

Our Reference: NP25.165  
RB.MH

22 July 2025

Assessment Manager  
Townsville City Council  
PO Box 1268  
TOWNSVILLE QLD 4810

## **Attention: Planning and Development**

Dear Sir/Madam,

### **Application for Reconfiguring a Lot – One Lot into Two Lots located at 13 Stagpole Street, West End and formally identified as Lot 174 on T11869**

On behalf of the Applicant, please accept this correspondence and the accompanying planning report as a properly made development application in accordance with the *Planning Act 2016*.

The application seeks a Development Permit for Reconfiguring a Lot – One Lot into Two Lots located at 13 Stagpole Street, West End and formally identified as Lot 174 on T11869

In accordance with Council's schedule of fees and charges, the assessment fee for the application is \$3,796. Payment will be issued on receipt of lodgement.

Please do not hesitate to contact the undersigned should you have any queries in relation to this application.

Yours faithfully,



**Meredith Hutton**

DIRECTOR  
**Northpoint Planning**

Encl. Development Application

# Development Application

Reconfiguring a Lot – One Lot into Two Lots



**Northpoint**  
Planning

13 Stagpole Street, West End  
Lot 174 on T11869

22 July 2025  
Reference: NP25.165

**Client:** J. Sulovska

**Project:** 13 Stagpole Street, West End

**Date:** 22 July 2025



**Project Reference:** NP25.165

**Contact:** Meredith Hutton

**Prepared by:** Meredith Hutton – Northpoint Planning

### Document Verification

Revision		Author	Reviewer
1	Draft	R.B	T.F
2	Final draft	R.B	M.H
3	Final	M.H	

Approval			
Author Signature		Approver Signature	
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## 1.0 Executive Summary

In accordance with s 51 of the *Planning Act 2016* (the Act) this development application seeks a development permit for Reconfiguring a Lot - One Lot into Two Lots.

The subject site is located at 13 Stagpole Street, West End and formally described as Lot 174 on T11869. The subject site currently contains one character residential dwelling to the front of the subject site.

The proposed development involves reconfiguration of the lot to create an additional allotment to the rear for future residential development. The proposed configuration involves the creation of one rear allotment, with an access handle traversing the northwestern boundary of the site to Stagpole Street. The resultant Lot 1 (front lot) comprises an area of 433m<sup>2</sup>, with proposed Lot 2 (rear lot) comprising 579m<sup>2</sup>.

The subject site is located within the Character residential zone of the *Townsville City Plan 2014* (the planning scheme). The site is identified within the Bushfire hazard overlay as wholly containing area of high hazard and is noted as adjoining a Cultural heritage site (Castle Hill). Additionally, the site is mapped within the Landslide hazard overlay as containing predominantly low hazard area and some medium hazard area to the rear of the site.

Assessment of the proposed development against the provisions of all relevant benchmarks has been undertaken and outlined in this town planning report. As outlined in this town planning report, the proposed development achieves the nominated assessment criteria.

The proposed development is considered appropriate for the location, and it is therefore requested that the application be approved subject to reasonable and relevant conditions.

**Table 1: Application Summary**

Application Summary	
Address	13 Stagpole Street, West End
Real Property Description	Lot 174 on T11869
Area of Site	1,012m <sup>2</sup>
Applicant	J. Sulvoska
Purpose of Proposal	Subdivision
Type of Application	Reconfiguring a Lot – One lot into two lots
Category of Assessment	Impact
SARA Mapping	<ul style="list-style-type: none"><li>▪ Queensland heritage</li><li>▪ Native vegetation clearing</li></ul>
Referral Agencies	Not applicable
Public Notification	Required
Zoning	Character Residential Zone
Overlays	<ul style="list-style-type: none"><li>▪ Airport environs overlay</li><li>▪ Bushfire hazard overlay</li><li>▪ Cultural heritage overlay</li><li>▪ Landslide hazard overlay</li><li>▪ Natural assets overlay</li></ul>



## 2.0 Site and Surrounding Environment

### 2.1 Subject Site and Surrounding Locality

The subject site comprises a total site area of 1,012m<sup>2</sup> and maintains frontage to Stagpole Street to the south. The subject site contains a dwelling to the front of the site, accessed via existing crossover and driveway to the southeastern side of the Stagpole street frontage.

The subject site is located within the Character residential zone and Queenslander's precinct of the planning scheme. The site is identified as adjoining a heritage place (Castle Hill) and thus is included within the Cultural heritage overlay. The site is also mapped and included within the Airport environs, Bushfire hazard, Landslide hazard, and Natural assets overlays.

The immediate surrounding area comprises residential uses, primarily encompassing dwelling houses and multiple dwellings. Castle Hill is located directly to the rear of the subject site. The wider locality includes North Ward to the north, Townsville Showgrounds to the south, Queensland Country Bank Stadium to the east, and Townsville Airport to the west.

The subject site and surrounding locality are illustrated in Figure 1 below.

**Figure 1: Site Location**



Source: Qld Globe



## 3.0 Proposed Development

### 3.1 General Overview

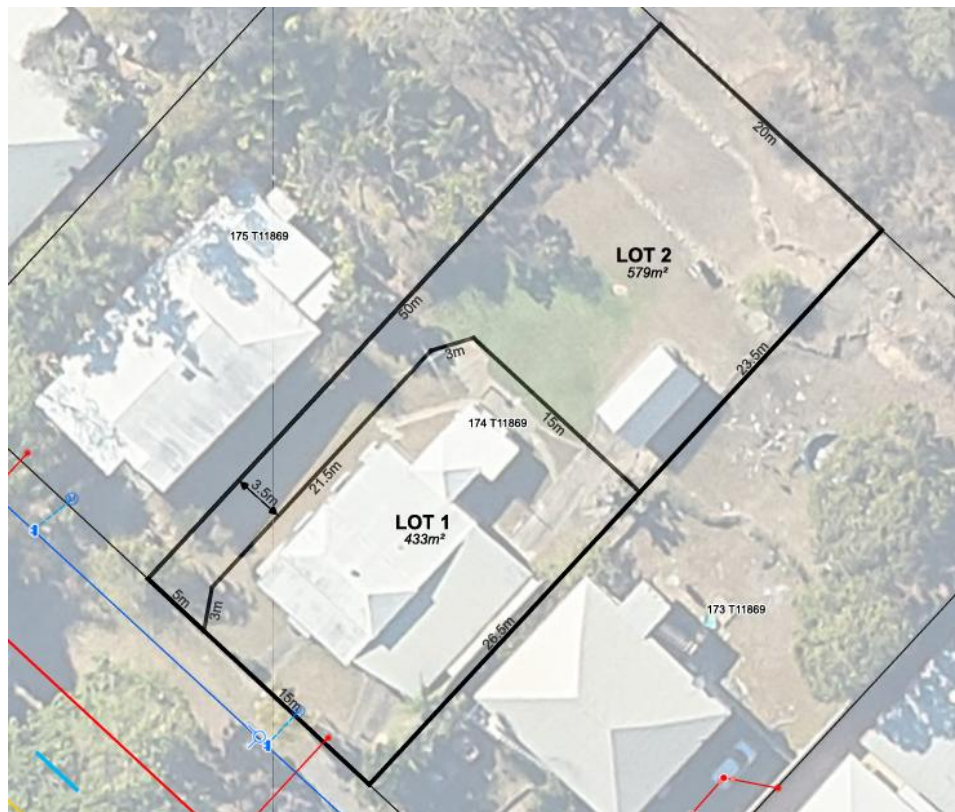
The proposed development involves a development application for the Reconfiguring a Lot - One Lot into Two Lots. The purpose of the proposed development is to provide for one additional allotment for future residential development. The proposed development retains the existing residential dwelling to the subject site.

In particular, the proposed development involves:

- Creation of two allotments within the subject site.
  - Proposed Lot 1 situated to the front of the subject site, comprising 433m<sup>2</sup>.
  - Proposed Lot 2 situated to the rear of the site, comprising 579m<sup>2</sup>.
- Retention of existing driveway and crossover to the southeastern corner of the lot, providing access for proposed Lot 1.
- Retention of existing water and sewer connections, servicing proposed Lot 1.
- Provision of a new water connection to proposed Lot 2 to the Stagpole Street frontage.
- Provision of a new sewer connection to proposed Lot 2.
- Provision of a new crossover to the northwestern side of the Stagepole Street frontage, to service proposed Lot 2.

The proposed lot layout is generally illustrated in Figure 2 below.

**Figure 2: Proposed Layout**







### 3.2 Development Plans

The proposed reconfiguration plans for the development are illustrated in the following development plan prepared by Northpoint Planning (refer **Appendix 4**):

- NP25.165.D.01.B – Proposed Reconfiguring a Lot – One Lot into Two Lots.

### 3.3 Infrastructure Services

The subject site currently maintains connection to Council's reticulated water network via property connection to the Stagpole Street frontage. Additionally, a sewer main traverses within the road parcel to the frontage of the site, with an existing property connection to the eastern side of the front boundary. The proposed development will maintain the existing connection for proposed Lot 1, with new connections direct for proposed Lot 2.

Both resultant lots can be appropriately serviced with electrical and telecommunications connections.

### 3.4 Access

The proposed development involves the creation of one additional residential allotment, with each resultant allotment provided frontage to Stagpole Street, enabling direct access arrangements via existing and future crossovers.

The proposed development has been designed to support future residential development, with each lot providing sufficient area to accommodate access and on-site parking in accordance with relevant standards.

### 3.5 Landscaping

It is anticipated additional landscaping will be provided with the establishment of future residential development on the site, consistent with the amenity of the surrounding locality.

The proposed development does not involve the removal of, or interference with, a street tree.



## 4.0 Legislative Framework

### 4.1 State Planning Policy

In accordance with section 26 of the *Planning Regulation 2017*, assessment against the State Planning Policy (SPP) is required to the extent the provisions of the SPP are not appropriately integrated within the planning scheme.

For the purposes of this development application, it is considered all relevant provisions of the State Planning Policy are appropriately integrated with the planning scheme and no additional standalone provisions are relevant for assessment.

### 4.2 North Queensland Regional Plan

The subject site is located within the Townsville Urban Area of the North Queensland Regional Plan (NQRP). On review of the proposed development and the NQRP, it is considered all matters within the NQRP relevant to assessment of the proposal are generally in alignment with the planning scheme. Therefore, no further assessment against the NQRP is required.

### 4.3 State Development and Assessment Provisions

In accordance with Schedule 10 of the *Planning Regulation 2017*, referral of the development application is not required.

### 4.4 Local Planning Scheme

In accordance with section 51 of the *Planning Act 2016*, the proposed development requires assessment against the local government planning scheme.

In accordance with Table 5.6.1 of the planning scheme, the proposed development is impact assessable given the proposal involves a reconfiguration of a lot within the Character residential zone that is less than 500m<sup>2</sup>.

### 4.5 Assessment Benchmarks

The nominated assessment benchmarks relevant to the proposed development are identified as:

- Strategic framework
- Character residential zone code
- Reconfiguring a lot code
- Healthy waters code
- Landscape code
- Transport impact, access and parking code
- Works code
- Airport environs overlay code
- Bushfire hazard overlay
- Cultural heritage overlay
- Landslide hazard overlay
- Natural assets overlay



## 5.0 Planning Assessment

### 5.1 Strategic Framework

The strategic framework sets the strategic direction for Townsville and ensures development is appropriately located and managed.

The strategic framework provides for four themes that collectively represent the intent of the planning scheme:

- (i) *Shaping Townsville;*
- (ii) *Strong, connected community;*
- (iii) *Environmentally sustainable future; and*
- (iv) *Sustaining growth.*

It is considered the proposed development furthers the intent of the above four themes and their corresponding strategic outcomes. In particular:

- The proposal provides for an additional residential allotment, with future development able to be designed in accordance with the relevant character features desired in the zone and precinct.
- The proposed development is consistent with community expectations for residential development within a character residential zone.
- The proposal enables additional housing opportunities while maintaining the established form and rhythm of the surrounding locality.
- The proposed lots maintain a configuration and frontage that support future dwellings consistent with the built form and character of the existing streetscape.
- The development contributes to housing diversity by enabling appropriately scaled infill development within walking distance to local services and public transport.
- The reconfiguration provides for an efficient pattern of development that contributes to housing supply while preserving the heritage and character values of the precinct.
- The proposal is appropriately designed to respond to climatic conditions of North Queensland.

### 5.2 Character Residential Zone Code

The proposed development is consistent with the purpose of the Character residential zone and the Queenslander precinct, with the provision of two residential allotments that maintain the existing character of the zone.

- The proposed subdivision is consistent with the locality's established low-density residential character and reinforces the traditional built form and streetscape pattern.
- The proposal does not involve the removal or demolition of a contributing character building.
- The proposed subdivision is consistent with the predominant subdivision pattern of the precinct with the following front lot sizes for subdivisions within Stagpole Street identified as contributing Character residential properties in the Queenslander Precinct:
  - 12A Stagpole Street - 450m<sup>2</sup>
  - 33 Stagpole Street - 450m<sup>2</sup>
  - 43 Stagpole Street - 449m<sup>2</sup>
  - 53 Stagpole Street - 406m<sup>2</sup>
- The proposed development provides for lots that can be appropriately accessed and serviced.



### 5.3 Reconfiguring a Lot Code

The proposed development is consistent with the purpose of the Reconfiguring a Lot Code. The proposed development provides for a residential subdivision that is appropriate for the locality. In particular:

- The proposed development seeks to provide separate title for future residential development at the rear of the site.
- The proposed rear lot is sufficiently sized to accommodate future residential development, including siting, access and servicing arrangements.
- The proposed lots maintain an appropriate rhythm and scale aligned with the established character of the locality.
- The proposed development is consistent with the established subdivision pattern of the surrounding locality, as noted above there are several subdivisions within the surrounding area where the nominated front lot is below the minimum lot size for the Character residential zone and Queenslanders precinct.
- The lot layout has been intentionally designed to ensure the rear allotment can accommodate future residential development with minimal constraint, which results in the front allotment falling slightly below the prescribed minimum lot size. The proposed lot sizes are as follows:
  - Lot 1 – 433m<sup>2</sup>; and
  - Lot 2 – 579m<sup>2</sup>.
- The resultant lots can be appropriately connected to Council's reticulated water and wastewater networks
- The existing access and crossover provisions associated with the existing dwelling will be retained.

Further assessment against the Reconfiguring a Lot Code is provided at **Appendix 5**.

### 5.4 Healthy Waters Code

The purpose of the Healthy waters code is to *ensure development manages stormwater and wastewater as part of the integrated total water cycle and in ways that help protect the environmental values specified in the Environmental Protection (Water) Policy 2009*.

The proposed development is considered to be consistent with the purpose of the Healthy waters code. The proposed development seeks to provide one additional allotment to the subject site for future residential development. The subject site is located within a fully serviced urban area, with the proposed development able to be provided connection to reticulated water and sewer for the two resultant lots.

It is considered the proposal will not cause any significant adverse effect on existing stormwater quality, stormwater flow, receiving waters and wastewater cycles within the surrounding area. The existing dwelling will be retained within proposed lot 1, with no change to the physical built form of the approved dwelling.

### 5.5 Landscape Code

The proposed development is consistent with the purpose of the Landscape Code.

The proposed development does not involve removal of any street tree. Existing landscaping within the subject site will be retained to the extent possible, with additional landscaping anticipated with the establishment of future residential development to the proposed rear lot.





## 5.6 Transport Impact, Access and Parking Code

The purpose of the Transport impact, access and parking code is *to ensure appropriate provision for transport and end of trip facilities, and to facilitate, as far as practicable, an environmentally sustainable transport network.*

The proposed development is consistent with the purpose of the Transport impact, access and parking code. In particular:

- The proposed lots are suitably sized to provide for residential dwellings, parking, and services wholly contained within each lot respectively.
- The reconfiguration supports a low intensity residential use, consistent with surrounding development. The proposal will not generate traffic volumes beyond what is expected in the zone, nor will it adversely affect the safety or efficiency of the surrounding road network.
- Access to both proposed lots is provided via the existing road frontage, with a new crossover for the rear lot capable of achieving compliance with Council's standards. In particular, it is noted the new crossover can achieve relevant setback requirements to
- Proposed access arrangements associated with the resultant lots are able to be provided sufficient sightlines, ensuring vehicle, pedestrian, and cyclist safety.

Given the nature of the development, further assessment against the Transport impact, access and parking code is not considered necessary.

## 5.7 Works Code

The purpose of the Works code is *to ensure development is provided with a level of infrastructure which maintains or enhances community health, safety and amenity and which avoids or minimises impacts on the natural environment.*

The proposed development is consistent with the purpose of the Works code. The resultant lots can be appropriately serviced, particularly noting:

- The resultant lots of the proposed development can be appropriately connected to Council's reticulated water and sewer networks (refer **Appendix 4**).
- The proposed lots can be suitably serviced via connection to electrical and telecommunication networks.
- The site is located within an established urban area and can be efficiently serviced without the need for infrastructure extensions beyond the frontage.
- Stormwater drainage will be managed in accordance with lawful point of discharge requirements, with future residential development to be designed to avoid adverse impacts on adjoining properties.
- The lots are of a suitable size for future residential development, including the provision of on-site car parking.

Given the nature of the development, further assessment against the Works code is not considered necessary.

## 5.8 Airport Environs Overlay Code

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

The proposed development is consistent with the purpose of the Airport environs overlay code. The proposed development is limited to the subdivision of the subject site to provision one additional allotment for residential development and does not involve any new structures or physical alterations



to the use of the site. Therefore, the proposed development is not considered to impact the safe and efficient operations of the airport, RAAF base and aviation facilities.

Given the nature of the development, further assessment against the Airport environs overlay code is not considered necessary.

### 5.9 Bushfire Hazard Overlay Code

The purpose of the Bushfire hazard overlay code is *to ensure that development does not:*

- a) *increase the extent or the severity of bushfire hazard; or*
- b) *increase the risk to life, property, community and the environment.*

The proposed development is consistent with the purpose of the Bushfire hazard code. Whilst the site is located within the high bushfire hazard area, it is considered subdivision of the site is suitable, given:

- The site is located within an established urban area and is readily accessible via an existing public road, ensuring safe and reliable access for both residents and emergency services.
- The land is primarily void of vegetation, with a buffer at the rear of the site to vegetation on Castle Hill.
- The subdivision does not propose any changes that would increase the intensity of development or introduce land uses that are highly vulnerable to bushfire impacts.
- Further risk can be mitigated through suitable design within construction of future residential development to the rear lot.
- No additional works are proposed within lot 1 with the existing approved dwelling being retained.

Therefore, it is considered the proposal furthers the purpose and overall outcomes of the Bushfire hazard overlay code.

### 5.10 Cultural Heritage Overlay Code

The purpose of the Cultural heritage overlay code is *to ensure:*

- a) *the cultural heritage of Townsville continues to be a major contributor to the identity of the city and local communities;*
- b) *the cultural heritage of Townsville is conserved for present and future communities;*
- c) *development is consistent with the Burra Charter;*
- d) *new development reflects and respects cultural heritage significance; and*
- e) *places of cultural heritage significance are appropriately re-used.*

13 Stagpole Street is identified as being adjacent a local heritage place, identified as Castle Hill. Accordingly, assessment against the Cultural heritage overlay code is required.

The proposed development is considered to comply with the Cultural heritage overlay code, particularly given:

- The proposed development is limited to a subdivision only for future residential development on residential land.
- The adjoining cultural heritage site is Castle Hill to the rear of the property, and the proposed subdivision will not detract or interfere with the existing character and visual amenity of the heritage site.
- Access to the cultural heritage site is not impacted by the proposed development.



Given the proposed development is limited to a subdivision adjoining the heritage site to the rear, and the heritage site is Castle Hill, further assessment against the Cultural heritage overlay code is not considered necessary.

### 5.11 Landslide Hazard Overlay Code

The purpose of the Landslide hazard overlay code is *to manage development so that there is no increase to the extent or the severity of a landslide hazard and risk to life, property, community and the environment during landslide events is avoided.*

The proposed development is consistent with the purpose of the Landslide hazard overlay code. The proposed subdivision is located within low and medium landslide hazard area. Future development on the site can be appropriately designed and constructed to respond to any geotechnical constraints identified through the building design process and will be designed and certified by a Registered Practicing Engineer of Queensland (RPEQ).

Additionally, the site maintains safe and efficient access, with no impact on emergency egress or vehicle safety.

Overall, the development presents a low-risk outcome and is consistent with the intent of the Landslide hazard overlay code, ensuring the safety of people, property and infrastructure is not compromised.

Given the nature of the development and hazard across the site, further assessment against the Landslide hazard overlay code is not considered necessary.

### 5.12 Natural Assets Overlay Code

The purpose of the Natural assets overlay code is *to:*

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

The proposed development involves subdivision of the land for creation of one additional residential allotment. The mapped extent of the Natural assets overlay is confined to a small extent at the rear of the site, with sufficient area available outside of this overlay to accommodate future residential development. Aerial imagery confirms that the affected area features stepped landforms and contains no significant vegetation.

Given the above, it is considered the proposal furthers the purpose and overall outcomes of the Natural assets overlay code.



## 6.0 Other Relevant Matters

In accordance with section 45(5)(b) of the Act, the following are other relevant matters considered applicable to assessment of this development application. In support of the proposed development, the following matters are considered relevant:

- The development facilitates a minor, low-impact residential subdivision that aligns with the prevailing subdivision patterns and residential character of the area.
- The site is located within an established urban area, with access to existing infrastructure, services, and transport networks, enabling efficient land use.
- The lot layout supports future residential development that is responsive to the site's constraints and consistent with the outcomes sought for the Character residential zone and Queenslanders precinct.
- The proposal supports housing diversity and urban consolidation objectives by introducing one additional lot in an area with existing infrastructure capacity.
- The development does not result in adverse amenity, servicing, or infrastructure impacts.



## **7.0 Conclusion and Recommendations**

This town planning report has been prepared by Northpoint Planning on behalf of J. Sulvoska in association with a development application for Reconfiguring a Lot - One Lot into Two Lots, located at 13 Stagpole Street, West End and formally described as Lot 174 on T11869.

The subject site is located within the Character Residential Zone of the planning scheme. An assessment against the relevant benchmarks has been undertaken and is outlined in detail in this town planning report.

The proposal is consequently considered appropriate development in the context in which it is located and has been suitably demonstrated to comply with the relevant assessment benchmarks. It is therefore recommended Council approve the proposed development, subject to reasonable and relevant conditions.



# Appendix 1

# 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)	J. Sulovska C/- Northpoint Planning
Contact name (only applicable for companies)	Meredith Hutton
Postal address (P.O. Box or street address)	PO Box 4
Suburb	Townsville
State	Queensland
Postcode	4810
Country	Australia
Contact number	(07) 4440 5282
Email address (non-mandatory)	hello@northpointplanning.com.au
Mobile number (non-mandatory)	0407 574 897
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	NP25.165
1.1) Home-based business	
<input type="checkbox"/> Personal details to remain private in accordance with section 264(6) of <i>Planning Act 2016</i>	
2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input type="checkbox"/> No – proceed to 3)	

## PART 2 – LOCATION DETAILS

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

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

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

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
		13	Stagpole Street	West End
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4810	174	T11869	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):

Reconfiguration of 1 lot into 2 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 <i>DA Form 2 – Building work details</i>                     |

**Division 1 – Material change of use**

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

**8.1) Describe the proposed material change of use**

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m <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



Queensland  
Government

- ☐ 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:	
-----------------------------	--	-----------	--

### **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	

**Company owner's consent to the making of a development application  
under the *Planning Act 2016***

**NORTHERN PALM CO PTY LTD (ACN 681 790 321)**

as owner(s) of premises identified as:

**Lot 174 on T11869** and located at 13 Stagpole Street, West End

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

Name **Jennifer Sulovska**

Signature 

Position **Director**

Date **21 July 2025**

Name

Signature

Position

Date



# Appendix 2

# State Assessment and Referral Agency - Matters of Interest Report

## Matters of Interest for all selected Lot Plans

*Queensland heritage place*

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

## Matters of Interest by Lot Plan

**Lot Plan: 174T11869 (Area: 1012 m<sup>2</sup>)**

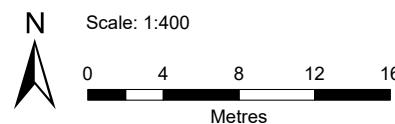
*Queensland heritage place*

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



 Queensland heritage place

Date: 11/06/2025



Queensland  
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**Disclaimer** This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties.

Document Set ID: 23/052785

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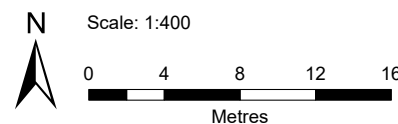
Version: 1, Version Date: 23/07/2025



Date: 11/06/2025

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

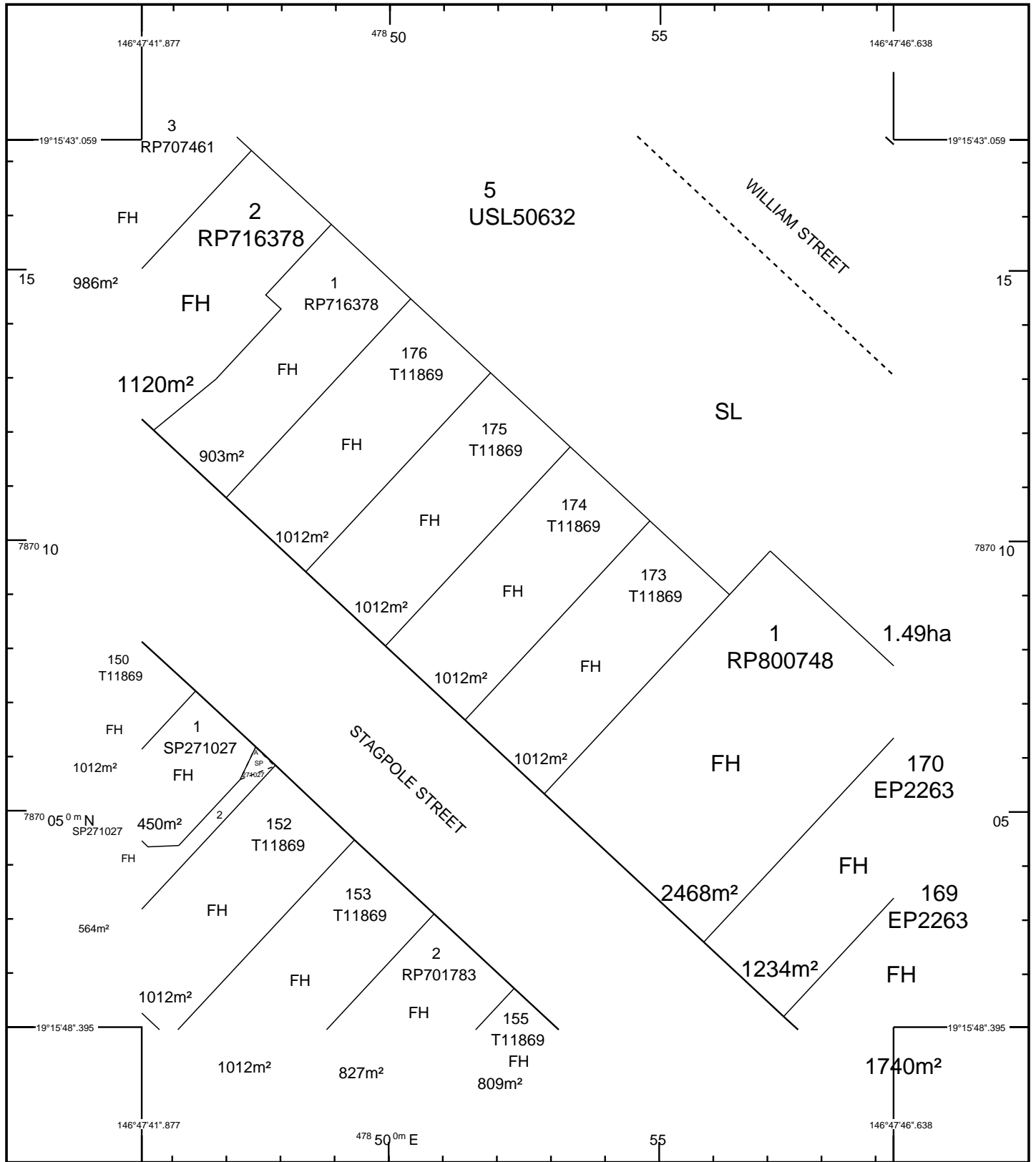
Category B on the regulated vegetation management map



Queensland Government



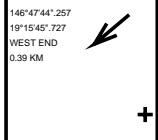
**Disclaimer** This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties.



STANDARD MAP NUMBER  
8259-24414

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

MAP WINDOW POSITION &  
NEAREST LOCATION



#### SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	174/T11869
Area/Volume	1012m <sup>2</sup>
Tenure	FREEHOLD
Local Government	TOWNSVILLE CITY
Locality	WEST END
Segment/Parcel	50653/11

#### CLIENT SERVICE STANDARDS

PRINTED 11/06/2025

DCDB 10/06/2025

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<https://www.qld.gov.au/housing/buying-owning-home/property-land-valuations/smartmaps>

**SmartMap**

An External Product of  
SmartMap Information Services

Based upon an extraction from the  
Digital Cadastral Data Base



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(Department of Resources) 2025.





# Appendix 3



# Subject Site and Surrounds

13 Stagpole Street, West End | Lot 174 on T11869

19°15'44"S 146°47'41"E

19°15'44"S 146°47'48"E

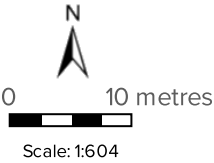


19°15'48"S 146°47'41"E

19°15'48"S 146°47'48"E



Legend located on next page



Printed at: A3  
Print date: 11/6/2025

Not suitable for accurate measurement.  
**Projection:** Web Mercator EPSG 102100 (3857)

For more information, visit <https://qldglobe.information.qld.gov.au/help-info/Contact-us.html>

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**Queensland  
Government**

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





# Appendix 4





**Proposed Reconfiguring a Lot - One Lot into Two Lots Subdivision**  
13 Stagpole Street, West End  
Proposed Lot 1 & 2  
Cancelling Lot 174 on T11869

**PRELIMINARY PLAN ONLY**  
Note: dimensions are approximate only and are subject to site survey

0 5 10 m

Date	08 Jul 2025	Drawn	KJ
Scale	1:450 at A3		
Drawing	NP25.165.D.01	Revision	B
Project Ref.	NP25.165		







# Appendix 5



## Townsville City Plan – Reconfiguring a Lot Code

### Purpose

The purpose of the Reconfiguring a Lot Code is to provide for residential development on large lots where the intensity of residential development is dispersed.

The particular purpose of the code is to:

- a) facilitate the creation of attractive, accessible and functional neighbourhoods and districts, and a well-integrated, compact and sustainable city form; and
- b) protect the productive capacity, landscape character and ecological and physical functions of Townsville's diverse natural resources.

The purpose of the code will be achieved through the following overall outcomes:

- a) lot reconfiguration creates safe, convenient, functionally efficient and attractive neighbourhoods and districts that are consistent with the intended character of the area;
- b) lot reconfiguration creates walkable residential neighbourhoods and centres, and accessible community facilities and employment opportunities;
- c) lot reconfiguration is responsive to the local environment, including topography, natural drainage systems, vegetation and habitat, cultural heritage features, streetscape character, landmarks, views and vistas;
- d) lot reconfiguration near infrastructure corridors and other major facilities ensures that sensitive land uses are protected from activities generating amenity impacts; home businesses occur to an extent that does not unduly diminish the semi-rural residential amenity, having regard to noise, odour, dust, traffic and other impacts;
- e) lot reconfiguration assists in protecting areas containing important ecological values or providing important environmental services;
- f) lot reconfiguration does not facilitate fragmentation or alienation of land that would prejudice the productive use of rural land resources;
- g) lot reconfiguration facilitates compatible relationships between different land uses and with the natural environment;
- h) lot design and lot sizes are suited to the intended use of the land having regard to the ability to accommodate buildings, vehicle access, parking, on-site services and open space;
- i) lot orientation facilitates the conservation of non-renewable energy sources and the siting of buildings that is appropriate for the local climatic conditions;
- j) infrastructure is supplied to all lots in a safe, efficient, coordinated and sequenced manner, which minimises whole of life cycle costs and is sensitive to the environment in which they are provided;
- k) the street system provides for high levels of permeability and safety for all users and in particular, facilitates high levels of accessibility by public transport, walking and cycling; and
- l) public open space is attractive and accessible and equitably meets user requirements for recreational, social and cultural activities.

Performance Outcome/Acceptable Outcomes	Response
<b>Assessable Development</b>	
<b>General design elements</b>	
<b>PO1:</b> The layout of roads, streets, lots and infrastructure avoids or minimises impacts on environmental features of the locality by: <ol style="list-style-type: none"><li>a) following the natural topography and minimising earthworks;</li><li>b) avoiding crossing or otherwise fragmenting waterways, wetlands, habitat areas or ecological corridors;</li></ol>	<b>Complies</b> The proposed development involves a residential use on residentially zoned land and is designed to minimise impact on the environmental



Performance Outcome/Acceptable Outcomes	Response
<ul style="list-style-type: none"> <li>c) maintaining natural drainage features and hydrological regimes; and</li> <li>d) maintaining important ecological corridors and habitat areas.</li> </ul>	features of the surrounding locality.
<p><b>PO2:</b> The development is well integrated with the surrounding locality, having regard to:</p> <ul style="list-style-type: none"> <li>a) the layout of, and connections to, surrounding roads, streets, pedestrian and cycle networks and other infrastructure networks;</li> <li>b) open space networks, habitat areas or corridors;</li> <li>c) connections to centres and employment areas;</li> <li>d) opportunities for shared use of public facilities;</li> <li>e) surrounding landscaping and streetscape treatments; and</li> <li>f) the interface between incompatible land uses.</li> </ul>	<p><b>Complies</b> The subdivision seeks to create one additional allotment for future residential development only.</p>
<p><b>PO3:</b> The design of urban street blocks encourages walking.</p>	<p><b>Not applicable</b> The proposed development does not involve creation of a new street.</p>
<p><b>PO4:</b> Street blocks and lot types are generally in a grid pattern and arranged to provide:</p> <ul style="list-style-type: none"> <li>a) an efficient development pattern that supports walking, cycling and public transport use;</li> <li>b) regular shaped lots; and</li> <li>c) development that is consistent with the intent of the zone.</li> </ul>	<p><b>Not applicable</b> The proposed development does not involve creation of a new street.</p>
<p><b>PO5:</b> New development optimises views and physical connections to important landscape features to enhance legibility and sense of place.</p>	<p><b>Complies</b> The proposed development does not adversely impact views to important landscape features.</p>
<p><b>PO6:</b> Reconfiguring a lot does not facilitate development that would be visually obtrusive on ridgelines and prominent landscape features, or does not intensify development where already occurring on such features.</p>	<p><b>Not applicable</b> The subject site is not located on a ridgeline or prominent landscape feature.</p>
<p><b>PO7:</b> Development maintains or rehabilitates vegetated buffers to coastal waters where practicable.</p>	<p><b>Not applicable</b> The subject site is not located within proximity to coastal waters.</p>
<p><b>PO8:</b> Where a reconfiguration involves the creation of a new road or street (other than in the Rural Zone), streetscape and landscape treatments are provided that:</p> <ul style="list-style-type: none"> <li>a) create an attractive and legible environment which establishes character and identity;</li> <li>b) enhance safety and comfort, and meet user needs;</li> <li>c) complement the function of the street in which they are located by reinforcing desired traffic speed and behaviour;</li> <li>d) support safe pedestrian and cycling movement;</li> <li>e) maximise infiltration of stormwater runoff wherever practicable; and</li> <li>minimise maintenance and whole of lifecycle costs.</li> </ul>	<p><b>Not applicable</b> The proposed development does not involve creation of a new road or street.</p>
<b>Parks and open space</b>	
<p><b>PO9:</b> Reconfiguration facilitates the provision of a hierarchy of open space at local, district and regional levels that:</p> <ul style="list-style-type: none"> <li>a) contributes to the legibility and character of the neighbourhood;</li> <li>b) is linked to existing parkland or open space networks wherever possible;</li> </ul>	<p><b>Not applicable</b> Sufficient open space is provided in the surrounding area, with Castle Hill located to the north and Cutheringa Park to the west.</p>



Performance Outcome/Acceptable Outcomes		Response
c) meets the community's needs and is designed to maximise use by the community it serves; and d) offer a broad range of informal and formal experiences to the community.		
<b>PO10:</b> Within residential areas, local recreation parks are created which provide informal recreational opportunities to supplement private open space of the neighbourhood.	<b>AO10.1:</b> Local recreational parks are provided at a rate of 1ha per 1,000 people. <b>AO10.2:</b> Local recreational parks are provided at a maximum distance of 400m from the residents they serve.	<b>Not applicable</b> The proposed development does not involve creation of a new park.
<b>PO11:</b> Local recreational parks are of a sufficient size, shape and topography to accommodate a usable activity area, accommodating recreational facilities that meet local needs for a range of age cohorts, such as play equipment, kick-about areas, picnic areas, seating and the like.	<b>AO11.1:</b> Local recreational parks have a minimum usable activity area of 0.5ha. <b>AO11.2:</b> Parks are square to rectangular with the ratio of dimensions no greater than 2:1. <b>AO11.3:</b> At least 80% of the park has a grade of no more than 1:10.	<b>Not applicable</b> The proposed development does not involve creation of a new park.
<b>PO12:</b> Local recreational parks are located and designed to maximise accessibility and to ensure a majority of the park has good casual surveillance established through overlooking from adjacent land uses.	<b>AO12:</b> At least 50% of the perimeter of the park has a direct road frontage.	<b>Not applicable</b> The proposed development does not involve creation of a new park.
<b>PO13:</b> Local recreational parks are provided with a reasonable level of flood immunity such that community space remains available during most flood events.	<b>AO13:</b> At least 10% of the park area is above the 2% AEP and embellishments, including play equipment, shelters and shared pathways are constructed above the 2% AEP flood level.	<b>Not applicable</b> The proposed development does not involve creation of a new park.
<b>PO14:</b> Parkland is safe and secure, with a clear relationship between the public realm and adjoining land uses through treatment including alignment, fencing, public lighting and landscaping.		<b>Not applicable</b> The proposed development does not involve creation of a new park.
<b>PO15:</b> Design and embellishments of local recreational parks: a) reflect the likely demographic needs of the local community which the park services; b) complement those in nearby parks, increasing the range of facilities available to the community; and c) are fit for purpose.	<b>AO15:</b> The design and embellishments of local recreational parks is undertaken in accordance with the Development Manual Planning Scheme Policy No. SC6.4 - SC6.4.3.6 Landscape Policy.	<b>Not applicable</b> The proposed development does not involve creation of a new park.





Performance Outcome/Acceptable Outcomes		Response
<b>PO16:</b> Local recreational parks are to provide pathway connections to the on-street verge pathway network and pathways are provided to connect to activity areas within the park.		<b>Not applicable</b> The proposed development does not involve creation of a new park.
<b>Climatic response</b>		
<b>PO17:</b> Road, street and lot orientation and lot size facilitate development that conserves non-renewable energy sources and enhances climate responsiveness by: <ul style="list-style-type: none"> <li>a) optimising a generally north-south orientation for the long axis of street blocks, or where east-west orientation is unavoidable, proportioning lots to allow for appropriate building orientation; and</li> <li>b) creating lots that are generally rectangular in shape.</li> </ul>		<b>Complies</b> It is considered resultant lot sizes are appropriately sized and oriented.
<b>PO18:</b> Road, street and lot orientation and lot size are responsive to north east prevailing winds and facilitates air permeability.	<b>AO18.1:</b> Where practicable, parallel side boundaries are staggered.	<b>Complies</b> It is considered the lot orientation and size sufficiently respond to climatic conditions.
	<b>AO18.2:</b> The layout does not create more than three small lots, solid fencing or other barriers perpendicular to the target winds.	
	<b>OR</b>	
	<b>AO18.3:</b> Where barriers exist perpendicular to target winds, the distance between a down-wind barrier or receptor and the up-wind barrier is not less than 7 times the height of the upwind barrier.	
	<b>AO18.4:</b> Where they are proposed, built to boundary walls are located on the west-southwest boundary of lots, except where these boundaries are on the higher side of a sloping lot	
<b>Development near infrastructure corridors and other major facilities</b>		
<b>PO19:</b> Reconfiguration within 100m of any High Pressure Gas Pipeline does not: <ul style="list-style-type: none"> <li>a) increase the number of lots;</li> <li>b) affect the long-term operation of the pipeline; and</li> <li>c) put at risk the safety and lives of people or the safety of property.</li> </ul>		<b>Not applicable</b> The subject site is not located in proximity to listed infrastructure.
<b>PO20:</b> Lots are designed and oriented to: <ul style="list-style-type: none"> <li>a) minimise the visual exposure of electricity transmission lines;</li> <li>b) facilitate a substantive vegetated buffer adjoining electricity transmission line easements; and</li> <li>c) ensure habitable buildings and recreation areas are well separated from</li> </ul>		<b>Not applicable</b> The subject site is not located within proximity to high voltage electricity infrastructure.
	<b>AO20.1:</b> Where on land that includes or adjoins a high voltage electricity easement (above 33kV), lot design and layout incorporates: <ul style="list-style-type: none"> <li>a) a vegetated buffer within a distance of 20m from the boundary of the electricity transmission line easement; and</li> <li>b) the orientation of the primary lot frontage away from transmission line easement.</li> </ul>	



Performance Outcome/Acceptable Outcomes		Response
electricity transmission line easements.	<b>AO20.2:</b> Lots are designed and oriented to ensure that a habitable building or primary open space areas on each lot can comply with the separation distance set out in Table 9.4.4.3(b).	
<b>PO21:</b> Reconfiguration ensures an appropriate level of amenity and safety is achieved for residential and other sensitive land uses through appropriate separation and buffering from nearby incompatible uses, including Department of Defence landholdings, major hazard facilities, intensive animal industries, major sport, recreation and entertainment facilities, sewerage, water and waste Treatment and disposal facilities and industrial areas.  The continued safe and efficient operation of these types of facilities is protected.		<b>Complies</b> The subject site is not located within proximity to listed uses.
<b>PO22:</b> Reconfiguration of land potentially affected by the impacts of a transport corridor or other noise generating activities ensures the development is designed to facilitate adequate noise management.		<b>Not applicable</b> The subject site is not located within immediate proximity to a main transport corridor or other noise generating activity.
<b>PO23:</b> Where they are used, noise attenuation measures are: a) compatible with the local streetscape and do not preclude the creation of active street frontages where desired; b) durable and easily maintained; and c) are designed to discourage crime and antisocial behaviour, having regard to: i) opportunities for graffiti; ii) provision of casual surveillance of public open space and movement networks; and iii) opportunities for concealments or vandalism.		<b>Not applicable</b> The proposed development provides for additional future residential uses on residential land.
<b>PO24:</b> Reconfiguration does not result in lots being subject to adverse air quality impacts.		<b>Complies</b> The proposed development provides for lots located within an urban residential area. The lots are not anticipated to be affected by adverse air quality impacts.
<b>Services</b>		
<b>PO25:</b> 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.		<b>Complies</b> The proposed development can be appropriately serviced with connection to Council's reticulated water and wastewater network.  Additionally, the development can be appropriately serviced with connection to electrical and telecommunication services.
<b>Lot sizes and design</b>		
<b>PO26:</b> Reconfiguration creates lot sizes that:	<b>AO26:</b> Minimum lot size is in accordance with Table 9.4.4.3(c).	<b>Complies</b> The proposed subdivision is located within the Character residential zone and within



Performance Outcome/Acceptable Outcomes		Response
<ul style="list-style-type: none"> <li>a) are consistent with the intended character of the zone, precinct or sub-precinct in which the land is located;</li> <li>b) do not compromise the future development potential of land in the Emerging community zone for urban purposes;</li> <li>c) are sufficient to protect the productive capacity, environmental and landscape values of rural land resources;</li> <li>d) are sufficient to protect ground and surface water quality in the Rural residential zone; and</li> <li>e) are sufficient to protect areas with significant ecological values.</li> </ul>		<p>the Queenslander precinct that prescribes a minimum lot size of 500m<sup>2</sup>.</p> <p>The proposed development contains a lot below minimum lot size due to slope constraints of the property with the lots designed to ensure a reasonable building envelope for the rear allotment. The lot sizes are as follows:</p> <ul style="list-style-type: none"> <li>▪ Lot 1 – 433m<sup>2</sup></li> <li>▪ Lot 2 – 579m<sup>2</sup></li> </ul> <p>The proposed lots are consistent with the character and subdivision pattern within the surrounding locality, noting subdivision of land below the nominated minimum size is:</p> <ul style="list-style-type: none"> <li>▪ 12A Stagpole Street - 450m<sup>2</sup></li> <li>▪ 33 Stagpole Street - 450m<sup>2</sup></li> <li>▪ 43 Stagpole Street - 449m<sup>2</sup></li> <li>▪ 53 Stagpole Street - 406m<sup>2</sup></li> </ul> <p>The proposed lot sizes result in lots that are suitably sized and dimensioned for future residential development.</p>
<p><b>PO27:</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>a) buildings and structures appropriate to the zone, precinct or sub-precinct;</li> <li>b) adequate usable open space and landscaping;</li> <li>c) ventilation and sunlight;</li> <li>d) privacy for residents;</li> <li>e) suitable vehicle access and on-site parking where required; and</li> <li>f) any required on-site services and infrastructure such as effluent disposal areas.</li> </ul>	<p><b>AO27:</b></p> <p>The dimensions of lots are in accordance with Table 9.4.4.3(c).</p>	<p><b>Complies</b></p> <p>The proposed development results in lot dimensions that are consistent with the surrounding locality, providing the opportunity for future residential development. It is considered the proposed subdivision pattern is suitable for the subject site.</p>
<p><b>PO28:</b></p> <p>Where rear lots are created, they:</p> <ul style="list-style-type: none"> <li>a) provide for an appropriate level of amenity;</li> <li>b) incorporate direct access of a sufficient width for the use of the lot; and</li> </ul>	<p><b>AO28.1:</b></p> <p>Only one rear lot is provided behind each standard lot.</p> <p><b>AO28.2:</b></p> <p>No more than two rear lot access strips directly adjoin each other.</p>	<p><b>Complies</b></p> <p>The proposed development provides for one rear allotment. The proposed rear allotment is suitably sized for building envelopes for future residential development.</p>



Performance Outcome/Acceptable Outcomes	Response
<p>c) ensure infrastructure services to the lot can be easily constructed, monitored and maintained.</p> <p><b>AO28.3:</b> No more than two rear lots gain access from the head of a cul-de-sac.</p> <p><b>AO28.4:</b> Where a rear lot is proposed in a residential zone, a square building envelope with sides of 17m is capable of being contained entirely within the lot.</p> <p><b>AO28.5:</b> An access strip for a rear lot has a minimum width of: a) 8m in a rural or rural residential zone for access lengths up to 50m and greater than 50m, 15m width; or b) 3.5m in urban residential zones; or c) 8m in an industry zone; or d) in any other zone, no acceptable outcome is nominated.</p> <p><b>AO28.6:</b> A passing bay is provided for access strips greater than 30m in length.</p>	
<p><b>PO29:</b> Realignment of boundaries in the Rural Zone only occurs where this contributes to: a) a reduction in the number of lots or level of fragmentation in the zone; or b) potential for improved land management practices; or c) improved protection and management of significant ecological values.</p>	<p><b>Not applicable</b> The subject site is not located within the Rural Zone.</p>
<b>Movement network design</b>	
<p><b>PO30:</b> The movement network has a legible structure, with roads and streets that conform to their function in the network, having regard to: a) traffic volumes, vehicle speeds and driver behaviour; b) on street parking; c) sight distance; d) provision for public transport routes and stops; e) provision for pedestrian and cyclist movement, prioritising these where appropriate; f) provision for waste collection and emergency vehicles; g) lot access; h) convenience; i) public safety; j) amenity; k) the incorporation of public utilities and drainage; and l) landscaping and street furniture.</p>	<p><b>Complies</b> The proposal maintains the existing movement network to the site for proposed Lot 1 and proposed Lot 2 can be afforded appropriate access in accordance with relevant standards.</p>
<p><b>PO31:</b> The road and street network provides for convenient and safe movement between local streets and higher order roads.</p>	<p><b>Not applicable</b> The proposal maintains the existing movement network.</p>
<p><b>PO32:</b> A cul—de—sac is not included in the road and street design unless no other practical options exist.</p>	<p><b>Not applicable</b> The proposal maintains the existing movement network.</p>



Performance Outcome/Acceptable Outcomes		Response
<b>PO33:</b> Local streets do not operate as through traffic routes for externally generated traffic (other than for pedestrians, cyclists and public transport).		<b>Not applicable</b> The proposal maintains the existing movement network.
<b>PO34:</b> Safe, convenient and efficient intersections are provided for vehicles, pedestrians, cyclists and public transport.		<b>Not applicable</b> The proposal maintains the existing movement network.
<b>PO35:</b> Access arrangements for lots do not affect the function, vehicle speeds, safety, efficiency and capacity of streets and roads.		<b>Not applicable</b> The proposal maintains the existing movement network.
<b>PO36:</b> Rear lanes are designed to: <ul style="list-style-type: none"> <li>a) provide enough width to enable safe vehicle movement, including service vehicles;</li> <li>b) connect to other streets at both ends;</li> <li>c) enable safe access into and out of garages without using doors that open into the lane;</li> <li>d) not create a more direct through-route alternative for vehicles, cyclists or pedestrians than the adjoining street network;</li> <li>e) ensure rear yards of properties can be fenced for security;</li> <li>f) ensure any rear boundary treatment or tree planting does not create concealed recesses, obstructed access or allow uninvited access opportunities into rear yards; and</li> <li>g) not provide for visitor parking within the lane.</li> </ul>	<b>AO36:</b> Rear lanes are designed and provided in accordance with the Development Manual Planning Scheme Policy No. SC6.4 - SC6.4.3.16 Rear Lane Design.	<b>Not applicable</b> The proposal maintains the existing movement network within the site, with no rear lane proposed.
<b>PO37:</b> Reconfigurations, where involving a frontage to an existing or historical rear lane are designed to not diminish the character of the rear lane.	<b>AO37.1:</b> Lots have primary frontage to a street or road, other than rear lane.	<b>Not applicable</b> The proposal maintains the existing movement network within the site, with no rear lane proposed.
	<b>AO37.2:</b> Development is undertaken in accordance with the Development Manual Planning Scheme Policy - SC6.4.3.16 Rear lane design.	<b>Not applicable</b> The proposal maintains the existing movement network within the site, with no rear lane proposed.
<b>Road design</b>		
<b>PO38:</b> The geometric design features of each type of road: <ul style="list-style-type: none"> <li>a) convey its primary function for all relevant design vehicle types;</li> <li>b) have an adequate horizontal and vertical alignment that is not</li> </ul>	<b>AO38:</b> Roads are designed in accordance with the standards identified in Development Manual Planning Scheme Policy No. SC6.4 — SC6.4.4.1 Geometric Road Design, SC6.4.3.13 Townsville Road Hierarchy, SC6.4.3.14 Traffic Impact Assessment	<b>Not applicable</b> The proposed development does not involve the creation of a new road.



Performance Outcome/Acceptable Outcomes		Response
<p>conductive to excessive speeds;</p> <p>c) encourage traffic speeds and volumes to levels commensurate with road hierarchy function;</p> <p>d) ensure unhindered access by emergency and waste collection vehicles and buses;</p> <p>e) ensures safe access to lots;</p> <p>f) ensure design has regard and includes treatment to address the function, the necessary legibility and place making to support adjoining land uses; and</p> <p>g) accommodate appropriate bicycle, pedestrian and shared paths.</p>	<p>Guidelines, SC6.4.3.22 Waste Management Guidelines, SC6.4.4.7 Bicycle, Pedestrian and Shared Path Design and SC6.4.4.8 Standard Drawings.</p>	
<p><b>PO39:</b></p> <p>A network of bicycle, pedestrian and shared paths is provided which encourage pedestrian activities and cycling for transportation and recreational purposes and that links open space networks, employment areas and community facilities, including public transport stops, activity centres and schools, and is designed having regard to:</p> <p>a) topography;</p> <p>b) cyclist and pedestrian safety;</p> <p>c) cost effectiveness and maintenance costs;</p> <p>d) likely user volumes and types;</p> <p>e) convenience, including end of trip facilities; and</p> <p>f) accessibility, including public lighting, signage and pavement making.</p>		<p><b>Not applicable</b></p> <p>The proposed development does not involve the creation of a new road.</p>
<p><b>PO40:</b></p> <p>The alignment of pedestrian paths and cycleways is designed so that they:</p> <p>a) allow for the retention of trees and other significant features;</p> <p>b) maximise the visual interest provided by views and landmarks where they exist;</p> <p>c) do not compromise the operation of or access to other infrastructure services; and</p> <p>d) minimise potential conflict points with vehicles.</p>		<p><b>Not applicable</b></p> <p>The proposed development does not involve the creation of a new road.</p>
<p><b>PO41:</b></p> <p>Where possible, the bicycle, pedestrian and shared path design facilitates uninterrupted movement of users and safe street crossings are provided for pedestrians and cyclists across major roads.</p>		<p><b>Not applicable</b></p> <p>The proposed development does not involve the creation of a new road.</p>
<b>Public Transport</b>		
<p><b>PO42:</b></p> <p>The movement network caters for the extension of existing or future public transport routes to provide services that are convenient and accessible to the community.</p>	<p><b>AO42:</b></p> <p>Except in the Rural zone and the Rural residential zone, at least 90% of proposed lots are within 400m walking distance from an existing or potential bus route or 500m walking distance of an identified bus stop.</p>	<p><b>Not applicable</b></p> <p>The proposed development maintains the existing movement network within the site, no physical change is proposed to public transport associated with the site.</p>



Performance Outcome/Acceptable Outcomes	Response
<b>PO43:</b> Residential densities are optimised within walking distance of existing and potential public transport stations, where this is consistent with the intended character of the Zone or Precinct in which the land is located.	<b>Not applicable</b> The proposed development maintains the existing movement network within the site, no physical change is proposed to public transport associated with the site
<b>PO44:</b> Public transport stops are located and designed to: <ul style="list-style-type: none"> <li>a) ensure adequate sight distances are available to and for passing traffic;</li> <li>b) be part of the pedestrian network and allow for safe pedestrian crossing;</li> <li>c) provide shelter or shade, seats, adequate lighting and timetable information;</li> <li>d) be in keeping with the character of the locality;</li> <li>e) be able to be overlooked from nearby buildings where in urban areas; and minimise adverse impacts on the amenity of nearby dwellings.</li> </ul>	<b>Not applicable</b> The proposed development maintains the existing movement network within the site, no physical change is proposed to public transport associated with the site
<b>Additional requirements for volumetric subdivision</b>	
<b>PO45:</b> The reconfiguration of the space above or below the surface of the land facilitates appropriate development in accordance with the intent of the Zone or Precinct in which the land is located or is consistent with a lawful approval that has not lapsed.	<b>Not applicable</b> The proposed development does not involve the reconfiguration of space above or below ground level.