

From: "BNC Planning" <enquire@bncplanning.com.au>
Sent: Wed, 12 Nov 2025 13:18:49 +1000
To: "Development Assessment" <developmentassessment@townsville.qld.gov.au>
Subject: LODGEMENT OF A DEVELOPMENT APPLICATION UNDER THE PLANNING ACT 2016
Attachments: DA162-25_IMCU_1.0_121125.pdf

BNC Planning, acting on behalf of the applicant, hereby lodge the attached development application in accordance with the provisions of Chapter 3, Part 2 of the *Planning Act 2016* seeking a development permit for a material change of use. The subject premises is addressed as **34 Molly Crescent, Nome**.

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

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

Kind regards,



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

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BNC Ref. DA162-25
Your Ref.

>> 12 November 2025

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

Dear Assessment Manager,

**RE: LODGEMENT OF A DEVELOPMENT APPLICATION UNDER CHAPTER 3, PART 2 OF THE *PLANNING ACT 2016*
DEVELOPMENT PERMIT FOR AN IMPACT ASSESSABLE MATERIAL CHANGE OF USE – NEW DWELLING HOUSE
LOT 67 MOLLOY CRESCENT, NOME QLD 4816 (LOT BX MOLLOY CRESCENT, CLEVELAND PALMS ESTATE)
RPD: LEASE LOT BX ON SP102512 OVER LOT 1 ON RP745347**

BNC Planning acting on behalf of the applicant submit the attached development application in accordance Chapter 3, Part 2 of the *Planning Act 2016*. The development application is seeking a development permit for a material change of use to facilitate the construction of a new dwelling house over the above referenced address.

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

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

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

Kind regards,

A handwritten signature in black ink, appearing to read 'Bnk', written over a light blue horizontal line.

Benjamin Collings
Director

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BNC PLANNING



DEVELOPMENT APPLICATION *PLANNING ACT 2016*

DEVELOPMENT PERMIT

MATERIAL CHANGE OF USE

at

34 Molloy Crescent NOME 4816

(CLEAVELAND PALMS ESTATE)

Lease Lot BX on SP102512 over Lot 1 on RP745347

for

Dwelling House

bncplanning.com.au



PLANNING REPORT

DEVELOPMENT APPLICATION FOR A DEVELOPMENT PERMIT
PLANNING ACT 2016

IMPACT ASSESSABLE MATERIAL CHANGE OF USE

34 MOLLOY CRESCENT, NOME QLD 4816 (CLEVELAND PALMS ESTATE)
being
Lease Lot BX on SP102512 over Lot 1 on RP745347
for
DWELLING HOUSE

Report Matrix

APPLICATION SUMMARY	
Applicant:	A & L Case C/- BNC Planning
Application Type:	Development Application for a Development Permit
Development Type:	Material Change of Use
Category of Development (Level of Assessment):	Impact Assessable
Development Description:	Dwelling House
Assessment Manager:	Townsville City Council
Referral Agencies:	NA
Planning Scheme:	Townsville City Plan 2014
Planning Scheme Definition(s):	Dwelling House
Zoning:	Rural Zone
Precincts/Sub-Precincts:	Grazing Precinct and Mixed Farming Precinct
Overlays:	Bushfire hazard, Coastal environment, Flood hazard, and Natural assets overlay
SITE DESCRIPTION	
Property Address:	34 Molloy Crescent, Nome QLD 4816 (Cleveland Palms Estate)
Real (Legal) Property Description:	Lease Lot BX on SP102512 over Lot 1 on RP745347
Site Area:	592m ²
Landowner:	CPPA Limited
Tenure:	Leasehold
Relevant Encumbrances:	NA
Local Government Area:	Townsville City Council
Road Frontage(s)	Molloy Crescent
Existing Use(s)	Vacant Lease Lot

DOCUMENT CONTROL

Prepared by		Client	File Ref.	Report
BNC Planning		A & L Case	DA162-25	Report No. DA162-25-PR
Version	Date	Author		
1.0	November 2025	SSM:BNC		

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1. EXECUTIVE SUMMARY

This development application is made in accordance with the provisions of Chapter 3, Part 2 of the *Planning Act 2016* (the Act) and is seeking a development permit for a material change of use to facilitate an Dwelling House. The subject premises is addressed as 34 Molloy Crescent, Nome QLD 4816 (Cleveland Palms Estate) more particularly described as Lease Lot BX on SP102512 over Lot 1 on RP745347. The premises is within the Rural Zone under the Townsville City Plan 2014 (the planning scheme) and is currently vacant land.

For the purpose of this development application *BNC Planning* act on behalf of the applicant *A & L Case*.

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

Table 1.0: Development application summary

APPLICATION SUMMARY	
Applicant:	A & L Case C/- BNC Planning
Application Type:	Development Application for a Development Permit
Development Type:	Material Change of Use
Category of Development (Level of Assessment):	Assessable Development – Impact Assessable
Development Description:	Dwelling House
Assessment Manager:	Townsville City Council
Referral Agencies:	NA
CATEGORISING INSTRUMENTS	
Planning Scheme:	Townsville City Plan 2014
Planning Scheme Defined Use(s):	Dwelling House
Zoning:	Rural Zone
Precincts/Sub-Precincts:	Grazing Precinct and Mixed Farming Precinct
Local Areas:	NA
Overlays:	Bushfire hazard, Coastal environment, Flood hazard, and Natural assets overlay
SITE DESCRIPTION	
Property Address:	34 Molloy Crescent, Nome QLD 4816 (Cleveland Palms Estate)
Real (Legal) Property Description:	Lease Lot BX on SP102512 over Lot 1 on RP745347
Site Area:	592m ²
Landowner:	CPPA LIMITED
Tenure:	Leasehold
Relevant Encumbrances:	NA
Local Government Area:	Townsville City Council

2. INTRODUCTION

BNC Planning Pty Ltd has been commissioned by A & L Case (the Applicant) to prepare this town planning assessment report to support a development application which seeks Townsville City Council (Council) approval for a Material Change of Use for a Dwelling House. The land subject of this development application is addressed as 34 Molloy Crescent, Nome QLD 4816 (Lease Lot BX on SP102512 over Lot 1 on RP745347 at Cleveland Palms Estate).

This report addresses the merits of the development with regard to the provisions of the Townsville City Plan 2014 (the Planning scheme) and relevant sections of the *Planning Act 2016* (the Act) and Planning Regulation 2017 (the Regulation). This report is to be read in conjunction with the maps, plans, drawings, and other supporting information accompanying this development application.

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

3. SITE AND LOCALITY

The subject premises is a Leasehold land holding addressed as 34 Molloy Crescent, Nome QLD 4816 (Cleveland Palms Estate) more particularly described as Lease Lot BX on SP102512 over Lot 1 on RP745347. The premises is within the Rural Zone and the Grazing precinct and Mixed Farming precinct under the planning scheme. As part of the Cleveland Palms Private Estate, the lease lot is positioned within a leasehold estate consisting of a larger low density residential style community. The immediate locality is made up of detached dwelling houses.

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

APPLICATION REF.	DECISION AND DATE	ASSESSMENT MANAGER
NA	NA	NA

The following table describes the key characteristics of the site:

Table 2.0: Site characteristics

SITE AND LOCALITY DESCRIPTION	
Property Address:	34 Molloy Crescent, Nome QLD 4816 (Cleveland Palms Estate)
Real (Legal) Property Description:	Lease Lot BX on SP102512 over Lot 1 on RP745347
Site Area:	592m ²
Landowner:	CPPA Limited
Tenure:	Leasehold
Relevant Encumbrances:	NA
Local Government Area:	Townsville City Council
Zoning:	Rural zone
Precincts/Sub-Precincts:	Grazing Precinct and Mixed Farming Precinct
Local areas:	NA
Existing Use(s):	Vacant
Road Frontage:	Molloy Crescent
Significant Site Features:	The site is vacant of built form.
Topography:	The site is generally flat and clear of vegetation.
Surrounding Land Uses:	Residential

4. PROPOSAL SUMMARY

The applicant is proposing to develop a new dwelling house on the vacant subject site. As a leasehold lot, the site forms part of a larger parent lot of the residential Cleveland Palms estate that consists predominately of detached dwelling houses. There is an inherent lack of clarity in terms of the overriding framework governing use rights within the Estate, however it is taken that any new dwelling that does not objectively meet the design requirements outlined in the lease document, which has a head of power under the overarching re-zoning approval, automatically defaults to the underlying planning scheme provisions, where the new dwelling house is seen as an additional dwelling on the parent lot (Lot 1 on RP745347) and triggers impact assessment.

The attached Plans of Development include in **Appendix 3** outline the general site layout.



Image 1: Site Aerial – Approximate Location

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

Dwelling House – A residential use of premises for one household that contains a single dwelling. The use includes outbuildings and works normally associated with a dwelling and may include a secondary dwelling.

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

Table 3.0: Proposal summary

ELEMENT	PROPOSED
Use rights:	NA (vacant site)
Building height/ storeys:	1 Storey
Boundary Setbacks:	3.6m from Molloy Crescent private road, and 6.6m from Pavia Drive private road
Site cover:	26.29%
Gross floor area:	94.8mm ²

5. STATUTORY ASSESSMENT

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

The development application does not trigger referral agency assessment.

5.1 Assessment Benchmarks Pertaining to State Planning Instruments

Matters Prescribed by Regulation

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

State Planning Policy

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

Regional Plan

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

State Development Assessment Provisions

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

5.2 Assessment Benchmarks Pertaining to Local Planning Instruments

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

Townsville City Plan 2014

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

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

Local Government Infrastructure Plan

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

Assessment Benchmarks Summary

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

Local Planning Instruments	
Planning Scheme	The planning scheme as a whole
	Rural Zone code
	Healthy waters code
	Landscape code
	Transport impact, access and parking code
	Works code
	Bushfire hazard overlay code
	Coastal hazard overlay code
	Flood hazard overlay code
	Natural assets overlay code

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

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

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

5.2.1 Strategic Framework

The proposed development is consistent with the established land use intent for the Cleveland Palms Estate. The development is for a small, unobtrusive dwelling on a registered 99 year lease lot which is one of the final remaining undeveloped lease lots in the Estate. The dwelling is consistent with the parameters set by the governing lease document, is consistent with other recent dwellings approved and constructed in the area and in no way results in an unacceptable or adverse land use outcome.

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

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

5.2.2 Rural Zone Code

Purpose

As a private estate, the use of the parent lot for a low density residential style community has been established for over 20 years. The dwelling is clearly and objectively compatible with the established land use pattern and tenure framework. While the site is within the rural zone, the addition of a single dwelling within the context of the overall estate is negligible and in no way compromises the extent to which development outside of the Estate is able to contribute to the intent, purpose and overall outcomes of the rural zone. In doing so, the proposed development is able to remain consistent with the intent of the Planning Scheme when considered within the context of the historical development approvals which exist over the parent subject site.

Given the extent to which the proposal objectively satisfies the overlay code, a direct assessment against the outcomes is not considered necessary in order to demonstrate compliance.

5.2.3 Development Codes

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

The development does not involve any complex building or site works, with the new dwelling to take advantage of the infrastructure services put in place to service the Cleveland Palms Estate, including parking facilities, site access, on-site sewer and water supplies and power and telecommunications supply. All existing support services will remain fit for purpose and there are no earthworks or changes to stormwater drainage or hydrology systems. Accordingly, the development is able to objectively satisfy the outcomes and purpose of the development codes. This is evident from the detailed plans of development provided in support of this development application. Given the lack of applicability and extent to which the proposal objectively satisfies the codes, a direct assessment against each of the outcomes is not considered necessary in order to demonstrate compliance.

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

5.2.4 Overlay Codes

Bushfire hazard overlay code

The outcomes from the overlay code are either not applicable or are objectively satisfied. The site is identified as being partially within the medium hazard bushfire risk area under the overlay mapping. However, the proposal does not involve any increase in development density as it constitutes the construction of a small dwelling house on a lease lot created and registered to accommodate a dwelling house. Historical clearing in the area has significantly reduced the risk of bushfire hazard despite the overlay mapping. All required on-site fire fighting requirements will be provided with standard conditions of approval able to be imposed to formalise compliance with the overlay code. Given the extent to which the proposal objectively satisfies the overlay code, a direct assessment against the outcomes is not considered necessary in order to demonstrate compliance. Formalisation of compliance with the codes can be ensured through the imposition of standard conditions of approval requiring development to occur in accordance with the plans of development.

Coastal hazard overlay code

The outcomes from the overlay code are either not applicable or are objectively satisfied. The site is identified as being partially within the high hazard stormtide risk area and erosion prone area, however the new dwelling is wholly located outside of these areas. As such, the development is consistent with the applicable components of the overlay code. Given the extent to which the proposal objectively satisfies the overlay code, a direct assessment against the outcomes is not considered necessary in order to demonstrate compliance. Formalisation of compliance with the codes can be ensured through the imposition of standard conditions of approval requiring development to occur in accordance with the plans of development.

Flood hazard overlay code

The outcomes from the overlay code are either not applicable or are objectively satisfied. The site is identified as being within the high, medium and low hazard flood risk area. However, the site does not contain these areas. As a result, the overlay code is not considered applicable to this application.

Natural assets overlay code

The outcomes from the overlay code are either not applicable or are objectively satisfied. The parent lot is identified as containing areas of high and very high areas of environmental importance. However, the site does not contain these areas. As a result, the overlay code is not considered applicable to this application.

5.3 Public Notification

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

6. CONCLUSION

This development application is made in accordance with the provisions of Chapter 3, Part 2 of the *Planning Act 2016* and is seeking a development permit for a material change of use to facilitate a Dwelling House. The subject premises is addressed as 34 Molloy Crescent, Nome QLD 4816 (Cleveland Palms Estate) more particularly described as Lease Lot BX on SP102512 over Lot 1 on RP745347. The premises is within the Rural Zone under the Planning scheme and is a vacant lease lot.

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

STATEMENT OF REASONS

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

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

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

APPENDIX 1

DEVELOPMENT APPLICATION FORMS

DA Form 1 – Development application details

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

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

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

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

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

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

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	L. Case C/- BNC Planning
Contact name (only applicable for companies)	Sai Santoso-Miller
Postal address (P.O. Box or street address)	PO Box 5493
Suburb	Townsville
State	QLD
Postcode	4810
Country	Australia
Contact number	(07) 4724 1763
Email address (non-mandatory)	enquire@bncplanning.com.au & ssm@bncplanning.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	DA162-25
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
		34	Molloy Crescent	Nome (Cleveland Palms Estate)
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4816	1 Lease Lot BX	RP745347 SP102512	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):

Construction of a new dwelling house

e) Relevant plans

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

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

6.2) Provide details about the second development aspect

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

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

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

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

c) What is the level of assessment?

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

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

e) Relevant plans

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

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

6.3) Additional aspects of development

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

6.4) Is the application for State facilitated development?

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

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

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

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
New house	Dwelling house	1	154.37m ²

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

- ☐ Yes
- ☒ No

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

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

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

Division 2 – Reconfiguring a lot

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

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

--

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

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

10) Subdivision**10.1) For this development, how many lots are being created and what is the intended use of those lots:**

Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?

- ☐ Yes – provide additional details below
☐ No

How many stages will the works include?

What stage(s) will this development application apply to?

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?

Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment**12.1) What are the current and proposed areas for each lot comprising the premises?**

Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)

12.2) What is the reason for the boundary realignment?**13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement?**
(attach schedule if there are more than two easements)

Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work**Note:** This division is only required to be completed if any part of the development application involves operational work.**14.1) What is the nature of the operational work?**

- | | | |
|--|-------------------------------------|--|
| <input type="checkbox"/> Road work | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Water infrastructure |
| <input type="checkbox"/> Drainage work | <input type="checkbox"/> Earthworks | <input type="checkbox"/> Sewage infrastructure |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Signage | <input type="checkbox"/> Clearing vegetation |
| <input type="checkbox"/> Other – please specify: _____ | | |

14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)☐ Yes – specify number of new lots: _____☐ No

14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)

\$

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

Townsville City Council

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

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

PART 5 – REFERRAL DETAILS

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

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

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

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

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



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

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

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

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

- ☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

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

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

- ☐ Ports – Brisbane core port land

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

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

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

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

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

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

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

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

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

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

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

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

Referral requirement	Referral agency	Date of referral response

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

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

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

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

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

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

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

PART 7 – FURTHER DETAILS

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

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

☒ No

List of approval/development application references	Reference number	Date	Assessment manager
<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.



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

Landowner's consent to the making of an application under the
Planning Act 2016

I/We CPPA LTD

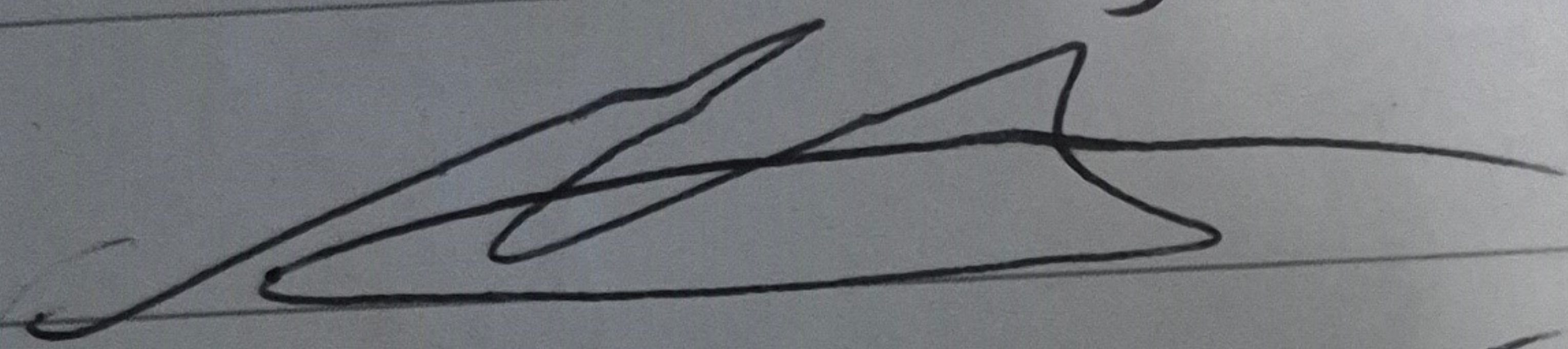
as owner(s) of premises identified as follows:

Lease Lot BX on SP102512 over Lot 1 on RP745347 (34 Malloy Crescent)

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

Warren Shipley (Director)

[name & position]



[signature]

signed on the TENTH day of NOVEMBER 2025

APPENDIX 2

SITE DETAILS

Aerial

34 Molloy Crescent, Nome QLD 4816

19°19'29"S 146°55'14"E

19°19'29"S 146°55'17"E



19°19'31"S 146°55'14"E

19°19'31"S 146°55'17"E

A product of

Legend located on next page



0 10 metres

Scale: 1:332

Printed at: A4

Print date: 8/10/2025

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>



**Queensland
Government**

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

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Document Set ID: 27768784

Version: 1, Version Date: 14/11/2025

34 Molloy Crescent, Nome QLD 4816



Railway stations



Railways



Roads and tracks

100



—



— Local

100



 Bikeway

Bikeway

—

Restricted Access



Non-vehicular Track

—



 Restricted Access Track

—



Proposed Thoroughfare

Green bridges

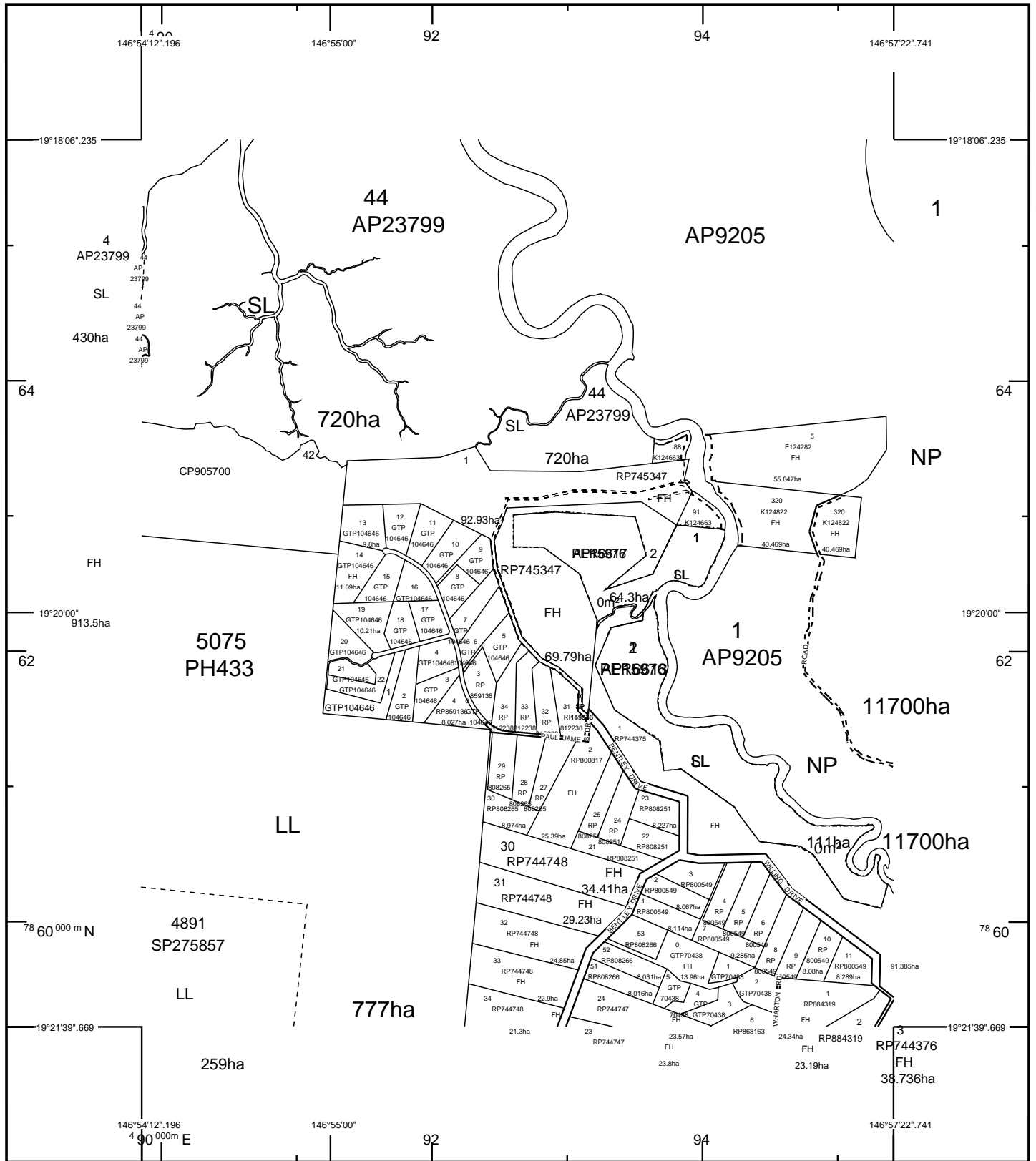


Bridges



Tunnels

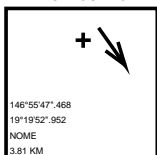
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STANDARD MAP NUMBER
8259-21312

0 800 1600 2400 3200 4000 m
HORIZONTAL DATUM:GDA94 ZONE:55 SCALE 1 : 40000

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	1/RP745347
Area/Volume	92.93ha
Tenure	FREEHOLD
Local Government	TOWNSVILLE CITY
Locality	NOME
Segment/Parcel	38622/5

CLIENT SERVICE STANDARDS

PRINTED 19/08/2024

DCDB 17/08/2024 (Lots with an area less than 1.000ha are not shown)

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Despite Department of Resources best efforts, RESOURCES makes no representations or warranties in relation to the Information, and, to the extent permitted by law, exclude or limit all warranties relating to correctness, accuracy, reliability, completeness or currency and all liability for any direct, indirect and consequential costs, losses, damages and expenses incurred in any way (including but not limited to that arising from negligence) in connection with any use of or reliance on the Information

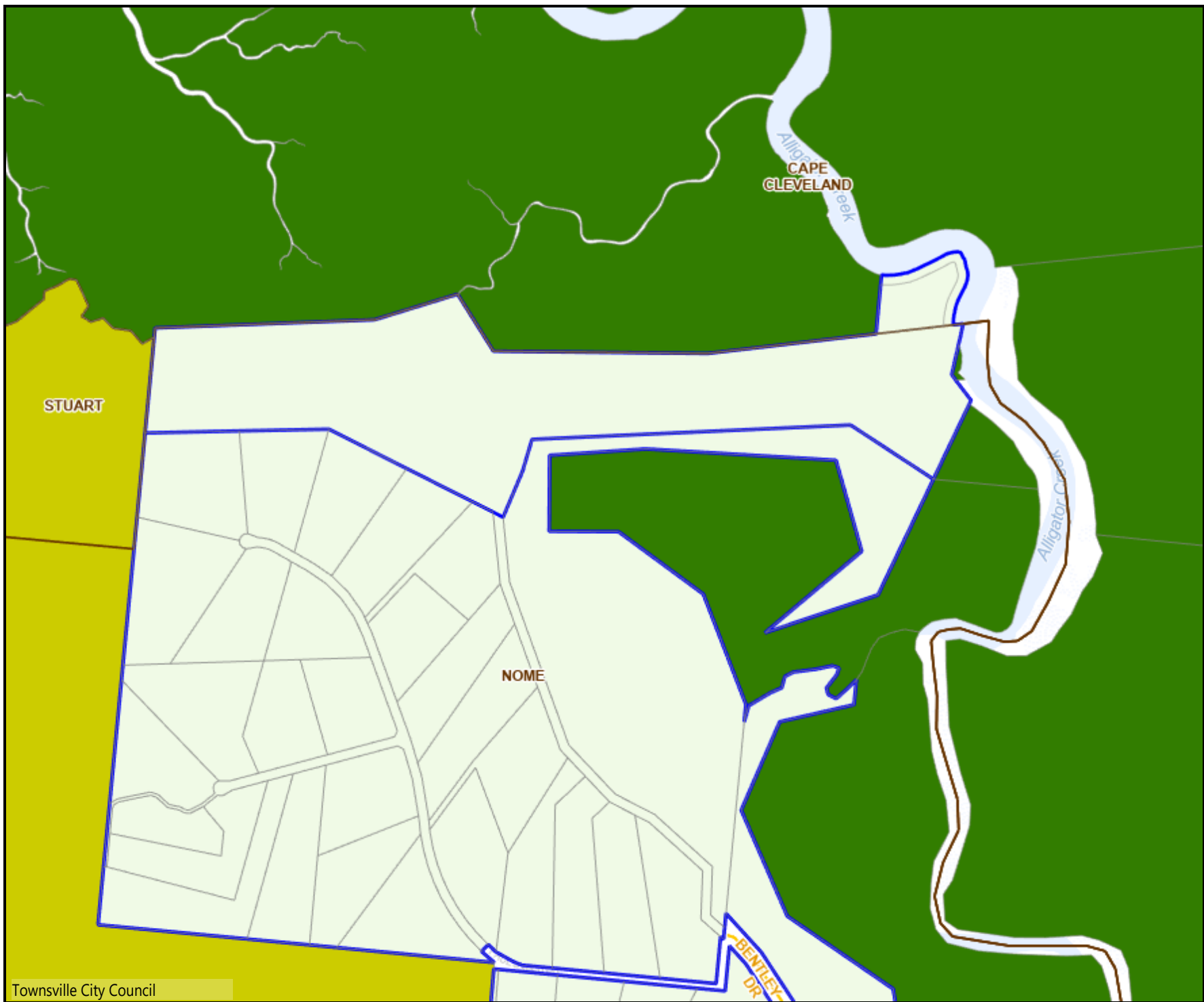
For further information on SmartMap products visit
<https://www.qld.gov.au/housing/buying-owning-home/property-land-valuations/smartmaps>

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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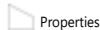


Zoning

Legend

EXT_CORE

CORE - Properties



CORE - Road Corridor Centreline

Secondary Road

Private Road

CORE - Suburbs



EXT_CityPlanningScheme_Current

Precincts Labels

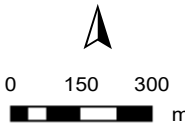
Zone Precinct Boundary



Zoning

Environmental management and conservation

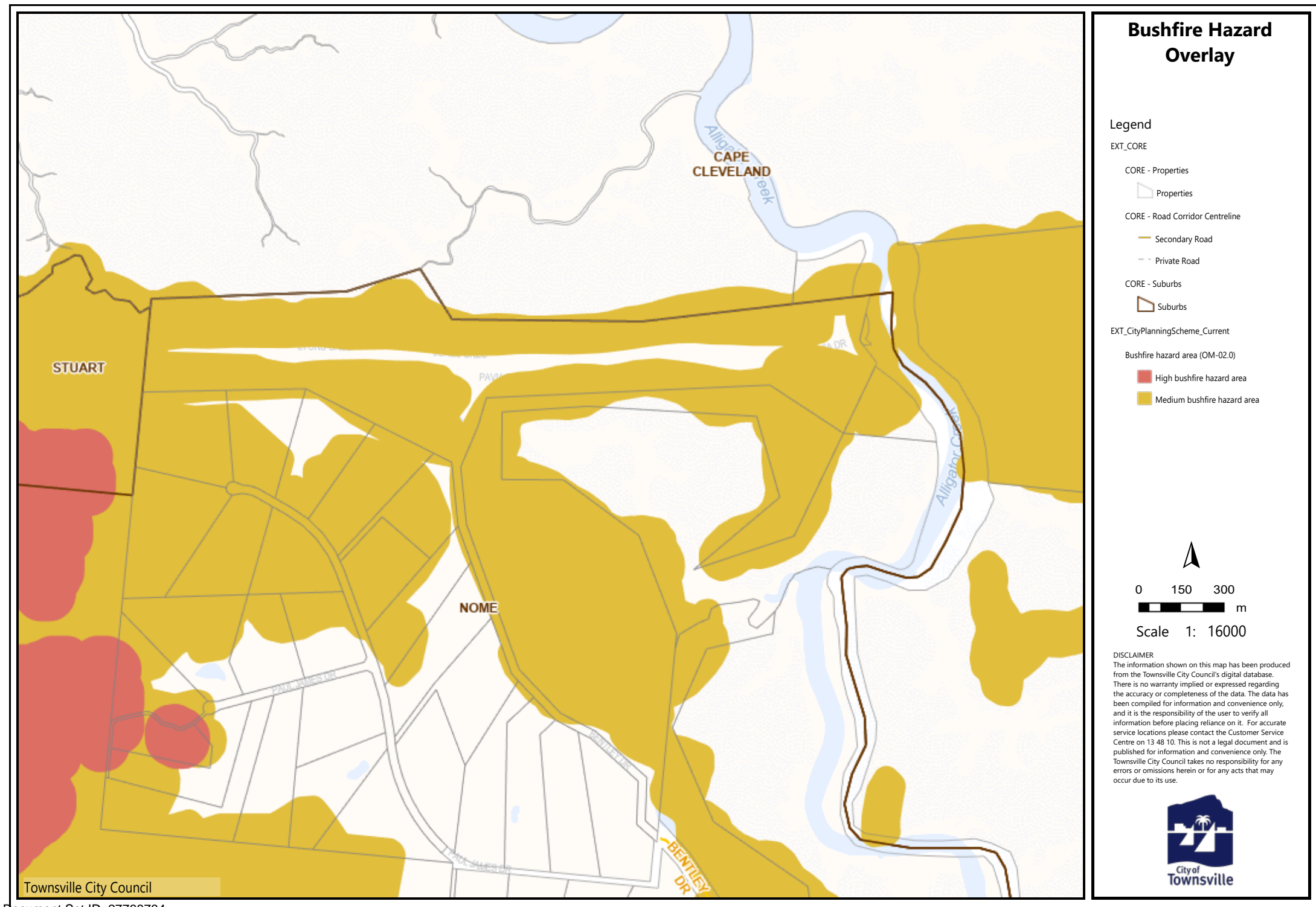
Rural

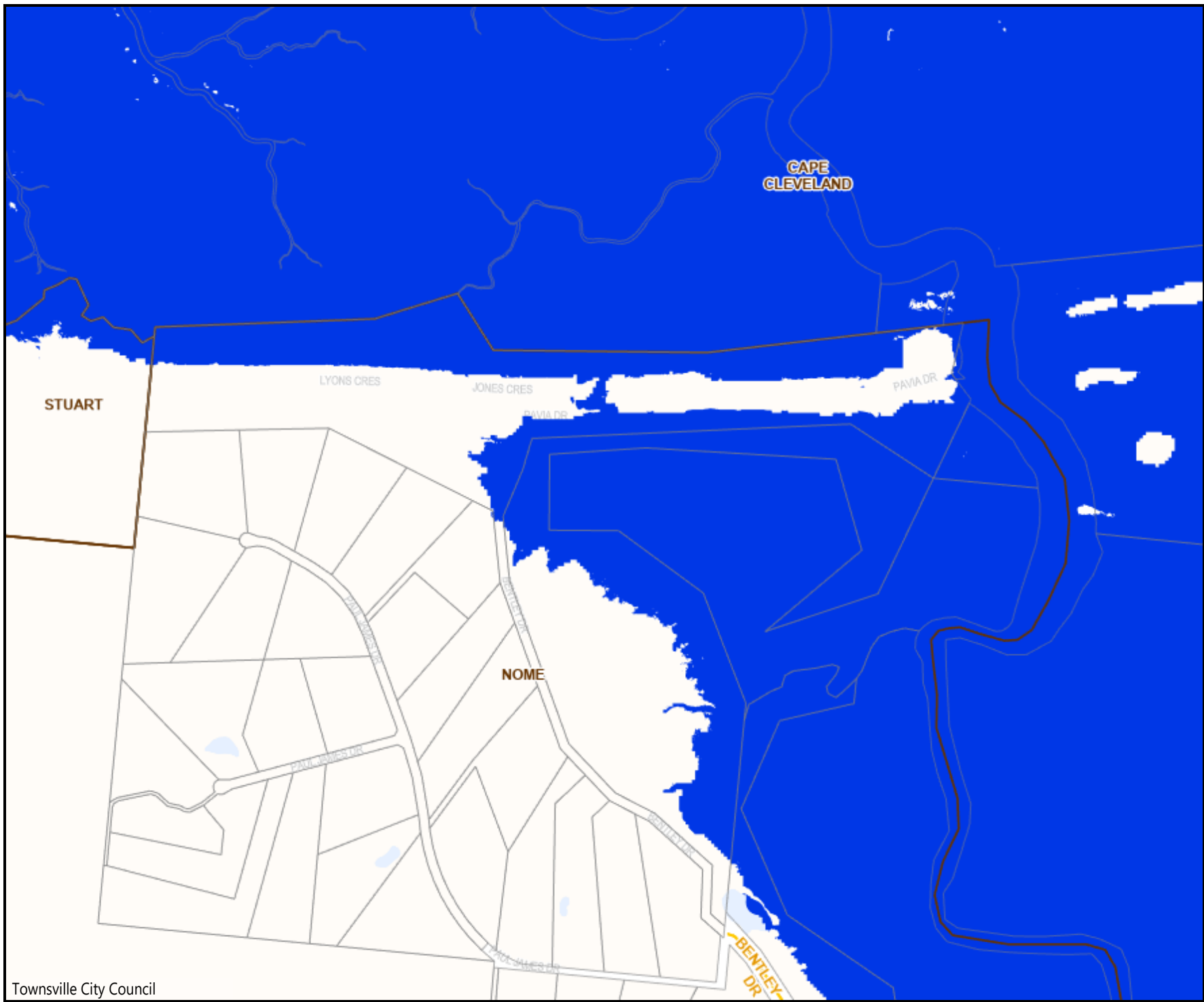


Scale 1: 16000

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Coastal Hazard Overlay 1

Legend

EXT_CORE

CORE - Properties



CORE - Road Corridor Centreline

Secondary Road

Private Road

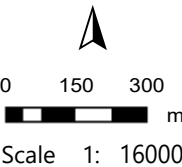
CORE - Suburbs



EXT_CityPlanningScheme_Current

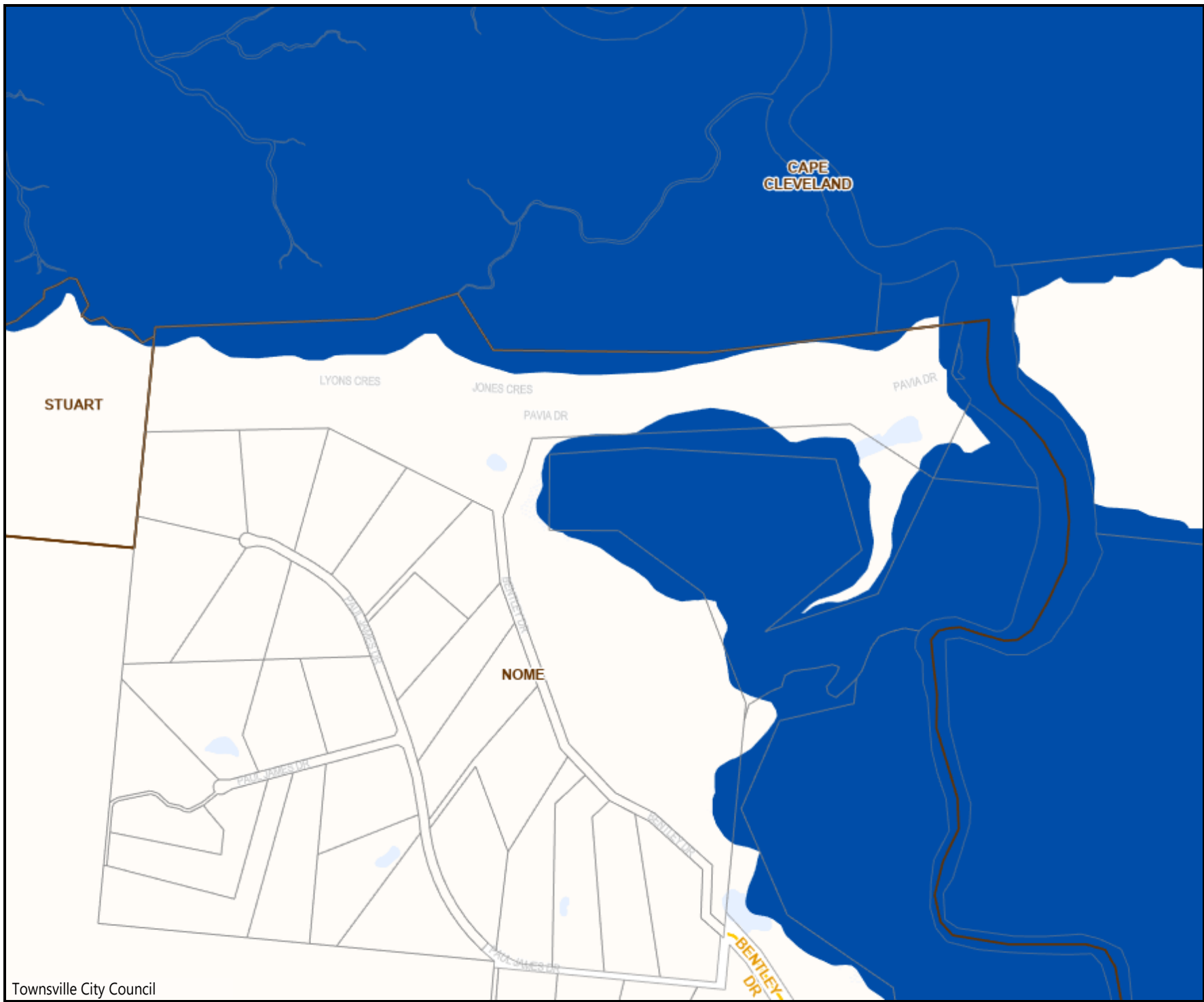
Stormtide inundation areas (OM-03.1)

High hazard



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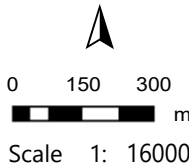




Coastal Hazard Overlay 2

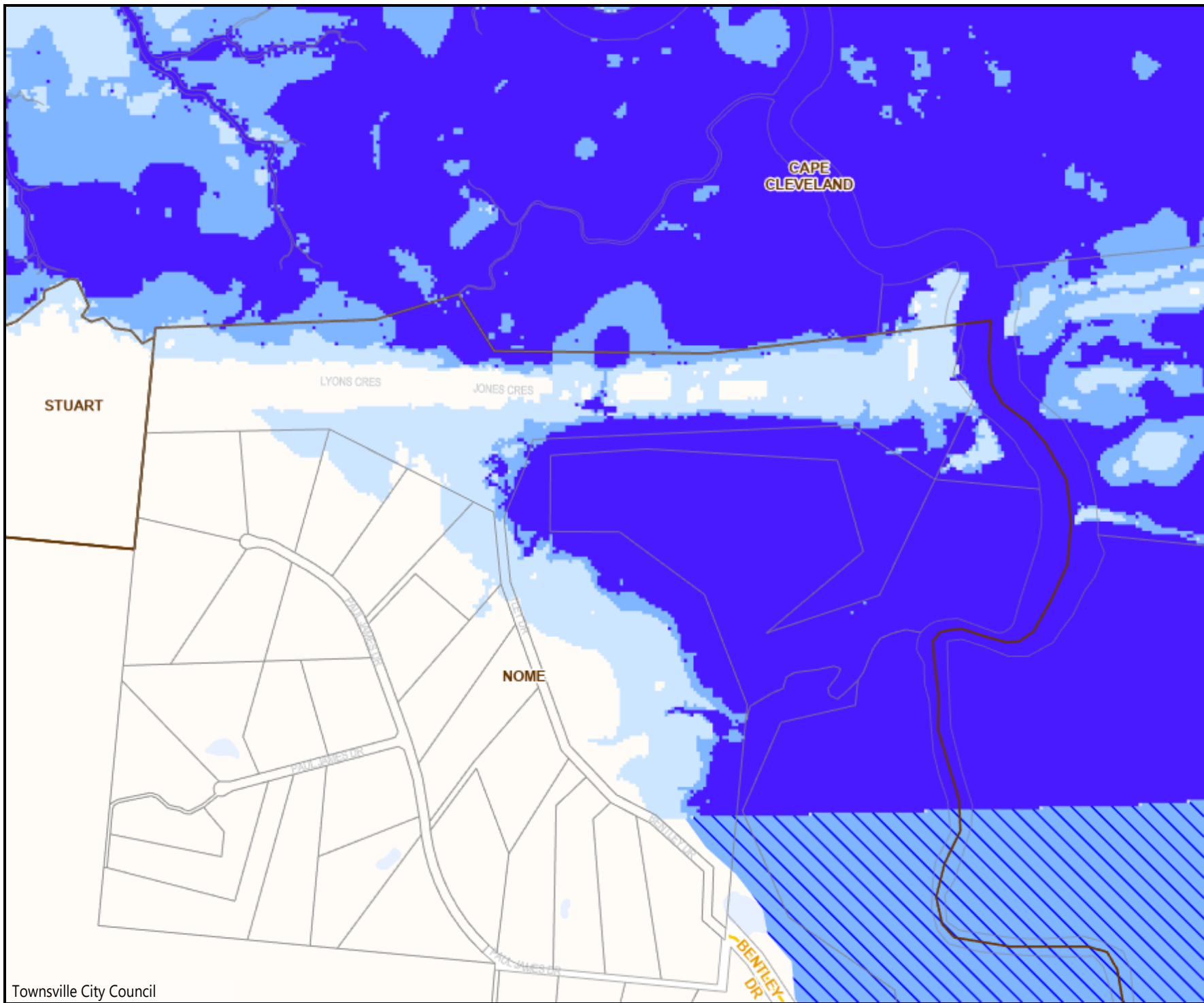
Legend

- EXT_CORE
- CORE - Properties
 - Properties
 - CORE - Road Corridor Centreline
 - Secondary Road
 - Private Road
 - CORE - Suburbs
 - Suburbs
 - EXT_CityPlanningScheme_Current
 - Erosion prone area (OM-03.3)



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Flood Hazard Overlay

Legend

EXT_CORE

CORE - Properties



CORE - Road Corridor Centreline

Secondary Road

Private Road

CORE - Suburbs



EXT_CityPlanningScheme_Current

Flood hazard overlay (OM-06.1)

High hazard area

Medium hazard area

Low hazard area

Medium hazard - further investigation area

(OM-06.1)



0 150 300 m

Scale 1: 16000

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Natural Assets Overlay - Environm...

Legend

EXT_CORE

CORE - Properties



CORE - Road Corridor Centreline

Secondary Road

Private Road

CORE - Suburbs



EXT_CityPlanningScheme_Current

Environmental importance (OM-08.0)

Very high

High



0 150 300
m

Scale 1: 16000

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APPENDIX 3

PLANS OF DEVELOPMENT

ANDREW & LEANNE CASE

NEW RESIDENCE

34 MOLLOY CRESCENT,
NOME QLD 4816

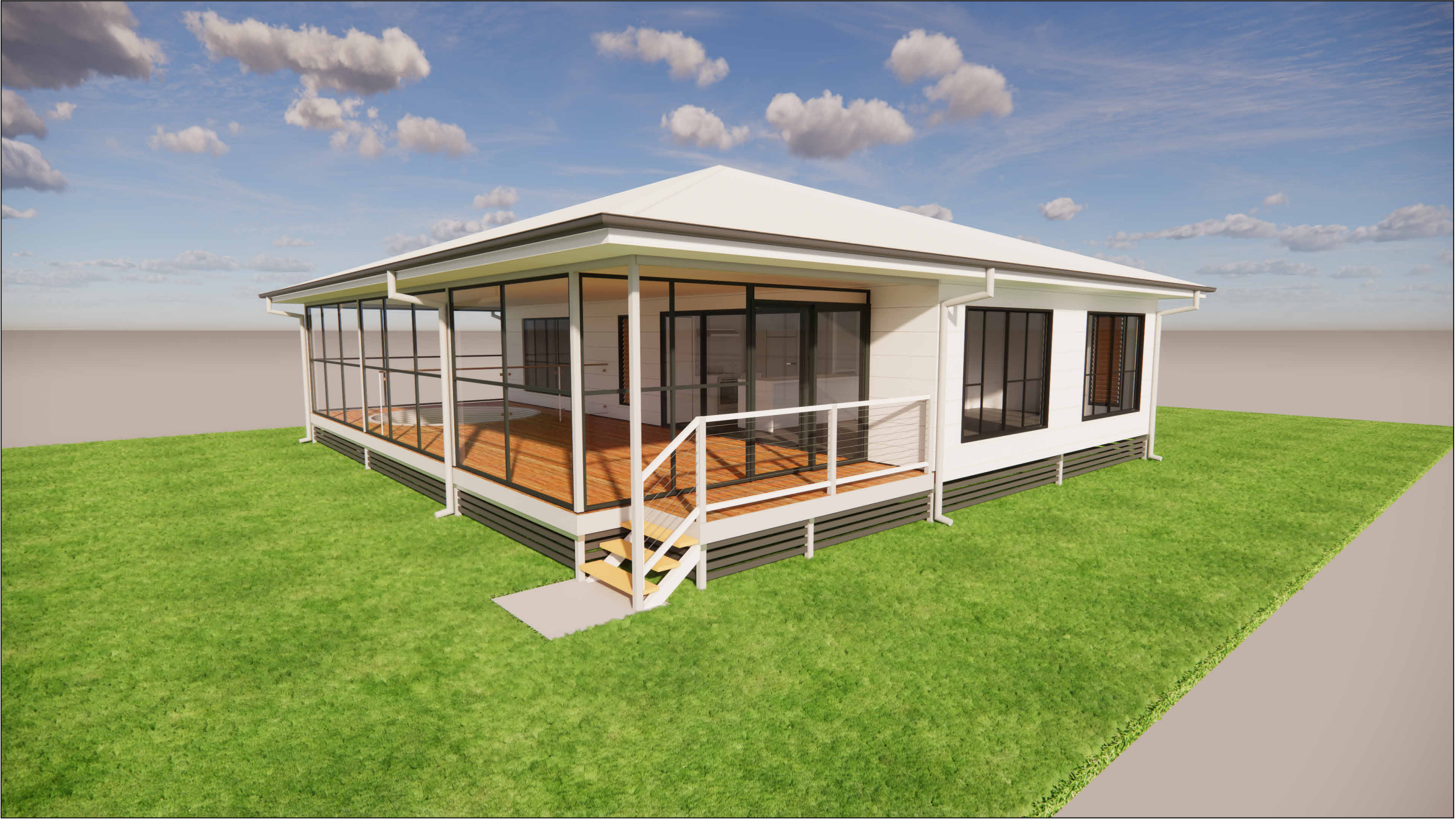
PROJECT NO. - 25-8089-CAS
REVISION NO. - C

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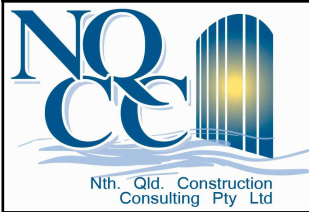
DRAWING LIST	
SHEET NO.	SHEET NAME
1	COVER
2	RIGHT FRONT VIEW
3	LEFT FRONT VIEW
4	LEFT REAR VIEW
5	RIGHT REAR VIEW
6	SITE LAYOUT PLAN
7	GROUND FLOOR LAYOUT PLAN
8	FOUNDATION LAYOUT PLAN
9	FLOOR FRAMING LAYOUT PLAN
10	PARTITION LAYOUT PLAN
11	LIVABILITY LAYOUT PLAN
12	ROOF FRAMING LAYOUT PLAN
13	ROOF SHEETING LAYOUT PLAN
14	STORMWATER DRAINAGE LAYOUT PLAN
15	ELECTRICAL LAYOUT PLAN
16	LIGHTING LAYOUT PLAN
17	DRAINAGE LAYOUT PLAN
18	FRONT & SIDE ELEVATIONS
19	REAR & SIDE ELEVATIONS
20	SECTION A-A
21	SECTION DETAILS
22	SECTION B-B
23	SECTION C-C
24	WINDOW & DOOR SCHEDULE
25	ENERGY EFFICIENCY & OPENINGS SCHEDULE
26	STANDARD CONSTRUCTION DETAILS
27	STANDARD CONSTRUCTION DETAILS
28	STANDARD CONSTRUCTION DETAILS
29	AIR-CELL INSULATION DETAILS
30	GENERAL DEVELOPMENT NOTES
31	STANDARD SAFE DESIGN REPORT DETAILS
32	STANDARD SAFE DESIGN REPORT DETAILS





RIGHT FRONT VIEW

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01.09.25	B	CHANGES FOR ENERGY CERTIFICATION
10.09.25	C	ENGINEERING CHANGES TO FRAMING AND COLUMNS

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SITE BEFORE COMMENCING
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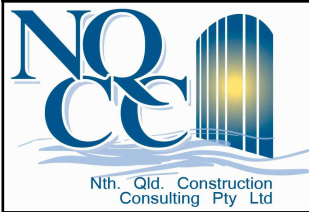
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BUILDING SERVICES AUTHORITY
(QBSA Act 1991)
BUILDING DESIGN DRAFTING
RESIDENTIAL DESIGN DRAFTING
CONTRACTOR LICENCE
NUMBER - 1117428

CLIENT - ANDREW & LEANNE CASE	
PROJECT - NEW RESIDENCE	
LOCATION - 34 MOLLOY CRESCENT, NOME QLD 4816	
PROJECT NO. - 25-8089-CAS	REVISION C
DATE - AUGUST 2025	
DRAWN - GM	SCALE - AS SHOWN
CHECKED BY - B. J. SWITZER	SHEET NO. - 2 - A3



LEFT FRONT VIEW

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LEFT REAR VIEW

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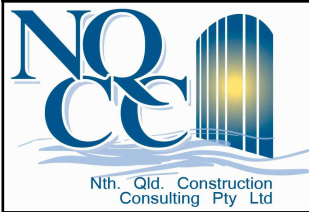
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PROJECT NO. - 25-8089-CAS	REVISION C
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RIGHT REAR VIEW

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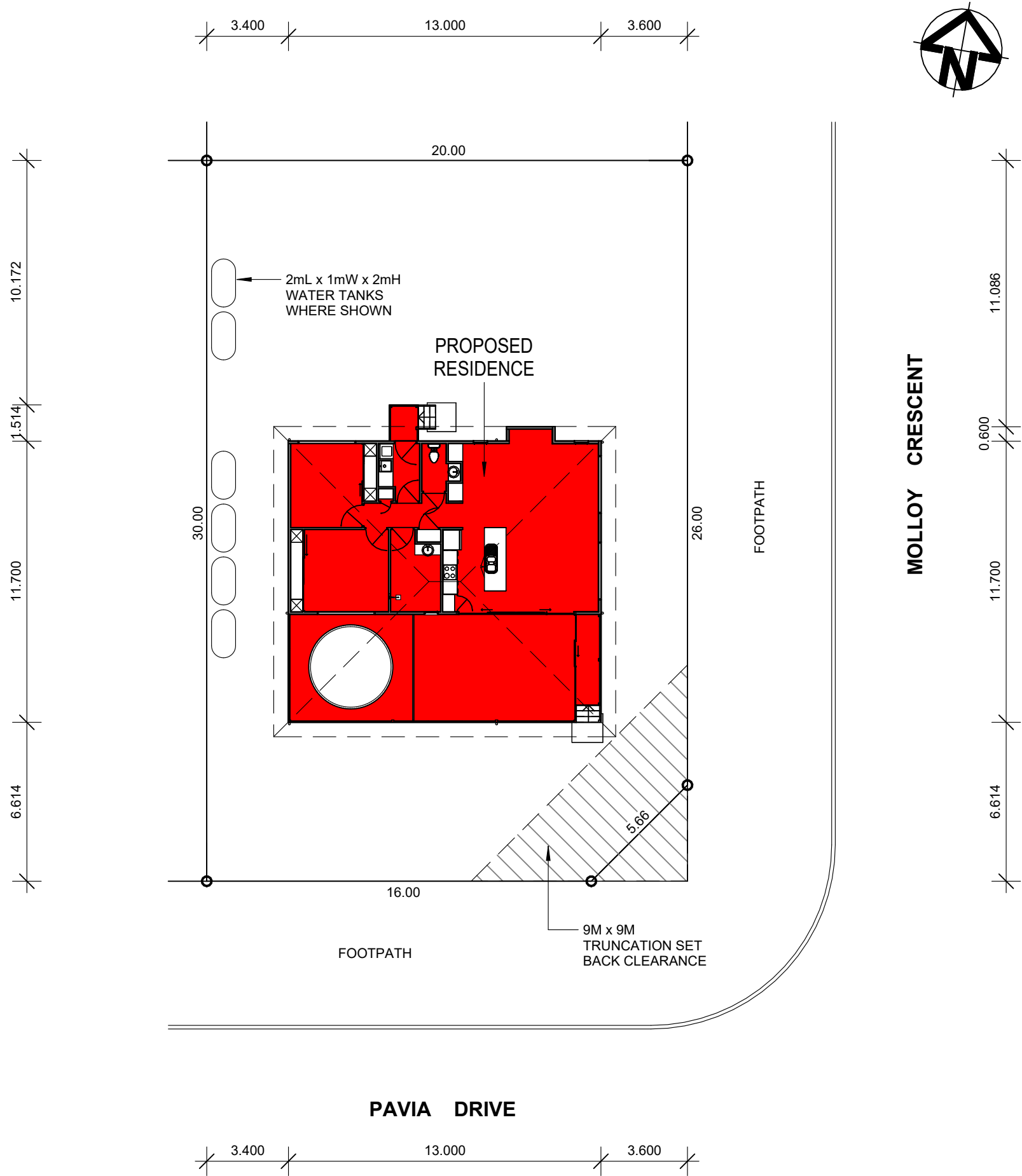
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DATE - AUGUST 2025	
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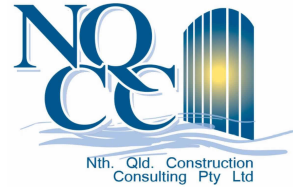
SITE LAYOUT PLAN
SCALE: 1 : 200

PROPERTY DESCRIPTION
LOT 1 ON RP745347
AREA OF LAND - 592 m²

BUILDER

AMENDMENTS		
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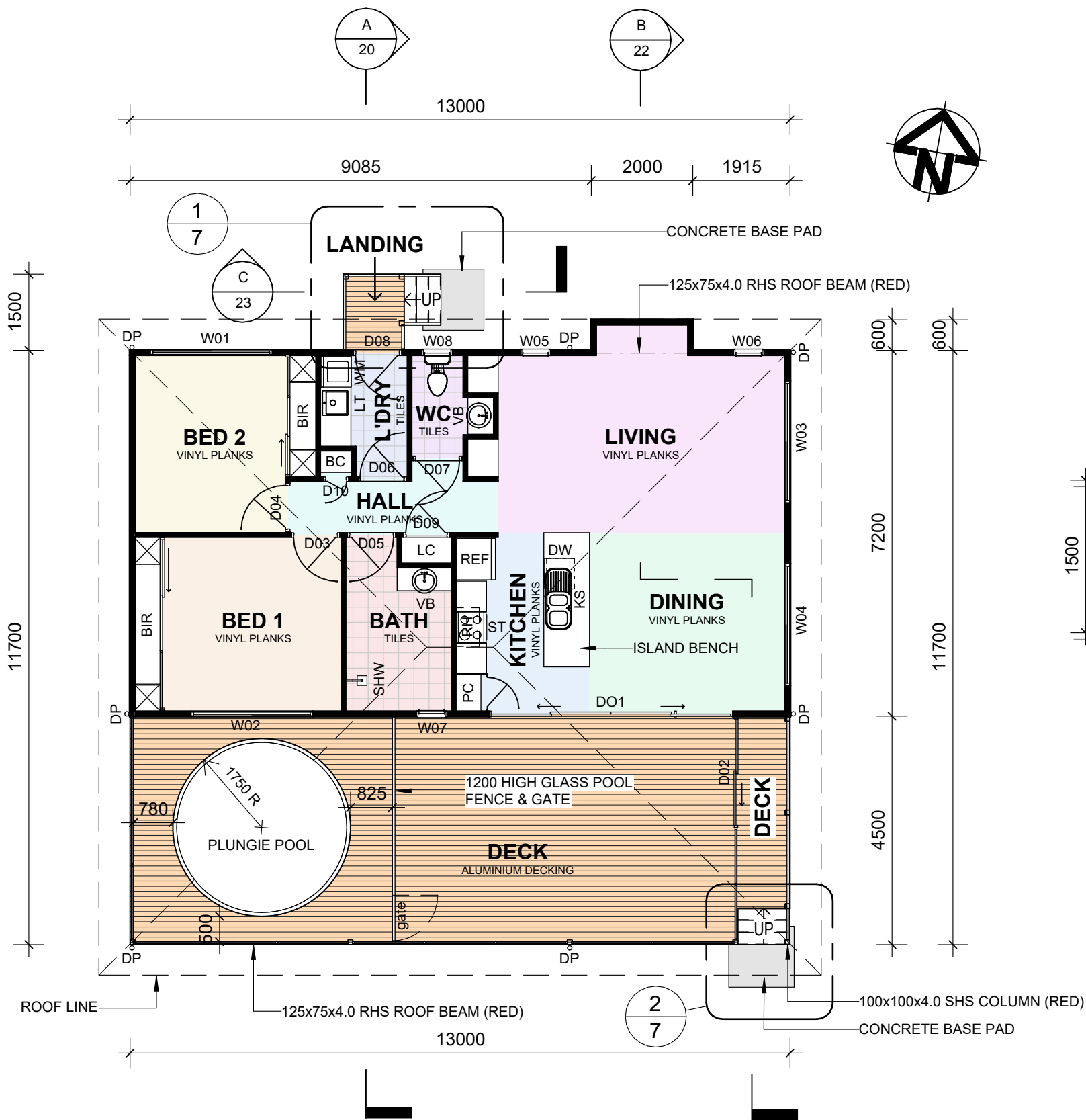
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PROJECT
NEW RESIDENCE

LOCATION
34 MOLLOY CRESCENT, NOME QLD 4816
DATE
AUGUST 2025

PROJECT NO.	REVISION
25-8089-CAS	C
SCALE	DRAWN
AS SHOWN	GM
CHECKED BY	SHEET NO.
B. J. SWITZER	6 - A3

SITE COVERAGE	
BUILDINGS	SITE COVER
HOUSE	26.29%
Grand total	26.29%

FOR CONSTRUCTION



GROUND FLOOR LAYOUT PLAN

SCALE: 1 : 100

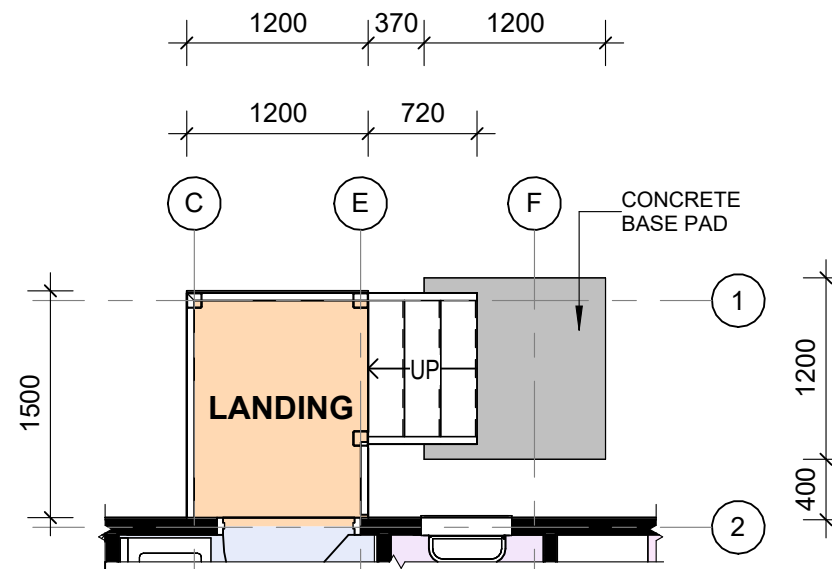
REFER SHEET 24 FOR DOOR
& WINDOW SCHEDULE

FLOOR AREAS	
DESCRIPTION	AREA
DECK AREA	57.77 m ²
LANDING AREA	1.80 m ²
LIVING AREA	94.80 m ²
Grand total	154.37 m ²

THE JOINERY LAYOUT SHOWN ON
THESE PLANS, IS INDICATIVE ONLY
AND SUBJECT TO FINAL DESIGN BY
OTHERS AS DETERMINED BY THE
PC ALLOWANCE.

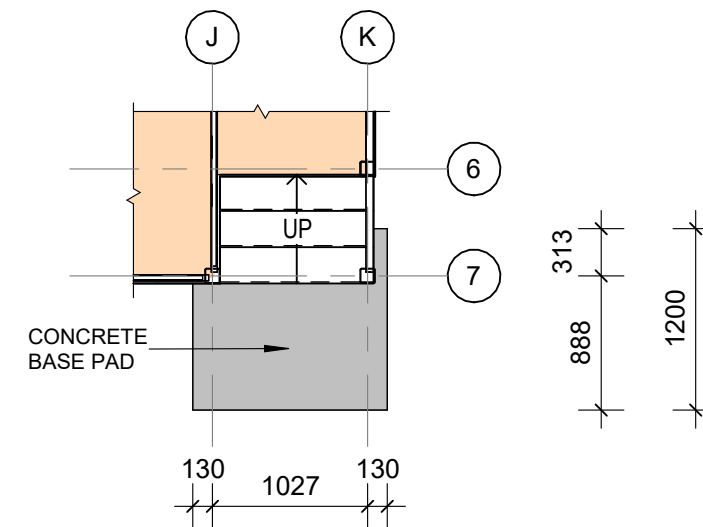
LEGEND	
MARK	DESCRIPTION
BC	BROOM CUPBOARD
BIR	BUILT IN ROBE WITH SHELVE
DP	DOWNPIPE
DW	DISHWASHER
LC	LINEN CUPBOARD
LT	LAUNDRY TUB
PC	PANTRY CUPBOARD
RH	RANGE HOOD
SHW	SHOWER
ST	STOVE

(RED) - REFER ENGINEERS DRAWINGS



DETAIL 1

Scale: 1 : 50



DETAIL 2

Scale: 1 : 50

FOR CONSTRUCTION

BUILDER

AMENDMENTS

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CLIENT

ANDREW & LEANNE CASE

PROJECT

NEW RESIDENCE

LOCATION

34 MOLLOY CRESCENT, NOME
QLD 4816

DATE

AUGUST 2025

PROJECT NO.

25-8089-CAS

REVISION

C

SCALE

AS SHOWN

DRAWN

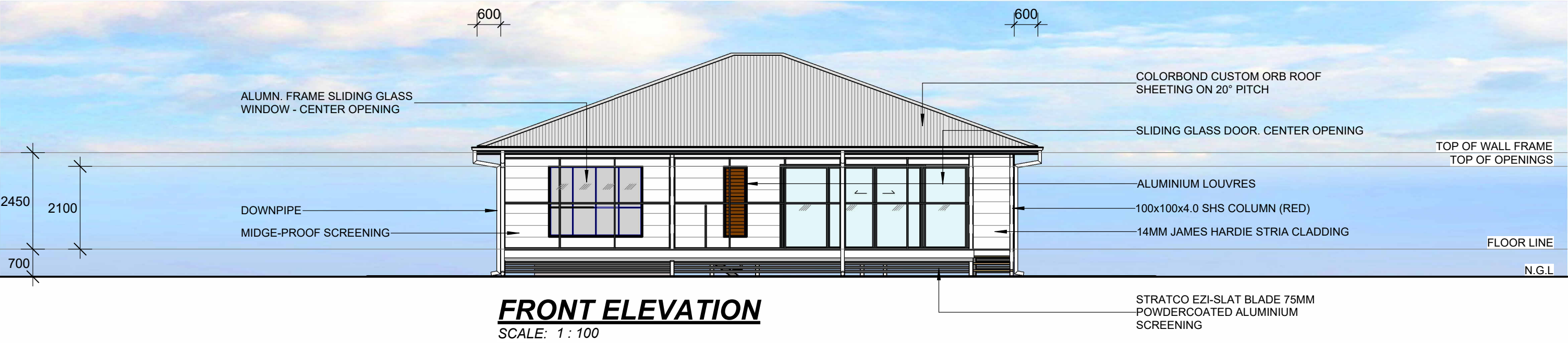
GM

CHECKED BY

B. J. SWITZER

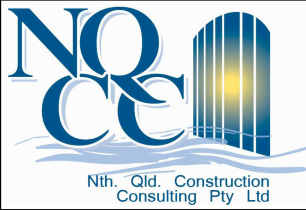
SHEET NO.

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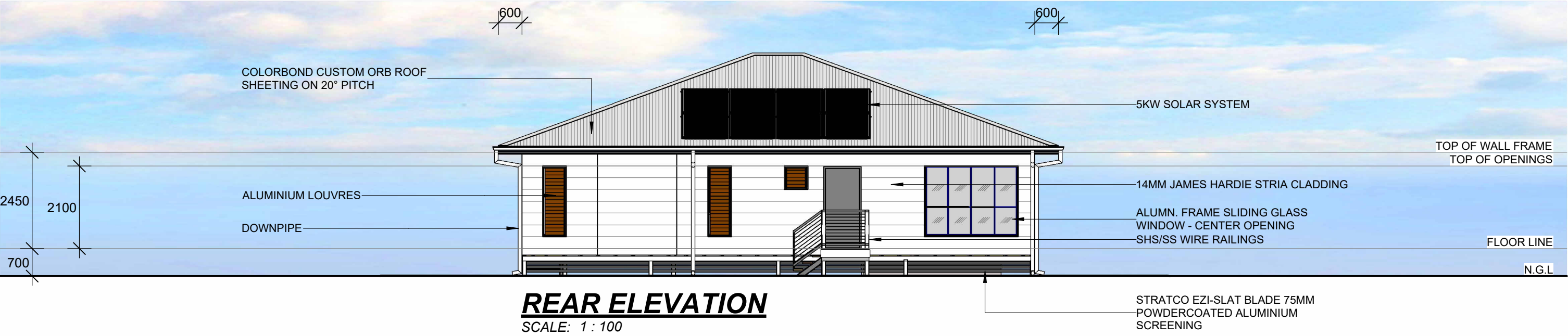
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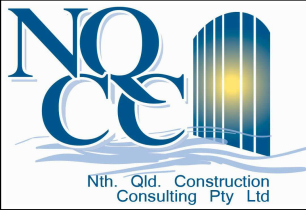
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CLIENT -	ANDREW & LEANNE CASE
PROJECT -	NEW RESIDENCE
LOCATION -	34 MOLLOY CRESCENT, NOME QLD 4816
PROJECT NO. -	25-8089-CAS
REVISION	C
DATE -	AUGUST 2025
DRAWN -	GM
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PROJECT NO. - 25-8089-CAS	REVISION C
DATE - AUGUST 2025	
DRAWN - GM	SCALE - AS SHOWN
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