

MP ref: M2394
QA: ma.ms.mc

24 February 2025

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

Attention: Planning and Development

Dear Sir/ Madam,

Re: Development Application seeking a Development Permit for Reconfiguring a Lot – Boundary Realignment (Two Lots into Two Lots) on land described as Lots 21 and 22 on SP222366 and located at 281 & 293 Allambie Lane, Gumlow

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

Assessment Fee

The relevant assessment fee for the proposed development has been calculated below in accordance with Townsville City Council's (Council) Schedule of Fees and Charges 2024/2025.

Component	Calculation	Fee
Reconfiguring a Lot	\$2,502 where not exceeding five lots	\$2,502.00
Impact Assessment	\$1,112 per application	\$1,112.00
TOTAL ASSESSMENT FEE:		\$3,614.00

We request that payment details are provided upon receipt of this application to facilitate payment of the applicable assessment fee.

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Proceeding

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

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

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

Yours sincerely,

MILFORD PLANNING

Macy Atkinson
TOWN PLANNER

Encl: Development application package

Applicant **Bob Cook and Chris Purdy**

Reference **M2394**

Date **February 2025**

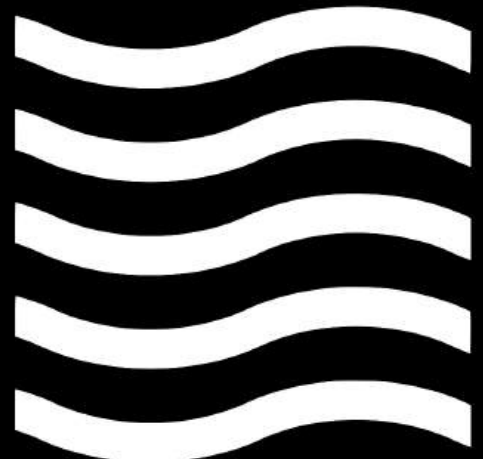
Development Application

Proposed
Development

**Reconfiguring a Lot –
Boundary Realignment
(Two Lots into Two Lots)**

Property
Details

**Lots 21 and 22 on
SP222366
281 & 293 Allambie Lane,
Gumlow**







DOCUMENT CONTROL

Applicant	Bob Cook and Chris Purdy
Proposed Development	Reconfiguring a Lot – Boundary Realignment (Two Lots into Two Lots)
Contact	Macy Atkinson

Quality Assurance

Date 24.2.25 Version 1 Issue Final Template DA-STN-1	 Macy Atkinson TOWN PLANNER	 Matteo Sandona SENIOR TOWN PLANNER
	Author	Reviewer

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APPENDICES

Appendix 1	DA Form 1; and land owner's consent
Appendix 2	SmartMap; and site aerial plan of the subject site
Appendix 3	State Assessment Referral Agency mapping
Appendix 4	Proposed layout plan
Appendix 5	Draft conditions



1.0 INTRODUCTION

1.1 Purpose

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

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

1.2 Structure

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

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

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



2.0 SUBJECT SITE

2.1 Site Parameters

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

Property Owner	<ul style="list-style-type: none">▪ Lot 21 – Robert George Cook and Bernice Edith Cook; and▪ Lot 22 – Shana Maree Purdy and Christopher Alan Purdy (refer Appendix 1)
Street Address	281 and 293 Allambie Lane, Gumlow
Formal Description	Lots 21 and 22 on SP222366
Site Area	<ul style="list-style-type: none">▪ Lot 21 – 101,800 m²; and▪ Lot 22 – 110,100 m² (refer Appendix 2).
Easements	Lot 22SP222366 is burdened by Easement B on RP894375 for the purpose of maintaining road access to Lot 1RP747968. This easement is not proposed to change and will not be impacted by the proposed boundary realignment.
Street Frontage	Allambie Lane
Topography	The site has generally even topography.
Existing Use	Lot 21 – Rural residential and cropping (former turf farm) Lot 22 – Turf farm (Top Notch Turf)
Existing Infrastructure	The site is serviced by the following infrastructure: <ul style="list-style-type: none">▪ on site water;▪ on site sewer;▪ electricity (Ergon); and▪ telecommunications (NBN).
Local Heritage Register	The site is not listed on the Local Heritage Register.
Contaminated Land	The land is not known to be included on the State Environmental Management Register or Contaminated Land Register.
Relevant State Interests	The following State interests are relevant to the proposed development as detailed in the State Assessment Referral Agency (SARA) mapping (refer Appendix 3): <ul style="list-style-type: none">▪ Regulated vegetation management map (Category A and B extract).



2.2 Surrounding Area

North	Allambie Lane, Rural and Residential land uses (Peacefield Egg Farm, GFB Fisheries).
East	Bohle River, Rural and Residential land uses (U-Bute Turf Farm).
South	Rural and Residential land uses.
West	Rural land uses (Spring Creek Turf), Residential land uses and Townsville Barra Fun Park.



3.0 PROPOSED DEVELOPMENT

3.1 Description of Proposed Development

The proposed development involves the transfer of approximately 6.8 ha of cropping area from Lot 21 to Lot 22. Specific detail of the proposed development is provided below.

Purpose of Development

The proposed boundary realignment has arisen from discussions between the landowners on Lots 21 and 22. The owner at Lot 21 has found that he is struggling to manage the upkeep of his property due to its scale. Conversely, the owner at Lot 22 is seeking opportunity to expand the operations of his turf farm due to high demand. It is understood that the rear of Lot 21 is currently used for small scale cropping, and was previously used as a turf farm, whilst Lot 22 continues to be used for this purpose to date.

The proposed realignment presents an opportunity for both land owners to positively benefit, whilst also presenting a favourable outcome that aligns with the intent of the Rural Zone in consolidating land that is used for a rural purpose.

Design Overview

The proposed realignment involves shifting the shared boundary north by approximately 245 m to transfer the existing cropping area at the rear of Lot 21 into Lot 22. As demonstrated in **Appendix 4**, the presence of a water bore in proximity to this proposed new boundary has resulted in a slightly irregular shape. This is considered necessary, as the bore supports the adjoining cropping area and thus must be retained with it.

The existing external boundaries will be retained in their current state, with no new lots proposed to result from the proposed development.

Operational Overview

The existing uses on each lot, being primarily residential on Lot 21 and horticultural on Lot 22, are not proposed to change as a result of this realignment. The realignment may result in an increase in the operational footprint of the existing turf farm on the rear lot, however this is not anticipated to result in any notable impact on local amenity or traffic condition.

The established turf farm is defined as a Cropping use, which is an accepted use in the Rural Zone, and thus will not require any further approval to operate within an expanded site area. The site has been used for this purpose historically, and its ongoing operation constitutes no change to the existing uses undertaken on the subject site.



Scale and Intensity

The proposed realignment will result in the transfer of approximately 6.8 ha of area from Lot 21 to Lot 22, resulting in lot areas of approximately 3.36 ha and 17.83 ha respectively.

The intensity of cropping land that is currently split across the two sites will not be altered by the proposed development but will simply be transferred between the lots.

Access and Parking

Both sites will retain their existing access arrangements, as no changes are proposed to the road frontage boundary. Parking arrangements will similarly remain as is, given there will be no change to the nature of the uses. Given the scale of these sites, there is considered to be sufficient area to accommodate for parking demand.

Water and Sewer

Existing service arrangements will be retained in their current state.

Stormwater

The proposed realignment does not involve any physical changes to the existing properties, and as such will not seek to amend the existing stormwater drainage arrangements.

Electricity and Communications

There are no proposed changes to the existing electricity and communications arrangements.

3.2 Development Plans

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

Title	Number	Issue	Date
Proposed Boundary Realignment	M2394-SK-02	A	30.1.25

3.3 Prelodgement Meeting

The proposed development was the subject of a prelodgement meeting between Townsville City Council (Council) and the Applicant's representatives on 23 January 2023. Council were noted as being generally supportive of the proposed development given the intent of the development and that the existing properties are already below the prescribed minimum lot size. It was further discussed that the proposed realignment is consistent with the planning scheme's provisions around reconfiguration in the Rural Zone. In particular, it was noted that the proposed development would facilitate improved land management and horticulture operations on the site.



It was further noted that the proposal would not result in any tangible increase to development, thus there is no scope for increased risk to amenity, flood or bushfire hazard.

During this meeting, Council raised that the preparation of draft conditions of approval for the development would assist with streamlining Council's assessment and decision timeframes. As such, draft conditions have been prepared and attached in **Appendix 5**.



4.0 ASSESSMENT FRAMEWORK

4.1 Planning Act 2016

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

4.2 Planning Regulation 2017

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

4.3 Approval Sought

Approval Type	Development Permit
Development Type	Reconfiguring a Lot
Definition or General Description	Boundary Realignment
Specific Description	(Two Lots into Two Lots)

4.4 Assessment Manager Assessment Parameters

Assessment Manager	Townsville City Council
Planning Instrument	<i>Townsville City Plan 2014</i> (the planning scheme)
Zone and Precinct	Rural Zone (Mixed Farming Precinct)
Triggered Overlays	<ul style="list-style-type: none">▪ Bushfire Hazard Overlay (Medium Hazard)▪ Flood Hazard Overlay (Medium and High Hazard)▪ Natural Assets Overlay (Environmental Importance) (Very High)
Category of Assessment	Impact



Table of Assessment Reference	Table 5.6.1 – Reconfiguring a Lot (Rural Zone)
Assessment Manager Assessment Benchmarks	<ul style="list-style-type: none">▪ Strategic Framework▪ Rural Zone Code▪ Reconfiguring a Lot Code▪ Healthy Waters Code▪ Transport Impact, Access and Parking Code▪ Works Code▪ Bushfire Hazard Overlay Code▪ Flood Overlay Code▪ Natural Assets Overlay Code

4.5 Referral Agency Assessment Parameters

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



5.0 ASSESSMENT MANAGER CONSIDERATIONS

5.1 State Planning Policy

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

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

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

5.2 Regional Plan

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

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

The proposed development is considered to align with the goals outlined in the Regional Plan. In particular, the proposed development will further Goal 1 – A leading economy in regional Australia and Goal 3 – Liveable, sustainable and resilient communities that promote living in the tropics.

5.3 Planning Scheme Strategic Framework

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



The strategic framework is represented by the following four themes:

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

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

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

- the proposed development will contribute to Townsville's growth and evolution by facilitating the expansion of local supplies of development materials; and
- the proposed realignment is consistent with the strategic intent for the area and will facilitate more robust agricultural practices and land management.

5.4 Planning Scheme Purpose and Overall Outcomes

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



5.5 Planning Scheme Assessment Matrix

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

Legend	
	■ Criteria is clearly met and no further assessment is required.
	■ Criteria is met and further explanation is provided for clarity.
	■ Criteria is not met and further performance assessment is required.
	■ Not applicable or no criteria prescribed.

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



5.6 Planning Scheme Detailed Assessment

Rural Zone Code

PO3 Dwellings are sufficiently separated from existing lawful activities in the locality in order to protect the safety and amenity of residents and to ensure the ongoing operation of those activities is not prejudiced.	AO3.1 Dwellings are separated from: (a) an existing or approved intensive animal industry use by at least 1km; (b) an existing or approved extractive industry operation or a resource/processing area shown on overlay map OM-05 by: (i) 500m from a hard rock extractive industry; (ii) 200m from a sand and gravel extractive industry; and (iii) 100m from a haul route used by any existing operation.
	AO3.2 Dwellings are set back from all site boundaries by 20m, other than in the Cungulla precinct where dwellings and ancillary structures are set back a minimum of 6m from front boundaries, 3m from side boundaries where adjoining a road or 1.5m otherwise for side and rear boundaries.

Complies with AO3.2

The existing dwelling on Lot 21 will retain existing setbacks to front and side boundaries, all of which are well in excess of the prescribed 20 m. The proposed new shared boundary will be established approximately 67 m south of the dwelling (refer **Appendix 4**). Thus, the proposed realignment is considered to ensure appropriate separation from rural activities to ensure the safety and amenity of residents, whilst not prejudicing the ongoing operation of the adjoining rural use.

PO8 Development: (a) is located on the least productive parts of a site; (b) does not restrict the ongoing safe and efficient use of nearby rural uses; and (c) is adequately separated or buffered where it is likely to be sensitive to the operational characteristics associated with rural uses, rural industries, extractive industries or other lawful use.	No acceptable outcome is nominated.
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Complies with PO8

The proposed realignment seeks to facilitate improved management of an existing rural use by transferring ownership of the applicable area of cropping from Lot 21 to Lot 22. The nature of the existing uses occurring on these sites is not proposed to change. Lot 21 will remain Rural



Residential in nature, while Lot 22 will continue to function as a turf farm with expanded operations. As such, it is considered that the proposed development supports the ongoing and efficient use of a rural use on the subject site and does not produce any changed conditions that would impact surrounding rural uses.

PO18

Reconfiguration is limited to protect the ongoing viability of existing and potential horticulture uses, water quality and ecological and landscape values.

AO18

The minimum lot size in the precinct is 40ha, except in the Ross River Dam Catchment area where the minimum lot size is 400ha.
Editor's note—The Ross River Dam catchment area is depicted on the Water resource catchment overlay map [OM-09](#).

Complies with PO18

Given the Horticultural use currently operating on the site, the proposed development is considered to align closely with Performance Outcome 18 as it seeks to facilitate the expansion of operations and enable the cropping areas to be managed more effectively.

Further, it is noted that both existing lots are currently below the minimum 40 ha lot size, thus the proposed realignment will not result in any further fragmentation or fragmentation of rural land. It will instead increase the size of a rural lot that supports an active horticultural operation.

Reconfiguring a Lot Code**PO4**

Street blocks and lot types are generally in a grid pattern and arranged to provide:

- (a) an efficient development pattern that supports walking, cycling and public transport use;
- (b) regular shaped lots; and
- (c) development that is consistent with the intent of the zone.

No acceptable outcome is nominated.

Editor's note—The Development manual planning scheme policy no. SC6.4 provides applicants with guidance and additional information.

Complies with PO4

The proposed realignment results in a very minor change to the general shape of the relevant lots, affecting only the shared boundary at the rear of Lot 21, which will move approximately 245 m north. Lot 21 will maintain its rectangular shape, with a slight irregularity where the shared boundary accommodates the retention of an existing bore within Proposed Lot 22. Lot 22's existing shape is irregular due to the adjoining Bohle River and will not be significantly altered by the proposed realignment.



<p>PO25</p> <p>Services, including water supply, stormwater drainage management, sewerage infrastructure, reticulated gas, public lighting, waste disposal, electricity and telecommunications, are provided in a manner that:</p> <ul style="list-style-type: none">(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. <p>Editor's note—The environmental values and water quality objectives are established under the <i>Environment Protection Policy (2009)</i>. For Townsville, they are specified in the Ross River Basin Environmental Values and Water Quality Objectives 2012 and Black River Basin Environmental Values and Water Quality Objectives (2012).</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Section 9.3.2 <i>Healthy waters code</i>, Section 9.3.6 <i>Works code</i> and the Development manual planning scheme policy SC6.4, set out standards for the design and construction of services.</p>
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Complies with PO25

The proposed realignment is purely administrative in nature and does not seek to change the nature of any existing uses, only increase the operational area of the turf farm on Lot 22. Thus, there is no intent to change the existing service arrangements as they currently exist.

It is noted that a bore associated with the rear cropping area on Lot 21 is to be amalgamated into Lot 22. As such, the proposed realignment has been designed to retain this bore with the cropping area, so that it might continue to serve its intended purpose in supporting horticultural activities on the site.

<p>PO26</p> <p>Reconfiguration creates lot sizes that:</p> <ul style="list-style-type: none">(a) are consistent with the intended character of the zone, precinct or sub-precinct in which the land is located;(b) do not compromise the future development potential of land in the Emerging community zone for urban purposes;(c) are sufficient to protect the productive capacity, environmental and landscape values of rural land resources;(d) are sufficient to protect ground and surface water quality in the Rural residential zone; and(e) are sufficient to protect areas with significant ecological values.	<p>AO26</p> <p>Minimum lot size is in accordance with Table 9.3.4.3(c).</p>
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Complies with PO26

The proposed realignment involves the transfer of approximately 6.8 ha of land from the rear of Lot 21 to Lot 22. It is noted that both lots are already under the minimum 40 ha lot size associated with the Mixed Farming precinct, and as such, the realignment does not result in the loss of any large agricultural lots. Instead, the realignment will result in an increase to the size of Lot 22, being a productive rural lot. This will result in an increase in the productivity and output of the turf farm. Further, it is considered that sufficient size will be maintained on Lot 21 to be consistent with the existing character of rural residential properties, of which several exist around 1 ha in the immediate surrounds.



PO29 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.	No acceptable outcome is nominated.
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Complies with PO29

The proposed realignment seeks to amalgamate rural land that is used for an agricultural purpose by transferring the disused cropping area at the rear of Lot 21 to Lot 22. This aligns clearly with the intent of PO29, as it creates potential for improved land management practices, where this cropping area would otherwise not be effectively maintained due to the current owner's declining health.

Works Code

PO11 A potable water supply is provided that is adequate for the needs of the intended use.	AO11.1 Where within an area designated for urban or rural residential development, the development is connected to council's reticulated water supply system in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.11.2 Water Supply Planning and Design Guidelines . OR AO11.2 Otherwise, the development is provided with an on-site water supply in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.11.7 On-Site Water Supply . AO11.3 Water supply systems and connections are designed and constructed in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.11.2 Water Supply Planning and Design Guidelines , SC6.4.11.3 Water Supply Construction and SC6.4.3 Standard Drawings .
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Complies with AO11.2 and AO11.3

Lot 21, which will continue to function as a rural residential property, will retain an existing on site water supply to service the dwelling. Similarly, Lot 22 will retain existing bores on site which service the horticultural operations occurring on site.



PO12 Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids adverse impacts on environmental values.	AO12.1 Where within an area designated for urban development, the development is connected to the council's reticulated sewerage system in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.11.2 Water Supply Planning and Design Guidelines. OR AO12.2 Otherwise, on-site waste water treatment and disposal is provided which complies with the Development manual planning scheme policy no. SC6.4 - SC6.4.11.8 On-Site Sewerage Facilities. AO12.3 Waste water systems and connections are designed and constructed in accordance with the Development manual planning scheme policy no. SC6.4-SC6.4.11.2 Water Supply Planning and Design Guidelines, SC6.4.11.3 Water and Sewerage Infrastructure, SC6.4.11.5 Sewerage System Constructions and SC6.4.3 Standard Drawings.
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Complies with AO12.2 and AO12.3

As above, Lot 21 will retain existing on site arrangements. Given no change is proposed to the nature or operation of this use, existing arrangements are assumed to be sufficient to service the lot. Lot 22 contains an operational Horticultural use, and as such does not provide a wastewater treatment system.

Flood Hazard Overlay Code

PO1 Development in medium and high hazard areas is designed and located to minimise susceptibility to and potential impacts of flooding. Editor's note —The <i>Building Regulation 2006</i> may also establish requirements with which development will need to comply. The defined flood event is identified in this planning scheme as the 1% annual exceedance probability (AEP) flood and is mapped as the combined extent of the high and medium flood hazard areas identified on overlay map OM-06.1 and 06.2. Other than in the medium hazard — further investigation area, council will be able to make available the height of the flood level for any particular location upon request. Applicants must be aware that in some areas storm tide hazard areas will also co-exist with flood hazard areas. In these instances, the floor levels and other design responses will need to be sufficient to comply with this code, the Coastal environment overlay code and the <i>Building Regulation 2006</i> .	AO1.1 Where the development is located within an area shown on overlay map OM-06.1 or 06.2 as medium hazard — further investigation area, new buildings containing habitable rooms: (a) are sited on a part of the site which is outside the medium hazard — further investigation area; or (b) are sited on the highest part of the site. OR AO1.2 Where development is located within another hazard area shown on overlay map OM-06.1 or 06.2: (a) floor levels of all habitable rooms are a minimum of 300mm above the defined flood level; (b) floor levels of all non-habitable rooms (other than class 10 buildings) are above the defined flood event; (c) parking spaces associated with non-residential development are located outside the high hazard areas identified on overlay map OM-06.1 or 06.2; and Editor's note —Class 10 buildings are identified under the <i>Building Code of Australia</i> and includes carports and outbuildings. (d) underground parking is designed to prevent the intrusion of flood waters by the incorporation of a bund or similar barrier with a minimum height of 300mm above the defined flood level.
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Complies with PO1

The proposed realignment does not involve any tangible change to the nature of the established uses, and as such, there is no perceived increase to flood risk associated with the development.



Natural Assets Overlay Code

PO1

In areas identified as having high or very high environmental importance, significant values are protected and associated ecological functions and biophysical processes are maintained to ensure long term viability.

Editor's note—Applicants should also refer to other state and federal legislation which may also require applicants to obtain additional approvals.

No acceptable outcome is nominated.

Editor's note—[Natural assets planning scheme policy no. SC6.9](#) provides information on the primary attributes included in very high, high and medium environmental importance areas. The overlay map has been produced using local government area wide data. Site-specific investigation will be required to confirm the extent and nature of values indicated on the overlay map or otherwise identify site-specific natural assets and ecological functions.

Complies with PO1

As above, the proposed realignment does not involve any physical changes to the nature or operation of activities on the relevant lots. Thus, there is no anticipated change in impact on areas of environmental significance.



6.0 OTHER RELEVANT MATTERS

6.1 Other Relevant Matters

There are substantial other relevant matters to support the approval of the proposed development. In accordance with Section 45, Item 5 (b) of the Act, an impact assessment may be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial, or otherwise.

Other relevant matters supporting the approval of the proposed development include (but are not limited to) the following:

- the existing cropping area at the rear of Lot 21 is currently underutilised as a result of the landowner's declining health, and the proposed realignment will facilitate improved management and productivity of the land for a rural use;
- the proposed realignment will allow the existing turf farm at Lot 22 to expand operations, increasing output for an essential material supporting local development; and
- the proposed realignment involves no physical change to the existing operation of the land, as the change is purely administrative in nature and will not result in any increased risk to any relevant overlays.



7.0 CONCLUSION

7.1 Assessment Summary

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

- the proposed development complies with the relevant assessment benchmarks; and
- compliance with the relevant assessment benchmarks can be managed through reasonable and relevant conditions.

7.2 Recommended Conditions of Approval

Given the above facts and circumstances presented in this development application, we recommend that Council **approve** the proposed development subject to the following reasonable and relevant conditions that are considered specifically relevant to the proposed development. As requested in prelodgement discussions, draft conditions have been prepared for Council's review and are attached in **Appendix 5**.

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)	Bob Cook and Chris Purdy c/- Milford Planning
Contact name (only applicable for companies)	Macy Atkinson
Postal address (P.O. Box or street address)	PO Box 5463
Suburb	Townsville City
State	QLD
Postcode	4810
Country	Australia
Contact number	(07) 4724 0095
Email address (non-mandatory)	info@milfordplanning.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	M2394
1.1) Home-based business	
<input type="checkbox"/> Personal details to remain private in accordance with section 264(6) of Planning Act 2016	
2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input type="checkbox"/> No – proceed to 3)	

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
		281	Allambie Lane	Gumlow
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4815	21	SP222366	Townsville City
b)	Unit No.	Street No.	Street Name and Type	Suburb
		293	Allambie Lane	Gumlow
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4815	22	SP222366	Townsville City

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):*

Proposed Boundary Realignment (Two Lots into Two Lots)

e) Relevant plans

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

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

6.2) Provide details about the second development aspect

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

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

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

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

c) What is the level of assessment?

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

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

e) Relevant plans

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

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

6.3) Additional aspects of development

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

6.4) Is the application for State facilitated development?

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

Section 2 – Further development details

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

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

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (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?

Two lots

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

<input type="checkbox"/> Subdivision (complete 10)	<input type="checkbox"/> Dividing land into parts by agreement (complete 11)
<input checked="" 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				

10.2) Will the subdivision be staged?	
<input type="checkbox"/> Yes – provide additional details below <input 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 ²)	Lot on plan description	Area (m ²)
21SP222366	101,800 m ²	21SP222366	Approx. 34,100 m ²
22SP222366	110,100 m ²	22SP222366	Approx. 177,800 m ²
12.2) What is the reason for the boundary realignment?			
Horticultural cropping land at rear of Lot 21 to be transferred to Lot 22, to be amalgamated into existing turf farm.			

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

Division 3 – Operational work

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

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

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

\$

PART 4 – ASSESSMENT MANAGER DETAILS

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

Townsville City Council

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

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

PART 5 – REFERRAL DETAILS

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

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

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

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

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

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

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

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

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

- ☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

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

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

- ☐ Ports – Brisbane core port land

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

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

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

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

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

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

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

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

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

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

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

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

Referral requirement	Referral agency	Date of referral response

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

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

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

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

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

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

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

PART 7 – FURTHER DETAILS

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

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

☒ No

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

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

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

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

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

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

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

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

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

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

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

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

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

Hazardous chemical facilities

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

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

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

Clearing native vegetation

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

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

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

Environmental offsets

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

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

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

Koala habitat in SEQ Region

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

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

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

Water resources

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

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

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

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

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

Waterway barrier works

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

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

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

Marine activities

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

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

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

Quarry materials from a watercourse or lake

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

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

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

Quarry materials from land under tidal waters

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

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

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

Referable dams

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

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

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

Tidal work or development within a coastal management district

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

- ☐ Yes – the following is included with this development application:
- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 - ☐ A certificate of title
- ☒ No

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

Queensland and local heritage places

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

- ☐ Yes – details of the heritage place are provided in the table below
- ☒ No

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

Name of the heritage place:		Place ID:	
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Decision under section 62 of the Transport Infrastructure Act 1994

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

- ☐ Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)
- ☒ No

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

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

- ☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered
- ☒ No

Note: See guidance materials at www.planning.statedevelopment.qld.gov.au 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	<input checked="" type="checkbox"/> 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	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Supporting information addressing any applicable assessment benchmarks is with the development application	<input checked="" type="checkbox"/> Yes
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 .	
Relevant plans of the development are attached to this development application	<input checked="" type="checkbox"/> Yes
Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans .	
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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	

MP ref: M2394
QA: ma.ms

30 January 2025

Assessment Manager
Townsville City Council
PO Box 1268
TOWNSVILLE QLD 4810

Attention: Planning and Development

Dear Sir/ Madam,

Re: Land Owner Consent

Under the provisions of the *Planning Act 2016*, we **ROBERT GEORGE COOK** and **BERNICE EDITH COOK**, being the registered owner of land described as **LOT 21 ON SP222366** and located at **281 ALLAMBIE LANE, GUMLOW**, do hereby authorise and confirm the engagement and appointment of Milford Planning to act on our behalf with respect to the procurement of all development approvals for the aforementioned land.

Date	17.	2.	2025
	Day	Month	Year
Signature	M. G. Cook. B.E. Cook.		
Name			
Position			

Note

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

(a) the signature of either:

- two directors of the company;
- a director and a company secretary of the company; or
- if a proprietary company that has a sole director who is also the sole company secretary, that director; or

(b) the company seal (if the company has a common seal) witnessed by:

- two directors of the company;
- a director and a company secretary of the company; or
- for a propriety company that has a sole director who is also the sole company secretary, that director.

MP ref: M2394
QA: ma.ms

30 January 2025

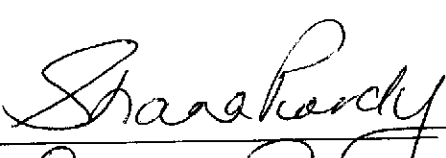

Assessment Manager
Townsville City Council
PO Box 1268
TOWNSVILLE QLD 4810

Attention: Planning and Development

Dear Sir/ Madam,

Re: Land Owner Consent

Under the provisions of the *Planning Act 2016*, we **SHANA MAREE PURDY** and **CHRISTOPHER ALAN PURDY**, being the registered owner of land described as **LOT 22 ON SP222366** and located at **281 ALLAMBIE LANE, GUMLOW**, do hereby authorise and confirm the engagement and appointment of Milford Planning to act on our behalf with respect to the procurement of all development approvals for the aforementioned land.

Date			
	Day	Month	Year
Signature			
Name	SHANA PURDY		
Position	land owner		
			
	Chris Purdy		
	land owner		

Note

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

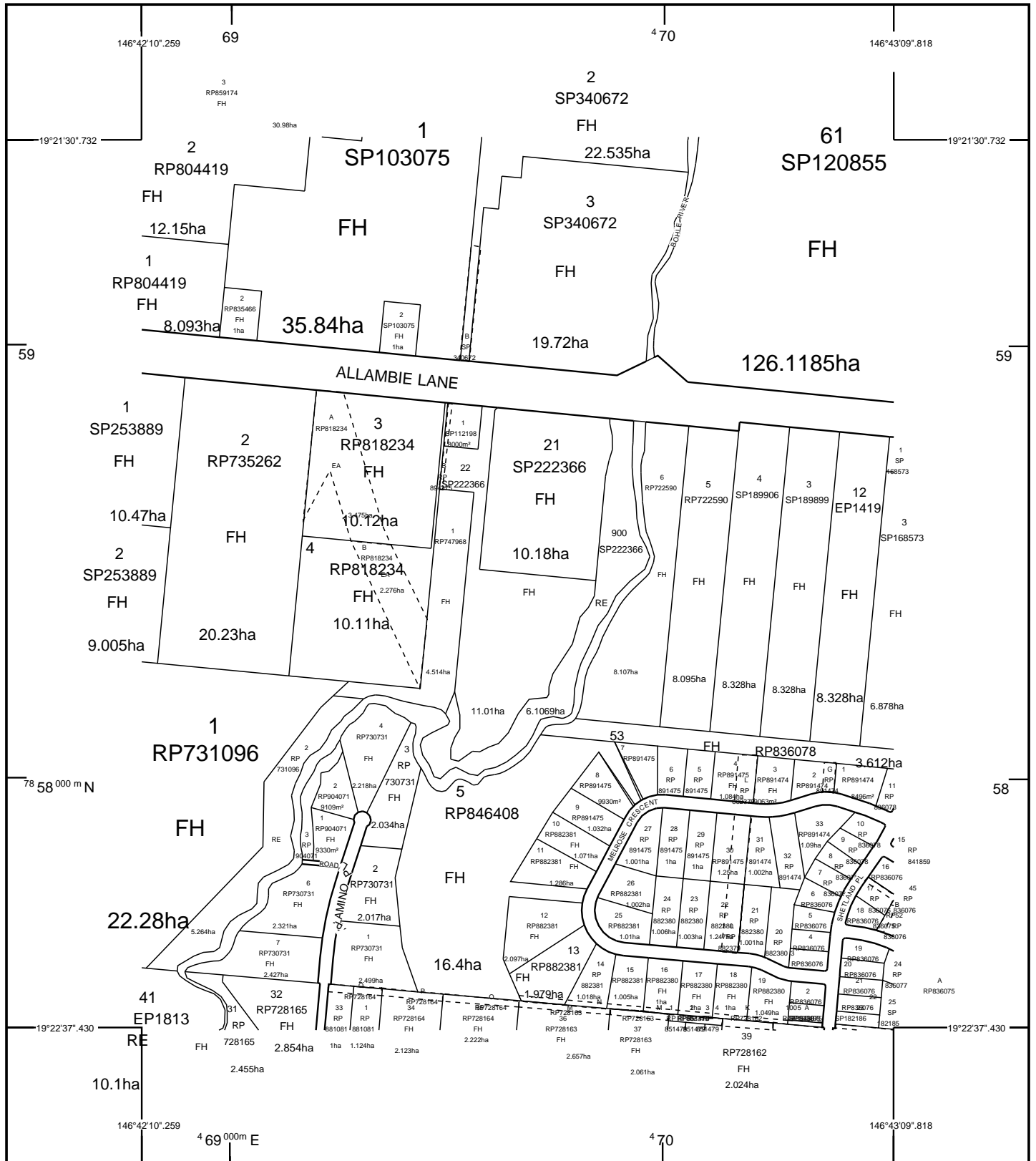
(a) the signature of either:

- two directors of the company;
- a director and a company secretary of the company; or
- if a proprietary company that has a sole director who is also the sole company secretary, that director; **or**

(b) the company seal (if the company has a common seal) witnessed by:

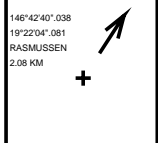
- two directors of the company;
- a director and a company secretary of the company; or
- for a proprietary company that has a sole director who is also the sole company secretary, that director.

Appendix 2



STANDARD MAP NUMBER
8259-31232

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	22/SP222366
Area/Volume	11.01ha
Tenure	FREEHOLD
Local Government	TOWNSVILLE CITY
Locality	GUMLOW
Segment/Parcel	38404/839

CLIENT SERVICE STANDARDS

PRINTED 29/11/2024

DCDB 28/11/2024 (Lots with an area less than 1500m² are not shown)

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SmartMap

An External Product of
SmartMap Information Services

Based upon an extraction from the
Digital Cadastral Data Base



**Queensland
Government**




(c) The State of Queensland,
(Department of Resources) 2024.

Drawing
Site Aerial

Property
281 Allambie Lane, Gumlow
Lot 21 and 22 on SP222366

Drawing Number	Issue	Sheet
M2394-SK-01	A	1
Date	Author	Reviewer
3.2.25	HW	MA

Legend

-  Cadastre
-  Subject Site
-  Access Easement

ALLAMBIE LANE

LOT 21
10.18 ha

LOT 22
11.01 ha

LOT 11
SP112198

LOT 11
RP747968

LOT 600
SP222366

LOT 8
RP722590

LOT 8
RP691475

Scale (A3 Original)
1:2,500

0 20 40 60 80 100 m

Sources

Milford Planning GIS (2025)
DCDB extract - State of Queensland (2025)
Aerial imagery - Bing (2023)

Disclaimer

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



Appendix 3

State Assessment and Referral Agency - Matters of Interest Report

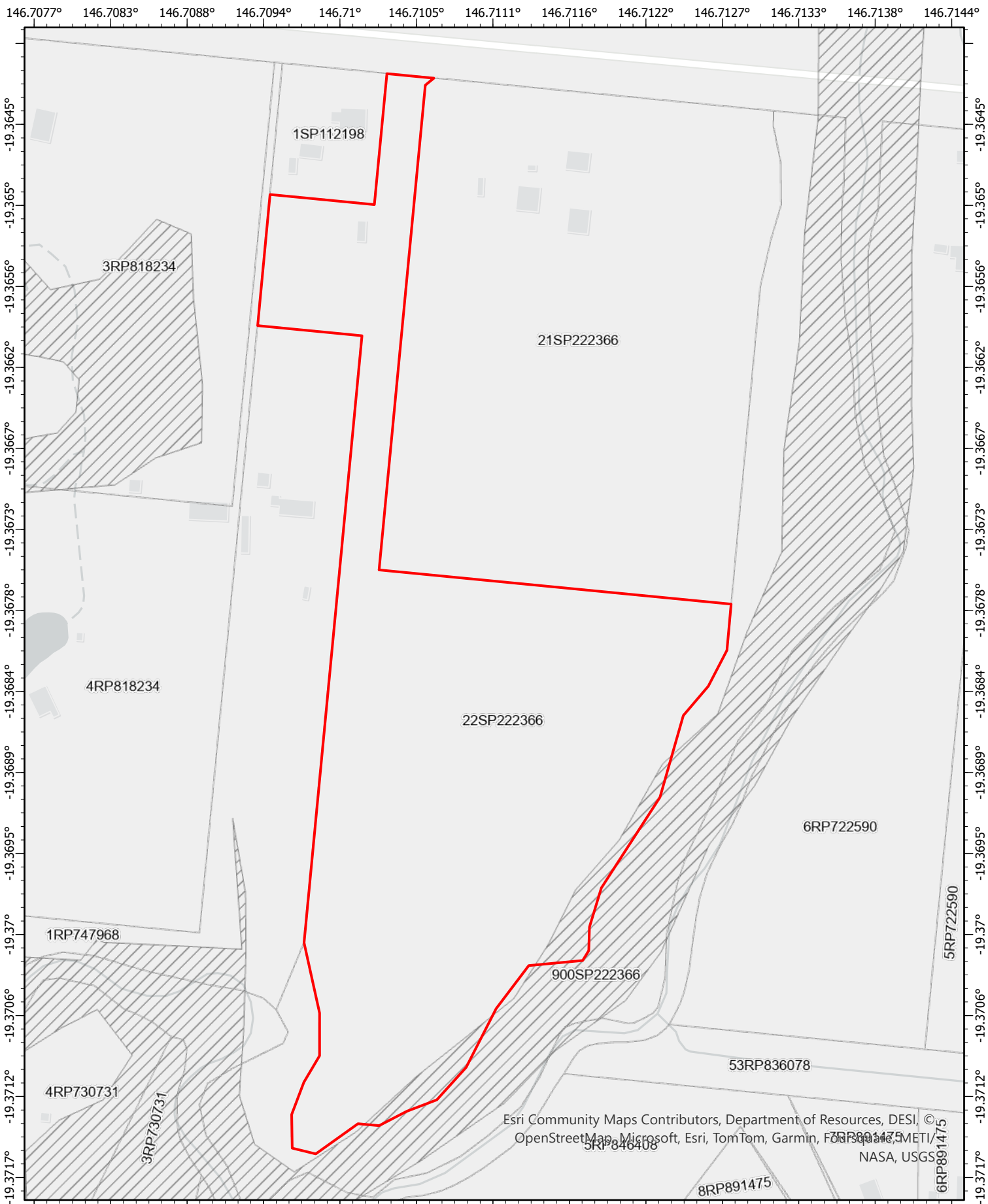
Matters of Interest for all selected Lot Plans

Regulated vegetation management map (Category A and B extract)


Matters of Interest by Lot Plan

Lot Plan: 22SP222366 (Area: 110100 m²)

Regulated vegetation management map (Category A and B extract)



Regulated vegetation management map (Category A and B extract)

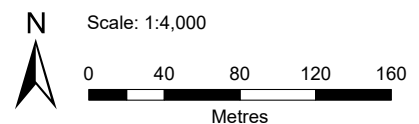
 Category B on the regulated vegetation management map

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: 26800184. This document is subject to the full terms and conditions available on the department's website.

Version: 1, Version Date: 25/02/2025

Date: 29/11/2024



Queensland Government



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Appendix 4

Drawing
Proposed Boundary Realignment

Property
281 Allambie Lane, Gumlow
Lot 21 and 22 on SP222366

Drawing Number	Issue	Sheet
M2394-SK-02	A	1
Date	Author	Reviewer
3.2.25	HW	MA

Legend

- Cadastre
- Proposed Lots
- Existing Shared Boundary
- Existing Water Bore
- Existing Access Easement

Scale (A3 Original)
1:2,500



Sources

Milford Planning GIS (2025)
DCDB extract - State of Queensland (2025)
Aerial imagery - Bing (2023)

Disclaimer

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



ALLAMBIE LANE

LOT 21

3.41 ha

LOT 22

17.78 ha

LOT 1
SP112195

LOT 1
RP747968

LOT 300
SP222396

LOT 6
RP7225

LOT 15
RP722590

LOT 8
RP891475

LOT 7
RP891475

LOT 5
RP722590

Appendix 5

SCHEDULE OF CONDITIONS

RECONFIGURING A LOT (Boundary Realignment - Two Into Two Lots)

1. Approved Plans

Condition

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

Plan Name	Plan No.	Revision No.	Plan Date
Proposed Boundary Realignment	M2394-SK-02	A	30.1.25

Reason

The development must comply with all planning scheme requirements as approved by this development permit.

Timing

During the operation and life of the development.

2. On-site Water Supply

Condition

The development must be serviced by a private water supply in accordance with Part 9.3.6 Works code and SC6.4 Development manual planning scheme policy, specifically SC6.4.11.7 On-site water supply of the Townsville City Plan.

Reason

To ensure the development is appropriately serviced by an appropriate water supply in accordance with relevant code/s and policy direction.

Timing

Prior to the release of the Plan of Survey.

3. On-site Sewage Treatment and Disposal

Condition

The development must be serviced by an on-site sewage treatment and disposal system in accordance with Part 9.3.6 Works code and SC6.4 Development manual planning scheme policy, specifically SC6.4.11.8 On-site sewerage facilities of the Townsville City Plan.

Prospective purchasers of the land must be notified of the on-site sewage disposal system requirements.

Reason

The development is not located within a service area for a sewerage service under the *Water Supply (Safety and Reliability) Act 2008* and must be appropriately serviced by an on-site sewage treatment and disposal facility that is appropriate for the level of demand generated by the development in accordance with relevant code/s and policy direction.

Timing

Prior to the commencement of any use on the lot(s).

Advice

On-site sewage disposal information supplied with this application is not permission to install the plant or commence building work. Under the *Plumbing and Drainage Act 2018*, an application must be lodged with Townsville City Council before any building work or installation of an on-site disposal system can be carried out.

4. Existing Services

Condition

The existing services for each lot must be contained within the individual allotments. Any existing water meters must be contained within the individual lot which they service, at the property road frontage.

Reason

To ensure the development is appropriately serviced by public services and/or facilities in accordance with relevant code/s and policy direction.

Timing

Prior to the release of the Plan of Survey.

5. Relocation of Utilities

Condition

Any relocation and/or alteration to any public utility installation required as a result of any works carried out in connection with this development must be carried out at no cost to council.

Reason

To ensure development is appropriately serviced by public services and/or facilities in accordance with relevant code/s and policy direction.

Timing

Prior to the release of the Plan of Survey.

6. Electricity and Telecommunications

Condition

Electricity and telecommunications must be provided in accordance with Part 9.3.6 Works code of the Townsville City Plan.

Reason

To provide an appropriate level of electricity and telecommunication services for the development in accordance with relevant code/s and policy direction.

Timing

Installation to be achieved prior to release of the Plan of Survey.

Where installation cannot be achieved, confirmation that supply can be provided must be obtained from the supplier and provided to council.

7. Soil Erosion and Sediment Control

Condition

Prescribed Water Contaminants (as defined in the *Environmental Protection Act 1994*) must not be released from the site or to waters within the site, or be likely to be released should rainfall occur, unless all reasonable and practicable measures are taken to prevent or minimise the release and concentration of contamination. These measures must be designed, implemented and maintained in accordance with "Best Practice Erosion and Sediment Control" published by the International Erosion Control Association (Australasian Chapter) (IECA, 2008).

Used for low-risk developments where <2,500m² of disturbance will occur and SESC plans do not need to be assessed.

Reason

To ensure that receiving waters during construction of the development are managed from the effects of increased sediment run-off in accordance with relevant code/s and policy direction.

Timing

At all times during the construction phase of the development.

Advice

To ensure compliance with the Environmental Protection Act 1994.

8. Stormwater Drainage

Condition

Stormwater drainage must achieve the prescribed outcomes in accordance with Part 9.3.2 Healthy waters code of the Townsville City Plan

Reason

To convey stormwater legally and in an environmentally responsible manner in accordance with relevant code/s and policy direction.

Timing

Prior to the release of the Plan of Survey and maintained for the life of the development.

ADVICE

1. Infrastructure Charges

Advice

An Infrastructure Charges Notice outlining the estimated infrastructure contributions payable relevant to the Development Permit [is attached for your information/will be issued as soon as practicable](#) in accordance with the *Planning Act 2016*.

2. Water Restrictions

Advice

- a) To manage Townsville's water resources, council regulates water restrictions on a permanent basis. All development undertaken in Townsville must be mindful of the current and projected level of water restrictions that may affect development activities such as landscaping establishment and/or soil erosion and sediment control;
- b) Developers remain responsible for compliance with any water restrictions as directed by council;
- c) During times of significant water shortage, council may refuse to grant developers exemptions from water restrictions for the purposes of landscaping works or soil erosion and sediment control activities;
- d) In circumstances where exemptions to water restrictions are no longer issued by council, bonding of soft landscaping works will be permitted to enable the release of plans of survey and / or compliance certificates. In cases where the soft landscaping is a component of permanent soil erosion and sediment control (such as an open drain) the use of "bonded fibre matrix" type hydro-mulch products or other suitable soil erosion and sediment control methods can be carried out as alternatives to demonstrate compliance with water restrictions; and
- e) The responsibility for compliance with all relevant environmental protection requirements (in particular, sediment and erosion control) remains with the developer.

3. Earthworks

Advice

Earthworks are not approved as part of this Development Permit. It must be determined if the earthworks are deemed either Accepted development or Accepted development subject to requirements or a Code assessable Operational work development application to be lodged with council for assessment in accordance with relevant code/s and policy direction.

Plans of any earthworks to be associated with the use that is deemed to be assessable development in accordance with the Categories of development and assessment - Operational work of the Townsville City Plan must be submitted to

council for assessment. Earthworks must be designed in accordance with Works code of the Townsville City Plan.

4. Payment of Rates, Charges and Expenses

Advice

Prior to signing the Plan of Survey, payment is required of any outstanding rates or charges levied by the Council or any expenses being a charge over the subject land.

5. Satisfaction of Approval Conditions

Advice

- a) Unless explicitly stated elsewhere in this permit, all requirements of the conditions of this approval must be satisfied prior to council signing the Plan of Survey.
- b) Council may, at its absolute discretion, agree to accept other forms of security to guarantee compliance with conditions to enable an early signing of a Plan of Survey.

6. Limitation of Approval

Advice

The council and its officers make no representations and provide no warranties as to the accuracy of the information contained in the application including its supporting material provided to it by the applicant.

The council and its officers rely upon the applicant concerning the accuracy and completeness of the application and its supporting material and accepts the application and supporting material as constituting a representation by the applicant as to its accuracy and completeness. Insofar as the application and its supporting material may be incomplete and/or inaccurate giving rise to any claim by a third party the applicant agrees to indemnify and save the council harmless in respect of any claim so arising.

7. Specifications and Drawings

Advice

Details of council's specifications and standard drawings can be viewed on council's website.