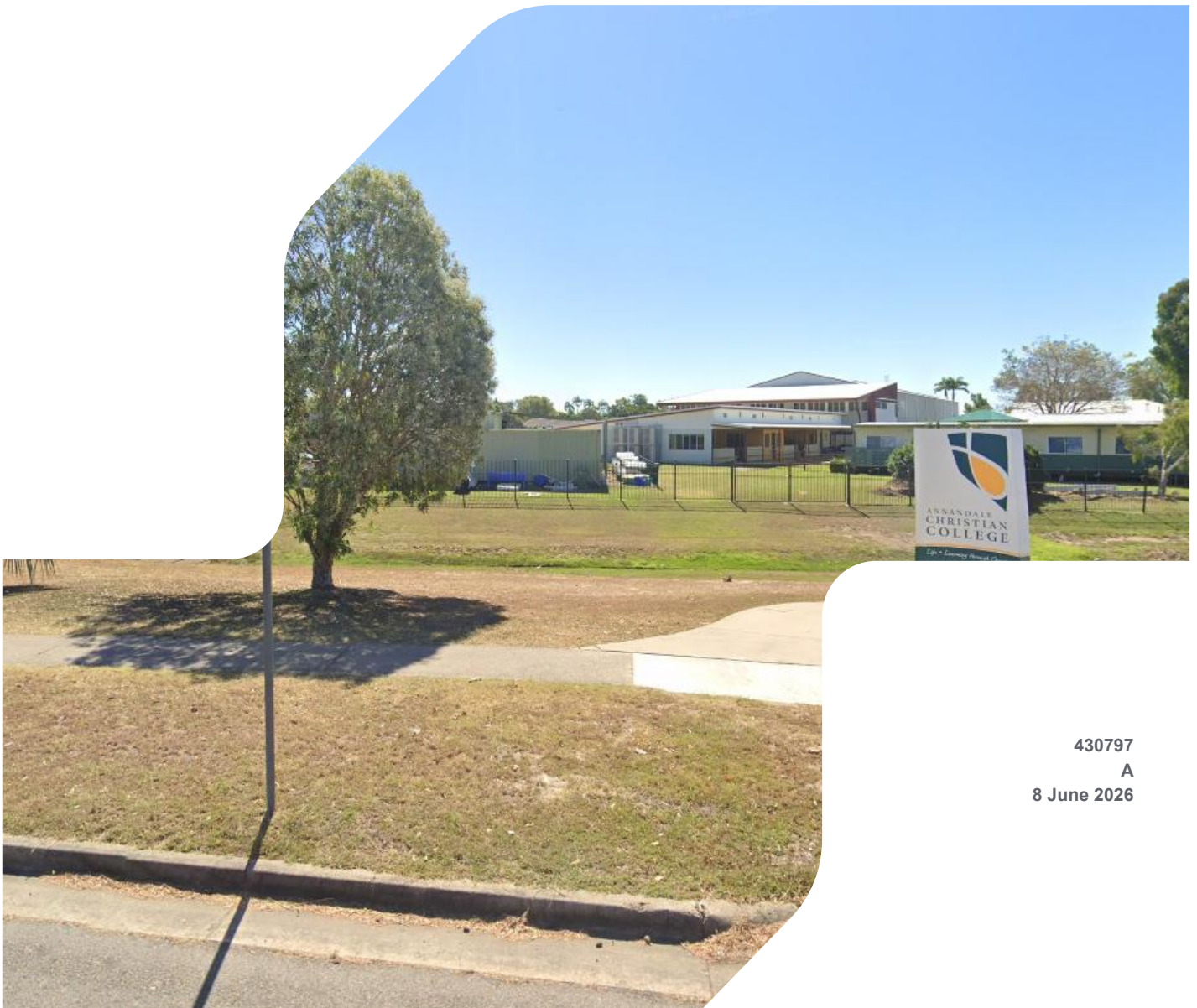


YOLANDA DRIVE, ANNANDALE – ANNANDALE CHRISTIAN COLLEGE

Town Planning Report for Material Change of Use (Educational
Establishment)



430797

A

8 June 2026

REPORT

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SUMMARY

Table 1: Summary

Details			
Site Address:	148 Yolanda Drive, Annandale 9 Jonquil Crescent, Annandale		
Real Property Description:	- Lot 2 on RP850718 - Lot 3 on SP256046 - Lot 6 on RP747166		
Site Area:	- Lot 2 on RP850718: 2.721 ha - Lot 3 on SP256046: 3.413 ha - Lot 6 on RP747166: 801m²		
Regional Plan Land Use Designation:	Townsville Urban Area		
Zone:	Community Facilities Zone Open Space Zone		
Owner(s):	Townsville Christian Education Association Limited T/A Annandale Christian College		
Proposal			
Brief Description/ Purpose of Proposal	Development Permit for Material Change of Use (Educational Establishment)		
Application Details			
Aspect of Development	Preliminary approval	Development permit	
Material change of use	☐	☒	
Building Work	☐	☐	
Operational Work	☐	☐	
Reconfiguration of a Lot	☐	☐	
Assessment Category	☐ Code	☒ Impact	
Public Notification	☐ No	☒ Yes	
Superseded Planning Scheme Application	☐ Yes	☒ No	
Referral Agencies			
Agency	Concurrence	Advice	Pre-lodgement response
N/A	☐	☐	☐ Yes ☐ No
Pre-lodgement / Consultation			
Entity		Date	Contact Name
Council DA Team	☒ Yes ☐ No	18/03/2025	Kate Wilkes
Other			
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1 INTRODUCTION

RPS has been engaged by Townsville Christian Education Association Limited Trading as Annandale Christian College (the 'College') to prepare a Development Application for Material Change of Use (Educational Establishment) over land located at 148 Yolanda Drive and 9 Jonquil Crescent, Annandale described as Lot 2 on RP850718, Lot 3 on SP256046 and Lot 6 on RP747166, respectively.

The site is comprised of three (3) irregular shaped lots with a combined area of 6.21 hectares and frontage to Cypress Drive of approximately 100 metres, Yolanda Drive of approximately 460 metres and Jonquil Crescent of approximately 160 metres. Access is provided from four (4) driveways from Yolanda Drive to the existing public carpark and staff carpark, three (3) driveways from Jonquil Crescent to additional staff carparking and an additional driveway from Cypress Drive provides access to the school sports and maintenance facilities. The site is also serviced by all urban services.

The area containing the site is characterised by residential development to the north, south, east and west of the site. The Annandale State School is located on Yolanda Drive, immediately southwest of Yolanda Drive and the subject site. The majority of the built form of the existing establishment is contained within Lot 2 on RP850718, with Lot 3 containing the sports oval and maintenance facilities and covered and uncovered court facilities. Lot 6 on RP747166 contains an existing detached dwelling converted to administration offices and associated learning support facilities.

The current development approval for a Development Permit for Material Change of Use (Educational Establishment) is subject to a 2016 Court Order, conditioning student and staff numbers. Current enrolments exceed this prescribed cap and the proposal seeks to formalise existing and projected student and staff numbers. In addition, the College seeks to:

- Construct a new Heart and Hub building comprising administrative offices, student resource areas, student learning café facilities and amenities; and
- Extend the existing car parking area to provide additional staff car parking space to meet projected demand.

In accordance with the Townsville City Plan 2014 (v2025/01) the site is located within the Community Facilities Zone and Open Space Zone and has been identified as affected by the following overlays:

- Airport Environs Overlay;
- Development Constraints – Flood Hazard (Medium and High); and
- Environmental Natural Assets (High Environmental Importance).

In accordance with the Tables of Assessment, the development of an educational establishment is identified as an Impact Assessable Material Change of Use. As an Impact Assessable application, the proposal is also subject to Public Notification.

This report provides greater detail on the nature of the proposal and provides an assessment of the proposal against the intents and code requirements of relevant statutory planning documents. Technical issues associated with the proposal are addressed in appended technical reports.

Based on these assessments the proposal is recommended for approval subject to reasonable and relevant conditions.

2 SITE DETAILS

2.1 Site Particulars

The site is comprised of three (3) irregular shaped lots with a combined area of 6.21 hectares and frontage to Cypress Drive of approximately 100 metres, Yolanda Drive of approximately 460 metres and Jonquil Crescent of approximately 160 metres. Access is provided from four (4) driveways from Yolanda Drive to the existing public carpark and staff carpark, three (3) driveways from Jonquil Crescent to additional staff carparking and an additional driveway from Cypress Drive provides access to the school sports and maintenance facilities. The site is also serviced by all urban services.

An unnamed tributary of the Ross River / drainage feature traverses the southern portion of the site, dissecting the car parking and access areas from Yolanda Drive from the balance of the site. The site has been predominately cleared; however, limited vegetation is located adjacent to the modified urban waterway / drainage channel. Vegetation is located along the frontage of Jonquil Crescent and the frontage of Cypress Drive.

The area containing the site is characterised by residential development to the north, south, east and west of the site. The Annandale State School is located on Yolanda Drive, immediately southwest of Yolanda Drive and the subject site. The majority of the built form of the existing establishment is contained within Lot 2 on RP850718, with Lot 3 containing the sports oval and maintenance facilities and covered and uncovered court facilities. Lot 6 on RP747166 contains an existing detached dwelling converted to administration offices and associated learning support facilities.

Key details of the subject site are as follows:

Table 2: Site Particulars

Site Particulars	
Site Address	148 Yolanda Drive, Annandale
Real Property Description	Lot 2 on RP850718 Lot 3 on SP256046 Lot 6 on RP747166
Site Area	Lot 2 on RP850718: 2.721ha Lot 3 on SP256046: 3.413ha Lot 6 on RP747166: 801m ²
Landowner(s)	Townsville Christian Education Association Limited T/A Annandale Christian College

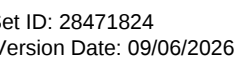
The site location and its extent are shown in **Figure 1** below.

Certificate/s of title confirming site ownership details are included at **Appendix A**.



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2.2 Planning Context

The planning context of the site includes the following:

Table 3: Planning Context

Instrument	Designation
State Planning Policy Mapping (SPP)	
Safety & Resilience to Hazards	- Natural Hazards and Resilience - Flood Hazard Area – Local Government Flood Mapping Area; - Flood Hazard Area – Level 1 Queensland Floodplain Assessment Overlay.
Infrastructure	- Strategic Airports and Aviation Facilities - Wildlife Hazard Buffer Zone; - Height Restriction Zone (90 metres); - Aviation Facility.
Development Assessment Mapping (DAMS)	
SARA DA Mapping	- Fish Habitat Areas - Queensland Barriers for Waterway Barrier Works
North Queensland Regional Plan 2020	
Regional Plan Map	Townsville Urban Area
Townsville City Plan 2014 (v2025/01)	
Zoning	- Community Facilities Zone; and - Open Space Zone.
Overlays	- Airport Environs Overlay; - Development Constraints – Flood Hazard (Medium and High); and - Environmental Natural Assets (High Environmental Importance).

Zoning of the subject site and surrounding lands is shown on **Figure 3**.

Other relevant mapping, including overlays, regional plan and state interests is provided at **Appendix B**.



Figure 3: Zoning

2.3 Previous Approvals

Annandale Christian College (ACC) has been expanded and modified since its establishment at the existing site in 1988. The majority of these expansions/modifications were undertaken in accordance with separate development permits for a Material Change of Use (MCU); however, some building works have been granted exemptions for development in accordance with the 'Building the Education Revolution'.

This incremental approach to the expansion of the school has resulted a number of development permits being in effect over the site. MI11/0026 MCU Permit for the Stage 2 expansion for additional classrooms to provide for an increase in the number of permissible students and staff and MI08/0042 MCU Permit, which also allowed for the expansion of classrooms, student and staff numbers, have been instrumental in the development of ACC with a number of new buildings and facilities being approved.

The applicant sought a minor change to the Development Approval MI11/0026 in February 2022 in order to formalise an additional car park on the site for school staff. This included an associated pedestrian bridge. As part of the Change Application (Minor Change), the applicant sought to formalise the number of staff and students permitted as part of the current operation. Development Approval for the Change Application (Minor Change) was granted by Townsville City Council on 1 April 2022. Car parking approved for the site provided for one hundred and twenty (120) additional car parking spaces, including accessible spaces.

It is relevant to note that the 2016 Court Order prescribed the following staff and student permitted on the site:

- 55 full time staff; and
- 595 students.

A summary of the existing approvals over the site are relevant to this development application.

Table 4: Relevant Approvals

Reference	Approval detail	Date
MI08/0042	Development Permit for Material Change of Use (Educational Establishment)	23 February 2023
Appeal No. 348 of 2015	Court Order for Development Permit for Material Change of Use (Educational Establishment)	13 January 2016
MCU22/0018	Minor Change to Development Permit for Material Change of Use (Stage 2 Additional Classrooms and Carparking)	1 April 2022
MCU23/0041	Development Permit for Material Change of Use (Educational Establishment)	23 November 2023
MCU24/0052	Development Permit for Material Change of Use (Educational Establishment) – Temporary Building	30 May 2024
MCU24/0120	Development Permit for Material Change of Use (Educational Establishment – Temporary Administration Office/Learning Support Building) – 9 Jonquil Crescent	17 April 2025

3 PRE-LODGEEMENT HISTORY

3.1 Local Authority Pre-lodgement Meeting

A pre-lodgement meeting was held with Townsville City Council Officers including Phillipa Galligan - Coordinator Planning Assessment – Planning and Development, Kate Wilkes - Senior Planner Dale Ambrust – Senior Development Engineer on 18 March 2025. The intent of the pre-lodgement meeting was to ascertain Council's position on the proposed increase in student and staff numbers and the provision of additional car parking to address anticipated demand. Council Officers were in principle generally supportive of the proposed development subject to a comprehensive assessment against the Townsville City Plan.

Council Officers advised the following during pre-lodgement discussions:

- The defined use would be educational establishment, and the development application would be impact assessable;
- A noise impact assessment would be required to identify any noise impacts associated with the increase in student and staff numbers and the provision of additional car parking adjacent to residential development;
- A traffic impact assessment report certified by an RPEQ would be required. Report to include an assessment of car parking demand and identification of traffic impacts on the external road network and potential mitigation measures;
- An assessment of the water and sewerage demands associated with the proposal and whether any upgrades are required;
- A stormwater management plan would be required to address both runoff quantity and quality; and
- A flood impact assessment would be required.

The pre-lodgement meeting minutes have been provided for reference as **Appendix D**.

It is noted that at the time of the pre-lodgement meeting, the College was not proposing any additional buildings.

3.2 Community Engagement

Preliminary stakeholder engagement was undertaken with the surrounding community and elected representatives with respect to proposed master planning for provision of purpose-built facilities. No submissions were received in relation to the proposal to replace and provide for improved learning facilities and additional car parking.

4 PROPOSAL

4.1 Overview

The College was originally established in 1982 as Canterbury Christian College at an alternate location with thirteen students and following relocation to the existing site in August 1988, was renamed Annandale Christian College. Secondary schooling commenced in 1990 and the school introduced a kindergarten programme in 2015.

The timeline of the development of recent facilities on this site is provided below:

- 2011 – Stage 1 Pioneer Hall (our Multi-Purpose centre);
- 2012 – a multi-million dollar expansion for Years 8-12 (new visual arts facilities, IT and science laboratories, general classroom, senior study centre and purpose-built administration area);
- 2013 – Stage 2 of the Pioneer hall completed (Performing Arts facility);
- 2014- new Year 7 extension (IT and language laboratories, specialist tuition rooms, outdoor leisure space;
- 2017 – new Stem building completed;
- 2024 – covered sporting facilities and new maintenance facilities; and
- 2025 – purchase of 9 Jonquil Crescent for use as Temporary Administration Office/Learning Support Building.

Despite recent infrastructure and building improvements, the majority of buildings within the College were established during the school's inception and are in need of replacement to adequately accommodate students and enhance student learning opportunities.

The College has engaged architects to prepare a concept masterplan intended to guide the future development of the site. It is noted that the masterplan generally remains consistent with the Development Approvals granted by Townsville City Council over the site.

Existing development approvals and a 2016 Court Order prescribes the following staff and students numbers permitted on the site at any one time:

- No more than 55 full time or equivalent staff (FTE); and
- No more than 595 students.

The College currently has 700 student enrolments and 87 FTE staff, which is proposed to increase to 760 students and 98 FTE staff. Following legal advice and pre-lodgement discussions with Council officers, it has been determined that the most appropriate pathway to address the student and staff number exceedance is to seek a new development application as opposed to amending the existing development approval via the Planning and Environment Court.

4.2 Proposed Development

The College seeks a Development Permit for Material Change of Use (Educational Establishment) to formalise existing and proposed student and staff numbers. Furthermore, in order to enhance the campus offering to students, the College proposes provision of purpose-built facilities to support the operation of the College. On this basis, the College seeks development approval for the following:

- Increase the student and staff cap;
- Demolish the existing H Block comprising the OSHC and classrooms. Construct a new Heart and Hub two storey building;
- Extend the existing car parking area located along the eastern boundary to provide for an additional 25 car parks; and
- Provide a new lockable bike rack shelter, adjacent to the existing car parking area.

The proposed development is depicted in **Figure 4** and more detailed proposal plans are provided as **Appendix E**.



Figure 4 Annandale Christian College Masterplan

Source: BurlingBrown

4.2.1 Student and Staff Numbers

The existing lawful use site has a current development approval for a Development Permit for a Material Change of Use (Educational Establishment) granted in 2016 via Court Order. Existing development approvals and the 2016 Court Order prescribe a cap on student and full time equivalent staff numbers permitted as part of the approved development. It is proposed to increase the existing cap on student and staff numbers to accommodate existing and projected staff and student numbers.

The College currently has 700 student enrolments and 87 FTE staff. Following legal advice and pre-lodgement discussions with Council officers, it has been determined that the most appropriate pathway to address the cap exceedance is to seek a new development application as opposed to amending the existing development approval via the Planning and Environment Court. It is proposed to formalise existing student and staff numbers, with allowance for the projected enrolments and associated staff requirements. On this basis, the College seeks to increase the prescribed number as follows:

- 770 students; and
- 98 FTE staff.

4.2.2 Heart and Hub Building

In order to address the identified need for building improvements to adequately accommodate students and enhance student learning opportunities, the College proposes to demolish the existing H Block, which currently comprises Outside School Hours Care (OSHC) areas and classrooms. The College advises that OSHC services are no longer offered and proposed demolition would not affect service provision. The existing classroom is proposed to be accommodated within the refurbished E Block, which is subject of a separate minor change application.

The proposed Heart and Hub building would comprise two storeys. The ground floor would contain reception, meeting rooms, staff lounge, café, storage and amenities, with a Gross Floor Area (GFA) of 426m². The proposed ground floor café would adjoin a landscaped outdoor seating and staff courtyard, accessible from covered walkways within the school grounds.

The first floor would comprise administrative offices, open plan office space, boardroom and amenities and have a GFA of 376m².

The proposed Heart and Hub building would be positioned within the footprint of the existing H Block and would be largely screened by existing vegetation located within the Open Space area within the eastern portion of the site.

4.2.3 Access, Egress and Traffic Impact Assessment

The applicant engaged Langtree Consulting Engineers to assess existing traffic conditions and traffic generation associated with the proposal. The assessment determined that the proposed development is not anticipated to impact operational performance or safety of the existing road network. A number of minor mitigation measures were proposed to address identified localised visibility constraints.

A Traffic Impact Assessment report, prepared by Langtree Consulting Engineers is included as **Appendix F**.

4.2.4 Car Parking

Car parking provision is proposed substantially in compliance with the Townsville City Plan (version 2025/01), as follows.

The projected car parking demand is based upon the following student and staff numbers depicted in Table 5.

Table 5: Breakdown of Staff and Student Numbers

Category	Projected No. of Students	Projected No. of Staff	Legal Driving Age (20%)
Primary – (kindy - Yr 6)	393	50	Not applicable
Secondary – (Yr 7 - Yr 12)	377	48	76
Total	770	98	

Table 6: Car Parking Statistics

Aspect	Requirement	Proposal	Complies
Educational Establishment – Parking Rates Planning Scheme Policy – SC6.10: Primary – one (1) space per employee (FTE) and One (1) space per 10 students for visitor parking and sufficient spaces for loading and unloading of passengers in addition to other requirements. Secondary - one (1) space per employee (FTE) and one (1) space per 10 students of legal driving age, and one (1) visitor space per 50 students, and sufficient spaces for loading and unloading of passengers in addition to other requirements. Total:	89 spaces 63 spaces 153	Stage 1 161 spaces, including 7 accessible car parking spaces	✓

The projected total car parking demand equates to 153 car parking spaces. The current approval allows for a total of 120 spaces in accordance with Minor Change Development Approval MCU22/0018. Furthermore, Development Approval MCU24/0102 provides for (2) additional staff car parking spaces, one (1) PWD and vehicle turn-around bay. The proposal seeks to extend the car parking along the eastern boundary and provide for an additional 25 car parking spaces, accessible from via the existing access from Yolanda Drive. The proposed car parking area would provide for a single line of car parking with sufficient area to facilitate manoeuvring of vehicles. The proposed additional car parking area is depicted in **Figure 5**.

Trees located within the proposed car parking area would be maintained, where possible to provide vehicle shading and screening. Access to the College would be via the existing pedestrian footbridge..



Figure 5: Proposed Car Parking Extension

Source: RPS

The total off-street parking equates to 147 car parking spaces. The Traffic Impact Assessment determined that 24 on-street car parking spaces were available at the frontage of the school, which excludes the loading zone on Jonquil Crescent, proposed part-time parking and loading zone along Yolanda Drive. On this basis, the overall parking capacity is 171 spaces.

The Traffic Impact Assessment detailing the anticipated car parking demand is provided for reference as **Appendix F**.

4.2.5 Servicing

The subject site is serviced by Council's reticulated water supply network and reticulated sewerage network.

4.2.5.1 Water Reticulation

A water supply capacity assessment confirmed that the existing trunk and reticulation water supply network has sufficient capacity to service the projected student and staff numbers. The assessment determined that

all peak and fire flow performance criteria are able to be met, and no water infrastructure upgrades are required to support the proposed development

4.2.5.2 Sewer Reticulation

A sewerage network capacity assessment confirmed that the existing gravity sewer system and the associated downstream infrastructure, including Pump Station PS S4A, have sufficient capacity to accommodate the projected demand associated with the increase in student and staff number. The assessment further confirmed that the no sewer infrastructure upgrades would be required to service the proposed development.

A copy of the Engineering Services Report is proposed for reference as **Appendix G**.

4.2.6 Stormwater Management

A Hydrological Assessment was undertaken of both the existing stormwater network and the proposed increase in impervious area. The assessment determined that whilst the proposal would not generate any significant impacts on downstream areas, the existing 225mm diameter pipe would be required to be replaced with the 375mm diameter RCP, to facilitate the discharge of stormwater from the proposed development up to 80% impervious.

A copy of the Engineering Services Report is proposed for reference as **Appendix G**.

4.2.7 Flooding Impacts

The Flood Impact Assessment prepared by Venent Solutions assessed the proposed development against Council's 2021 Ross River TUFLOW hydraulic model as part of the impact assessment of the proposed development. Analysis of the proposed development confirmed the following:

- The proposal would not impede the flow of floodwaters through the site or worsen flood flows external to the site;
- Ensures any changes to the depth or velocity of floodwaters are contained within the site;
- Would not directly, indirectly or cumulatively worsen flood characteristics outside the development site, having regard to increased scour and erosion; and
- Provides 1% AEP flood levels so that floor levels can be designed with appropriate freeboard.

A copy of the Flood Impact Assessment is provided for reference as part of the Engineering Services Report at **Appendix G**.

4.2.8 Acoustic Assessment Impacts

A Noise Impact Assessment was prepared by SLR Consulting Australia to assess the projected noise impacts associated with the proposed development. The assessment included determination of background noise levels and identification of measures to mitigate potential impacts on adjoining residential development.

There is currently a 1.8m high timber paling fence with overlapping palings along the eastern boundary. The existing car parking area also provides for landscaping along the full length of the fence, which acts as an additional noise mitigation measure. Images of the existing fence are provided as **Figures 6 and 7**.



Figure 6: Existing Noise Barrier Along Eastern Boundary – Looking North

Source: Annandale Christian College

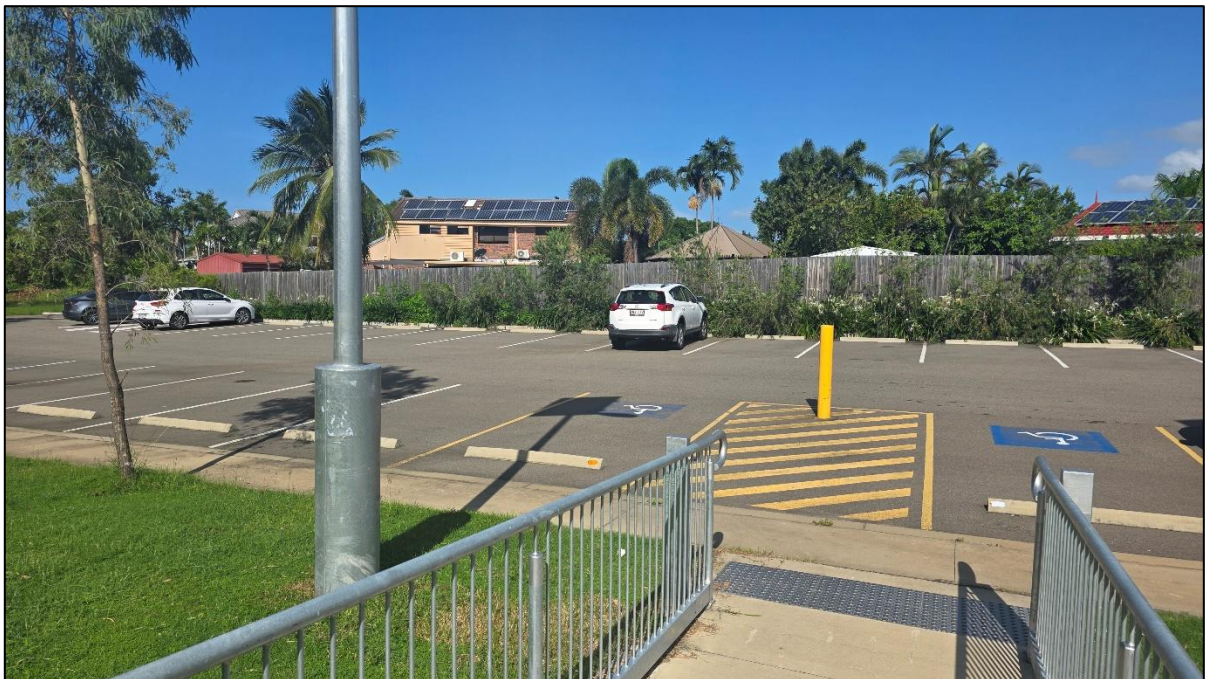


Figure 7: Existing Noise Barrier Along Eastern Boundary - Looking South

Source: Annandale Christian College

A copy of the Noise Impact Assessment is provided for reference as **Appendix F**.

5 LEGISLATIVE REQUIREMENTS

5.1 Assessment Manager

In accordance with Schedule 8 of the *Planning Regulation 2017*, the assessment manager for this application is Townsville City Council.

5.2 Categories of Assessment

The table below summarises the categorising instruments and categories of assessment applicable to this application.

Table 7 Categories of Assessment

Aspect of development	Categorising instrument	Category of assessment
Material Change of Use (Educational Establishment)	Townsville City Plan 2014 (v2025/01) Table 5.5.16 – Community Facilities Zone.	Impact Assessable

5.3 Referrals

Schedule 10 of the *Planning Regulation 2017* identifies the matters that the assessment manager and/or referral agency must have regard to. In accordance with Schedule 10 of the *Planning Regulation 2017*, the proposed development does not trigger referral. Whilst the site contains a waterway traversing the Open Space Zone within the southern portion of the site, the proposal would not involve any waterway barrier works.

5.4 Public Notification

The application will require public notification as it is subject to Impact Statutory Planning Assessment. The public notification period would run for 15 business days. Public Notification would consist of the publishing of a public notice complying with the public notice requirements stated in the confirmation notice, the placement of signs on the land and letters to the adjoining landowners.

6 STATUTORY PLANNING ASSESSMENT

6.1 Overview

This section assesses the application against relevant assessment benchmarks.

As the application is subject to Impact Assessment, the assessment benchmarks, and the matters the assessment manager must have regard to, are those identified in Section 45(3) of the *Planning Act 2016* and Sections 30 and 31 of the *Planning Regulation 2017*.

As Townsville City Council is the assessment the relevant local authority categorising instrument is the Townsville City Plan 2014 (v2025/01).

6.2 State and Regional Assessment Benchmarks

6.2.1 State Planning Policy

Section 26(2)(a)(ii) of the *Planning Regulation 2017* requires the assessment manager to assess the application against the assessment benchmarks stated in the State Planning Policy, Part E, to the extent Part E of the State Planning Policy is not identified as being appropriately integrated into planning scheme.

It is understood that the minister has identified that the State Planning Policy has been appropriately integrated into Townsville City Plan 2014 (v2025/01) and consequently no further assessment is required in this instance.

6.2.2 Regional Plan

The *Planning Regulation 2017* at section 26(2)(a)(i) requires the assessment manager to assess the application against the assessment benchmarks stated in the regional plan, to the extent the Regional Plan is not identified as being appropriately integrated into the planning scheme.

The Minister has identified that Townsville City Council 2014 (v2025/01), specifically the strategic framework, appropriately advances the North Queensland Regional Plan 2020, as it applies in the City Plan area, on that basis, no further assessment is required in this instance.

6.2.3 Development Assessment under Schedules 9 and 10 (SDAP)

As there are no referral triggers for the proposed development, no state development assessment provisions (SDAP) apply to the proposal.

6.3 Local Authority Assessment Benchmarks

This application is to be assessed against *Townsville City Plan 2014*. The assessment benchmarks applicable under the City Plan are identified below.

6.3.1 Strategic Framework

Relevant to the development of the site for the purpose of an Educational Establishment is section 3.3 Shaping Townsville Theme, particularly element 3.3.6 Integrated Infrastructure planning and provision, section 3.4 Strong and Connected Community Theme, particularly element 3.4.5 Managing the impact of development and Environmentally Sustainable Future Theme, particularly element 3.5.3 Integrated water cycle management and ecosystem health and Natural hazards.

Specific Outcome 3.3.6.(4) states:

Where utilised, on-site provision of water, wastewater and stormwater infrastructure ensure that public and environmental health, safety, water quality and amenity are maintained.

The proposal has been designed to ensure that stormwater discharged from the site has not net worsening impact on water quality or downstream or upstream areas.

Specific Outcome 3.3.6.(5) states:

Development occurs at a scale that is commensurate with the capacity of the strategic road network and provides access in a manner that protects the safety and efficiency of the network.

The Traffic Impact Assessment (**Appendix F**) indicated that the proposal would not have a significant adverse impact on the operational performance or safety of the existing road network.

Specific Outcome 3.3.6.(7) states:

Transport noise impacts are managed by the siting and design of development. The need for acoustic screening is minimised, and where they are used acoustic walls are designed to mitigate visual impacts.

The proposal includes for provision of fencing along the eastern boundary with residential development as an acoustic mitigation measure.

Specific Outcome 3.4.5.(4) states:

Negative social impacts caused by development are avoided or minimised.

The proposed development would be wholly located within an existing Educational Establishment.

Specific Outcome 3.5.3(7) and (8) states:

Water quality of both surface and ground waters, and the ecological and hydrological processes of catchments, are protected.

New development incorporates drainage, stormwater and waste water management measures that protect ground and surface water quality and the environmental values of water.

Hydrological Assessment was undertaken of both the existing stormwater network and the proposed increase in impervious area. The assessment determined that whilst the proposal would not generated any significant impacts on downstream areas, the existing 225mm dia pipe would be required to be replaced with the 375mm dia RCP, to facilitate the lawful discharge of stormwater.

Specific Outcome 3.5.5.(1) and (2) states:

New development in areas subject to bushfire, landslide or flooding hazard is compatible with the nature of the hazard.

Development does not materially increase the extent or the severity of natural hazards, and the safety of people is maintained and damage to property is minimised.

The Flood Impact Assessment (**Appendix G**) indicated that the proposal would not impede the flow of floodwaters through the site or worsen flood flows external to the site. Furthermore, the proposal would not directly, indirectly or cumulatively worsen flood characteristics outside the development site.

6.3.2 Codes

The planning scheme codes applicable to the proposal, and the location of the relevant appended code response are identified below:

Table 8 Planning Scheme Code Responses

Planning Scheme Codes	Applicability	Comment
Zone code		
Community Facilities Zone Code	Applies	Complies with relevant Assessment Benchmarks
Open Space Zone Code	Applies	Complies with relevant Assessment Benchmarks.
Overlay Codes		
Airport Environs Code	Applies	Complies with relevant Assessment Benchmarks
Development Constraints Overlay – Flood Hazard Code	Applies	Complies with relevant Assessment Benchmarks

Planning Scheme Codes	Applicability	Comment
Environmental Assets Overlay Code	Not applicable	The proposed development is not located within an area of high environmental importance.
Development Codes		
Healthy Waters Code	Applies	Complies with relevant Assessment Benchmarks
Landscape Code	Applies	Complies with relevant Assessment Benchmarks
Transport Impact, Access and Parking Code	Applies	Complies with relevant Assessment Benchmarks
Works Code	Applies	Complies with relevant Assessment Benchmarks

6.3.3 Statement of Compliance

6.3.3.1 Transport Impact, Access and Parking Code

Performance Outcome 17 of the Transport Impact, Access and Parking Code states:

PO17

Provision is made for on-site vehicle parking to:

- (a) *meet the demand likely to be generated by the development; and*
- (b) *avoid on street parking that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity.*

The associated Acceptable Outcome states:

AO17

Parking is provided in accordance with the standards identified in [Parking rates planning scheme policy no. SC6.10](#).

The proposal provides for sufficient car parking to accommodate the demand generated by the proposed increase in student and staff numbers. The proposal provides for 147 car parking spaces on-site and supplemented by an additional existing 24 on-street car parking spaces. On this basis, RPS contends that the proposal is consistent with the higher order assessment benchmark and provides sufficient car parking to accommodate the proposal.

6.3.3.2 Healthy Waters Code

Performance Outcome 9 of the Healthy Waters Code states:

PO9

Stormwater management is designed to prevent exacerbated in-stream erosion downstream of a development site by controlling the magnitude and duration of sediment-transporting, erosion-causing flows.

The associated Acceptable Outcome states:

AO9

The stormwater management system is designed in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.10.2 Water Sensitive Urban Design and SC6.4.8.10 Stormwater Management Plans.

The proposed development relates to an existing educational establishment leaving little practical scope for the retrofitting of stormwater infrastructure. Consequently, a performance-based residual load assessment has been adopted, demonstrating that the proposal would not worsen stormwater quality compared to existing conditions and would deliver measurable improvements in residual pollutant loads.

In order to adequately manage stormwater within the site, the proposal seeks to replace the existing 225mm diameter pipe located between the existing H Block and G Block with a 375mm diameter RCP, increasing capacity to address stormwater from impervious surfaces. In addition, a swale is proposed at the top of the retaining wall to assist with stormwater quality.

RPS contends that the proposal is consistent with the higher order assessment benchmark.

6.3.3.3 Works Code

Performance Outcome 2 of the Works Code states:

PO2

Provision is made for on-site vehicle parking to meet the demand likely to be generated by the development and to avoid on street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity.

The associated Acceptable Outcome states:

AO2.1

Parking is provided at the rates set out in Parking rates planning scheme policy no. SC6.10.

OR

AO2.2

Where an existing lawful premises and involves not more than 5% or 50m² (whichever is the greater) of additional gross floor area, the existing number of on-site parking is retained or increased.

The total off-street parking equates to 147 car parking spaces, which is less than the total car parking demand of 153 spaces. The Traffic Impact Assessment (**Appendix F**) determined that 24 existing on-street car parking spaces were available at the frontage of the school, which excludes the loading zone on Jonquil Crescent, proposed part-time parking and loading zone along Yolanda Drive. On this basis, the overall parking capacity is 171 spaces, which exceeds the parking rates. Given that on-street parking is existing and is utilised without adverse impact on the safety or capacity of the road network, it is considered that the proposal is consistent with the intent of the higher order performance outcome.

6.4 Infrastructure Charges

Infrastructure charges will apply to the development pursuant to the Planning Regulation and Council's Adopted Infrastructure Charges Resolution.

The existing use of the site for Educational Establishment includes an existing building (H Block) with a Gross Floor Area (GFA) of 430m² proposed to be demolished as part of this proposal. We request that council apply a credit for this GFA when calculating the infrastructure charges.

In accordance with Council's Infrastructure Charges resolution 2025/2026, the proposed development is categorised as Educational establishment and would attract infrastructure charges as follows:

- \$180.72 for each m² of Gross Floor Area.

Given the existing H Block has a GFA of 430m², the proposed development would attract an infrastructure charge in the order of \$67,227.84 based on GFA of 802m², less the assumed credit. The College requests that the applicable infrastructure charge be confirmed.

7 CONCLUSION

RPS has been engaged by Annandale Christian College (the 'applicants') to prepare a Development Application for Material Change of Use (Educational Establishment) over land located at 104-156 Yolanda Drive and 138 Yolanda Drive, Annandale described as Lot 2 on RP850718 and Lot 3 on SP256046.

The site is comprised of three (3) irregular shaped lots with a combined area of 6.21 hectares and frontage to Cypress Drive of approximately 100 metres, Yolanda Drive of approximately 460 metres and Jonquil Crescent of approximately 160 metres. Access is provided from four (4) driveways from Yolanda Drive to the existing public carpark and staff carpark, three (3) driveways from Jonquil Crescent to additional staff carparking and an additional driveway from Cypress Drive provides access to the school sports and maintenance facilities. The site is connected to all urban services.

The area containing the site is characterised by conventional residential development to the north, south, east and west of the site. The Annandale State School is located on Yolanda Drive, immediately southwest of the subject site. The majority of the built form of the existing establishment is contained within Lot 2 on RP850718, with Lot 3 containing the sports oval and maintenance facilities and covered and uncovered court facilities.

The application proposes provision of purpose-built facilities to support the operation of the College and seeks development approval for the following:

- Increase the student and staff cap;
- Demolish the existing H Block and establishment of a new Heart and Hub two storey building; and
- Extension of the existing staff car parking area along the eastern boundary to provide for an additional 25 car parks.

In accordance with the Tables of Assessment and advice from Council Officers, the development of an educational establishment is identified as an Impact Assessable Material Change of Use.

An assessment against the relevant Planning Scheme codes indicates that the proposed development is able to satisfy the relevant assessment benchmarks and that the site can contain the use without adverse impact on the amenity of the locality or the infrastructure services in the area.

This report provides greater detail on the nature of the proposal and provides an assessment of the proposal against the intents and code requirements of relevant statutory planning documents. Technical issues associated with the proposal are addressed in appended technical reports.

Based on these assessments the proposal is recommended for approval subject to reasonable and relevant conditions.