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**Sent:** Wed, 16 Apr 2025 14:50:01 +1000  
**To:** "Development Assessment" <developmentassessment@townsville.qld.gov.au>  
**Cc:** "Macy Atkinson" <matkinson@milfordplanning.com.au>; "Monique Chalk" <reception@milfordplanning.com.au>  
**Subject:** M2353 - Lodgement - Reconfiguring a Lot - Subdivision (One Lot into Two Lots) - 24 Macquarie Street, Jensen  
**Attachments:** OM2353 - Development Application Package - 16-4-25.pdf

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Good afternoon,

Please refer to the **attached** correspondence for your action.

If you have any questions regarding this correspondence, please contact the undersigned.

Thanks very much.

Kind regards,

**Matteo Sandona** | SENIOR TOWN PLANNER



(07) 4724 0095 | [www.milfordplanning.com.au](http://www.milfordplanning.com.au)  
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MP ref: M2353  
QA: hw.ma.ms

16 April 2025

Assessment Manager  
Townsville City Council  
PO Box 1268  
TOWNSVILLE QLD 4810  
Via: [developmentassessment@townsville.qld.gov.au](mailto:developmentassessment@townsville.qld.gov.au)

**Attention: Planning and Development**

Dear Sir/ Madam,

**Re: Development Application seeking a Development Permit for Reconfiguring a Lot – Subdivision (One Lot into Two Lots) on land described as Lot 22 on RP736026 and located at 24 Macquarie Street, Jensen**

On behalf of the Applicant, Milford Planning hereby make the enclosed development application seeking the abovementioned development approval on the abovementioned land in accordance with Section 51 of the *Planning Act 2016*.

**Assessment Fee**

The relevant assessment fee for the proposed development has been calculated below in accordance with Townsville City Council's (Council) Schedule of Fees and Charges 2024/25.

Component	Calculation	Fee
Impact assessment	\$1,112 per application	<b>\$1,112.00</b>
Reconfiguration of a lot	\$2,502 where not exceed five lots	<b>\$2,502.00</b>
<b>TOTAL ASSESSMENT FEE:</b>		<b>\$3,614.00</b>

We request that the abovementioned assessment fee is charged to Milford Planning's account with Council (account number 35665) following receipt of this application.

---

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**Proceeding**

We look forward to working with Council to progress the proposed development and request the opportunity to discuss any queries or further information that may be required prior to the issue of any formal correspondence.

In the instance that Council requires no further information, we look forward to receipt of Council's Confirmation Notice and confirmation that an Information Request is not required to enable public notification of the development application to proceed.

If you have any questions regarding this correspondence, please contact the undersigned on TEL: (07) 4724 0095.

Yours sincerely,

**MILFORD PLANNING**

  
Electronic

Macy Atkinson  
TOWN PLANNER

Encl: Development application package

Applicant **Cathy Dixon**

Reference **M2353**

Date **December 2024**

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# Development Application

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Proposed  
Development

**Reconfiguring a Lot –  
Subdivision (One Lot into  
Two Lots)**

Property  
Details

**Lot 22 on RP736026  
24 Macquarie Street,  
Jensen**







## DOCUMENT CONTROL

<b>Applicant</b>	Cathy Dixon
<b>Proposed Development</b>	Reconfiguring a Lot – Subdivision (One Lot into Two Lots)
<b>Contact</b>	Macy Atkinson

### Quality Assurance

<b>Date</b> 5.12.24 <b>Version</b> 1 <b>Issue</b> Final <b>Template</b> DA-STN-1	 Macy Atkinson TOWN PLANNER	 Matteo Sandona SENIOR TOWN PLANNER
	<b>Author</b>	<b>Reviewer</b>

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## TABLE OF CONTENTS

<b>1.0</b>	<b>INTRODUCTION.....</b>	<b>5</b>
1.1	PURPOSE.....	5
1.2	STRUCTURE .....	5
<b>2.0</b>	<b>SUBJECT SITE.....</b>	<b>6</b>
2.1	SITE PARAMETERS.....	6
2.2	SURROUNDING AREA .....	7
<b>3.0</b>	<b>PROPOSED DEVELOPMENT .....</b>	<b>8</b>
3.1	DESCRIPTION OF PROPOSED DEVELOPMENT .....	8
3.2	DEVELOPMENT PLANS .....	9
3.3	PRELODGE MENT MEETING .....	9
<b>4.0</b>	<b>ASSESSMENT FRAMEWORK .....</b>	<b>10</b>
4.1	PLANNING ACT 2016.....	10
4.2	PLANNING REGULATION 2017 .....	10
4.3	APPROVAL SOUGHT .....	10
4.4	ASSESSMENT MANAGER ASSESSMENT PARAMETERS.....	10
4.5	REFERRAL AGENCY ASSESSMENT PARAMETERS.....	11
<b>5.0</b>	<b>ASSESSMENT MANAGER CONSIDERATIONS.....</b>	<b>12</b>
5.1	STATE PLANNING POLICY .....	12
5.2	REGIONAL PLAN .....	12
5.3	PLANNING SCHEME STRATEGIC FRAMEWORK.....	13
5.4	PLANNING SCHEME PURPOSE AND OVERALL OUTCOMES .....	13
5.5	PLANNING SCHEME ASSESSMENT MATRIX .....	14
5.6	PLANNING SCHEME DETAILED ASSESSMENT .....	16
<b>6.0</b>	<b>CONCLUSION.....</b>	<b>21</b>
6.1	ASSESSMENT SUMMARY .....	21
6.2	RECOMMENDED CONDITIONS OF APPROVAL .....	21



## APPENDICES

<b>Appendix 1</b>	DA Form 1; and land owner's consent
<b>Appendix 2</b>	SmartMap; and site aerial plan of the subject site
<b>Appendix 3</b>	State Assessment Referral Agency mapping
<b>Appendix 4</b>	Proposed development plans



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## 1.0 INTRODUCTION

### 1.1 Purpose

The purpose of this development application is to seek approval for Reconfiguring a Lot – Subdivision (One Lot into Two Lots) (the proposed development) under the provisions of the *Planning Act 2016* (the Act).

The purpose of this report is to provide information about the site on which the subject development is proposed, detail of the proposed development, and an assessment against the relevant assessment benchmarks. The assessment detailed in this report has been undertaken in accordance with the provisions and subordinate planning controls under the Act.

### 1.2 Structure

This report provides the following information with respect to the assessment of the proposed development:

- overview of the site and surrounding area;
- description of the proposed development;
- overview of the relevant assessment framework;
- assessment of the proposed development against the relevant assessment benchmarks;  
and
- conclusion and recommendation.

This development application is made in accordance with Section 51 of the Act and contains the mandatory supporting information specified in the applicable DA Form. **Appendix 1** comprises DA Form 1 and the accompanying land owner's consent.





## 2.0 SUBJECT SITE

### 2.1 Site Parameters

The following parameters are applicable to the site of the proposed development (the subject site).

<b>Property Owner</b>	Cathy Loui Dixon and Daniel Armstrong (refer <b>Appendix 1</b> )
<b>Street Address</b>	24 Macquarie Street, Jensen
<b>Formal Description</b>	Lot 22 on RP736026
<b>Site Area</b>	4,019 m <sup>2</sup> (refer <b>Appendix 2</b> )
<b>Easements</b>	The land is not burdened by any easements.
<b>Street Frontage</b>	Macquarie Street and Darling Road.
<b>Topography</b>	The site rises gently toward the northwest.
<b>Existing Use</b>	Dual occupancy.
<b>Existing Infrastructure</b>	<p>The site is serviced by the following infrastructure:</p> <ul style="list-style-type: none"><li>▪ reticulated water (Council);</li><li>▪ onsite sewage treatment infrastructure;</li><li>▪ electricity (Ergon); and</li><li>▪ telecommunications (NBN).</li></ul>
<b>Local Heritage Register</b>	The site is not listed on the Local Heritage Register.
<b>Contaminated Land</b>	The land is not known to be included on the State Environmental Management Register or Contaminated Land Register.
<b>Relevant State Interests</b>	<p>The following State interests are relevant to the proposed development as detailed in the State Assessment Referral Agency (SARA) mapping (refer <b>Appendix 3</b>):</p> <ul style="list-style-type: none"><li>▪ Regulated vegetation management map (Category A and B extract).</li></ul>



## 2.2 Surrounding Area

<b>North</b>	Directly north of the site are rural residential properties.
<b>East</b>	Directly east of the site is Darling Road and rural residential properties. Further east is St Anthony's Catholic College.
<b>South</b>	Directly south of the site is Macquarie Street and Colonial Park.
<b>West</b>	Directly west of the site are rural residential properties. Further west is Black River.



## **3.0 PROPOSED DEVELOPMENT**

### **3.1 Description of Proposed Development**

The proposed development involves the subdivision of Lot 22 on RP736026 into two new lots. Specific detail of the proposed development is provided below.

#### **Purpose of Development**

The purpose of the development is to formally reflect the physical characteristics of the site by way of subdivision. The lot currently contains two dwelling houses on the east and west half of the site. The current built form results from an approved Material Change of Use for a Dual Occupancy, dated 6 November 2024 (Council reference: MC14/0124). These dwellings are largely self-contained, with separate access, sewer and power arrangements.

The proposed reconfiguration seeks to subdivide the lot along an existing fence line which currently separates the dwellings, and will not result in any change to the existing built form.

#### **Design Overview**

The proposal seeks to create two new lots from the existing 4,019 m<sup>2</sup> site, referred to as Lot 1 and Lot 2. Proposed Lot 1, which is on the western half of the site, will be 1,790 m<sup>2</sup>, with Lot 2 being 2,230 m<sup>2</sup>. Lot sizes have been determined by the location of the existing fence separating the two dwellings, which is how the site is currently arranged and operates. Full detail of the proposed subdivision and all relevant services associated with the lots is provided in **Appendix 4**.

#### **Scale and Intensity**

The establishment of the proposed subdivision will not result in increased residential density, given each proposed lot already contains a dwelling. Additionally, the scale of new lots is considered compatible with the surrounding locality, particularly with respect to frontage, as each proposed lot has a frontage in excess of the minimum length of 40 m for the Rural Residential Zone.

#### **Access and Parking**

Site access is currently comprised of two separate driveways, connected by spoon drain crossover to Macquarie Street. This arrangement services both dwellings individually with driveway and parking space. This proposed subdivision will retain this arrangement.

#### **Water and Sewer**

The existing dwellings currently share a water connection from Darling Road. The proposed development intends to establish a new water connection from the water main which runs along



Macquarie Street. In relation to sewerage, both dwellings currently have separate septic tanks, which will be retained as part of the development and contained within the respective allotments.

### **Stormwater**

The proposed subdivision will not alter the existing stormwater arrangement. Stormwater from both dwellings currently flow naturally toward Macquarie Street, which is the legal point of discharge. It should be noted that both existing crossovers to Macquarie Street are designed as a spoon drain, and so effectively direct stormwater along the road reserve.

### **Electricity and Communications**

The development does not propose changes to the existing electricity and communication connections which individually service both dwellings. The existing electricity connections are overhead and are not considered to impact the operation of existing dwellings, including access.

### **Landscaping**

The existing landscaping, including mature trees and turf, will be retained as a result of the subdivision.

## **3.2 Development Plans**

The proposed development is detailed in the plans provided at **Appendix 4** and listed below.

<b>Title</b>	<b>Number</b>	<b>Issue</b>	<b>Date</b>
Proposal Plan	24948-PP01	A	21.10.24

## **3.3 Prelodgement Meeting**

The proposed development was the subject of a prelodgement meeting between Townsville City Council (Council) and the Applicant's representatives on 19 September 2024. Council noted that most existing service arrangements (sewer, electricity and access) were suitable, with a new water connection to be established for the new lot, and that the development would not increase scale or density within the Rural Residential Zone.



## 4.0 ASSESSMENT FRAMEWORK

### 4.1 Planning Act 2016

The *Planning Act 2016* (the Act) provides the framework for Queensland's planning system and coordinates local, regional, and State planning. The Act allows for the establishment and is supported by subordinate planning legislation and instruments such as planning schemes. The provisions of the Act are therefore applicable to the proposed development.

### 4.2 Planning Regulation 2017

The *Planning Regulation 2017* (the Regulation) is established under the Act and provides support to the Act by detailing how it functions at a practical level. The Regulation determines the Assessment Manager and Referral Agencies relevant to assessable development, and relevant State interests through the State Planning Policy (SPP) and State Development Assessment Provisions (SDAP). The provisions of the Regulation are therefore applicable to the proposed development.

### 4.3 Approval Sought

<b>Approval Type</b>	Development Permit
<b>Development Type</b>	Reconfiguring a Lot
<b>Definition or General Description</b>	Subdivision
<b>Specific Description</b>	(One Lot into Two Lots)

### 4.4 Assessment Manager Assessment Parameters

<b>Assessment Manager</b>	Townsville City Council
<b>Planning Instrument</b>	<i>Townsville City Plan 2014</i> (the planning scheme)
<b>Zone and Precinct</b>	Rural Residential Zone
<b>Triggered Overlays</b>	<ul style="list-style-type: none"><li>▪ Bushfire Hazard Overlay (Medium);</li><li>▪ Flood Hazard Overlay (Low and Medium); and</li><li>▪ Landslide Hazard Overlay (Very Low).</li></ul>
<b>Category of Assessment</b>	Impact
<b>Table of Assessment Reference</b>	Table 5.6.1 – Reconfiguring a Lot (Rural Residential Zone)



<b>Assessment Manager Assessment Benchmarks</b>	<ul style="list-style-type: none"><li>▪ Strategic Framework;</li><li>▪ Rural Residential Zone Code;</li><li>▪ Reconfiguring a Lot Code;</li><li>▪ Healthy Waters Code;</li><li>▪ Landscape Code;</li><li>▪ Transport Impact, Access and Parking Code;</li><li>▪ Works Code;</li><li>▪ Bushfire Hazard Overlay Code;</li><li>▪ Flood Hazard Overlay Code; and</li><li>▪ Landslide Hazard Overlay Code.</li></ul>
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#### 4.5 Referral Agency Assessment Parameters

<b>Referral Agencies</b>	No referral agencies are relevant to the proposed development.
<b>Planning Instrument</b>	<i>Planning Regulation 2017</i> (the Regulation)
<b>Referral Triggers</b>	The proposed development does not trigger referral.



## 5.0 ASSESSMENT MANAGER CONSIDERATIONS

### 5.1 State Planning Policy

The *State Planning Policy* (the SPP) is a State planning instrument established under the Act and is designed to ensure the State's interests in planning are protected and delivered as part of local government planning across Queensland. Local government use the SPP when making or amending its planning scheme. Local government will also assess aspects of development applications using the SPP if their local planning scheme has not integrated certain State interests.

In accordance with Section 2.1 – State Planning Policy (SPP) of the planning scheme, the Minister has identified that all relevant State interests as outlined in the SPP dated July 2014 have been integrated into the planning scheme.

For the purpose of the proposed development, we consider that assessment against the provisions of the SPP is not required, and all relevant matters will be dealt with under the provisions of the planning scheme.

### 5.2 Regional Plan

Regional plans are State planning instruments established under the Act, and set the long term strategic direction for how regions grow and respond to change. Regional plans are designed to facilitate economic growth, development, liveable communities, and the protection of natural resources. Regional plans seek to balance the State interests identified by the SPP in the context of the particular region they apply to.

The *North Queensland Regional Plan* (the Regional Plan) applies to the local government areas of Townsville City, Hinchinbrook Shire, Burdekin Shire, Charters Towers Regional, and Palm Island Aboriginal Shire. The Regional Plan was implemented in March 2020, and seeks to capitalise on the growth, prosperity, and diversity of the region by supporting a vibrant economy, generating jobs, improving business investment, protecting our natural environment, and encouraging tourism and lifestyle opportunities over the next 25 years.

The proposed development is considered to align with the goals outlined in the Regional Plan. In particular, the proposed development will further Goal 3 – Liveable, sustainable and resilient communities that promote living in the tropics and Goal 4 – A safe, connected and efficient North Queensland.



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### **5.3 Planning Scheme Strategic Framework**

The planning scheme incorporates a strategic framework, which sets the policy direction and basis for ensuring appropriate development occurs within the planning scheme area.

The strategic framework is represented by the following four themes:

- shaping Townsville;
- strong, connected community;
- environmentally sustainable future; and
- sustaining growth.

The strategic framework provides strategic outcomes for each of the above four themes.

The proposed development furthers the outcomes sought by the above themes and the relevant outcomes, particularly when considering:

- the proposed subdivision contributes to providing a diversity of semi-rural housing and land choice; and
- the proposal maximises the use of the site whilst utilising available infrastructure.

### **5.4 Planning Scheme Purpose and Overall Outcomes**

The proposed development is considered to further the purpose and overall outcomes sought by the relevant planning scheme codes by demonstrating compliance with the relevant performance and accepted outcomes.





## 5.5 Planning Scheme Assessment Matrix

The assessment matrix below summarises the outcome of an assessment of the proposed development against the relevant performance and accepted outcomes of the applicable Assessment Manager assessment benchmarks. The assessment matrix identifies the level of compliance of the proposed development in accordance with the legend below.

Legend	

Outcome PO or AO	Rural Residential Zone Code		Reconfiguring a Lot Code		Healthy Waters Code		Landscape Code		Transport, Impact, Access and Parking Code		Works Code		Bushfire Hazard Overlay Code		Flood Hazard Overlay Code		Landslide Hazard Overlay Code	
	PO	AO	PO	AO	PO	AO	PO	AO	PO	AO	PO	AO	PO	AO	PO	AO	PO	AO
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Outcome PO or AO	Rural Residential Zone Code		Reconfiguring a Lot Code		Healthy Waters Code		Landscape Code		Transport Impact, Access and Parking Code		Works Code		Bushfire Hazard Overlay Code		Flood Hazard Overlay Code		Landslide Hazard Overlay Code	
	PO	AO	PO	AO	PO	AO	PO	AO	PO	AO	PO	AO	PO	AO	PO	AO	PO	AO
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Criteria identified in the assessment matrix as requiring further explanation or further assessment is addressed in the following subsection.



## 5.6 Planning Scheme Detailed Assessment

### Reconfiguring a Lot Code

#### PO25

Services, including water supply, stormwater drainage management, sewerage infrastructure, reticulated gas, public lighting, waste disposal, electricity and telecommunications, are provided in a manner that:

- (a) is efficient;
- (b) is adaptable to allow for future infrastructure upgrades;
- (c) minimises risk of adverse environmental or amenity-related impacts;
- (d) promotes total water cycle management, the efficient use of water resources and the protection of environmental values and water quality objectives of receiving waters; and
- (e) minimises whole of life cycle costs for that infrastructure.

**Editor's note**—The environmental values and water quality objectives are established under the *Environment Protection Policy (2009)*. For Townsville, they are specified in the Ross River Basin Environmental Values and Water Quality Objectives 2012 and Black River Basin Environmental Values and Water Quality Objectives (2012).

No acceptable outcome is nominated.

**Editor's note**—Section 9.3.2 Healthy waters code, Section 9.3.6 Works code and the Development manual planning scheme policy SC6.4, set out standards for the design and construction of services.

#### Complies with PO25

The site currently operates separately, which the proposed subdivision seeks to formalise. Most services to the two dwellings are currently separate, including access, stormwater drainage, overhead electricity connection, telecommunications and on site sewerage. These arrangements are suitably located within the boundaries of each proposed allotment.

The only connection that will need to be provided as a result of the development is an additional water connection to Proposed Lot 1, as this dwelling currently shares a connection from Darling Road. A new connection will be straightforward and would connect to the existing water main on Macquarie Street.

**PO26**

Reconfiguration creates lot sizes that:

- (a) are consistent with the intended character of the zone, precinct or sub-precinct in which the land is located;
- (b) do not compromise the future development potential of land in the Emerging community zone for urban purposes;
- (c) are sufficient to protect the productive capacity, environmental and landscape values of rural land resources;
- (d) are sufficient to protect ground and surface water quality in the Rural residential zone; and
- (e) are sufficient to protect areas with significant ecological values.

**AO26**

Minimum lot size is in accordance with [Table 9.3.4.3\(c\)](#).

**Complies with PO26**

The proposed subdivision involves the creation of new lots below the minimum lot size; however, the development is considered to align with the intent of the code. This is evidenced primarily by the existing operation of the site. Since 2015, the site has contained two separate dwellings in accordance with the approved development permit for a Dual Occupancy. The dwellings have operated with separate access, power and sewerage, and the lot is divided by a fence to provide separate yard areas for the dwellings.

The proposed subdivision reflects the existing conditions of the site and will not alter how it currently operates. The proposal will not impact on character, water quality, ecology or rural land, particularly given the proposal does not propose any physical or operational changes to the site.

**PO27**

Lots have regular shape and dimensions to facilitate the efficient development of the land for its intended purpose, and have sufficient area to provide for:

- (a) buildings and structures appropriate to the zone, precinct or sub-precinct;
- (b) adequate usable open space and landscaping;
- (c) ventilation and sunlight;
- (d) privacy for residents;
- (e) suitable vehicle access and on-site parking where required; and
- (f) any required on-site services and infrastructure such as effluent disposal areas.

**AO27**

The dimensions of lots are in accordance with [Table 9.3.4.3\(c\)](#).



### Complies with PO27

Whilst the proposed subdivision will create lots below the minimum lot size, both new lots will comply with the designated frontage dimension of 40 m for the Rural Residential Zone. Additionally, new lots will be rectangular in shape and will retain the existing site layout as per the fence line separating the two dwellings on site.

Given no new buildings are being proposed, the establishment of the development will not result in any impacts to ventilation, sunlight, privacy, vehicle access or effluent disposal. It is noted that a new water connection is intended to be made from Macquarie Street to proposed Lot 1, and can be appropriately contained within the boundaries of the proposed new lot.

## Healthy Waters Code

### PO34

Reconfiguration of lots includes water management measures in the design of any road reserve, streetscape or drainage networks to:

- (a) minimise impacts on the water cycle;
- (b) protect waterway health by improving stormwater quality and reducing site run-off; and
- (c) avoid large areas of impervious surfaces.

No acceptable outcome is nominated.

**Editor's note**—Applicants should refer to the [Development manual planning scheme policy SC6.4](#) for assistance in demonstrating this outcome.

### Complies with PO34

The site currently contains two separate access points from Macquarie Street. Both crossovers feature a spoon drain, which is considered to remain appropriate in managing and directing stormwater within the road reserve. It should be noted that the proposed subdivision will not alter the physical features of the site and will not affect stormwater or runoff. Thus, the proposed reconfiguration is not considered to impact the existing water cycle.

## Landscape Code

### PO1

The overall landscape design of both public and private spaces:

- (a) creates a sense of place that is consistent with the intended character of the streetscape, city or locality; and
- (b) is functional and designed to be visually appealing in the long-term as well as when first constructed.

### AO1

When the development is in an identified locality in the Development manual planning scheme policy no. SC6.4 - [SC6.4.12 Landscaping and Open Space](#), landscape design is in accordance with the requirements for that area.

Otherwise, no acceptable outcome is nominated.

**Editor's note**—Applicants should refer to the Development manual planning scheme policy no. SC6.4 - [SC6.4.12 Landscaping and Open Space](#).



### Complies with PO1

The existing landscaping on site is comprised of several mature shade trees and large areas of turf, which is consistent with the rural residential character of the area. The proposed subdivision does not intend to alter this arrangement, particularly given the development will not facilitate the construction of any new dwellings. The subdivision will reflect the existing layout, which includes landscaping.

## Transport Impact, Access and Parking Code

### PO5

Access arrangements are appropriate for:

- (a) the capacity of the parking area;
- (b) the volume, frequency and type of vehicle usage;
- (c) the function and characteristics of the access road and adjoining road network; and
- (d) the safety and efficiency of the road network.

### AO5

Access is provided in accordance with the standards identified in the Development manual planning scheme policy SC6.4 — [SC6.4.5.5 Driveways](#), [SC6.4.5.3 Public Transport Facilities](#) and [SC6.4.5.4 Car Parking](#).

**Editor's note—** Applicants should refer to the Development manual planning scheme policy no. SC6.4 - [SC6.4.5.1 Townsville Road Hierarchy](#) and [SC6.4.5.2 Traffic Impact Assessment \(TIA\)](#).

### Complies with PO5

Site access is currently comprised of two separate driveways, connected by spoon drain crossover to Macquarie Street, constructed in accordance with Council's relevant standards. This arrangement currently provides both dwellings with individual access and parking space. Considering the Lot currently operates separately, the proposed subdivision will not impact on existing road function, safety or volume of vehicle usage, which is considered appropriate.

## Works Code

### PO11

A potable water supply is provided that is adequate for the needs of the intended use.

### AO11.1

Where within an area designated for urban or rural residential development, the development is connected to council's reticulated water supply system in accordance with the Development manual planning scheme policy no. SC6.4 - [SC6.4.11.2 Water Supply Planning and Design Guidelines](#).

OR

### AO11.2

Otherwise, the development is provided with an on-site water supply in accordance with the Development manual planning scheme policy no. SC6.4 - [SC6.4.11.7 On-Site Water Supply](#).



**AO11.3**

Water supply systems and connections are designed and constructed in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.11.2 Water Supply Planning and Design Guidelines, SC6.4.11.3 Water Supply Construction and SC6.4.3 Standard Drawings.

**Complies with AO11.1**

The proposed development will provide a new water connection to Proposed Lot 1 from the existing water main which runs along Macquarie Street. The connection will be made in accordance the relevant planning scheme policy for rural residential development.

**Bushfire Hazard Overlay Code****PO7**

Additional lots are not created in bushfire hazard areas.

**AO7**

Development does not involve the creation of additional lots in areas mapped as high or medium hazard on overlay map OM-02.

**Alternative solution sought for PO7**

The proposed subdivision will create a new lot within the medium bushfire hazard area, however the density of people living within the hazard will not increase a result of the subdivision.

The site already contains two separate dwellings, and the proposed subdivision does not result in any change to the built form or operation of the existing dwellings. Thus, the subdivision is not considered to result in any increase to the risk to life, property, community and the environment, and is compliant with the intent of the code.



## 6.0 CONCLUSION

### 6.1 Assessment Summary

The assessment of the proposed development against the relevant assessment benchmarks detailed in this development application supports a recommendation for approval based on the following reasons:

- an existing approval for dual occupancy has already facilitated a higher level of development on the site, which is not intended to change as a result of the proposed development;
- the proposed subdivision seeks to formally separate two existing dwellings on the subject site occupied by two separate households. There is no proposed change to the scale of residential development, and thus will no anticipated impacts to amenity or demand on services;
- the proposed development complies with the relevant assessment benchmarks; and
- compliance with the relevant assessment benchmarks can be managed through reasonable and relevant conditions.

### 6.2 Recommended Conditions of Approval

Given the above facts and circumstances presented in this development application, we recommend that Council **approve** the proposed development subject to the following reasonable and relevant conditions that are considered specifically relevant to the proposed development.

#### Condition 1 – Approved Plans and Supporting Documentation

The development must generally comply with the plan referenced in the table below and attached as stamped "Approved Subject to Conditions" which forms part of this approval, unless otherwise specified by any condition of this approval.

Title	Number	Issue	Date
Proposal Plan	24948-PP01	A	21.10.24



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# Appendix 1

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# 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)	Cathy Dixon c/- Milford Planning
Contact name (only applicable for companies)	Macy Atkinson
Postal address (P.O. Box or street address)	PO Box 5463
Suburb	Townsville City
State	Queensland
Postcode	4810
Country	Australia
Contact number	(07) 4724 0095
Email address (non-mandatory)	info@milfordplanning.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	M2353
1.1) Home-based business	
<input type="checkbox"/> Personal details to remain private in accordance with section 264(6) of Planning Act 2016	
2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input type="checkbox"/> No – proceed to 3)	

## PART 2 – LOCATION DETAILS

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

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

#### 3.1) Street address and lot on plan

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
		24	Macquarie Street	Jensen
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4818	22	RP736026	Townsville City
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

- ☐ Coordinates of premises by longitude and latitude

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

- ☐ Coordinates of premises by easting and northing

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

#### 3.3) Additional premises

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

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

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

Name of port authority for tidal area (if applicable)

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

#### 5) Are there any existing easements over the premises?

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

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

## PART 3 – DEVELOPMENT DETAILS

### Section 1 – Aspects of development

#### 6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

Subdivision (One Lot into Two Lots)

e) Relevant plans

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

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

#### 6.2) Provide details about the second development aspect

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

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

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

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

c) What is the level of assessment?

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

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

e) Relevant plans

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

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

### 6.3) Additional aspects of development

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

### 6.4) Is the application for State facilitated development?

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

## Section 2 – Further development details

### 7) Does the proposed development application involve any of the following?

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

## 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 <sup>2</sup> ) (if applicable)

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

- ☐ Yes
- ☐ No

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

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

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

## Division 2 – Reconfiguring a lot

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

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

One

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

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

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created	Two			

10.2) Will the subdivision be staged?	
<input type="checkbox"/> Yes – provide additional details below <input checked="" type="checkbox"/> No	
How many stages will the works include?	
What stage(s) will this development application apply to?	

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m <sup>2</sup> )	Lot on plan description	Area (m <sup>2</sup> )
12.2) What is the reason for the boundary realignment?			

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

### Division 3 – Operational work

**Note:** This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?		
<input type="checkbox"/> Road work <input type="checkbox"/> Drainage work <input type="checkbox"/> Landscaping <input type="checkbox"/> Other – please specify:	<input type="checkbox"/> Stormwater <input type="checkbox"/> Earthworks <input type="checkbox"/> Signage	<input type="checkbox"/> Water infrastructure <input type="checkbox"/> Sewage infrastructure <input type="checkbox"/> Clearing vegetation
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)		
<input type="checkbox"/> Yes – specify number of new lots:		
<input type="checkbox"/> No		

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

\$

## PART 4 – ASSESSMENT MANAGER DETAILS

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

Townsville City Council

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

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

## PART 5 – REFERRAL DETAILS

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

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

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

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

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

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

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

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

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

- ☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

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

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

- ☐ Ports – Brisbane core port land

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

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

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

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

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

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

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

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

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

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

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

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

Referral requirement	Referral agency	Date of referral response

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



PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

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

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

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

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

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

PART 7 – FURTHER DETAILS

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

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

☒ No

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

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

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

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

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

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

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

☐ Yes – show cause or enforcement notice is attached

☒ No

## 23) Further legislative requirements

### Environmentally relevant activities

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

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

**Note:** Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at [www.qld.gov.au](http://www.qld.gov.au). An ERA requires an environmental authority to operate. See [www.business.qld.gov.au](http://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](http://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](http://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](http://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](http://www.resources.qld.gov.au) for further information.

DA templates are available from [planning.statedevelopment.qld.gov.au](http://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](http://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](http://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](http://www.resources.qld.gov.au) and [www.business.qld.gov.au](http://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](http://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](http://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](http://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](http://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](http://www.planning.statedevelopment.qld.gov.au) for information regarding assessment of Queensland heritage places.

Name of the heritage place:		Place ID:	
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### **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](http://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	

7 November 2024



Assessment Manager  
Townsville City Council  
PO Box 1268  
TOWNSVILLE QLD 4810

**Attention: Planning and Development**

Dear Sir/ Madam,

**Re: Land Owner Consent**

Under the provisions of the *Planning Act 2016*, we **Cathy Louise Dixon** and **Daniel James Armstrong**, being the registered owner of land described as **LOT 22 on RP736026** and located at **24 Macquarie Street, Jensen**, do hereby authorise and confirm the engagement and appointment of Milford Planning to act on our behalf with respect to the procurement of all development approvals for the aforementioned land.

<b>Date</b>	02	12	2024
	Day	Month	Year
<b>Signature</b>			
<b>Name</b>	CATHY DIXON	Daniel Armstrong	
<b>Position</b>	OWNER	Owner	

**Note**

Where registered owner is a company the ACN must be included and accompanied by:

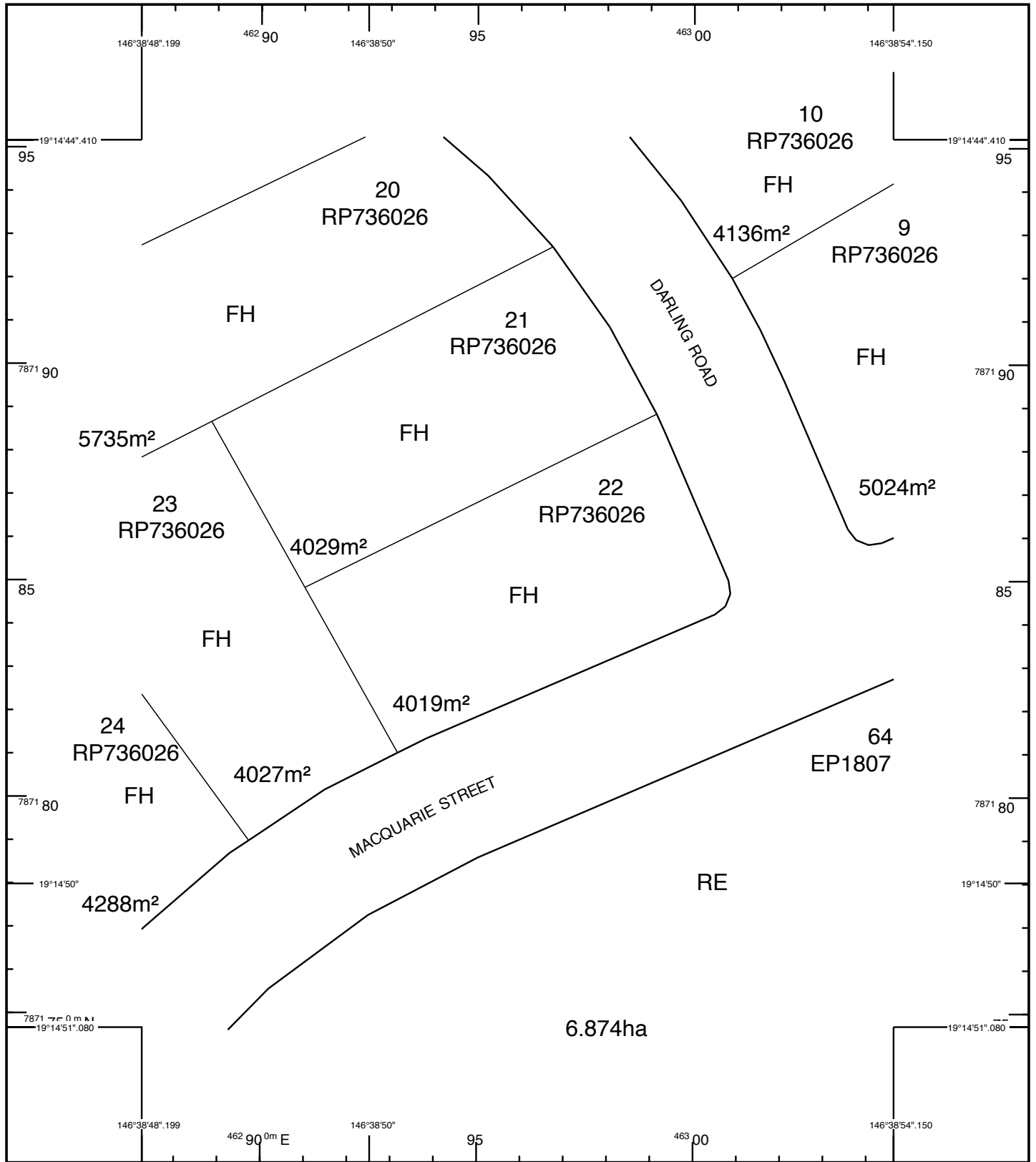
- (a) the signature of either:
- two directors of the company;
  - a director and a company secretary of the company; or
  - if a proprietary company that has a sole director who is also the sole company secretary, that director; or
- (b) the company seal (if the company has a common seal) witnessed by:
- two directors of the company;
  - a director and a company secretary of the company; or
  - for a propriety company that has a sole director who is also the sole company secretary, that director.

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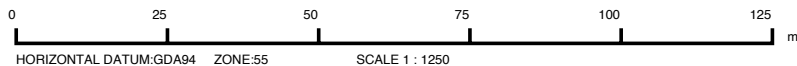
# Appendix 2

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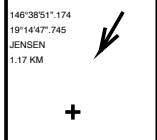




STANDARD MAP NUMBER  
8259-42332



MAP WINDOW POSITION &  
NEAREST LOCATION



#### SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	22/RP736026
Area/Volume	4019m²
Tenure	FREEHOLD
Local Government	TOWNSVILLE CITY
Locality	JENSEN
Segment/Parcel	38565/33

#### CLIENT SERVICE STANDARDS

PRINTED 25/10/2024

DCDB 24/10/2024

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SmartMap Information Services

Based upon an extraction from the  
Digital Cadastral Data Base



**Queensland  
Government**

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(Department of Resources) 2024.





LOT 20  
RP736026

LOT 21  
RP736026

LOT 22  
RP736026

LOT 23  
RP736026

DARLING ROAD

MACQUARIE STREET



**Drawing**  
Site Aerial

**Property**  
24 Macquarie Street, Jensen  
Lot 22 on RP736026

<b>Drawing Number</b>	<b>Issue</b>	<b>Sheet</b>
M2353-SK-01	A	1
<b>Date</b>	<b>Author</b>	<b>Reviewer</b>
25.10.24	HW	MA

**Legend**  
 Cadastre  
 Subject Site

**Scale** (A3 Original)  
1:500  
0 4 8 12 16 20 m

**Sources**  
Milford Planning GIS (2024)  
DCDB extract - State of Queensland (2024)  
Aerial imagery - Bing (2024)

**Disclaimer**  
Areas and dimensions are approximate only  
and are subject to site survey.



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# Appendix 3

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# State Assessment and Referral Agency

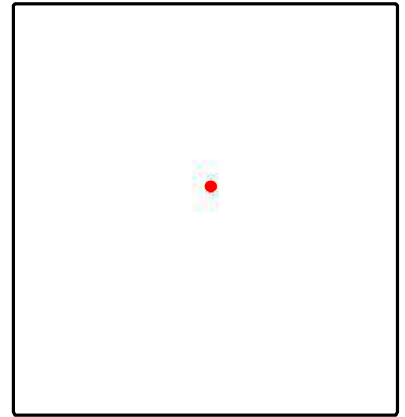
Date: 25/10/2024



Queensland Government

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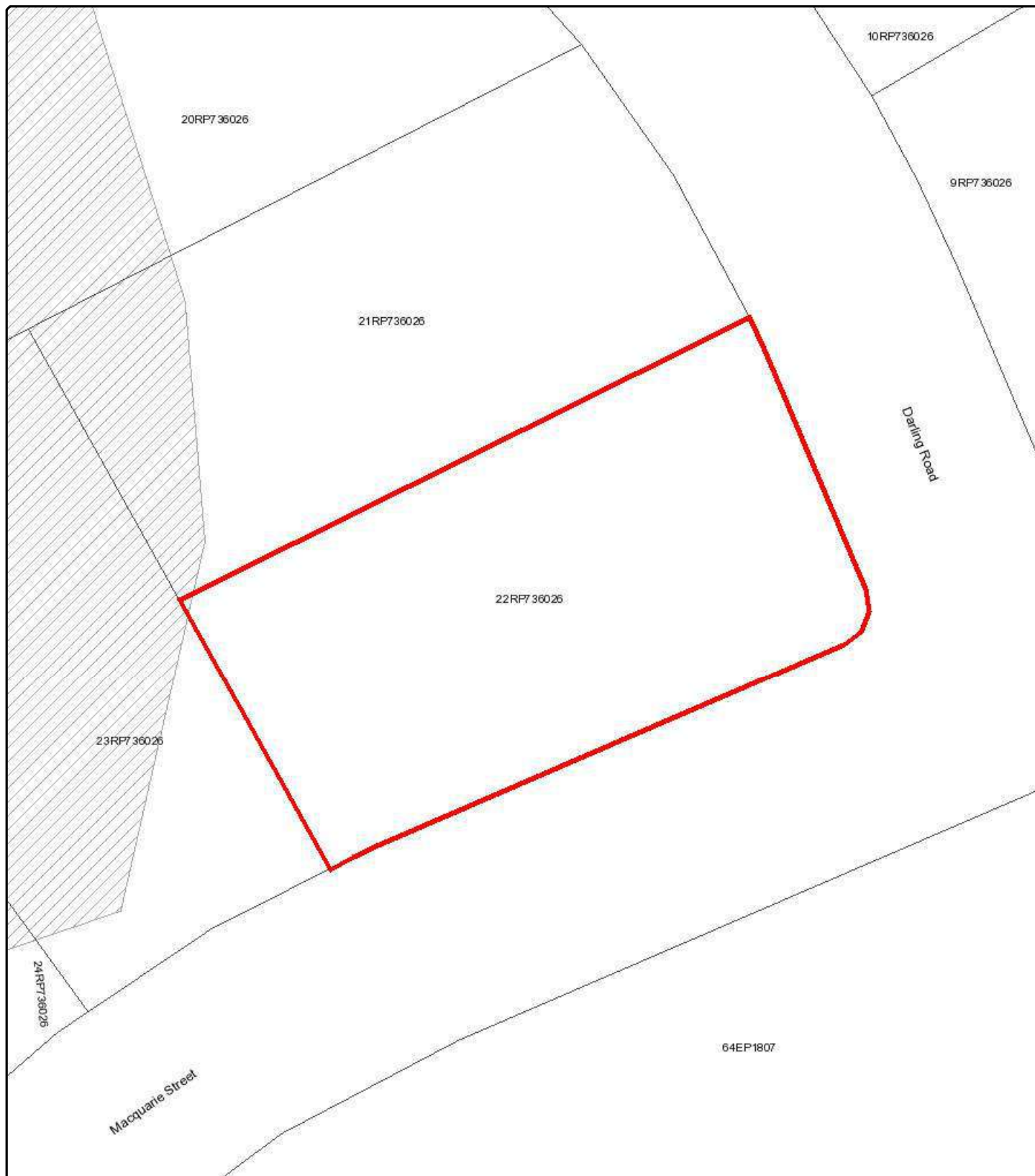
## Matters of Interest for all selected Lot Plans

*Regulated vegetation management map (Category A and B extract)*

## Matters of Interest by Lot Plan

**Lot Plan: 22RP736026 (Area: 4019 m<sup>2</sup>)**

*Regulated vegetation management map (Category A and B extract)*



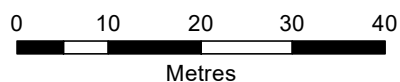
## State Assessment and Referral Agency

Date: 25/10/2024





Queensland Government

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### Legend

Regulated vegetation management map  
(Category A and B extract)

-  Category A on the regulated vegetation management map
-  Category B on the regulated vegetation management map

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Document Set ID: 27008750

Version: 1, Version Date: 16/04/2025

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# Appendix 4

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**IMPORTANT NOTE**  
DIMENSIONS AND AREAS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY AND LOCAL AUTHORITY APPROVAL

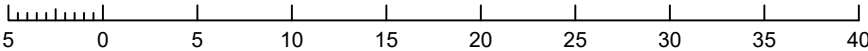
LEGEND

- FENCE LINE
- OVERHEAD ELECTRICAL
- POWER POLE
- WATER METER
- SEPTIC SYSTEM

NOTES

- THE TITLE BOUNDARIES SHOWN HEREON WERE NOT MARKED AT THE TIME OF SURVEY, AND HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY AND NOT BY FIELD MEASUREMENT.
- IMAGE SOURCE: NEARMAP

Scale 1:400 - Lengths are in Metres.



This plan was prepared as a proposed subdivision and should not be used for any other purpose. The dimensions, areas and total number of lots shown hereon are subject to field survey and also to the requirements of council and any other authority which may have requirements under any relevant legislation. In particular, no reliance should be placed on the information on this plan for any financial dealing involving the land. This note is an integral part of the plan.

PROPOSAL PLAN

Project:	ROL - 1 LOT INTO 2 LOTS		
Location:	24 MACQUARIE STREET, JENSEN (LOT 22 ON RP736026)		
Client:	GAVIN AND CATHY DIXON		
Local Authority:	TOWNSVILLE CITY COUNCIL		
Horiz. Datum:	RP736026	Vert. Datum:	N/A



Airlie Beach | Mackay | Townsville | Rockhampton | SE QLD  
E: admin@visionsurveysqld.com.au P : 13000VISION

Scale: 1:400		Drawing No: 24948-PP01	
Sheet Size: A3		Sheet: 1 of 1	
Surveyed: JH		Revision: A	

Rev	Description	Drawn	Checked	Date
A	DA ISSUE	AD	JH	21/10/2024