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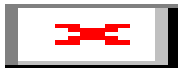
From: "BNC Planning" <enquire@bncplanning.com.au>
Sent: Wed, 3 Sep 2025 12:56:05 +1000
To: "Development Assessment" <developmentassessment@townsville.qld.gov.au>
Subject: RE: LODGEMENT OF A DEVELOPMENT APPLICATION UNDER THE PLANNING ACT 2016
Attachments: DA132-25_IMCU_v1.0_030925.pdf

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 **19 Primrose Street, Belgian Gardens**.

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

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

Kind regards,



Office 7 / Ground Floor / 41 Denham Street TOWNSVILLE CITY QLD 4810

PO BOX 5493 TOWNSVILLE QLD 4810 T. (07) 4724 1763 E. enquire@bncplanning.com.au

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BNC Ref. DA132-25
Your Ref.

>> 3 September 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
19 PRIMROSE STREET, BELGIAN GARDENS QLD 4810 – LOT 6 ON T118441**

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,

Benjamin Collings
Director

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DEVELOPMENT APPLICATION

PLANNING ACT 2016

DEVELOPMENT PERMIT

MATERIAL CHANGE OF USE

for

DWELLING HOUSE

at

19 PRIMROSE STREET, BELGIAN GARDENS QLD 4810

RPD: LOT 6 ON T118441



BNC PLANNING
town planning & property development consultants

PLANNING REPORT

DEVELOPMENT APPLICATION FOR A DEVELOPMENT PERMIT
PLANNING ACT 2016

IMPACT ASSESSABLE MATERIAL CHANGE OF USE

19 Primrose Street, Belgian Gardens QLD 4812
being
Lot 6 on T118441
for
DWELLING HOUSE

Report Matrix

APPLICATION SUMMARY	
Applicant:	Thas PTY LTD 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:	Open Space Zone
Precincts/Sub-Precincts:	NA
Overlays:	Airport environs, Coastal environment, Flood hazard, and Natural assets overlay
SITE DESCRIPTION	
Property Address:	19 Primrose Street, Belgian Gardens QLD 4812
Real (Legal) Property Description:	Lot 6 on T118441
Site Area:	2041m ²
Landowner:	Thas PTY LTD
Tenure:	Freehold
Relevant Encumbrances:	NA
Local Government Area:	Townsville City Council
Road Frontage(s)	Ryan Street and Primrose Street
Existing Use(s)	Vacant Lot

DOCUMENT CONTROL

Prepared by		Client	File Ref.	Report
BNC Planning		Thas PTY LTD	DA132-25	Report No. DA132-25-PR
Version	Date	Author		
1.0	September 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 19 Primrose Street, Belgian Gardens QLD 4812 more particularly described as Lot 6 on T118441. The premises is within the Open Space 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 *Thas PTY LTD*.

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:	Thas PTY LTD 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:	Open Space Zone
Precincts/Sub-Precincts:	NA
Local Areas:	NA
Overlays:	Airport environs, Coastal environment, Flood hazard, and Natural assets overlay
SITE DESCRIPTION	
Property Address:	19 Primrose Street, Belgian Gardens QLD 4812
Real (Legal) Property Description:	Lot 6 on T118441
Site Area:	2041m ²
Landowner:	Thas PTY LTD
Tenure:	Freehold
Relevant Encumbrances:	NA
Local Government Area:	Townsville City Council

2. INTRODUCTION

BNC Planning Pty Ltd has been commissioned by Thas PTY LTD (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 19 Primrose Street, Belgian Gardens QLD 4810.

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

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

3. SITE AND LOCALITY

The subject premises is a Freehold land holding addressed as 19 Primrose Street, Belgian Gardens QLD 4812 more particularly described as Lot 6 on T118441. The premises is within the Open Space Zone under the planning scheme. The land appears to have formerly been part of an open space holding associated with a drainage reserve but has never been embellished. The immediate locality is low density residential zoned land accommodating a range of residential, accommodation and community uses.

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:	19 Primrose Street, Belgian Gardens QLD 4812
Real (Legal) Property Description:	Lot 6 on T118441
Site Area:	2041m ²
Landowner:	Thas PTY LTD
Tenure:	Freehold
Relevant Encumbrances:	NA
Local Government Area:	Townsville City Council
Zoning:	Open Space zone
Precincts/Sub-Precincts:	NA
Local areas:	NA
Existing Use(s):	Vacant
Road Frontage:	Ryan Street and Primrose Street
Significant Site Features:	The site is vacant of built form.
Topography:	The site is generally flat with some mature trees on site.
Surrounding Land Uses:	Residential and community uses.

4. PROPOSAL SUMMARY

The applicant is proposing to develop a new dwelling house on the vacant subject site, in a manner consistent with the surrounding low density residential zoning. The attached Plans of Development include in **Appendix 3** outline the general site layout.

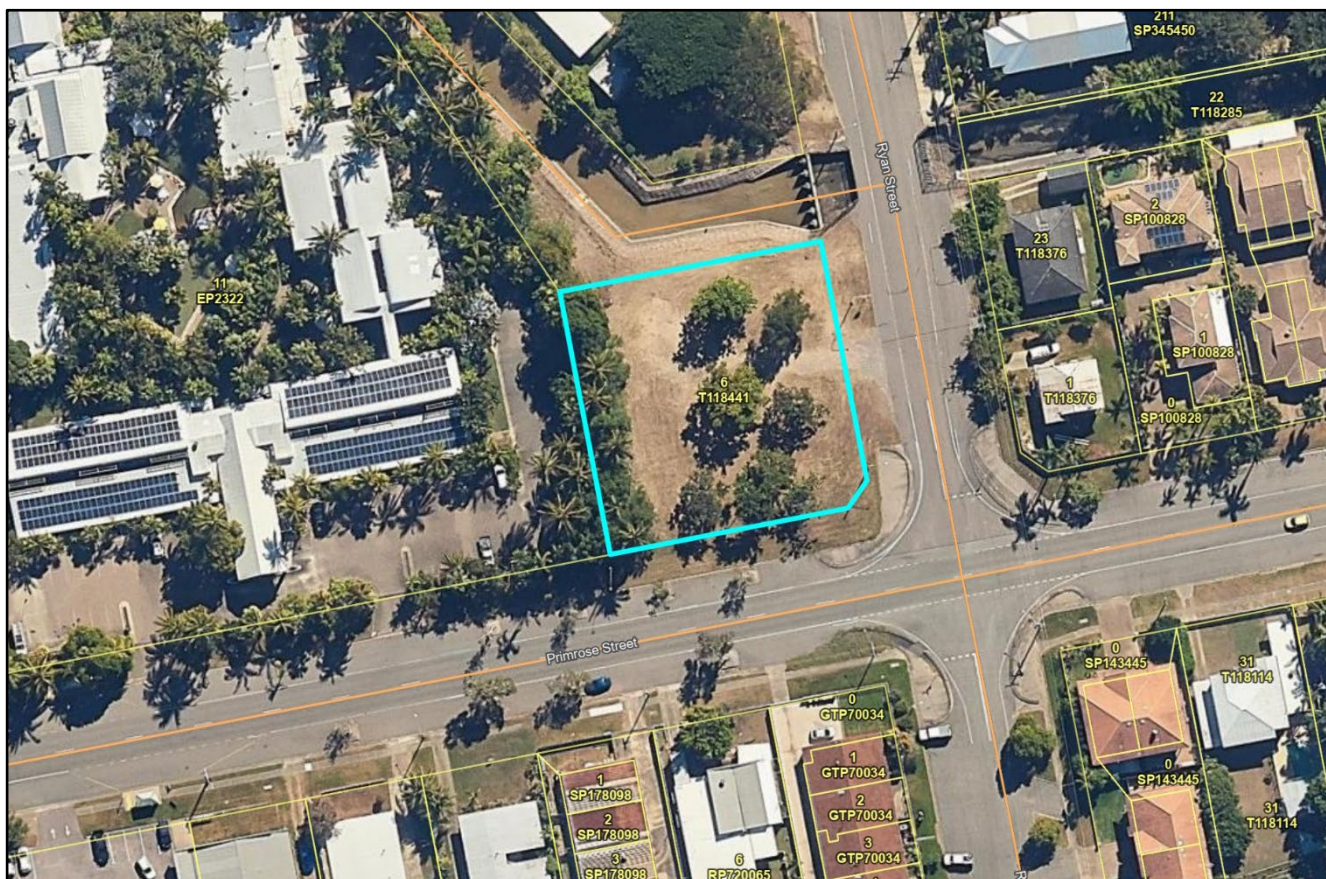


Image 1: Site Aerial – Approximate Location

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:	Dwelling House
Building height/ storeys:	1 Storey
Boundary Setbacks:	6m from Primrose Street and Ryan Street
Site cover:	29%
Gross floor area:	586.12m 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 Open Space 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 Open Space Zone code Healthy waters code Landscape code Transport impact, access and parking code Works code Airport environs 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

Within the Strategic Framework of the planning scheme, the open space network is designed to:

- (a) meets the community's recreation and sporting needs;
- (b) offers a diverse range of recreation opportunities and landscape settings that encourage healthy lifestyles and physical activity;
- (c) is safe and attractive;
- (d) provides equitable and convenient access to sport and recreation facilities, particularly by walking and cycling;
- (e) supports community groups and has the capacity to adapt to changing needs over time;
- (f) is cost efficient, with a focus on co-locating sports in hubs;
- (g) is designed and maintained to a high standard, and is fit for purpose;
- (h) incorporates the natural landscape so that people may connect with nature in their recreation;
- (i) links recreation spaces and community hubs wherever possible; and
- (j) has minimal negative impacts on surrounding communities and land uses.

The inclusion of the site within the Open space zone is clearly a result of its past State ownership and assumed historical connection with the adjoining drainage reserve lot. It is clearly not a strategic choice based on the best land use outcome for the land. With a severe lack of connection to the open space networks and the fact that high order open space assets existing within close proximity, there is no strategic value in the land being used for the zoned purpose. Additionally, in the North Ward strategy plan, the site is not recognised as an existing parkland/recreation destination, despite other open space zoned lots in the local area being identified as such. It is clear that the site is not fit for purpose for the open space network.

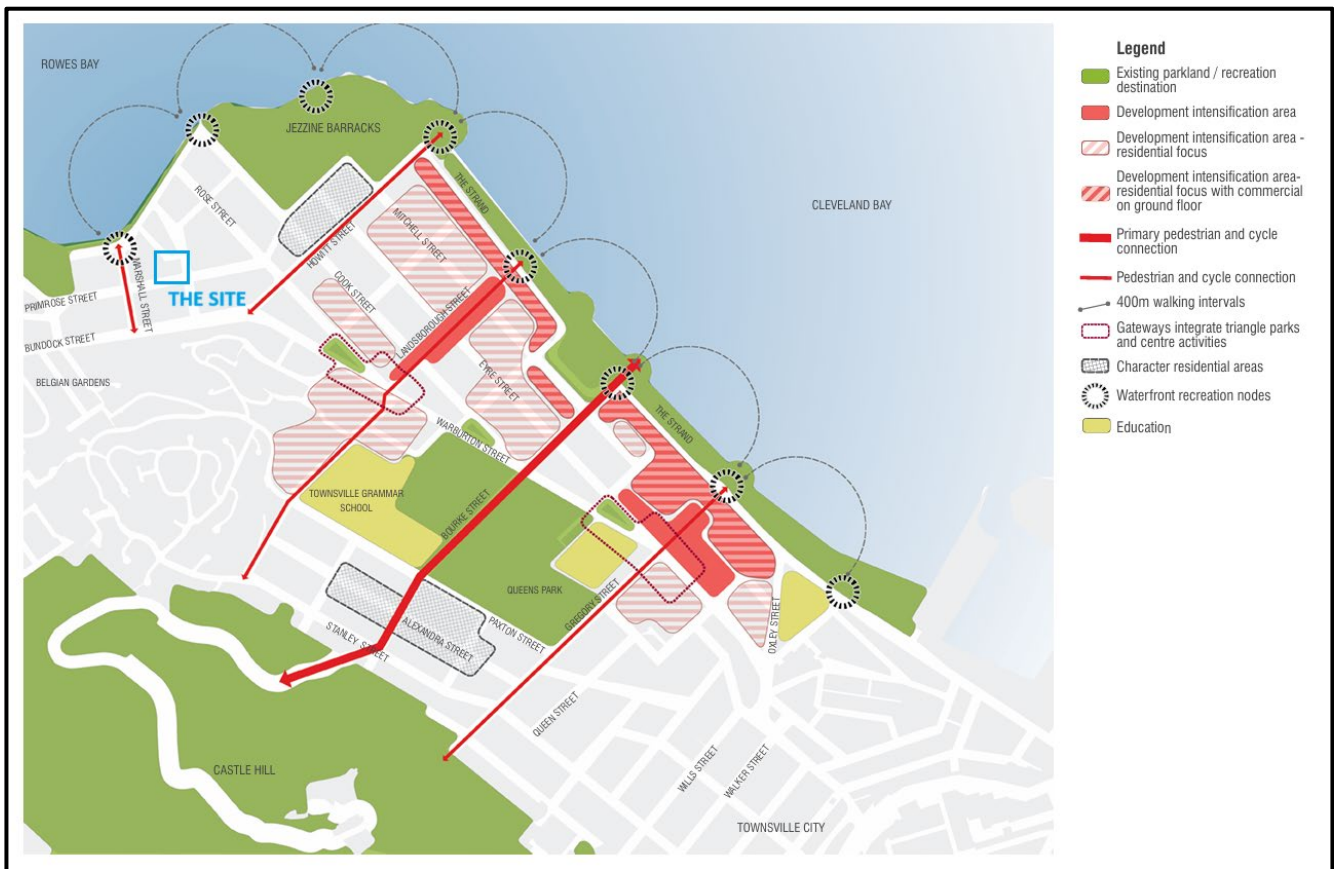


Image 2: North Ward strategy plan

The proposal presents an opportunity for infill residential development. The Strategic Framework of the planning scheme specifically outlines a priority for infill development within and surrounding the principal centre and its surroundings. While within the Belgian Gardens locale, the site is optimally positioned to facilitate low density residential infill, where nearby areas can facilitate high density residential intensity, according to the North Ward strategy plan. The proposed built form and use of the site is consistent with the surrounding local area for the low density residential zone, and will align the site to the dominate character of the local area.

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 Open Space Zone Code & Low Density Residential Zone Code

Purpose

The purpose of the Open space zone code is to provide for informal recreation where the built form is not essential to the enjoyment of the space. However, built forms are often key features in open space sites that facilitates recreational activities. It is the establish infrastructure on site that influences how the public utilises the space. Pedestrian footpaths encourage walkability and connections to local nodes. Park benches enable social gatherings. Child play equipment facilitates play and learning opportunities. Large fields can sustain informal sport and training. These are common infrastructure in suburban parks that support residential communities. In nearby open space zone sites, being Norman Park, Brigadier North Park, Jezzine Barracks Park, Soroptimist Park, and Harmony Park, these key infrastructures are present. At the site, no such recreational infrastructures are present. While built form is not essential to the enjoyment of the space, the lack of recreational infrastructure on site significantly limits the ways in which the site provides for informal recreation. In this way, the site presents a poor open space site.

In previous prelodgement meeting correspondence, Council has expressed it is considered that the zoning of the surrounding area consists generally of Low density residential zone. The use of the site for a dwelling house conforms the site to the existing character of the surrounding local area, being for predominately dwelling houses. The proposed use will facilitate the purpose of the Low density residential zone code for the established local as it will maintain the community's low-rise and lower density character and maintain a high level of residential amenity. The proposed built form is of a house compatible scale and consistent with the local streetscape character.

Because of the above points, it is considered that the proposal for the dwelling house use on the site is an improvement on the utility of the site, and achieves the purpose and overall outcomes of the Low density residential zone code, which is the dominate zone of the local area. 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 historic use of the site and the surrounding character of the local area.

5.2.3 Development Codes

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

The site can be provided with the required reticulated water supply and sewerage access. A sewer line currently traverses the property, and the water main can be extended across the road from either Primrose Street or Ryan Street. Electricity and telecommunications access is also facilitated through the road frontage. Road access will be made through the Ryan Street frontage, as demonstrated in the Site Plans. The existing stormwater drainage regime will be maintained. 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

Airport Environs overlay code

The outcomes from the overlay code are either not applicable or are objectively satisfied. The overlay code is primarily drafted to manage building heights and uses that have the potential to impact airspace. As a material change of use for a one storey high dwelling house, the development does not involve any activities that would compromise operational airspace. The intended uses for the site do not involve any activities that would compromise operational airspace, nor involve a built form that would exceed the nominated building height. 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 environment overlay code

The development is code assessable within the coastal environment overlay, and as such triggers assessment against the accepted development subject to requirements and assessable development outcomes identified within the overlay code. A direct assessment against the code outcomes is provided below:

Performance outcomes	Acceptable outcomes	Justification
<i>Development in coastal hazard areas</i>		
PO1 Development is designed and located to minimise susceptibility to, and the potential impacts of, storm tide inundation and erosion. Editor's note—Applicants must be aware that in some areas flood hazard areas will also co-exist with storm tide hazard areas. In these instances, the floor levels and other design responses will need to be sufficient to comply with both this code and the Building Regulation 2006.	AO1.1 Floor levels of all habitable rooms are above the defined storm tide event level. Editor's note—For Townsville the defined storm tide event level can be taken as RL 4.5m AHD, within 100m of the coastline or RL 3.9m AHD in other areas.	Floor levels of all proposed habitable rooms are above the defined storm tide event level of 3.9m AHD, being more than 100m from the coastline. Please find the attached building designs and elevations. Complies with AO1.1.
	AO1.2 Underground parking is designed to prevent the intrusion of storm tide waters by the incorporation of a bund above the defined storm tide event level.	Not Applicable.
	AO1.3 Buildings have open ground floors that allow for the flow through of storm tide water and buildings are not designed as slab on ground.	It is considered that a monolithic slab is more effective in minimising susceptibility to, and the potential impacts of, storm tide inundation and erosion than posts that allow for open ground floors. Storm tide water passing under the property would expose the floors to moisture which would erode the floor framing and floor systems. In contrast, blockwork and concrete can be restored and dried to minimise susceptibility. Complies with PO1.
	AO1.4 Buildings are located outside the erosion prone area or where this would be impractical, do not extend any further seaward than existing immediately adjacent buildings.	The site is not positioned within the erosion prone area. Not Applicable.
<i>Development in coastal hazard areas – stormtide inundation areas</i>		
PO7 Development is located outside high or medium storm tide inundation areas and erosion areas from sea level rise identified on	No acceptable outcome is nominated.	The development involves a change of use for a dwelling house on a currently vacant lot. While this does technically constitute an increase in development intensity, it is the most minor of increases and is still a development outcome consistent with the existing character of the local area for low density residential living.

overlay maps OM-03.1 and OM-03.2 unless it: (a) does not result in an increase in the intensity of development on the site; or (b) is located within the inner city area shown on Figure 8.1 — Coastal hazard areas: storm tide inundation areas and provides measures to ensure critical services remain operational up to the defined storm tide event; or (c) avoids any increase in risk to people or property from coastal hazard impacts (including impacts on the development's ongoing operation).		The development is able to comply with PO7(c) in that it avoids any increase to people or property from coastal hazard impacts. The new built form will achieve the required finished habitable floor level with vehicle access to and from the new dwelling able to be achieved during an event. The following condition of approval could also be applied, if necessary, to further formalise compliance with PO7 prior to building approval being obtained: Documentation certified by an appropriately qualified person incorporating AS ISO31000:2009: Risk Management and principles must be submitted to a Building Certifier demonstrating that the development site is not at risk from coastal hazard/erosion. Complies with PO7.
PO8 Development in storm tide inundation areas and erosion areas from sea level rise identified on overlay maps OM-03.1-OM-03.2 is located, designed, constructed and operated to: (a) ensure structures can sustain flooding from a defined storm tide event; and (b) maintain the safety of people living and working on the premises from a defined storm tide event.	AO8.1 Development within a high or medium storm tide inundation area identified on overlay maps OM-03.1-OM-03.2 ensures: (a) habitable rooms of built structures are located above the defined storm tide event level; (b) underground parking is designed to prevent the intrusion of flood waters by the incorporation of a bund above the defined storm tide event level; and (c) where reconfiguring a lot, at least one evacuation route remains passable for emergency evacuations during a defined storm tide event. Editor's note—For Townsville the defined storm tide event level can be taken as RL 4.5m AHD, within 100m of the coastline or RL 3.9m AHD in other areas. AO8.2 Structures used for the manufacture or storage of hazardous materials in bulk are designed to prevent the intrusion of waters from a defined storm tide event.	Floor levels of all habitable rooms are above the defined storm tide event level of 3.9m AHD, being more than 100m from the coastline. Please find the attached building designs and elevations. Complies with AO8.1 Not Applicable.

Further discussion relating to PO7.

To assist with an assessment of the development proposal, the following acknowledgement is made:

The proposed Dwelling House results in an increase in intensity of residential development within the High hazard (storm tide inundation) area of the Coastal environment overlay.

Despite this, the applicant is able to demonstrate that the development does not result in an unacceptable increase in risk to people and property and as such this minor increase in development intensity is an appropriate outcome for the site.

The proposed dwelling house use constitutes a low density development outcome and a land use that aligns with the character of the local area. The effect of the coastal environment overlay does not change these characteristics, specifically considering the development's consistency with Planning Practice Note 1 and consequently the ability for the development to avoid any increase in risk to people or property despite the minor increase in density. The dwelling footprint is able to achieve a ground FFL of 3.9m AHD, does not require any bulk earthworks or stormwater management works and can be conditioned to ensure the structure design of the slab allows adequate bracing during an event. The applicant is also able to provide a car parking space pad that ensures vehicle storage can occur at or above 3.05m AHD with no significant earthworks as a majority of the site is 3.25m AHD or above. The proposed development is therefore within the tolerable level of risk outlined in Note 1.

In substantive terms, the development involves a tolerable/acceptable increase in development intensity (all be it a very minor increase) as provided for under Practice Note 1. As such, the development is consistent with PO7 and the purpose of the overlay code, and is an appropriate outcome for the site.

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 medium and high hazard areas are contained to the road boundary of the site, where drainage is managed within the road parcel. No building areas are proposed within the medium and high hazard areas. All habitable rooms will be positioned above the defined flood level. 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.

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 very high areas of environmental importance. However, the site appears to lack significant vegetation to demonstrate the environmental importance values identified to the site. The site contains seven native mature trees at the centre of the site and general landscaping at the side boundary to Lot 11. Due to the infrastructure installed surrounding the site, the on site vegetation is fragmented from the vegetation on surrounding lots. This significantly reduces the site's ability to contribute to ecological functions and biophysical processes, with poor connections to habitat networks. It is considered that the site is incorrectly identified as containing areas of very high environmental importance, as the adjoining stormwater drainage parcel and nearby Lot 1 are identified as containing areas of very high environmental importance while also demonstrating a lack of on site vegetation.

The vegetation along the side boundary maintains a functional connecting corridor, adjoining to the vegetation on surrounding sites. The proposed designs of the dwelling house and garage maintain the side boundary landscaping and thus maintains the connecting corridor on site. This maintains the environmental values of the site that contribute to ecological functions and biophysical processes of the local area. Given the extent to which the proposal objectively satisfies the overlay code, a direct assessment against the outcomes is not considered necessary in order to demonstrate compliance. Formalisation of compliance with the codes can be ensured through the imposition of standard conditions of approval requiring development to occur in accordance with the plans of development.

5.3 Public Notification

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

6. CONCLUSION

This development application is made in accordance with the provisions of Chapter 3, Part 2 of the *Planning Act 2016* and is seeking a development permit for a material change of use to facilitate a Dwelling House. The subject premises is addressed as 19 Primrose Street, Belgian Gardens QLD 4812 more particularly described as Lot 6 on T118441. The premises is within the Open Space 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)	Thas PTY LTD 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)	DA132-25
1.1) Home-based business	
☐ 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?	
☒ Yes – the written consent of the owner(s) is attached to this development application	
☐ No – proceed to 3)	

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see [DA Forms Guide: Relevant plans](#).

3.1) Street address and lot on plan

- ☒ Street address **AND** lot on plan (all lots must be listed), **or**
☐ Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		19	Primrose Street	Belgian Gardens
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4810	6	T118441	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)
		☐ WGS84 ☐ GDA94 ☐ Other:	

- ☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

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

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

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

Name of port authority for tidal area (if applicable)

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

5) Are there any existing easements over the premises?

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

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

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

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	☒ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☐ Yes – complete division 2
Operational work	☐ Yes – complete division 3
Building work	☐ Yes – complete <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	586.12m ²

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

- ☐ Yes
- ☒ No

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

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

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

Division 2 – Reconfiguring a lot

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

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

--

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

☐ Subdivision (complete 10)	☐ Dividing land into parts by agreement (complete 11)
☐ Boundary realignment (complete 12)	☐ Creating or changing an easement giving access to a lot from a constructed road (complete 13)

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

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

10.2) Will the subdivision be staged?

- ☐ Yes – provide additional details below
☐ No

How many stages will the works include?

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

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

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

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

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

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

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

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

- | | | |
|--|-------------------------------------|--|
| ☐ Road work | ☐ Stormwater | ☐ Water infrastructure |
| ☐ Drainage work | ☐ Earthworks | ☐ Sewage infrastructure |
| ☐ Landscaping | ☐ Signage | ☐ Clearing vegetation |
| ☐ Other – please specify: _____ | | |

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

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

\$

PART 4 – ASSESSMENT MANAGER DETAILS

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

Townsville City Council

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

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

PART 5 – REFERRAL DETAILS

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

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

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

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

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

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

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

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

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

- ☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

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

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

- ☐ Ports – Brisbane core port land

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

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

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

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

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

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

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

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

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

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

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

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

Referral requirement	Referral agency	Date of referral response

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

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

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

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

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

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

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

PART 7 – FURTHER DETAILS

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

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

☒ No

List of approval/development application references	Reference number	Date	Assessment manager
☐ Approval			
☐ Development application			
☐ Approval			
☐ Development application			

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

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

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

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

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

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

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

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

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

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

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

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

Hazardous chemical facilities

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

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

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

Clearing native vegetation

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

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

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

Environmental offsets

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

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

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

Koala habitat in SEQ Region

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

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

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

Water resources

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

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

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

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

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

Waterway barrier works

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

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

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

Marine activities

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

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

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

Quarry materials from a watercourse or lake

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

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

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

Quarry materials from land under tidal waters

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

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

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

Referable dams

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

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

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

Tidal work or development within a coastal management district

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

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

☒ No

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

Queensland and local heritage places

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

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

☒ No

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

Name of the heritage place:	Place ID:
-----------------------------	-----------

Decision under section 62 of the Transport Infrastructure Act 1994

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

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

☒ No

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

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

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

☒ No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

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

☒ Yes

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

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

☐ Yes

☒ Not applicable

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

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#).

☒ Yes

Relevant plans of the development are attached to this development application

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

☒ Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

☐ Yes

☒ Not applicable

25) Applicant declaration

- ☒ By making this development application, I declare that all information in this development application is true and correct
- ☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

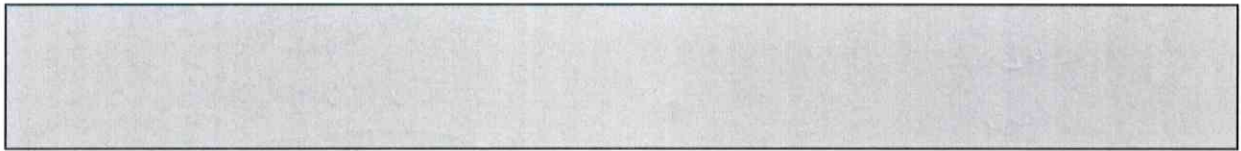
Notification of engagement of alternative assessment manager

Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment

Note: For completion by assessment manager if applicable

Description of the work	
QLeave project number	
Amount paid (\$)	Date paid (dd/mm/yy)
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	



I,

Tom Hohn
Director

Delegate Representative of the entity mentioned below.

Of

THAS PTY LTD

the entity being the owner of the premises identified as follows:

19 Primrose Street BELGIAN GARDENS QLD 4810
Lot 6 on T118441

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

THAS Pty Ltd c/- BNC Planning Pty Ltd

on the premises described above for:

Material change of use

Signature of Delegate

25/08/2025

Date

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

Applicant template 11.0
Version 1.0—3 July 2017

APPENDIX 2

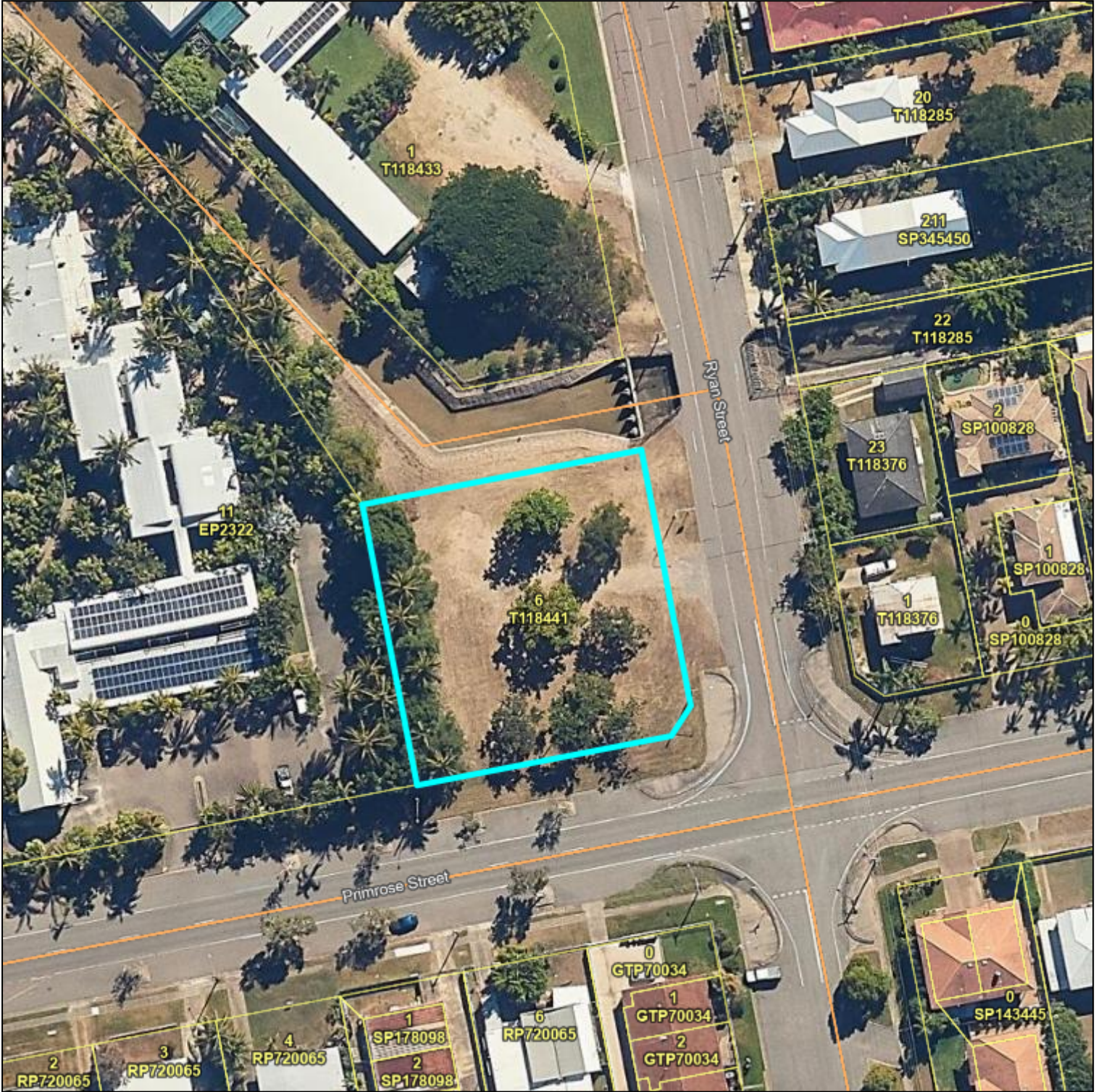
SITE DETAILS

Aerial

19 Primrose Street, Belgian Gardens QLD 4810

19°14'34"S 146°47'54"E

19°14'34"S 146°47'60"E

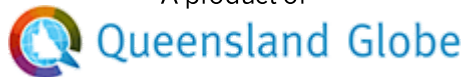


19°14'40"S 146°47'54"E

19°14'40"S 146°47'60"E

A product of

Legend located on next page



Scale: 1:927

Printed at: A4

Print date: 12/8/2025

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: 27511393
Version: 1, Version Date: 04/09/2025

Land parcel

 Parcel

Land parcel - gt 1 ha

 Parcel

Land parcel - gt 10 ha

 Parcel

Easement parcel



Strata parcel



Volumetric parcel



Land parcel - gt 1000 ha

 Parcel

Land parcel label

Land parcel label - gt 1 ha

Land parcel label - gt 10 ha

Land parcel label - gt 1000 ha

Places: Land parcel

 6T118441

Green bridges



Roads and tracks

 Motorway

 Highway

 Secondary

 Connector

 Local

 Restricted Access Road

 Mall

 Busway

 Bikeway

 Restricted Access Bikeway

 Walkway

 Restricted Access Walkway

 Non-vehicular Track

 Track

 Restricted Access Track

 Ferry

 Proposed Thoroughfare

Bridges



Tunnels



Railway stations



Railways



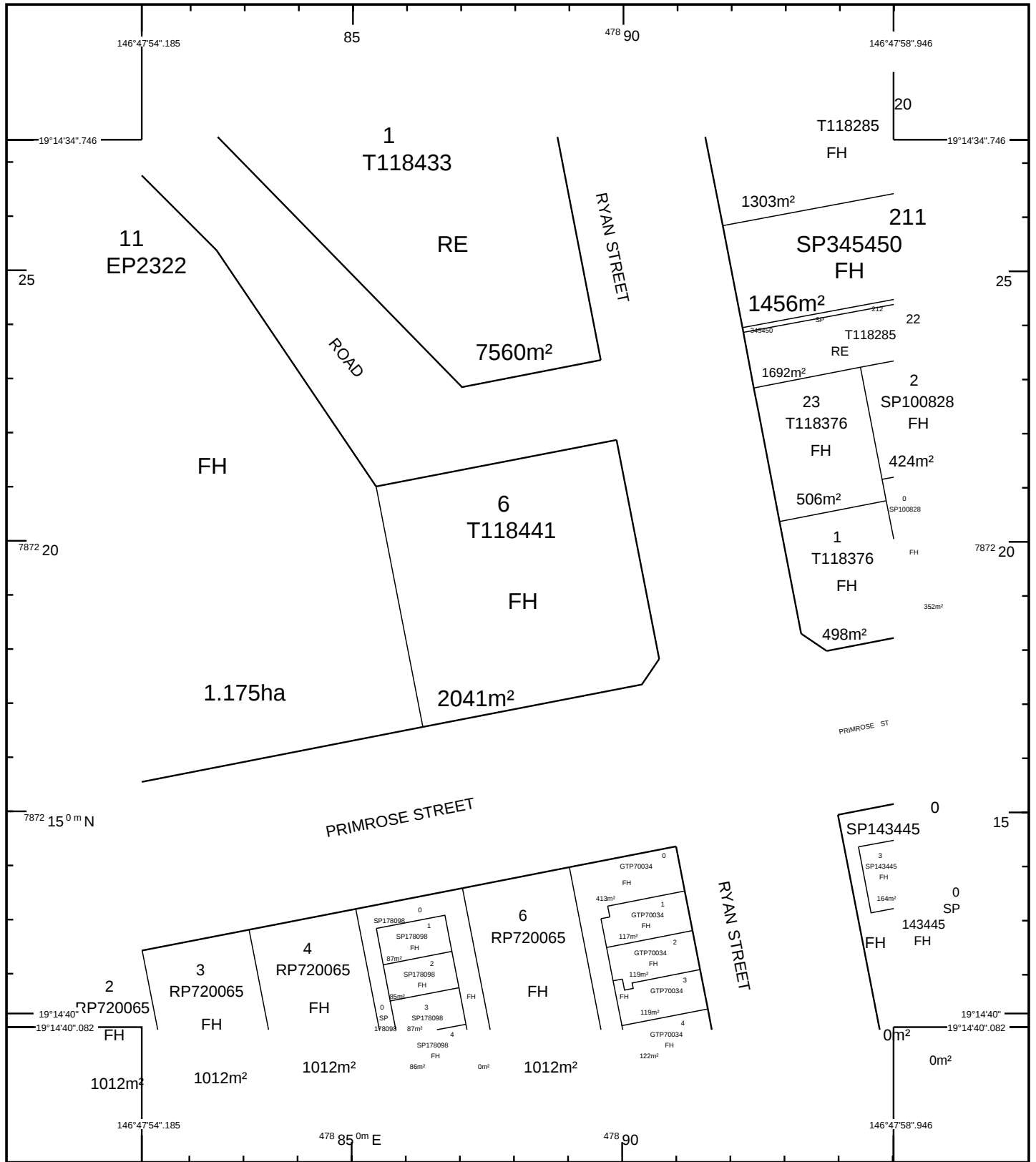
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STANDARD MAP NUMBER
8259-13322

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

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	6/T118441
Area/Volume	2041m²
Tenure	FREEHOLD
Local Government	TOWNSVILLE CITY
Locality	BELGIAN GARDENS
Segment/Parcel	50815/18

CLIENT SERVICE STANDARDS

PRINTED 12/08/2025

DCDB 11/08/2025

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SmartMap

An External Product of
SmartMap Information Services

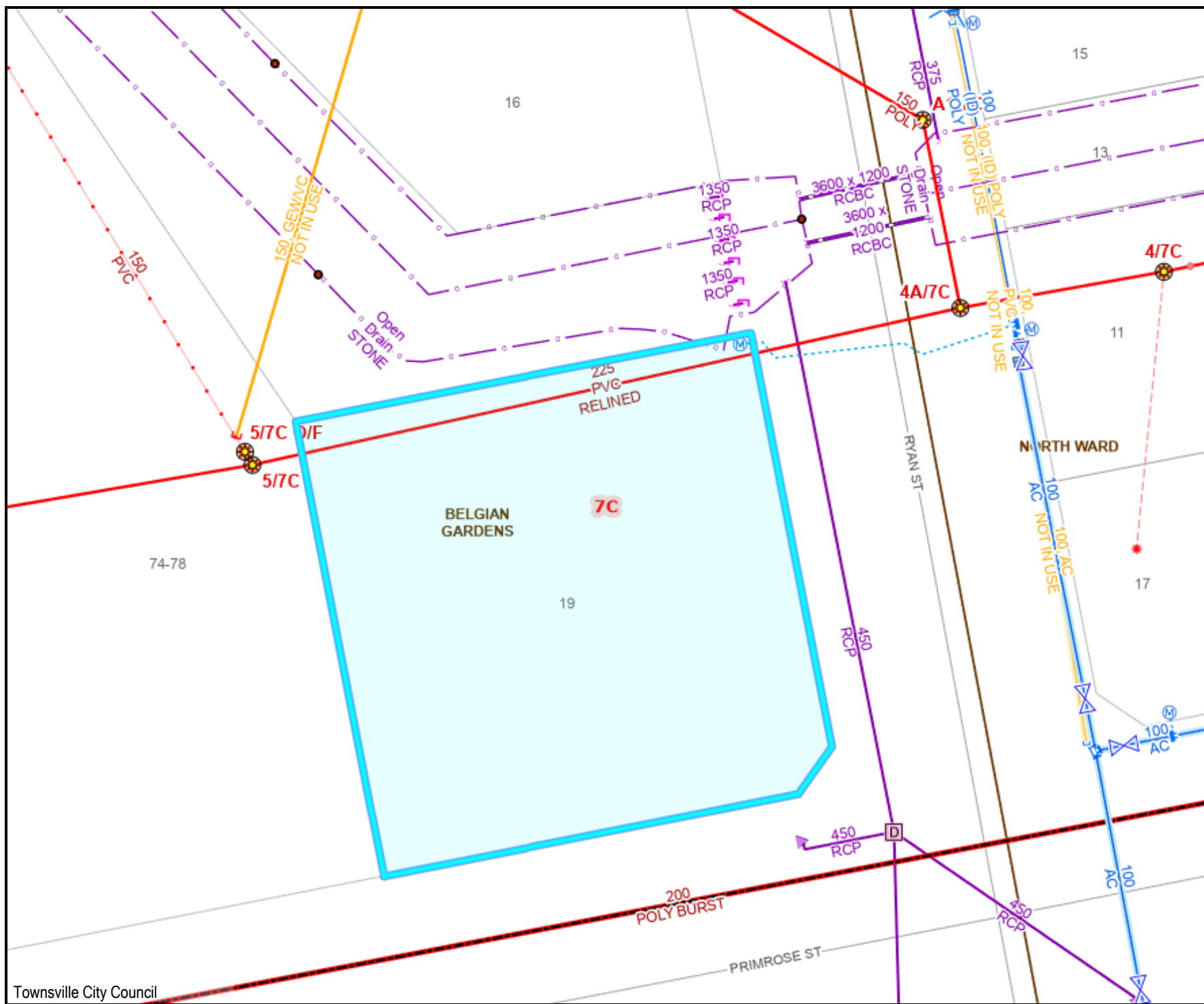
Based upon an extraction from the
Digital Cadastral Data Base



**Queensland
Government**

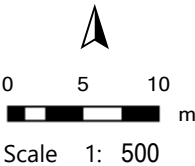
(c) The State of Queensland,
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Services

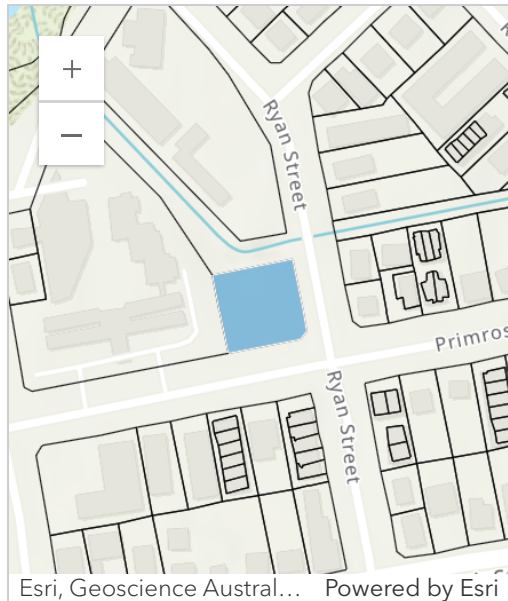
Legend



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Property Site Report



Primrose Park 19 Primrose Street, BELGIAN GARDENS

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

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

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

Local Government Infrastructure Plan

The purpose of the local government infrastructure plan is to:

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

For more information, please click the link below:

[Morningside City Plan – Part 4 Local Government Infrastructure Plan](#)

[Morningside City Plan – Schedule 3 Local Government Infrastructure Plan Mapping](#)

[Morningside Maps – Local Government Infrastructure Plan \(LGIP\)](#)

Local Government Infrastructure Plan Area

- This property is within a Local Government Infrastructure Plan Area

Zones

The purpose of Zones are to ensure that:

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

Below you will see how this applies to your property.

For more information, please click the link below:

[Townsville City Plan - Part 6 Zones](#)

Zoning

The subject site is located within the:

- Open space zone

For more information, please click the link below:

Flood Hazard Overlay

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

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

For more information, please click the link below:

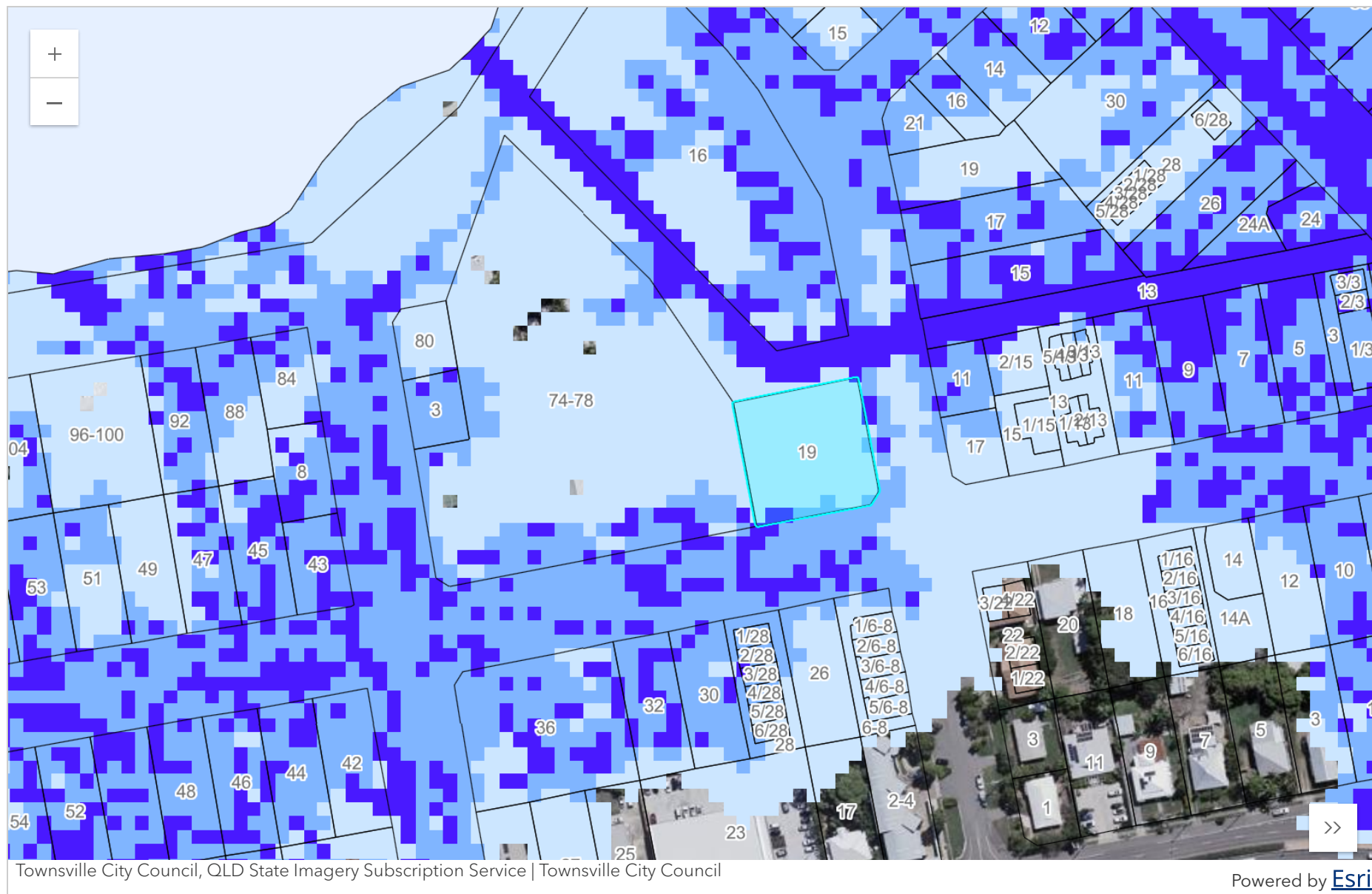
[High and Medium Hazard Area Table of Assessment](#)

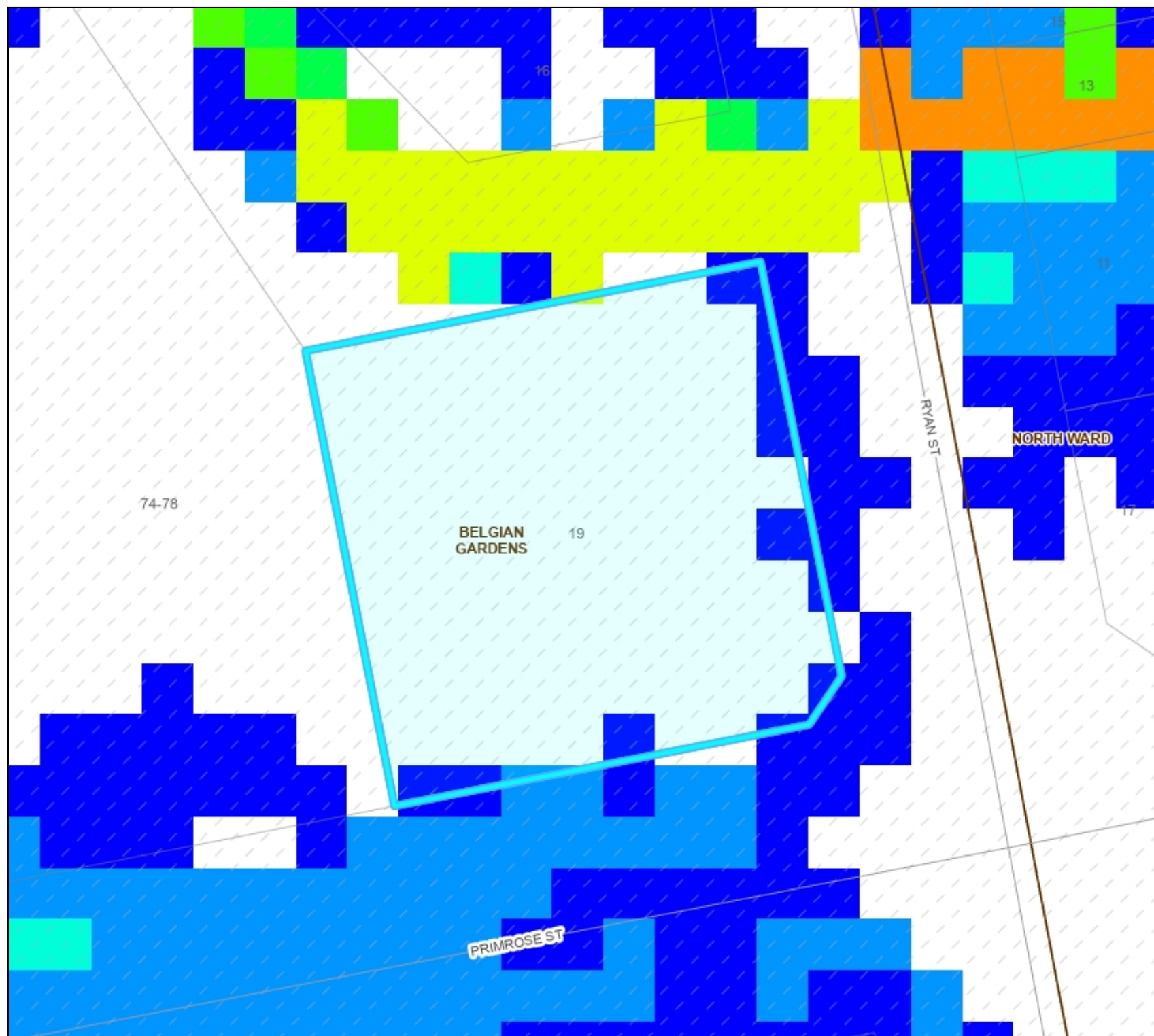
[Low Hazard Area Table of Assessment](#)

[Flood Hazard Overlay Code](#)

Flood Hazard

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





Legend

Properties

Suburbs

FLOOD STUDY AREAS

November 2014 to Present

WATER HEIGHT (1:250 - 1:5000)

2% AEP Height

1% AEP Height

1% AEP & 2% AEP DEPTH (1:250 - 1:5,000)

Water Depth: 0.01 - 0.3m

Water Depth: 0.3 - 0.5m

Water Depth: 0.5 - 0.75m

Water Depth: 0.75 - 1.0m

Water Depth: 1.0 - 1.5m

Water Depth: 1.5 - 2.0m

Water Depth: 2.0 - 3.0m

Water Depth: 3.0 - 25.0m



0 6.4 12.70

Meters

Date: 12/8/2025 12:37 PM

Scale 1: 500

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DISCLAIMER: Visible Scale - 1: 250 - 1: 5,000. The flooding contained in this map does not in itself indicate whether any particular property has or has not been affected by floods. The flooding information depicted shows inundation resulting from rainfall of river flows resulting from rainfall and does not include inundation due to Storm Tide. The council considers that the information presented in the map is the best available at the time of preparation. However the modelling results contained in this map are based upon projections, assumptions and analysis about circumstances that may not eventuate, or may eventuate in different combinations and with different outcomes. Because of that, the information in the map is not provided with the intention that persons will rely upon its accuracy or completeness for the purpose of making decisions with financial or legal implications. Neither the council nor its officers will be liable in contract, negligence or otherwise for the consequences of any deficiency, inaccuracy or error in the map or for the consequences of any person relying upon the map. The Flood Study Areas layer indicates the date of the flood study that has generated the flood map data. Infrastructure constructed since the completion of a flood study has the potential to alter flood levels and extents to those shown.



Coastal Environment Overlay

The purpose of the Coastal environment overlay code is to ensure development in the coastal zone is planned, designed, constructed and operated to:

- (a) avoid risk to people and property from coastal hazards, including storm tide inundation and coastal erosion, and taking into account the predicted effects of climate change; and
- (b) manage the coast to protect coastal resources and allow for the natural fluctuations of coastal processes as far as possible.

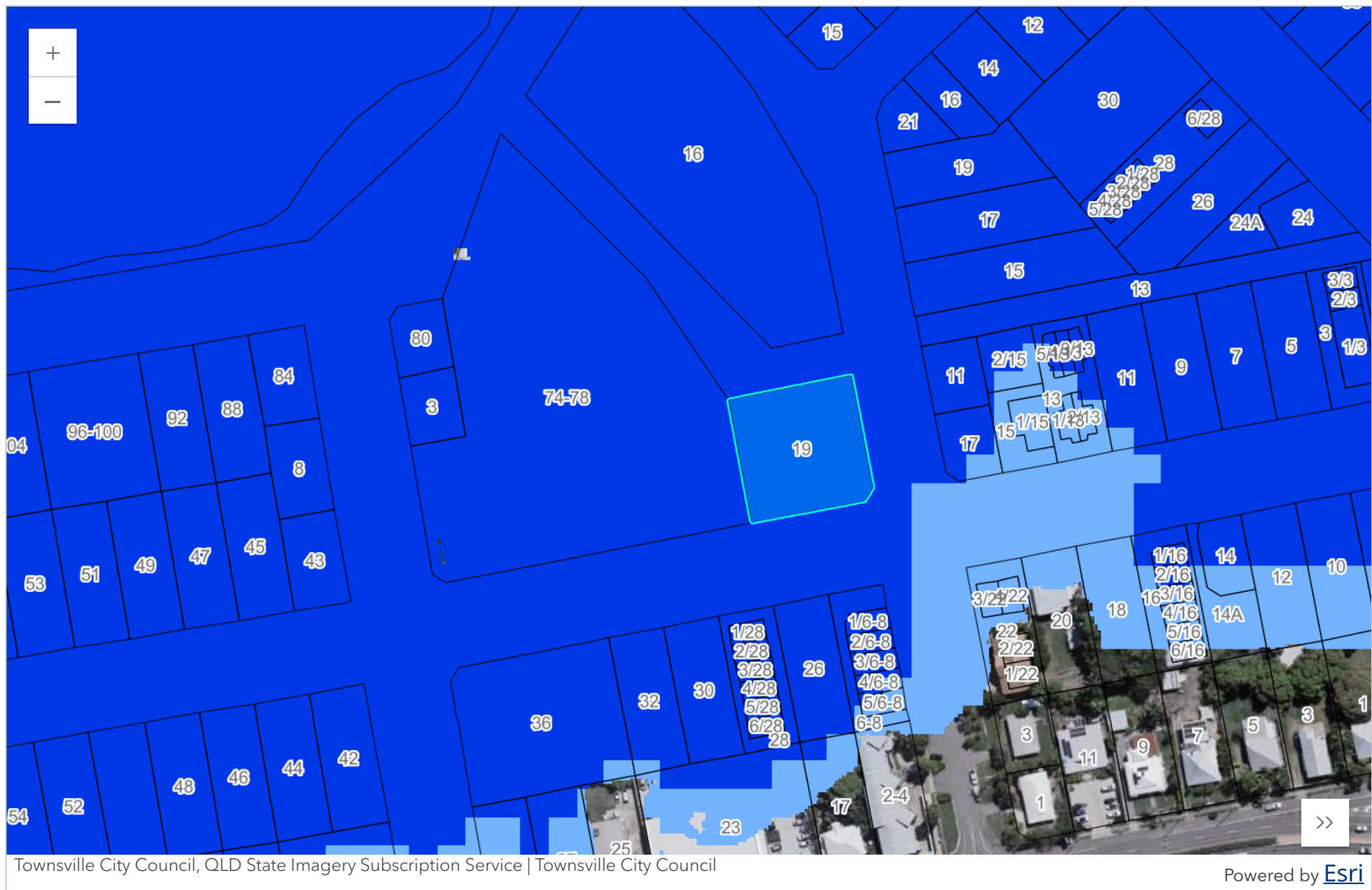
For more information, please click the link below:

[Coastal Environment Overlay Code](#)

[Statement of Assessment](#)

Storm Tide Inundation and Erosion Areas

- Coastal Environment Overlay Map OM-03.1 - Coastal hazard areas - storm tide inundation areas and erosion areas from sea level rise - High hazard



Natural Assets Overlay

The purpose of the Natural assets overlay code is to:

- (a) protect areas of environmental significance, and the ecological processes and biodiversity values of terrestrial and aquatic ecosystems;
- (b) maintain ecosystem services and other functions performed by Townsville's natural areas; and
- (c) protect water quality, ecosystem health and the natural hydrological functioning of waterways, wetlands and their riparian areas.

For more information, please click the link below:

[Natural Assets Overlay Code](#)

[Statement of Assessment](#)

Environmental Importance

- Environment Natural Assets Overlay Map OM-08 - Environmental importance - Very high



Airport Environs Overlay

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

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

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

For more information, please click the link below:

[Overlay Code](#)

[Table of Assessment](#)

Operational Airspace

- Airport Environs Overlay Map OM-01.1 - Operational airspace - Airspace more than 15m above ground level

Wildlife Hazard Buffer Zones And Public Safety Areas

- Airport Environs Overlay Map OM-01.2 - Wildlife hazard buffer zones and Public safety areas - Distance from airport runway - 3km

Lighting Area Buffer Zones

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

Additional Information

The following is provided for information awareness:

Acid Sulphate Soils

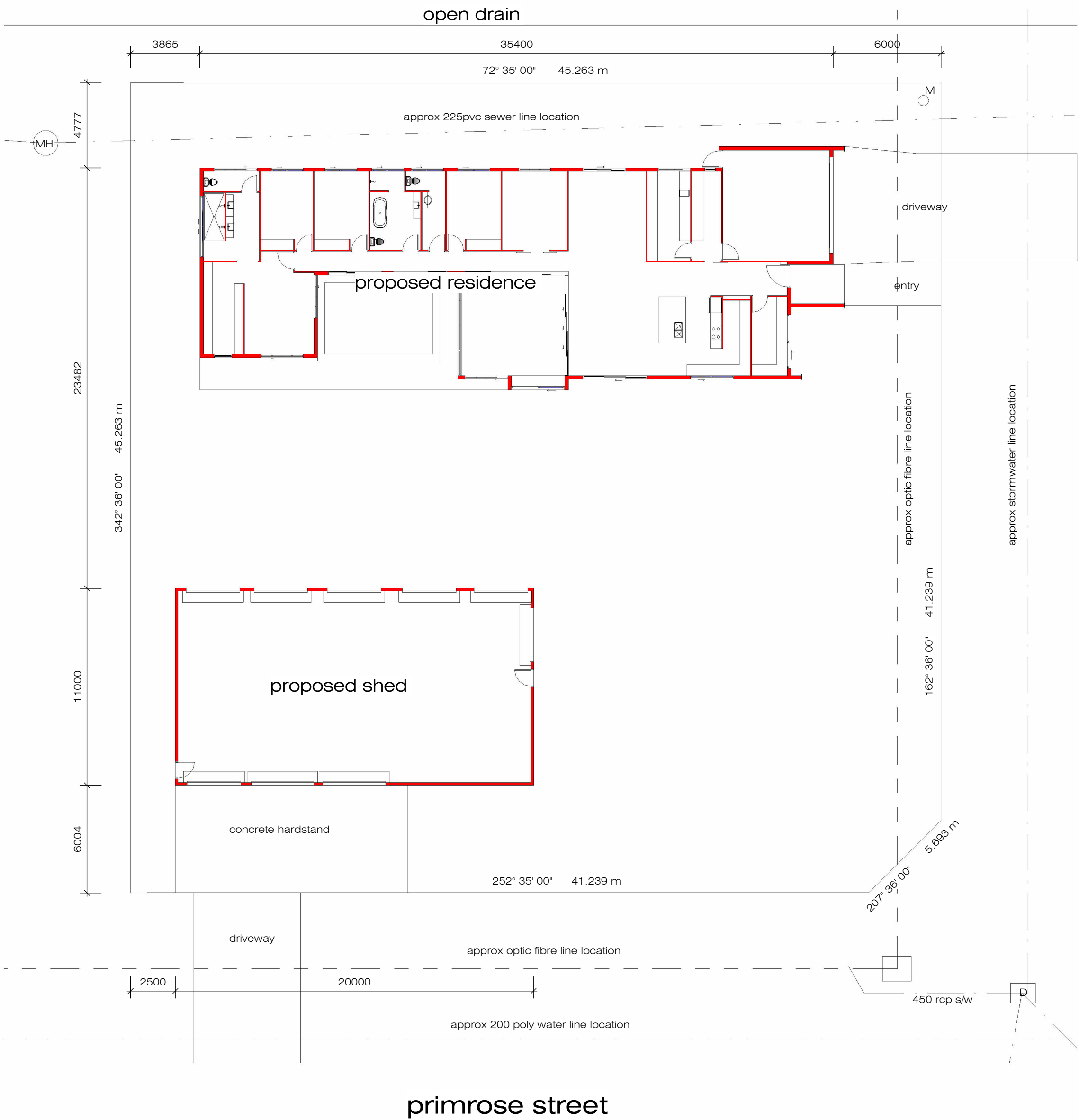
The subject site is located within an area of potential acid sulfate soils as identified in the Townsville City Plan on:

- Acid sulphate soils Figure 9.2 - 0-5 metres AHD

For more information, please click the link below:

APPENDIX 3

PLANS OF DEVELOPMENT



2
sk_01

site plan
1 : 200

NOTES:
* THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT.
* COMPLY WITH ALL RELEVANT AUTHORITY REG. & BSA.
* USE FIGURED DIMENSIONS ONLY, DO NOT USE SCALED MEASUREMENTS.
* VERIFY ALL ON SITE DIMENSIONS & LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

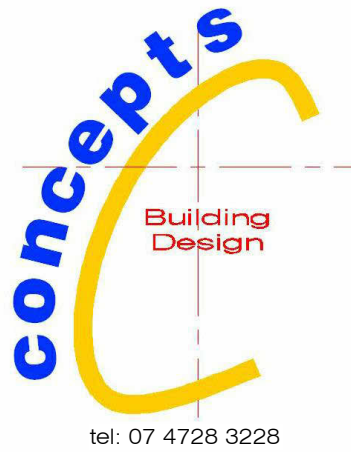
Revision Schedule		
No	Description	Date



Preliminary
not to be used for construction purposes

PROPERTY DESCRIPTION
LOT No: Lot 6
PLAN No: T 118441
COUNTY OF Elphinstone
PARISH OF Coonambelah
SITE AREA 2041 m²

Area Schedule (site area)			
Count	Name	Area	%
building			
1	residence	366.12	18%
1	shed	220.00	11%
2		586.12	29%
hardstand			
1	driveway	37.61	2%
1	driveway	120.45	6%
2		158.06	8%
landscaping			
1	landscaped area	1296.55	64%
1		1296.55	64%
5		2040.73	100%



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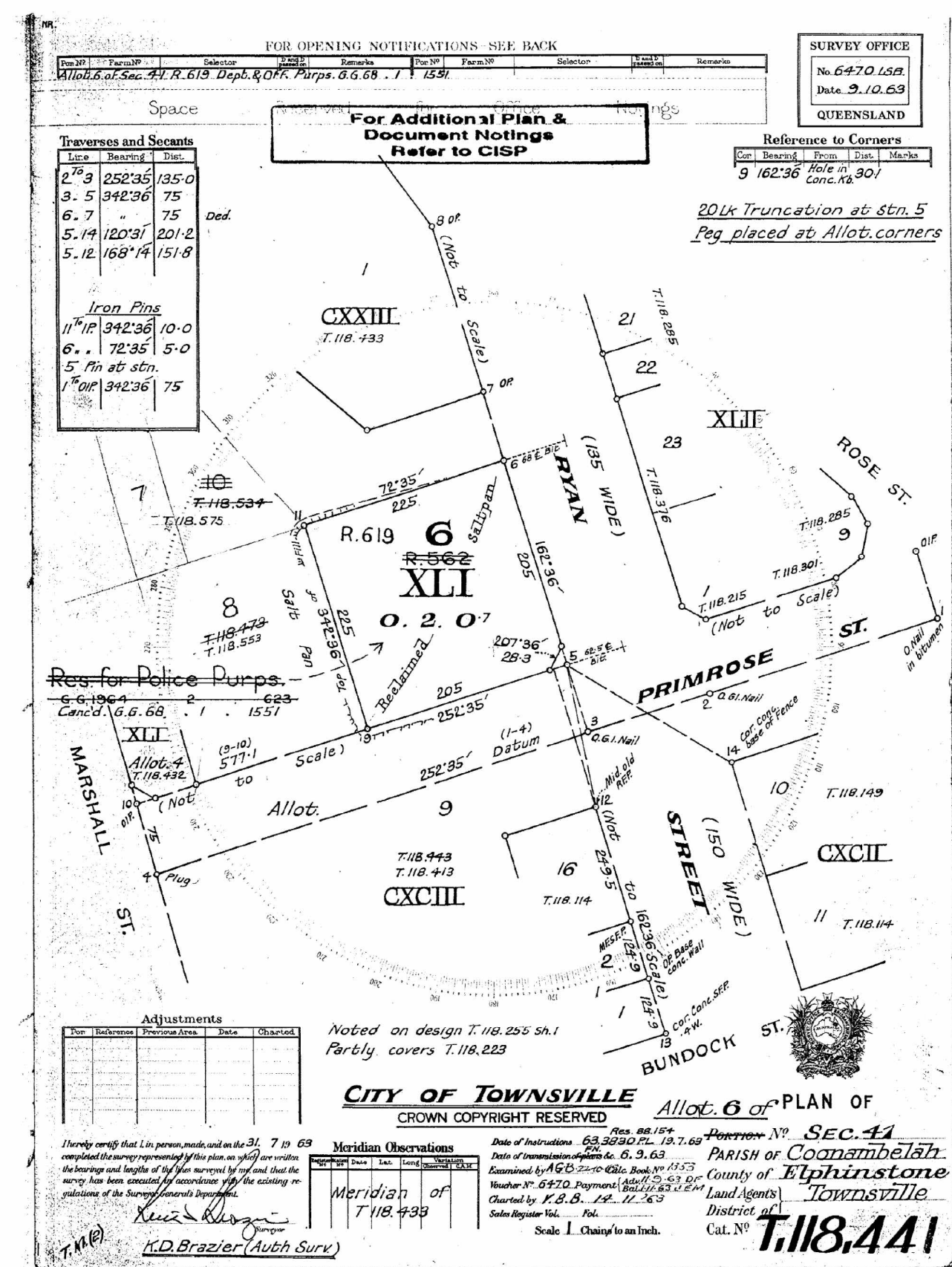
project:
Proposed Residence

for:
Hohn Constructions

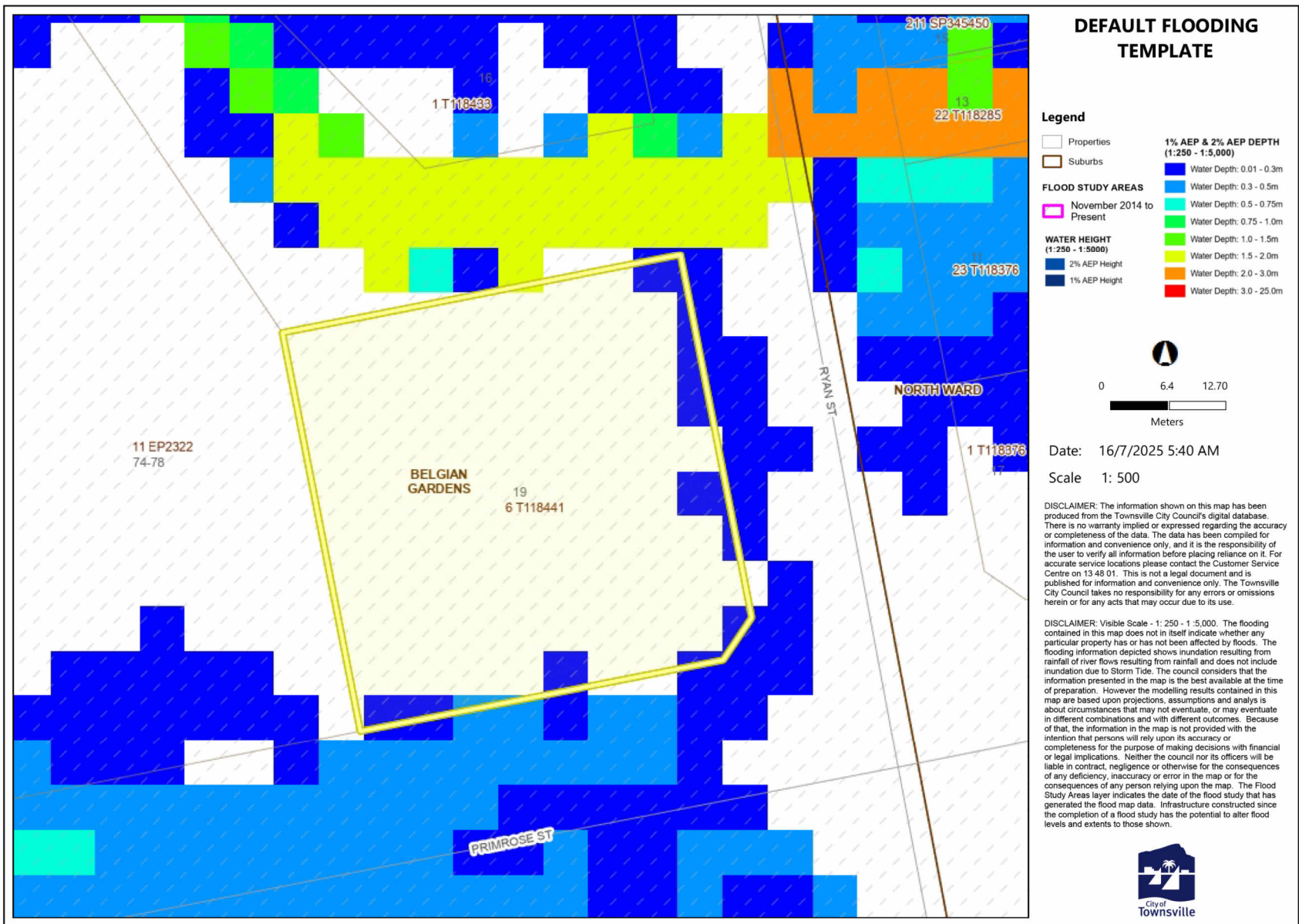
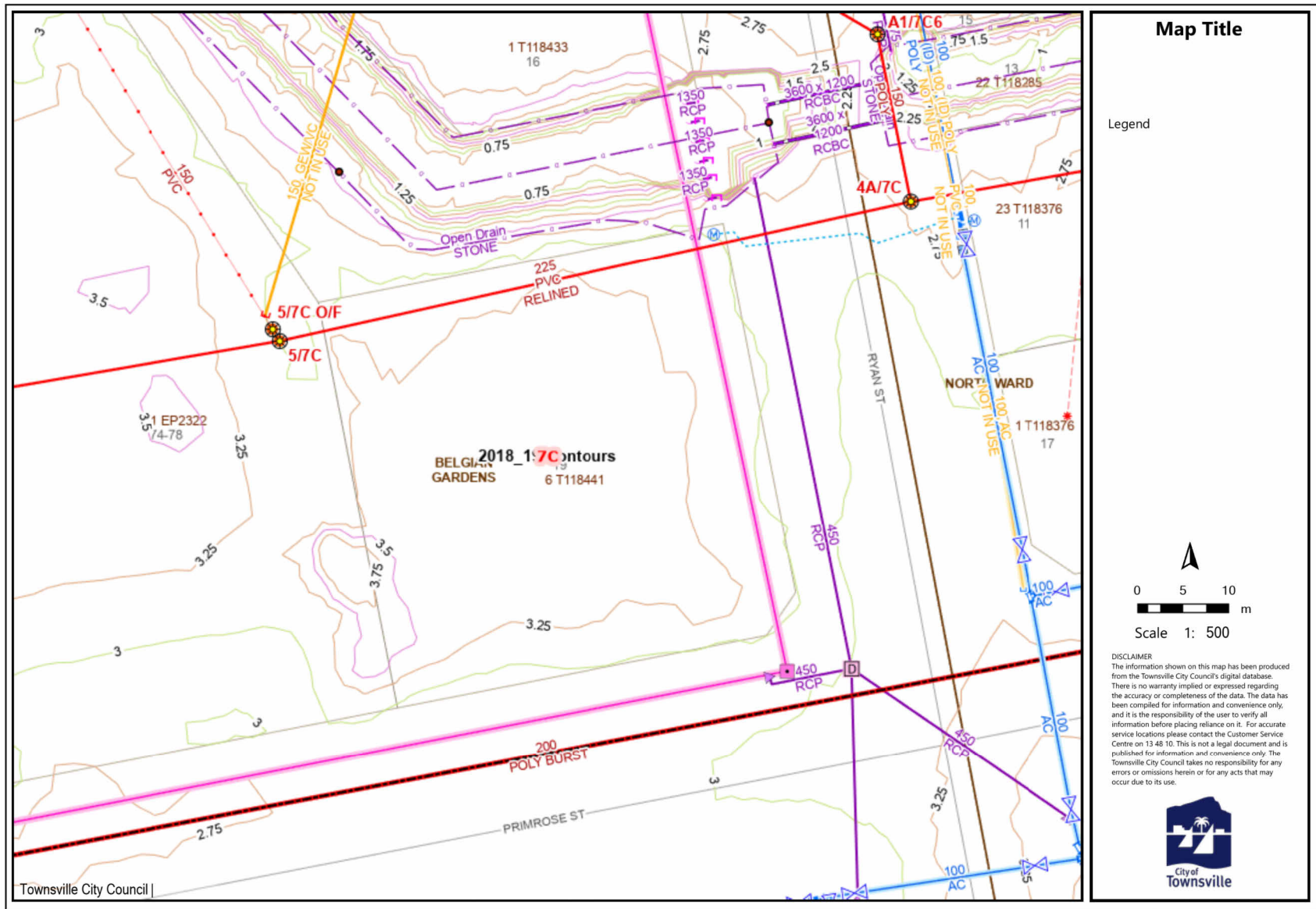
at:
19 Primrose St
Belgian Garsens

Issue Date	july 2025	25-028
Drawn	Author	
scale	As indicated	
sheet	sk_01	printed 22/07/2025 8:49:42 AM

sheet size = A2



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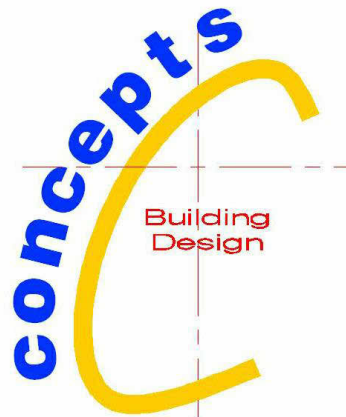
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Revision Schedule		
No	Description	Date



Preliminary
not to be used for construction purposes



tel: 07 4728 3228

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project:
Proposed Residence

for:
Hohn Constructions

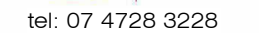
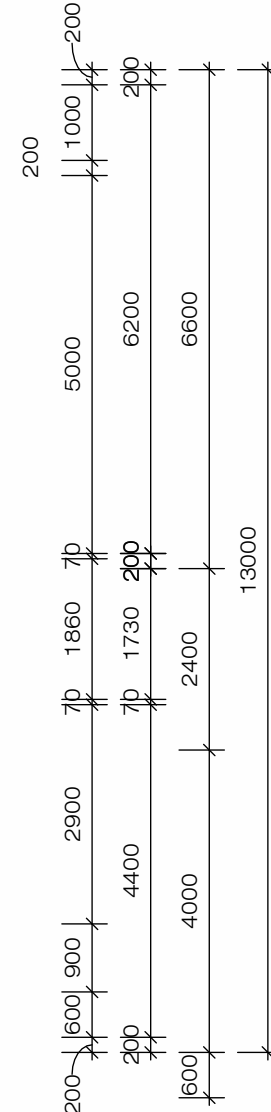
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19 Primrose St
Belgian Garsens

Issue Date	July 2025	25-028
Drawn	Author	
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sheet sk_02	printed	22/07/2025 8:49:44 AM

sheet size = A2

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No	Description	Date
----	-------------	------



project:
Proposed Residence

at:
19 Primrose St
Belgian Garsens

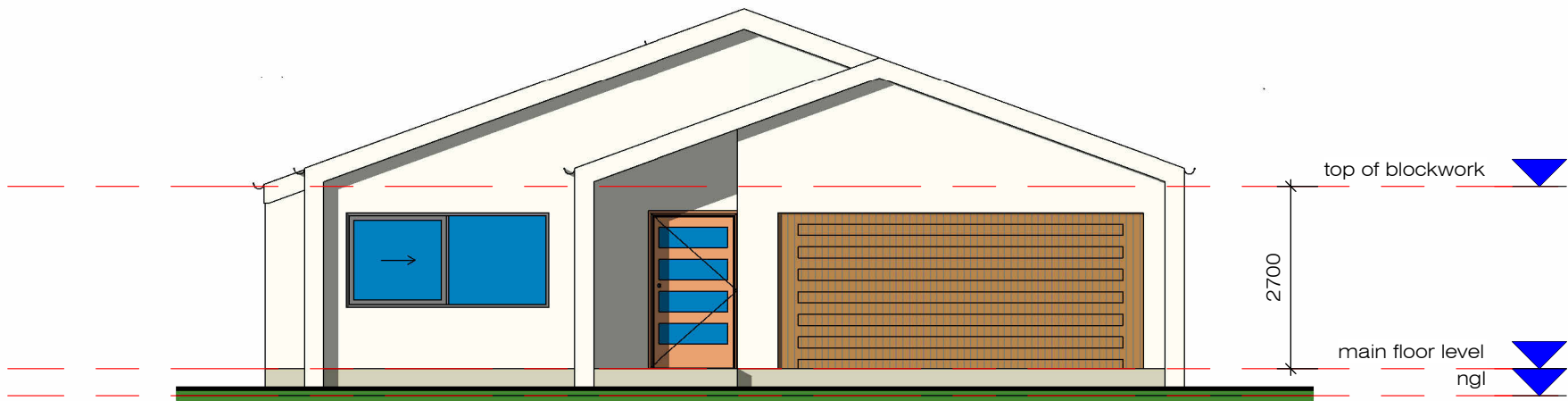
Issue Date july 2025		25-028
Drawn	S.PARENTI	
scale	1 : 100	
sheet sk 03	printed	22/07/2025 9:11:26 AM

sheet sk 03 printed 22/07/2025 9:11:26 AM

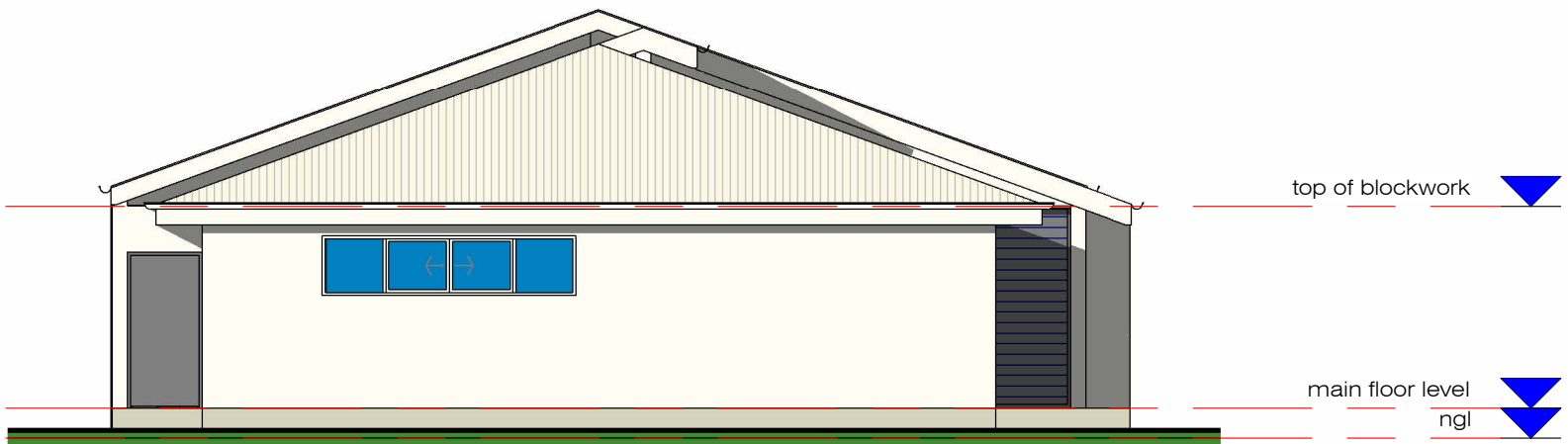
Area Schedule (Gross Building)	
Name	Area
porch	7.20
garage	40.40
living	318.52
Grand total: 3	366.12

NOTES:
* THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT.
* COMPLY WITH ALL RELEVANT AUTHORITY REG. & BSA.
* USE FIGURED DIMENSIONS ONLY, DO NOT USE SCALED MEASUREMENTS.
* VERIFY ALL ON SITE DIMENSIONS & LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

Revision Schedule		
No	Description	Date



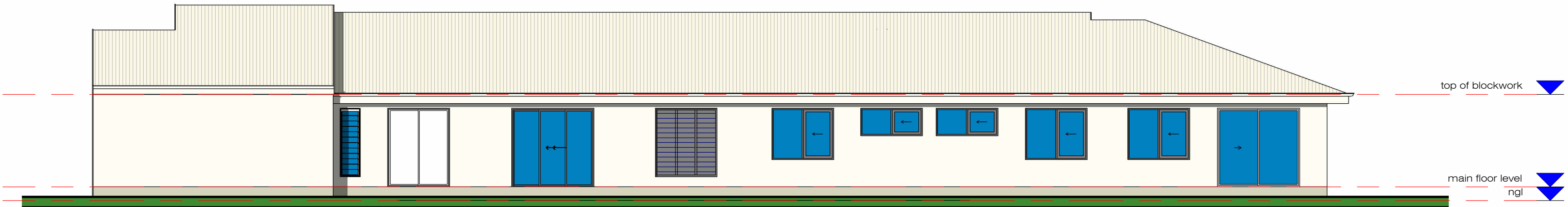
1
sk_04
east elevation
1 : 100



4
sk_04
west elevation
1 : 100



Preliminary
not to be used for construction purposes



2
sk_04
north elevation
1 : 100



tel: 07 4728 3228

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project:
Proposed Residence

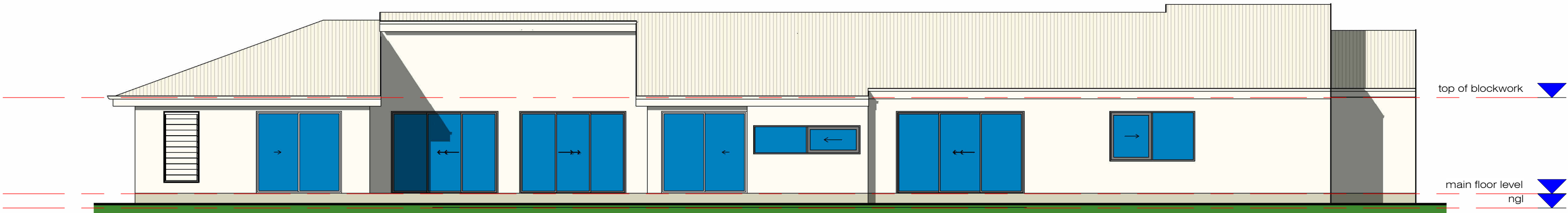
for:
Hohn Constructions

at:
19 Primrose St
Belgian Garsens

Issue Date	july 2025	25-028
Drawn	S.PARENTI	
scale	1 : 100	
sheet	sk_04	

sheet size = A2

printed 22/07/2025 9:11:28 AM



3
sk_04
south elevation
1 : 100

APPENDIX 4

OTHER SUPPORTING INFORMATION



PRE-LODGEMENT MEETING MINUTES >>

PO BOX 1268, Townsville
Queensland 4810

13 48 10

COUNCIL REFERENCE >>	PLM25/0114	enquiries@townsville.qld.gov.au
ASSESSMENT NO >>	0424037	townsville.qld.gov.au
LEGAL DESCRIPTION >>	Lot 6 T 118441	ABN: 44 741 992 072
PROPERTY ADDRESS >>	Primrose Park 19 Primrose Street BELGIAN GARDENS QLD 4810	
PROPOSAL >>	Change of zoning to residential	

DATE >> 25 June 2025
TIME >> 9.00am

ATTENDEES >>

Tom Hohn	Applicant
Sal Parenti	Designer
Estelle Trueman	Senior Planner - Planning and Development
Shelly Sharma	Senior Development Engineer - Planning and Development
Naomi White	Planning Support Officer - Planning and Development

Description of the Proposal

- Multiple dwelling units or dwelling house

Property Zoning and Overlays

Zone:

>> Open space zone

Priority infrastructure plan:

>> This property is within a Local Government Infrastructure Plan Area.

Overlay(s):

- >> Airport Environs Overlay Map OM-01.1 - Operational airspace - Airspace more than 15m above ground level
- >> Airport Environs Overlay Map OM-01.2 - Wildlife hazard buffer zones and Public safety areas - Distance from airport runway - 3km
- >> Airport Environs Overlay Map OM-01.5 - Light intensity - 6km radius
- >> Airport Environs Overlay Map OM-01.5 - Light intensity - Zone D
- >> Coastal Environment Overlay Map OM-03.1 - Coastal hazard areas - storm tide inundation areas and erosion areas from sea level rise - High hazard
- >> Development Constraints Overlay Map OM-06.1 to OM-06.2 - Flood hazard - High hazard area
- >> Development Constraints Overlay Map OM-06.1 to OM-06.2 - Flood hazard - Low hazard area
- >> Development Constraints Overlay Map OM-06.1 to OM-06.2 - Flood hazard - Medium hazard area
- >> Environment Natural Assets Overlay Map OM-08 - Environmental importance - Very high

Information Purposes:

>> This site may be within 5m of an overhead powerline owned by Ergon Energy. There are strict legal and safety requirements for any buildings near an overhead powerline. Please contact Ergon Energy for safety advice on 13 74 66 or search for "safety advice" on the Ergon

Energy [website](#) and make an application if structures or works are proposed or if any person, plant or equipment will come within 5m of an existing line. To avoid building delays Ergon Energy strongly advises you get in contact early.

>> Acid sulphate soils Figure 9.2 - 0-5 metres AHD

Planning Scheme

The proposal is subject to assessment against the Townsville City Plan. The planning scheme can be viewed via the following link: [Current City Plan \(townsville.qld.gov.au\)](https://townsville.qld.gov.au)

Furthermore, Townsville Maps can be viewed via the following link: [TownsvilleMAPS Mapping Service - Townsville City Council](#)

Meeting Discussion

- Rezoning of the site would be unlikely to be supported by council. The site is affected by the coastal hazard overlay and council would not support increased risk to people and property.
- Zoning in the surrounding area consists generally of Low density residential zone.
- Defined Use - Discussion included either multiple dwelling units or dwelling house
- Level of assessment - Almost any development type would trigger Impact Assessment - see planning scheme Tables of Assessment for further details.
 - Council assesses each proposal based on its merit and assessment of multiple dwelling units or a dwelling house would be subject to demonstrating the amelioration of risks associated with the Coastal hazard overlay can be mitigated.
- Strategic Framework
- Open space zone code
- Transport impact, access and parking code
 - A traffic impact assessment is required to demonstrate the development can be serviced. If building more than 5 units, generally a bulk refuse collection is required. Considering the site has two road frontages, wheelies bins may be accepted as long as all bins can fit within the road frontage of development site.
 - Access - Depending on the proposed density, this will inform access to the site, both Ryan Street and Primrose Street are at the same hierarchy, so access via either street would be considered.
 - Footpath and kerb and channel would be required for the full frontage of the site as part of development for multiple dwelling units.
 - Single dwelling would not require footpath or kerb and channel.
 - Driveway can be assessed as a road work permit for a dwelling house proposal, but the further kerb and footpath works would be assessed as operational works for a multiple dwelling proposal.
- Works code
 - Water
 - Water network analysis is required in accordance with City Plan requirements, for multiple dwellings.
 - Water main to be extended across the road either from Primrose Street and Ryan Street. This may be carried out by Townsville Water via quote arrangements or by the developer as operational works permit.
 - Sewerage - Sewer network analysis is required in accordance with City Plan requirements, for multiple dwellings.
- Landscape code
- Healthy waters code
 - Stormwater - Drainage reserve can be the legal point of stormwater discharge
 - A stormwater management plan will be required where filling the site.
- Coastal environment overlay code

- For design considerations within this overlay, see link for Practice Note 1 linked to the City Plan.
[Coastal Protection - Practice Note 1 | Planning - Townsville City Council](#)
- Council's preference is for structures to be built on stumps to allow water to flow underneath and is a requirement under the Coastal hazard overlay code. For guidance on structures, see link below
[0320 Storm Tide Resilient Building Guidance for Qld Homes FINAL.pdf](#)
- Existing levels on site is mostly 3.25m AHD with some area at 3m AHD or below. It is desirable to have lot level at 3.05m AHD and the habitable level requirement is 3.9 m AHD.
- Flood hazard overlay code - There is only low flood hazard over the site a sper new flood model. No further action is required.
- Natural assets overlay code
- Airport environs overlay code

Site has a fibre optic cable running through the site along Ryan Street side of the lot. It is approximately 3m from the Ryan Street side boundary. Council may require an easement over the cable, 1.5m on either side of the cable, or realignment of the cable. Further information to be provided on the fibre-optic cable requirements.

Other Applicable Information

Upon lodgement of your development application, you will be required to pay assessment fees in accordance with Council's Planning Services Fees and Charges Schedule. For the most current schedule, please refer to: [Fees & Charges - Townsville City Council](#)

Furthermore, the development proposal will be subject to Infrastructure Charges. For a comprehensive review of Council's Infrastructure Charge Resolution, please view the following link: [Infrastructure Charges - Townsville City Council](#)

In addition, the subject site is within the City Activation and Jobs Policy Incentive Package area, as such, please refer to Council's website for further information.

Post Meeting Feedback

- At this stage there is no information from IT section of TCC. Relocation of Fiber Optic may be required if there is not enough cover available or a possibility of damage from future use over the optic such as driveways etc.

Meeting Closed >> 9.30am

Note: This pre-lodgement advice has been prepared based on the information provided in the meeting. A full assessment of the proposal against the planning scheme has not been carried out and this advice may be subject to change at the time of lodgement of a formal development application. An application may be subject to requests for further information not identified in the pre-lodgement meeting following a full assessment.