for convenient and safe movement between local streets and higher order roads.		Not applicable The proposal maintains the existing movement network.
PO32: A cul—de—sac is not included in the road and street design unless no other practical options exist.		Not applicable The proposal maintains the existing movement network.
PO33: Local streets do not operate as through traffic routes for externally generated traffic (other than for pedestrians, cyclists and public transport).		Not applicable The proposal maintains the existing movement network.
PO34: Safe, convenient and efficient intersections are provided for vehicles, pedestrians, cyclists and public transport.		Not applicable The proposal maintains the existing movement network.
PO35: Access arrangements for lots do not affect the function, vehicle speeds, safety, efficiency and capacity of streets and roads.		Not applicable The proposal maintains the existing movement network.
PO36: Rear lanes are designed to: <ul style="list-style-type: none"> a) provide enough width to enable safe vehicle movement, including service vehicles; b) connect to other streets at both ends; c) enable safe access into and out of garages without using doors that open into the lane; d) not create a more direct through-route alternative for vehicles, cyclists or pedestrians than the adjoining street network; e) ensure rear yards of properties can be fenced for security; f) ensure any rear boundary treatment or tree planting does not create concealed recesses, obstructed access or allow uninvited access opportunities into rear yards; and g) not provide for visitor parking within the lane. 	AO36: Rear lanes are designed and provided in accordance with the Development Manual Planning Scheme Policy No. SC6.4 - SC6.4.3.16 Rear Lane Design.	Not applicable The proposal maintains the existing movement network within the site, with no rear lane proposed.
PO37: Reconfigurations, where involving a frontage to an existing or historical rear lane are designed to not diminish the character of the rear lane.	AO37.1: Lots have primary frontage to a street or road, other than rear lane. AO37.2: Development is undertaken in accordance with the Development Manual Planning Scheme Policy - SC6.4.3.16 Rear lane design.	Not applicable The proposal maintains the existing movement network within the site.



Performance Outcome/Acceptable Outcomes		Response
Road design		
PO38: The geometric design features of each type of road: <ul style="list-style-type: none"> a) convey its primary function for all relevant design vehicle types; b) have an adequate horizontal and vertical alignment that is not conducive to excessive speeds; c) encourage traffic speeds and volumes to levels commensurate with road hierarchy function; d) ensure unhindered access by emergency and waste collection vehicles and buses; e) ensures safe access to lots; f) ensure design has regard and includes treatment to address the function, the necessary legibility and place making to support adjoining land uses; and g) accommodate appropriate bicycle, pedestrian and shared paths. 	AO38: Roads are designed in accordance with the standards identified in Development Manual Planning Scheme Policy No. SC6.4 — SC6.4.4.1 Geometric Road Design, SC6.4.3.13 Townsville Road Hierarchy, SC6.4.3.14 Traffic Impact Assessment Guidelines, SC6.4.3.22 Waste Management Guidelines, SC6.4.4.7 Bicycle, Pedestrian and Shared Path Design and SC6.4.4.8 Standard Drawings.	Not applicable The proposed development does not involve creation of a new road.
PO39: A network of bicycle, pedestrian and shared paths is provided which encourage pedestrian activities and cycling for transportation and recreational purposes and that links open space networks, employment areas and community facilities, including public transport stops, activity centres and schools, and is designed having regard to: <ul style="list-style-type: none"> a) topography; b) cyclist and pedestrian safety; c) cost effectiveness and maintenance costs; d) likely user volumes and types; e) convenience, including end of trip facilities; and f) accessibility, including public lighting, signage and pavement making. 		Not applicable The proposed development does not involve creation of a new road.
PO40: The alignment of pedestrian paths and cycleways is designed so that they: <ul style="list-style-type: none"> a) allow for the retention of trees and other significant features; b) maximise the visual interest provided by views and landmarks where they exist; c) do not compromise the operation of or access to other infrastructure services; and d) minimise potential conflict points with vehicles. 		Not applicable The proposed development does not involve creation of a new road.
PO41: Where possible, the bicycle, pedestrian and shared path design facilitates uninterrupted movement of users and safe street crossings are provided for pedestrians and cyclists across major roads.		Not applicable The proposed development does not involve creation of a new road.



Performance Outcome/Acceptable Outcomes		Response
Public Transport		
PO42: The movement network caters for the extension of existing or future public transport routes to provide services that are convenient and accessible to the community.	AO42: Except in the Rural zone and the Rural residential zone, at least 90% of proposed lots are within 400m walking distance from an existing or potential bus route or 500m walking distance of an identified bus stop.	Not applicable The proposal does not involve alteration to the public transport network.
PO43: Residential densities are optimised within walking distance of existing and potential public transport stations, where this is consistent with the intended character of the Zone or Precinct in which the land is located.		Not applicable The proposal maintains the existing movement network, with no physical change is proposed to public transport associated with the site.
PO44: Public transport stops are located and designed to: <ul style="list-style-type: none"> a) ensure adequate sight distances are available to and for passing traffic; b) be part of the pedestrian network and allow for safe pedestrian crossing; c) provide shelter or shade, seats, adequate lighting and timetable information; d) be in keeping with the character of the locality; e) be able to be overlooked from nearby buildings where in urban areas; and minimise adverse impacts on the amenity of nearby dwellings. 		Not applicable The proposal maintains the existing movement network, with no physical change is proposed to public transport associated with the site.
Additional requirements for volumetric subdivision		
PO45: The reconfiguration of the space above or below the surface of the land facilitates appropriate development in accordance with the intent of the Zone or Precinct in which the land is located or is consistent with a lawful approval that has not lapsed.		Not applicable The proposed development does not involve the reconfiguration of space above or below ground level.