

From: "Mark Sulovski"
Sent: Mon, 28 Apr 2025 09:01:29 +1000
To: "Development Assessment" <developmentassessment@townsville.qld.gov.au>
Subject: Change Other | path for the above development - MCU22/0026 & DBW22/0007
Attachments: Change Application Letter DBW22-0007.pdf, PlanningActForm5-Changeapplicationform.DOCX, DA Form2-Building work details Guesthouse Extension (1).docx, TGH 20250202 Room Layout.pdf, TGH 20250202 Elevations.pdf, TGH 20250202 Floor Plan.pdf, TGH 20250202 Site Analysis Plan.pdf, TGH 20250202 Site Plan.pdf

Morning Team,

Please see the attached development application.

Thanks.

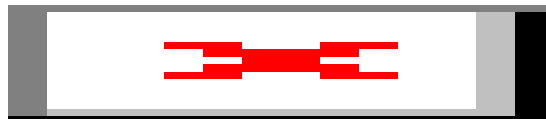
Kind Regards,

Mark Sulovski

A/Coordinator - City Planning
Executive Office - Planning & Development

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P 07 4727 9492 M 0456 638 963 E mark.sulovski@townsville.qld.gov.au
143 Walker Street, Townsville QLD 4810 | PO Box 1268, Townsville QLD 4810



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From: Damian Dryden <ncd.dryden@gmail.com>
Sent: Friday, 25 April 2025 1:27 AM
To: Mark Sulovski <mark.sulovski@townsville.qld.gov.au>
Subject: Re: Currency Period and Extension Application - DBW22/0007

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Hi Mark,

As per our discussions earlier in the year, please see attached documents for a change application for the above development. Let me know if I need to lodge this differently, and how and when to pay the application fee.

Thanks for your assistance to date.

Regards,
Damian

On Tue, Mar 4, 2025 at 3:11 PM Damian Dryden <ncd.dryden@gmail.com> wrote:

Nice, thanks.

On Tue, Mar 4, 2025 at 1:33 PM Mark Sulovski
<mark.sulovski@townsville.qld.gov.au> wrote:

Hey Damian,

See the attached other change application form.

Cheers.

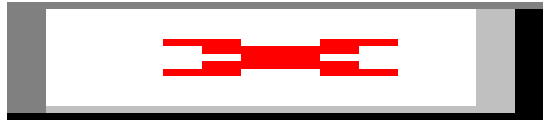
Kind Regards,

Mark Sulovski

Senior Planning Officer - City Planning
Executive Office - Planning & Development

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From: Damian Dryden <ncd.dryden@gmail.com>
Sent: Monday, 3 March 2025 8:40 AM
To: Mark Sulovski <mark.sulovski@townsville.qld.gov.au>
Subject: Re: Currency Period and Extension Application - DBW22/0007

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Hi Mark,

I will follow the Other Change path for the above development. Could you please advise what application form I will be using. And perhaps where I can find it.

Thanks,

Damian

On Thu, Feb 13, 2025 at 5:36 PM Damian Dryden <ncd.dryden@gmail.com> wrote:

That's great for now. I will have a few follow questions then will proceed with one or other.

Damian

On Thu, 13 Feb 2025, 09:26 Mark Sulovski,
<mark.sulovski@townsville.qld.gov.au> wrote:

Morning Damian,

Thanks for your patience.

Minor Change

Below are the criteria which is identified by legislation to be considered a Minor Change.

A change can be considered as a minor change if the proposed change:

- *does not result in 'substantially different development'*
- *does not include prohibited development*
- *does not introduce impact assessment where previously code*
- *does not introduce new grounds for assessment by a referral agency*
- *does not introduce a new or additional referral agency.*

A minor change to the development would not be substantially different development where the change:

- *does not involve a new use*
- *does not apply to a new parcel of land*
- *does not dramatically change the built form*
- *does not change the operation of the development from that intended*
- *does not impact on traffic flow or transport networks*
- *does not introduce new impacts, or increase severity of known impacts*
- *does not remove an offset component*
- *does not impact on infrastructure provisions.*

Based on the limited information available, I am unsure whether the development will comply with the above requirements, particularly given the potential for a 'dramatic change to built form.' If you believe the development can meet these requirements, you will need to provide details and justification.

Other Change

If the proposal cannot be considered a minor change, you may need to use the alternative change application process for developments involving substantially different changes.

To lodge an 'other change' application, the following materials are required:

- identify the type of change being made to the development approval
- complete the required application form in full
- pay the relevant fee
- provide a clear description of each change and the conditions they affect
- ensure all changes are clearly marked on the relevant plans
- provide a full set of plans

With regards to the staging of the development, this is something which may be accommodated. You will need to indicate within the application what components of the development would be captured within each stage.

Please note, the extent of the changes to the development will need to be considered in the context of both development approvals (DBW and MCU).

If you have any further questions, please let me know.

Thanks.

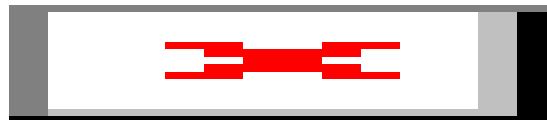
Kind Regards,

Mark Sulovski

Senior Planning Officer - City Planning
Executive Office - Planning & Development

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From: Damian Dryden <ncd.dryden@gmail.com>
Sent: Wednesday, 12 February 2025 11:26 PM
To: Mark Sulovski <mark.sulovski@townsville.qld.gov.au>
Subject: Re: Currency Period and Extension Application - DBW22/0007

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Hi Mark, just checking if you are still working on providing guidance re this matter.

Thanks,
Damian

On Mon, 3 Feb 2025, 11:06 Damian Dryden, <ncd.dryden@gmail.com> wrote:

Hi Mark,

As discussed, due to difficulties finding a builder for the planned development at [1-5 Staggpole Street](#), and escalating construction costs generally, I would like to submit a revised plan.

I do not believe the revised plan is a 'minor change' but may be assessable under 'other changes'. The room design remains unchanged and the footprint is similar, however, there is a scaling back of the overall extent of works. The revised design involves a reduction in new floor area, a reduction in building height (from two-levels to single-level), a reduction in demolition works, and a small reduction in overall development footprint.

I would also prefer to stage the development with occupancy being achieved for the first stage before commencing the second stage.

Please advise how to proceed.

Regards,

Damian

On Thu, Dec 12, 2024 at 2:04 PM Mark Sulovski
<mark.sulovski@townsville.qld.gov.au> wrote:

No worries, Damian.

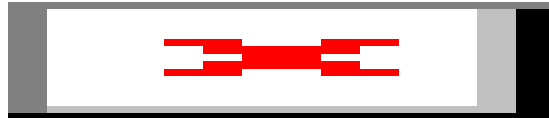
Happy to help.

Kind Regards,

Mark Sulovski

Senior Planning Officer - City Planning
Executive Office - Planning & Development

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Please consider the environment before printing this email ***

From: Damian Dryden <ncd.dryden@gmail.com>

Sent: Thursday, 12 December 2024 1:33 PM

To: Mark Sulovski <mark.sulovski@townsville.qld.gov.au>

Subject: Re: Currency Period and Extension Application - DBW22/0007

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Hi Mark, thank you for your speedy response and extra information. I will apply for an extension, unless I find a super keen builder in the next few months!

Damian

On Wed, Dec 11, 2024 at 3:40 PM Mark Sulovski
<mark.sulovski@townsville.qld.gov.au> wrote:

Hi Damien,

As discussed on the phone, development approval DBW22/0007 was approved on the 16th June 2022.

See the attached state government factsheet relating to the Minister Extensions to developments approved between certain dates.

If you decide to pursue an extension application, you will need to complete the attached application and include some justification as to why the extension would be necessary.

A development application fee would be applicable, which is generally \$1,112. Given the extension application would apply to the DBW, we could apply a lower fee of \$834.

If you need anything further, please let me know.

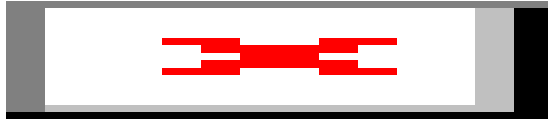
Cheers.

Kind Regards,

Mark Sulovski

Senior Planning Officer - City Planning
Executive Office - Planning & Development

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----- Forwarded message -----

From: Ishor Gurung <ishor.gurung@townsville.qld.gov.au>
To: Mark Sulovski <mark.sulovski@townsville.qld.gov.au>
Cc:
Bcc:
Date: Wed, 12 Feb 2025 05:55:50 +0000
Subject: mackay contact

Jaco Ackerman | Executive Manager Strategic Planning | Mackay Regional Council
Phone: 07 4961 9130 | Mobile: 0419645602 | jaco.ackerman@mackay.qld.gov.au | mackay.qld.gov.au

Kind Regards

Ish

Our Ref: NCD-012-22

25 April 2025

Chief Executive Officer
Townsville City Council
TOWNSVILLE QLD 4810

Attention: Planning and Community Engagement

Dear Sir/Madam

**DEVELOPMENT APPROVAL CHANGE APPLICATION - DBW22/0007
(Rooming Accommodation Extension)**

1-5 Stagpole Street, West End, 4810
(LOTS 169 and 170 on EP 2263)

Please find attached a Form 5 Change Application for the Development Approval for the above address. A Development Application Form 2 and revised drawings also provided. The primary change is a reduction from 16 new rooms to 7 new rooms. This includes retention of a building that was previously planned to be demolished.

The proposed development will provide 25% of residents access to a private ensuite, giving more privacy and enabling self-isolation, if required. Currently the majority of exiting rooms do not have an ensuite.

The reason for the change is high construction costs resulting in reduced viability in the larger extension previously planned. It is also likely that the building work will be carried out in two separate stages, with each stage shown on the drawings. Please advise any particular conditions that need to be met for this to apply, if any.

Please advise the required fee for this application so that payment can be made.

I understand Council will contact me for any further information or clarifications that may be required to support this application.

Yours faithfully,



Damian Dryden
CPEng, MIEAust, NER

<i>Attachments:</i>	Planning Act Form5		
	DA Form2		
	Drawing 7138/1	Site Analysis Plan	Rev C
	Drawing 7138/2	Site Plan	Rev C
	Drawing 7138/3	Typical Room Layout	Rev C
	Drawing 7138/4	Floor Plans	Rev C
	Drawing 7138/5	Elevations	Rev C

Change application form

Planning Act Form 5 (version 1.2 effective 7 February 2020) made under Section 282 of the Planning Act 2016.

This form is to be used for a change application made under section 78 of the *Planning Act 2016*. It is important when making a change application to be aware of whether the application is for a minor change that will be assessed under section 81 of the *Planning Act 2016* or for an other change that will be assessed under section 82 of the *Planning Act 2016*.

An applicant must complete all parts of this form, and provide any supporting information that the form identifies as being required to accompany the change application, unless stated otherwise. Additional pages may be attached if there is insufficient space on the form to complete any part.

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)	Damian Dryden
Contact name (only applicable for companies)	
Postal address (P.O. Box or street address)	34 William Street
Suburb	West End
State	Qld
Postcode	4810
Country	Australia
Email address (non-mandatory)	ncd.dryden@gmail.com
Mobile number (non-mandatory)	0447 954 495
Applicant's reference number(s) (if applicable)	NCD-012-22

2) Owner's consent - Is written consent of the owner required for this change application?

Note: Section 79(1A) of the *Planning Act 2016* states the requirements in relation to owner's consent.

- Yes – the written consent of the owner(s) is attached to this change application
 No

PART 2 – LOCATION DETAILS

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

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
		1-5	Stagpole Street	West End
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4810	169 and 170	EP2263	Townsville
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)



**Queensland
Government**

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.

<input type="checkbox"/> 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: <input type="text"/>		
<input type="checkbox"/> 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: <input type="text"/>	

3.3) Additional premises

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

PART 3 – RESPONSIBLE ENTITY DETAILS

4) Identify the responsible entity that will be assessing this change application

Note: see section 78(3) of the Planning Act 2016

Townsville City Council

PART 4 – CHANGE DETAILS

5) Provide details of the existing development approval subject to this change application

Approval type	Reference number	Date issued	Assessment manager/approval entity
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval	MCU22/0026 & DBW22/0007	22 Jun 2022	TCC
<input type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval			

6) Type of change proposed

6.1) Provide a brief description of the changes proposed to the development approval (e.g. changing a development approval for a five unit apartment building to provide for a six unit apartment building):

Reduction extra rooms from 10 to 7. Reduction in demolition works. Reduction in height of new buildings from 2 story to single story.

6.2) What type of change does this application propose?

- Minor change application – proceed to Part 5
- Other change application – proceed to Part 6

PART 5 – MINOR CHANGE APPLICATION REQUIREMENTS

7) Are there any affected entities for this change application

- No – proceed to Part 7
 Yes – list all affected entities below and proceed to Part 7

Note: section 80(1) of the Planning Act 2016 states that the person making the change application must give notice of the proposal and the details of the change to each affected entity as identified in section 80(2) of the Planning Act 2016.

Affected entity	Pre-request response provided? (where a pre-request response notice for the application has been given, a copy of the notice must accompany this change application)	Date notice given (where no pre-request response provided)
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	

PART 6 – OTHER CHANGE APPLICATION REQUIREMENTS

Note: To complete this part it will be necessary for you to complete parts of DA Form 1 – Development application details and in some instances parts of DA Form 2 – Building work details, as mentioned below. These forms are available at <https://planning.dsdmip.qld.gov.au>.

8) Location details - Are there any additional premises included in this change application that were not part of the original development approval?

- No
 Yes

9) Development details

9.1) Is there any change to the type of development, approval type, or level of assessment in this change application?

- No
 Yes – the completed Sections 1 and 2 of Part 3 (Development details) of DA Form 1 – Development application details as these sections relate to the new or changed aspects of development are provided with this application.

9.2) Does the change application involve building work?

- No
 Yes – the completed Part 5 (Building work details) of DA Form 2 – Building work details as it relates to the change application is provided with this application.

10) Referral details – Does the change application require referral for any referral requirements?

Note: The application must be referred to each referral agency triggered by the change application as if the change application was the original development application including the proposed change.

- No
 Yes – the completed Part 5 (Referral details) of DA Form 1 – Development application details as it relates to the change application is provided with this application. Where referral is required for matters relating to building work the [Referral checklist for building work](#) is also completed.

11) Information request under Part 3 of the DA Rules

- I agree to receive an information request if determined necessary for this change application
 I do not agree to accept an information request for this change application

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

- that this change application will be assessed and decided based on the information provided when making this change application and the assessment manager and any referral agencies relevant to the change application are not obligated under the DA Rules to accept any additional information provided by the applicant for the change application unless agreed to by the relevant parties
 - Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.
- Further advice about information requests is contained in the [DA Forms Guide: Forms 1 and 2](#).

12) Further details

- Part 7 of *DA Form 1 – Development application details* is completed as if the change application was a development application and is provided with this application.

PART 7 – CHECKLIST AND APPLICANT DECLARATION

13) Change application checklist

I have identified the:

- responsible entity in 4); and
- for a minor change, any affected entities; and Yes
- for an other change all relevant referral requirement(s) in 10)

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

For an other change application, the relevant sections of [DA Form 1 – Development application details](#) have been completed and is attached to this application Yes
 Not applicable

For an other change application, where building work is associated with the change application, the relevant sections of [DA Form 2 – Building work details](#) have been completed and is attached to this application Yes
 Not applicable

Supporting information addressing any applicable assessment benchmarks is attached to this application Yes
Note: This includes any templates provided under 23.6 and 23.7 of *DA Form 1 – Development application details* that are relevant as a result of the change application, a planning report and any technical reports required by the relevant categorising instrument(s) (e.g. the local government planning scheme, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning report template](#).

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

14) Applicant declaration

- By making this change application, I declare that all information in this change 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 responsible entity and any relevant affected entity or referral agency for the change 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 responsible entity and/or chosen assessment manager, any relevant affected entity or referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the change application.

All information relating to this change 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 8 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

QLeave notification and payment			
<i>Note: For completion by assessment manager if applicable</i>			
Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date received form sighted by assessment manager			
Name of officer who sighted the form			

DA Form 2 – Building work details

Approved form (version 1.2 effective 7 February 2020) made under Section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving building work**.

For a development application involving **building work only**, use this form (DA Form 2) only. The DA Forms Guide provides advice about how to complete this form.

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

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)	Damian Dryden
Contact name (only applicable for companies)	
Postal address (PO Box or street address)	34 William Street
Suburb	West End
State	Qld
Postcode	4810
Country	Australia
Contact number	0447 954 495
Email address (non-mandatory)	ncd.dryden@gmail.com
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	NCD-012-22

PART 2 – LOCATION DETAILS

2) Location of the premises (complete 2.1 and 2.2 if 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](#).

2.1) 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).

Unit No.	Street No.	Street Name and Type	Suburb
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Queensland
Government

	1-5	Stagpole Street	West End
Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
4810	169 & 170	EP2263	Townsville

2.2) Additional premises

Not required

3) 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 the [DA Forms Guide](#)

Yes – All easement locations, types and dimensions are included in plans submitted with this development application

PART 3 – FURTHER DETAILS

4) Is the application only for building work assessable against the building assessment provisions?

Yes – proceed to 8)

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

6) 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

7) Information request under Part 3 of 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 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.

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

8) Are there any associated development applications or current approvals?

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

List of approval/development application	Reference	Date	Assessment manager
<input checked="" type="checkbox"/> Approval	MCU22/0026 & DBW22/0007	22 Jun 2022	TCC
<input type="checkbox"/> Development application			
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			

9) Has the portable long service leave levy been paid?

<input checked="" type="checkbox"/> 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 <input type="checkbox"/>		
Amount paid	Date paid (dd/mm/yy)	QLLeave levy number (A, B or E)
\$		

10) Is this development application in response to a show cause notice or required as a result of an enforcement notice? <input type="checkbox"/> <input checked="" type="checkbox"/> No

11) Identify any of the following further legislative requirements that apply to any aspect of this development application <input type="checkbox"/> The proposed development is on a place entered in the Queensland Heritage Register or in a local government's Local Heritage Register . See the guidance provided at www.des.qld.gov.au about the requirements in relation to the development of a Queensland heritage place	
Name of the heritage place:	Place ID:

PART 4 – REFERRAL DETAILS

12) Does this development application include any building work aspects that have any referral requirements? <input type="checkbox"/> Yes – the <i>Referral checklist for building work</i> is attached to this development application <input checked="" type="checkbox"/> No – proceed to Part 5

13) Has any referral agency provided a referral response for this development application? <input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application <input checked="" type="checkbox"/> No						
<table border="1"> <thead> <tr> <th>Referral requirement</th> <th>Referral agency</th> <th>Date referral response</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Referral requirement	Referral agency	Date referral response			
Referral requirement	Referral agency	Date 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 5 – BUILDING WORK DETAILS

14) Owner's details <input checked="" type="checkbox"/> Tick if the applicant is also the owner and proceed to 15). Otherwise, provide the following information.	
Name(s) (individual or company full name)	
Contact name (applicable for companies)	
Postal address (P.O. Box or street address)	
Suburb	
State	
Postcode	
Country	

Contact number	
Email address <i>(non-mandatory)</i>	
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	

15) Builder's details

Tick if a builder has not yet been engaged to undertake the work and proceed to 16). Otherwise provide the following information.

Name(s) <i>(individual or company full name)</i>	
Contact name <i>(applicable for companies)</i>	
QBCC licence or owner – builder number	
Postal address <i>(P.O. Box or street address)</i>	
Suburb	
State	
Postcode	
Contact number	
Email address <i>(non-mandatory)</i>	
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	

16) Provide details about the proposed building work

What type of approval is being sought?

- Development permit
 Preliminary approval

b) What is the level of assessment?

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

c) Nature of the proposed building work (tick all applicable boxes)

- | | |
|---|--|
| <input checked="" type="checkbox"/> New building or structure | <input type="checkbox"/> Repairs, alterations or additions |
| <input type="checkbox"/> Change of building classification <i>(involving building work)</i> | <input type="checkbox"/> Swimming pool and/or pool fence |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Relocation or removal |

d) Provide a description of the work below or in an attached schedule.

e) Proposed construction materials

External walls	<input type="checkbox"/> Double brick	<input type="checkbox"/> Steel	<input type="checkbox"/> Curtain glass
	<input type="checkbox"/> Brick veneer	<input type="checkbox"/> Timber	<input type="checkbox"/> Aluminium
	<input checked="" type="checkbox"/> Stone/concrete	<input type="checkbox"/> Fibre cement	<input type="checkbox"/> Other
Frame	<input checked="" type="checkbox"/> Timber	<input type="checkbox"/> Steel	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Other		
Floor	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Timber	<input type="checkbox"/> Other
Roof covering	<input type="checkbox"/> Slate/concrete	<input type="checkbox"/> Tiles	<input type="checkbox"/> Fibre cement
	<input type="checkbox"/> Aluminium	<input checked="" type="checkbox"/> Steel	<input type="checkbox"/> Other

f) Existing building use/classification? *(if applicable)*

Residential Accommodation Service (rooming accommodation)

g) New building use/classification? *(if applicable)*

Residential Accommodation Service

h) 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 works are attached to the development application

17) What is the monetary value of the proposed building work?

Estimated between \$300,000 and \$400,000

18) Has Queensland Home Warranty Scheme Insurance been paid?

No

Amount paid	Date paid (dd/mm/yy)	Reference number
\$		

PART 6 – CHECKLIST AND APPLICANT DECLARATION

19) Development application checklist

The relevant parts of <i>Form 2 – Building work details</i> have been completed	<input checked="" type="checkbox"/> Yes
This development application includes a material change of use, reconfiguring a lot or operational work and is accompanied by a completed <i>Form 1 – Development application details</i>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Not applicable
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 .	<input checked="" type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (<i>see 9</i>)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Not applicable

20) 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 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 7 – FOR COMPLETION BY THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference numbers:

For completion by the building certifier

Classification(s) of approved building work

Name	QBCC Certification Licence number	QBCC Insurance receipt number

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	

Additional information required by the local government

Confirm proposed construction materials:

External walls	<input type="checkbox"/> Double brick	<input type="checkbox"/> Steel	<input type="checkbox"/> Curtain glass
	<input type="checkbox"/> Brick veneer	<input type="checkbox"/> Timber	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Stone/concrete	<input type="checkbox"/> Fibre cement	<input type="checkbox"/> Other
Frame	<input type="checkbox"/> Timber	<input type="checkbox"/> Steel	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Other		
Floor	<input type="checkbox"/> Concrete	<input type="checkbox"/> Timber	<input type="checkbox"/> Other
Roof covering	<input type="checkbox"/> Slate/concrete	<input type="checkbox"/> Tiles	<input type="checkbox"/> Fibre cement
	<input type="checkbox"/> Aluminium	<input type="checkbox"/> Steel	<input type="checkbox"/> Other

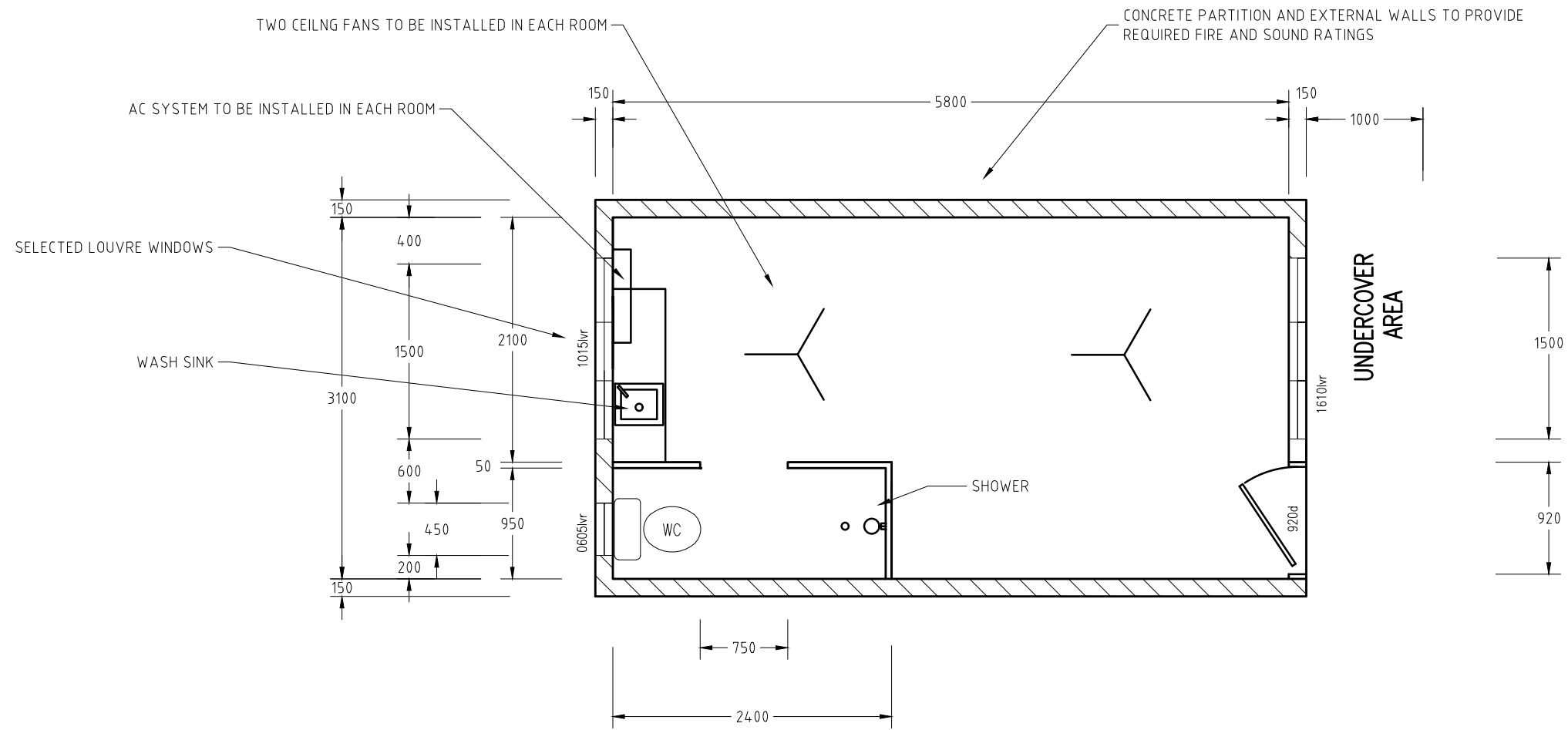
QLeave notification and payment

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			

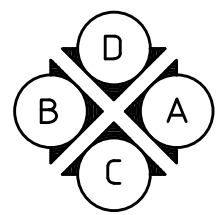
Additional building details required for the Australian Bureau of Statistics

Existing building use/classification? <i>(if applicable)</i>			
New building use/classification?			
Site area (m ²)		Floor area (m ²)	

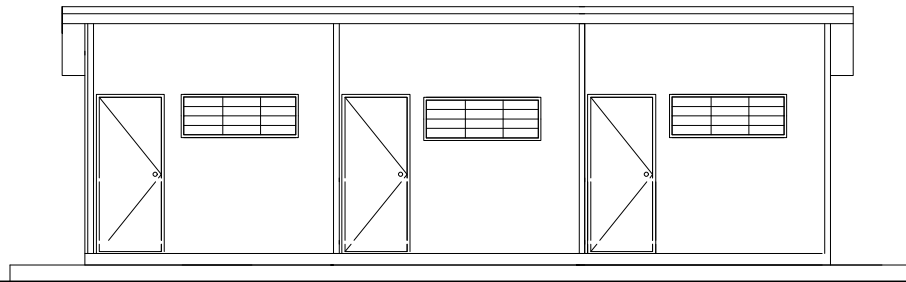


ROOM LAYOUT Scale 1 : 50

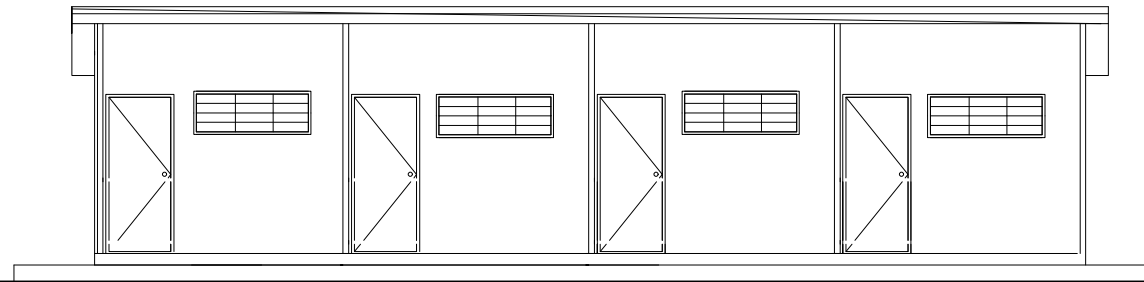
SITE DETAILS
 LOT 169 AND LOT 170
 ON PLAN No EP 2263



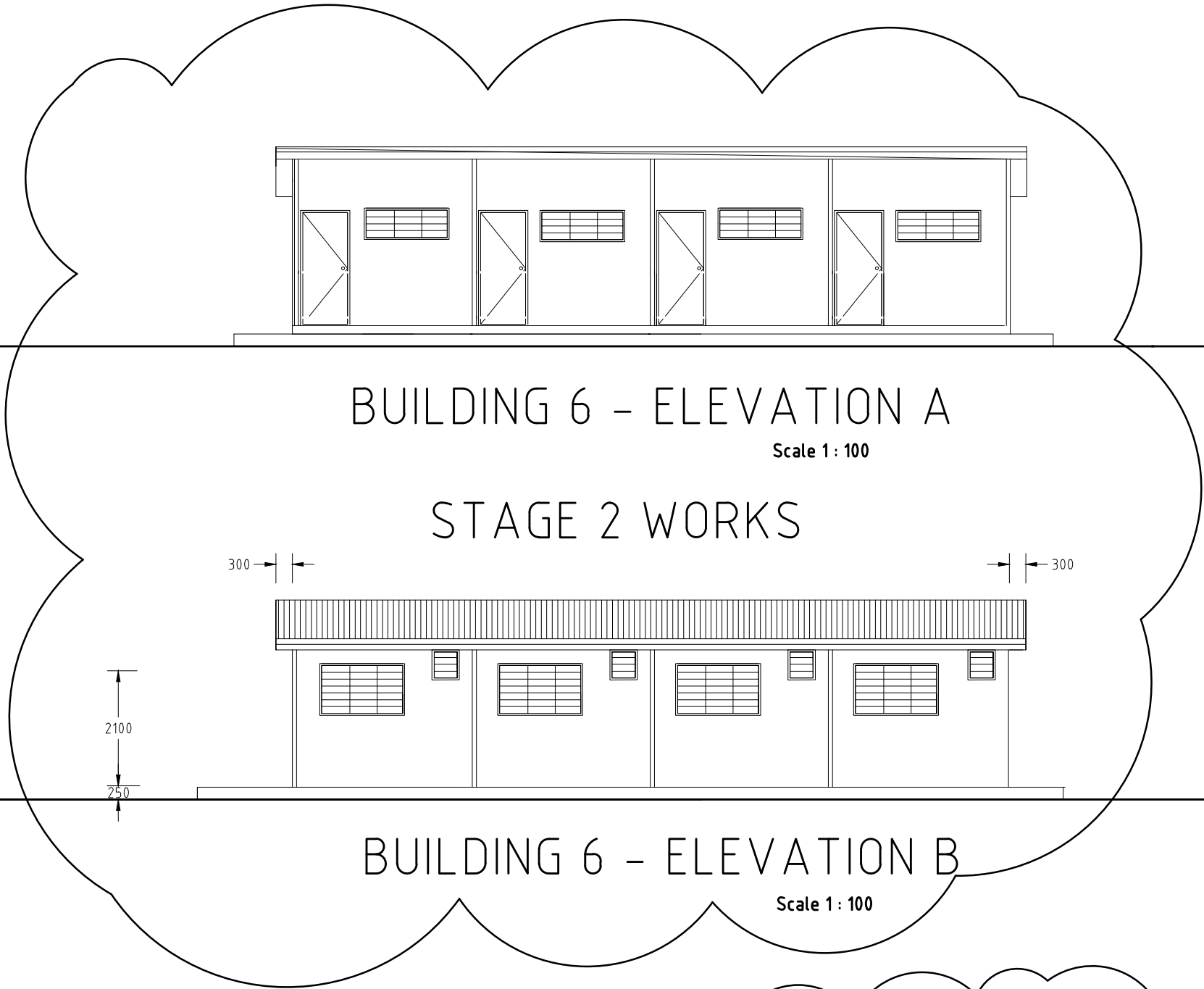
CLIENT TOWNSVILLE GUESTHOUSE PROJECT PROPOSED 7 ROOM ACCOMMODATION BUILDING	LOCATION 1-5 STAGPOLE STREET WEST END	SHEET TITLE TYPICAL ROOM LAYOUT
	DRAWN _____	DRAWING No GMD 7138/3 C
	DATE 24-05-2020	
	SCALE 1: 50	



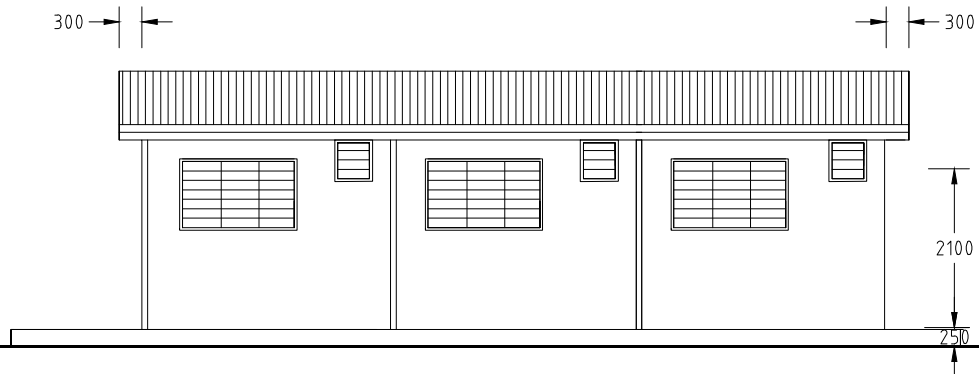
BUILDING 5 - ELEVATION B
Scale 1 : 100



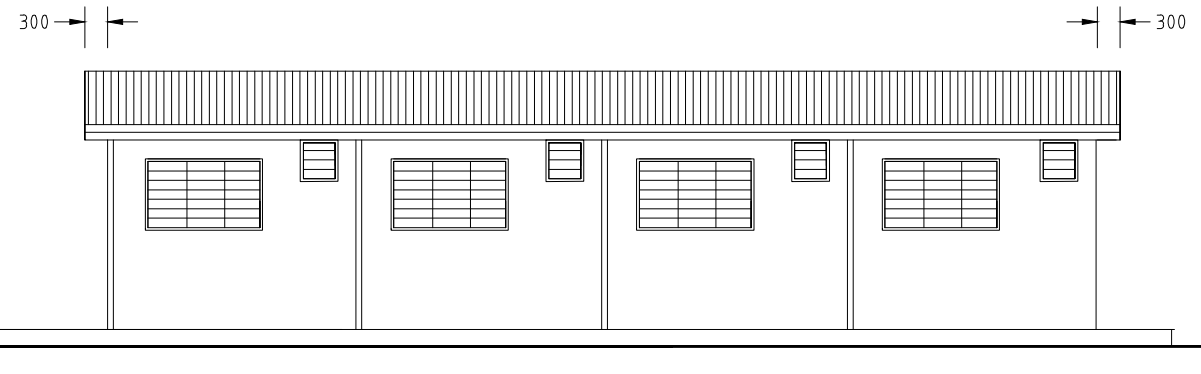
BUILDING 6 - ELEVATION A
Scale 1 : 100



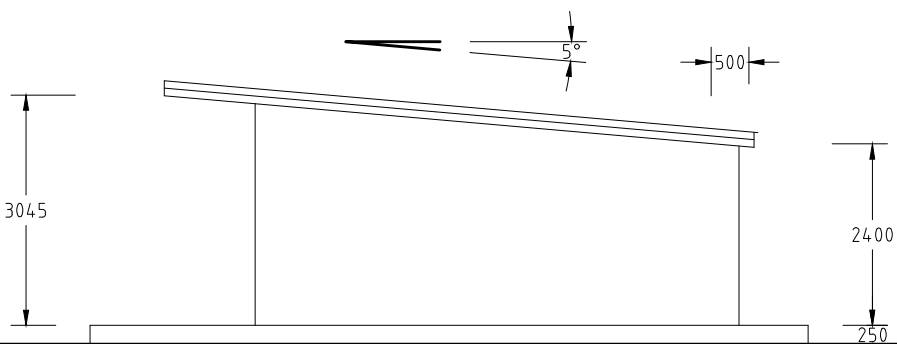
STAGE 2 WORKS



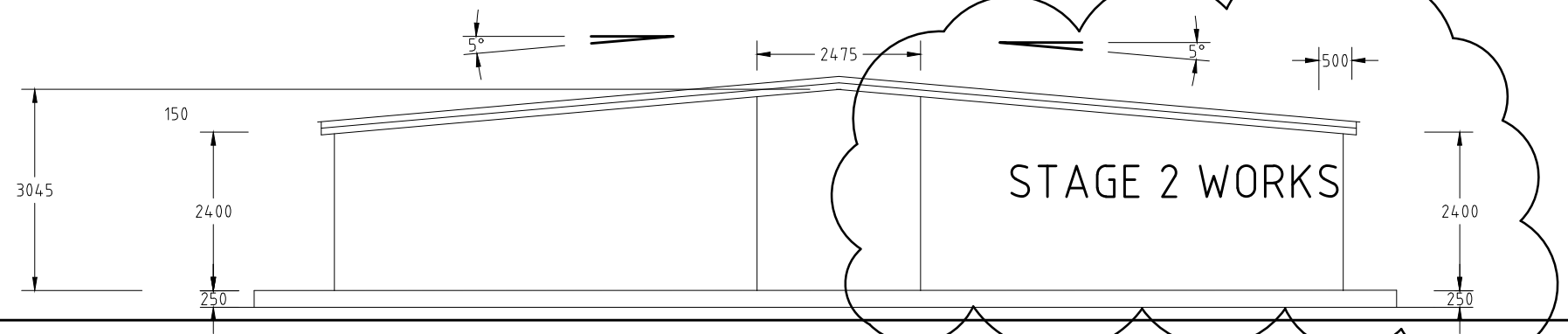
BUILDING 5 - ELEVATION A
Scale 1 : 100



BUILDING 6 - ELEVATION B
Scale 1 : 100



BUILDING 5 - ELEVATION C
Scale 1 : 100



BUILDINGS 5 AND 6 - ELEVATION D
Scale 1 : 100

STAGE 2 WORKS

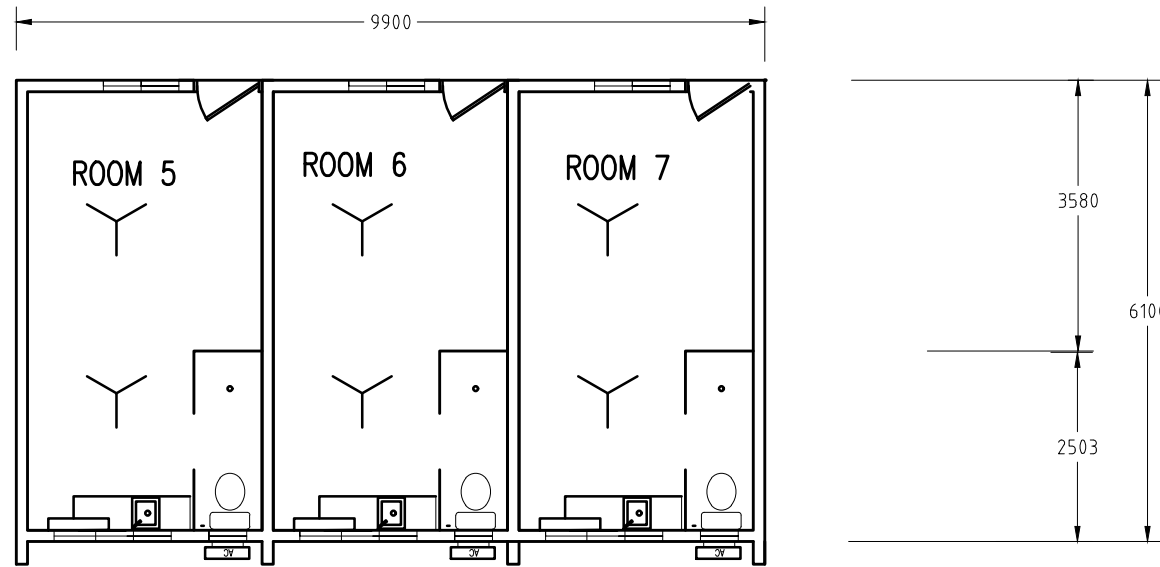
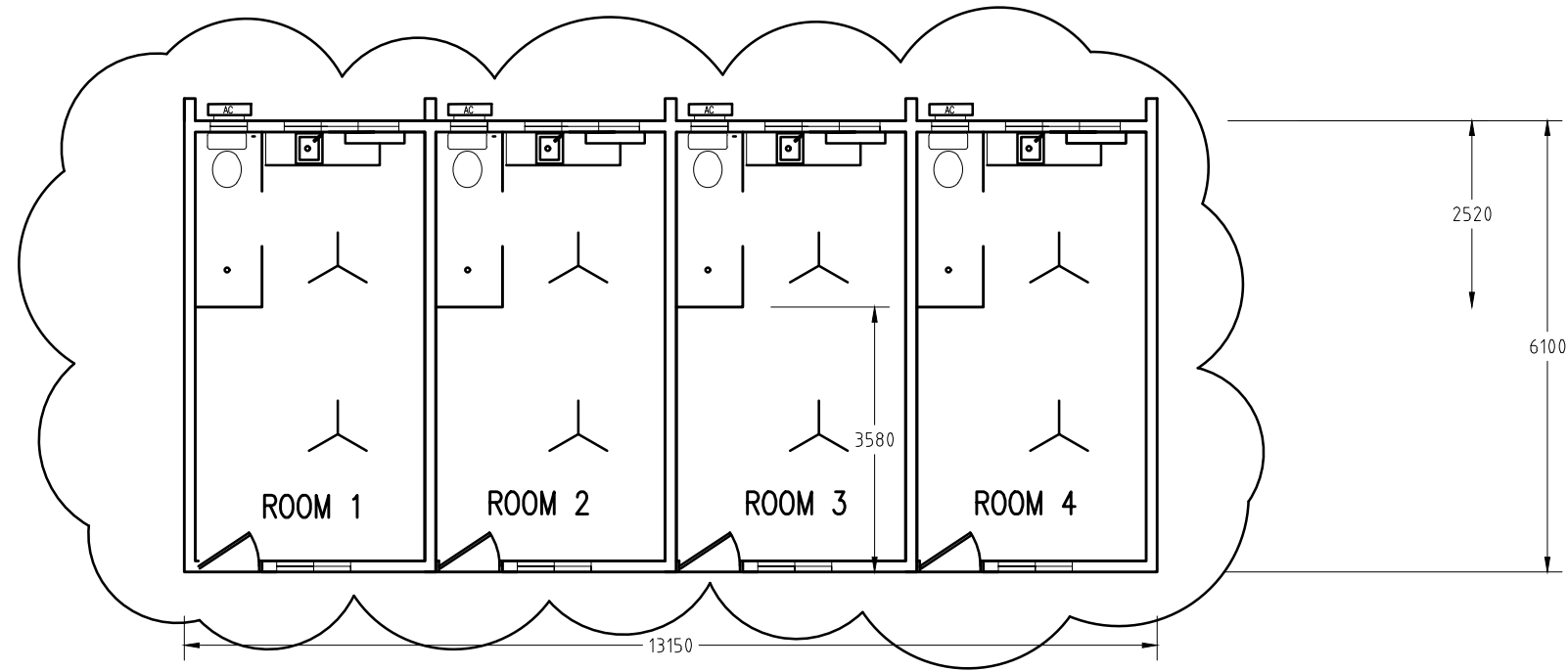
SITE DETAILS
LOT 169 AND LOT 170
ON PLAN No EP 2263

CLIENT
TOWNSVILLE GUESTHOUSE
PROJECT
PROPOSED 7 ROOM
ACCOMMODATION BUILDING

LOCATION
1-5 STAGPOLE STREET
WEST END
DRAWN
DATE 24-05-2020
SCALE 1 : 100

SHEET TITLE
ELEVATIONS
DRAWING No
GMD 7138/5

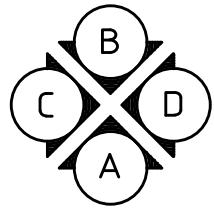
STAGE 2 WORKS



BUILDINGS 5 AND 6 FLOOR PLAN

Scale 1 : 100

Scale 1 : 100



SITE DETAILS

LOT 169 AND LOT 170
ON PLAN No EP 2263

CLIENT
TOWNSVILLE GUESTHOUSE
PROJECT
PROPOSED 7 ROOM
ACCOMMODATION BUILDING

LOCATION
1-5 STAGPOLE STREET
WEST END
DRAWN
DATE 24-05-2020
SCALE 1: 100

SHEET TITLE
FLOOR PLAN
DRAWING No
GMD 7138/4



CASTLE HILL - STATE PARK RESERVE

ROAD RESERVE

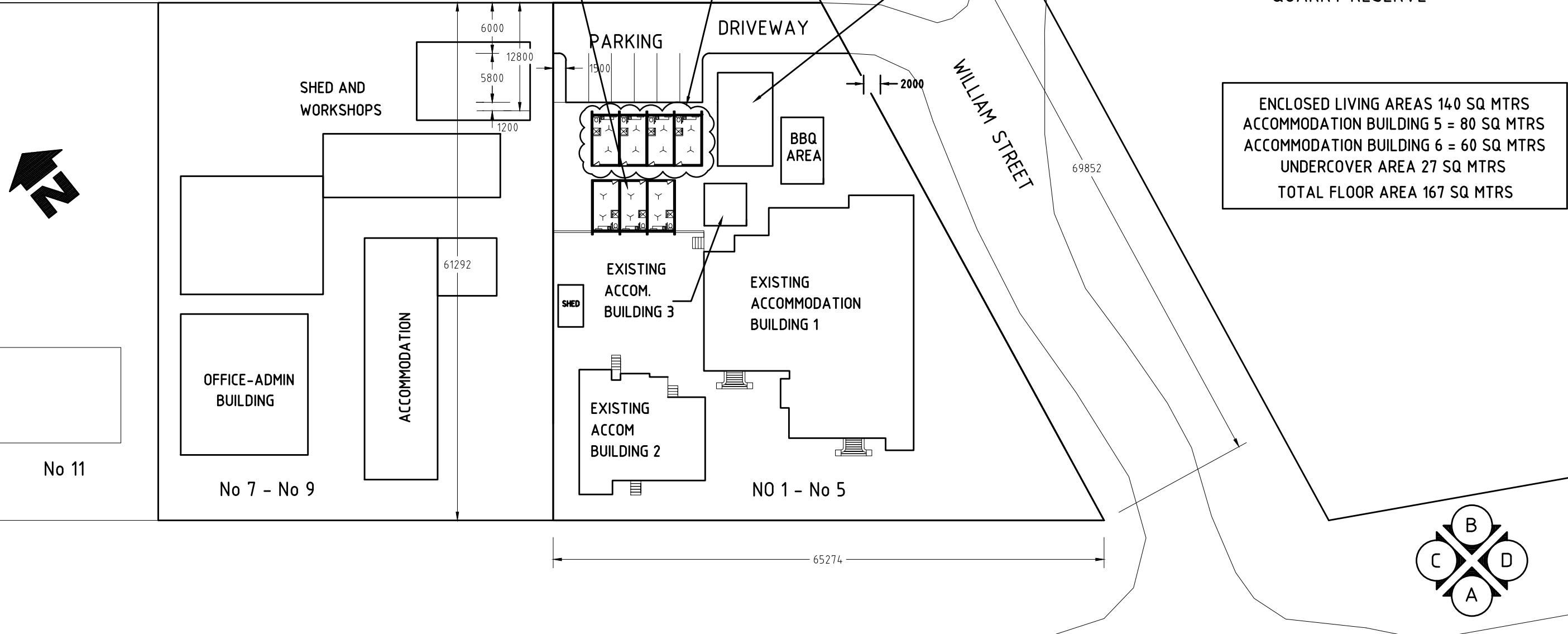
QUARRY ACCESS ROAD

PROPOSED NEW ACCOMMODATION BUILDING 6 (STAGE 2)

EXISTING ACCOMMODATION BUILDING 4

PROPOSED NEW ACCOMMODATION BUILDING 5 (STAGE 1)

QUARRY RESERVE



STAGPOLE STREET

STAGPOLE STREET

SITE DETAILS

LOT 169 AND LOT 170
ON PLAN No EP 2263

SITE ANALYSIS PLAN

Scale 1: 500

No 8

No 6

No 4

No 2

CLIENT
TOWNSVILLE GUESTHOUSE

PROJECT
PROPOSED 7 ROOM
ACCOMMODATION BUILDING

LOCATION
1-5 STAGPOLE STREET
WEST END

DRAWN

DATE
24-05-2020

SCALE
1: 500

SHEET TITLE
SITE ANALYSIS PLAN

DRAWING No
GMD 7138/1

CASTLE HILL - STATE PARK RESERVE

ROAD RESERVE

31769

6000

12800

5800

1200

DRIVEWAY

DRIVEWAY

PARKING AREA

STAGE 2 WORKS

EXISTING ACCOMMODATION BUILDING 4

EXISTING BBQ AREA

WILLIAM STREET

PROPOSED ACCOMMODATION BUILDING 6

4500

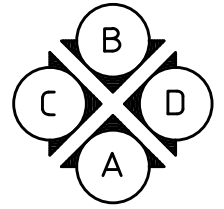
1000

PROPOSED ACCOMMODATION BUILDING 5

EXISTING ACCOMMODATION BUILDING 3

SHED

EXISTING ACCOMMODATION BUILDING 1



SITE DETAILS

LOT 169 AND LOT 170
ON PLAN No EP 2263

PART SITE PLAN

Scale 1 : 200

EXISTING ACCOMMODATION BUILDING 2

CLIENT
TOWNSVILLE GUESTHOUSE
PROJECT
PROPOSED 7 ROOM
ACCOMMODATION BUILDING

LOCATION
1-5 STAGPOLE STREET
WEST END

DRAWN
DATE 24-05-2020
SCALE 1: 200

SHEET TITLE
PART SITE PLAN
DRAWING No
GMD 7138/2

