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Sent: Wed, 8 Jul 2026 15:46:27 +1000
To: "Development Assessment" <developmentassessment@townsville.qld.gov.au>
Subject: LODGEMENT OF A DEVELOPMENT APPLICATION UNDER CHAPTER 3, PART 2 OF THE PLANNING ACT 2016
Attachments: DA038-26_IMCU_1.0_080726.pdf

BNC Planning, acting on behalf of the applicant, hereby lodge the attached development application in accordance with the provisions of Chapter 3, Part 2 of the *Planning Act 2016* seeking a development permit for a material change of use. The subject premises is addressed as **Unit 1, 725 Woolcock Street, Mount Louisa**.

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

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

Kind Regards,

Office 7 / Ground Floor / 41 Denham Street TOWNSVILLE CITY QLD 4810
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BNC Ref. DA038-26
IMPACT: MCU

Date >> 8 July 2026

ASSESSMENT MANAGER
TOWNSVILLE CITY COUNCIL
PO BOX 1268
TOWNSVILLE QLD 4810
Via: Email

Dear Assessment Manager,

**RE: LODGEMENT OF A DEVELOPMENT APPLICATION UNDER CHAPTER 3, PART 2 OF THE *PLANNING ACT 2016*
 DEVELOPMENT PERMIT FOR AN IMPACT ASSESSABLE MATERIAL CHANGE OF USE
 UNIT 1, 725 WOOLCOCK STREET, MOUNT LOUISA QLD 4814 (RPD: LOT 18 ON SP328724)**

BNC Planning acting as the applicant submits the attached development application to the Townsville City Council in accordance Chapter 3, Part 2 of the *Planning Act 2016*. The development application is seeking a development permit for a material change of use to facilitate a Warehouse and Showroom use over the above reference premises.

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

- Relevant development application forms and written consent of the landowner(s).
- A detailed planning report and the relevant site detail.
- Development plans and other relevant supporting information.

Please contact me to confirm receipt of this development application and to confirm the assessment manager application fee amount and payment options. I trust this information is sufficient for acceptance of the development application as *properly made* subject to payment of the application fee. Please contact me should there be any issues or if you require any further information.

Kind regards,



Benjamin Collings
Director

JUNE 2026



**BNC
PLANNING**

DEVELOPMENT APPLICATION

PLANNING ACT 2016

DEVELOPMENT PERMIT

MATERIAL CHANGE OF USE

at

Unit 1, 725 Woolcock Street, Mount Louisa, QLD 4814

RPD: Lot 18 on SP328724

for

WAREHOUSE & SHOWROOM USE





PLANNING REPORT

DEVELOPMENT APPLICATION FOR A DEVELOPMENT PERMIT
PLANNING ACT 2016

IMPACT ASSESSABLE MATERIAL CHANGE OF USE

UNIT 1, 725 WOOLCOCK STREET, MOUNT LOUISA QLD 4814
being
LOT 16 ON SP328724
for
WAREHOUSE AND SHOWROOM

Report Matrix

APPLICATION SUMMARY	
Applicant:	Nomadic Off-road Campers Pty Ltd C/- BNC Planning
Application Type:	Development Application for a Development Permit
Development Type:	Material Change of Use
Category of Development (Level of Assessment):	Impact Assessable
Proposed Development:	Showroom and ancillary office
Assessment Manager:	Townsville City Council
Referral Agencies:	State Assessment and Referral Agency
Planning Scheme:	Townsville City Plan 2014
Planning Scheme Definition(s):	Warehouse and Showroom
Zoning:	Low impact industry zone
Precincts/Sub-Precincts:	NA
Overlays:	Airport environs, Flood hazard, and Major infrastructure and hazardous facilities overlay
SITE DESCRIPTION	
Property Address:	Unit 1, 725 Woolcock Street, Mount Louisa QLD 4814
Real (Legal) Property Description:	Lot 16 on SP328724
Site Area:	8006m ²
Landowner:	Woolcock Street Unit Trust
Tenure:	Freehold
Relevant Encumbrances:	NA
Local Government Area:	Townsville City Council
Road Frontage(s)	Woolcock Street Service Road
Existing Use(s)	Warehouse

DOCUMENT CONTROL

Prepared by		Client	File Ref.	Report
BNC Planning		Nomadic Off-road Campers Pty Ltd	DA038-26	Report No. DA038-26-PR
Version	Date	Author		
1.0	June 2026	SSM:BNC		

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1. EXECUTIVE SUMMARY

This development application is made in accordance with the provisions of Chapter 3, Part 2 of the *Planning Act 2016* (the Act) and is seeking a development permit for a material change of use to facilitate a Warehouse and Showroom use. The subject premises is addressed as Unit 1, 725 Woolcock Street, Mount Louisa QLD 4814 more particularly described as Lot 16 on SP328724. The premises is within the Low impact industry zone under the Townsville City Plan 2014 (the planning scheme) and has existing use rights for a warehouse.

For the purpose of this development application *BNC Planning* act on behalf of the applicant *Nomadic Off-road Campers Pty Ltd*.

Following a detailed assessment of the proposal against the applicable local and state assessment benchmarks it has been determined that the development proposal is consistent with all applicable codes and policies. The development application therefore warrants approval in accordance with rules of impact assessment as established under Act, subject to the imposition of reasonable and relevant conditions and any referral agency responses. A summary of the development application is provided below:

Table 1.0: Development application summary

APPLICATION SUMMARY	
Applicant:	Nomadic Off-road Campers Pty Ltd C/- BNC Planning
Application Type:	Development Application for a Development Permit
Development Type:	Material Change of Use
Category of Development (Level of Assessment):	Assessable Development – Impact Assessable
Development Description:	Warehouse and Showroom
Assessment Manager:	Townsville City Council
Referral Agencies:	State Assessment and Referral Agency
CATEGORISING INSTRUMENTS	
Planning Scheme:	Townsville City Plan 2014
Planning Scheme Defined Use(s):	Showroom
Zoning:	Low impact industry zone
Precincts/Sub-Precincts:	NA
Local Areas:	NA
Overlays:	Airport environs, Flood hazard, and Major infrastructure and hazardous facilities overlay
SITE DESCRIPTION	
Property Address:	Unit 1, 725 Woolcock Street, Mount Louisa QLD 4814
Real (Legal) Property Description:	Lot 16 on SP328724
Site Area:	8006m ²
Landowner:	Woolcock Street Unit Trust
Tenure:	Freehold
Relevant Encumbrances:	NA
Local Government Area:	Townsville City Council

2. INTRODUCTION

BNC Planning Pty Ltd has been commissioned by *Nomadic Off-road Campers Pty Ltd* (the Applicant) to prepare this town planning assessment report to support a development application which seeks Townsville City Council (Council) approval for a Material Change of Use for a Warehouse and Showroom use as described within this planning report.

The land subject of this development application is addressed as Unit 1, 725 Woolcock Street, Mount Louisa QLD 4814 (the Site).

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

The assessment of the application is to be undertaken in accordance with Section 45(5) of the Planning Act and Sections 30 and 31 of the *Planning Regulation 2017*. This report provides the Applicant's assessment of the proposed development against these provisions.

3. SITE AND LOCALITY

The subject premises is a Freehold land holding addressed as Unit 1, 725 Woolcock Street, Mount Louisa QLD 4814 more particularly described as Lot 16 on SP328724. The premises is within the Low impact industry zone under the planning scheme and has existing use rights for a warehouse. The immediate locality consists of industrial and commercial uses.

Any pertinent existing approvals or current applications which may affect the assessment of the proposal are identified in the table below:

APPLICATION REF.	DECISION AND DATE	ASSESSMENT MANAGER
NA	NA	NA

The following table describes the key characteristics of the site:

Table 2.0: Site characteristics

SITE AND LOCALITY DESCRIPTION	
Property Address:	Unit 1, 725 Woolcock Street, Mount Louisa QLD 4814
Real (Legal) Property Description:	Lot 16 on SP328724
Site Area:	8006m ²
Landowner:	Woolcock Street Unit Trust
Tenure:	Freehold
Relevant Encumbrances:	NA
Local Government Area:	Townsville City Council
Zoning:	Low impact industry zone
Precincts/Sub-Precincts:	NA
Local areas:	NA
Existing Use(s):	The site is vacant of an existing use
Road Frontage:	Woolcock Street Service Road
Significant Site Features:	The site contains an existing warehouse built form, forming part of a larger industry complex
Topography:	The site is generally flat with some supporting landscaping
Surrounding Land Uses:	Industrial and commercial uses

4. PROPOSAL SUMMARY

The applicant proposes a tenancy change of the site, utilising Unit 1 for the display and storage of camper vans and ancillary supplies and equipment. Under schedule 1 of the planning scheme, the proposed uses are defined as a warehouse and showroom use, which involves ancillary storage and office area. The development dedicates 100m² of the site to the display of camper vans and ancillary supplies and equipment to the public, 100m² to ancillary office space, and the remaining approximately 350m² to the warehouse storage of commercial product. The public will not have access to the warehouse space, and the showroom space is intended predominately for the display of product, rather than the retail sale of product. The development proposes no changes to the existing built form of the site, and will utilise the existing services and infrastructure available. The attached Plans of Development include in **Appendix 3** outline the general site layout and function.

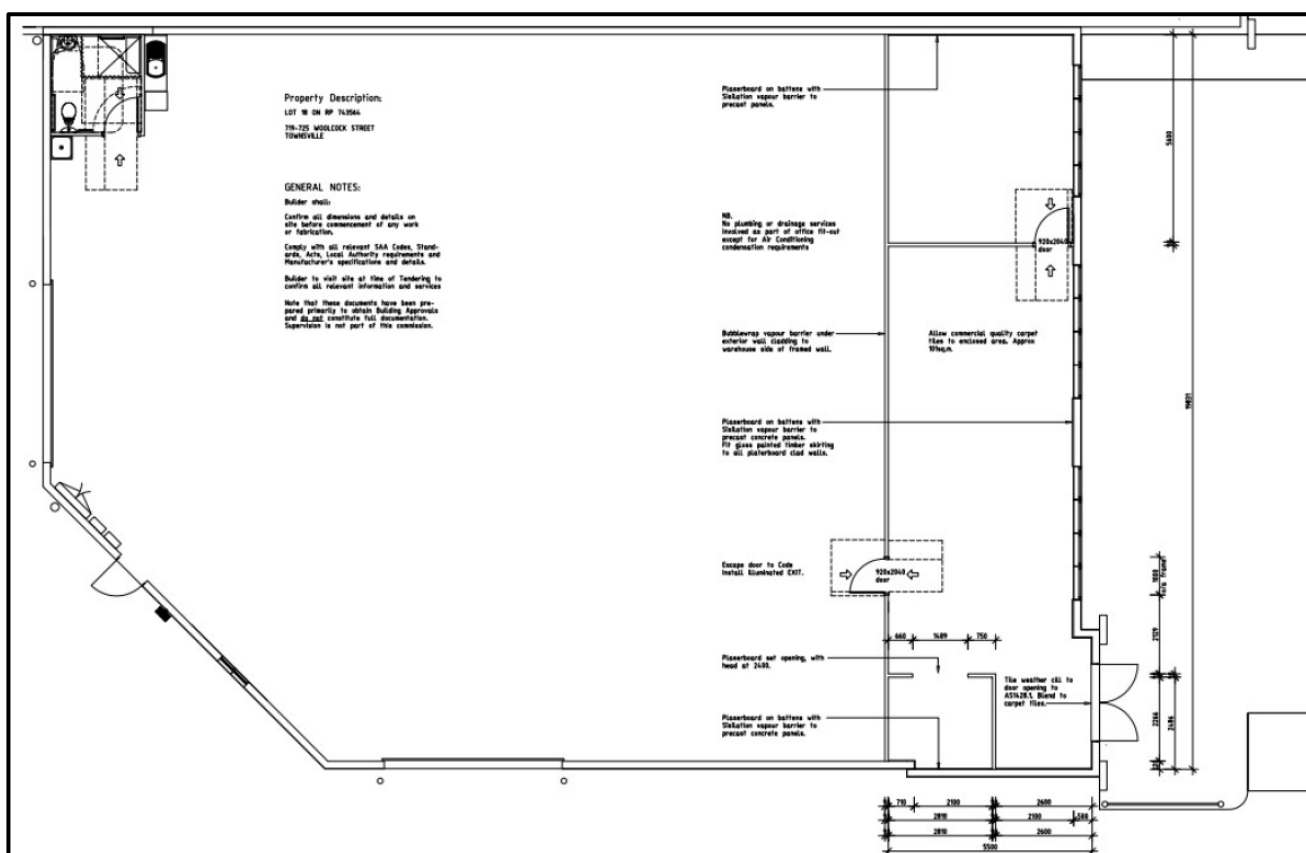


Image 1: Site Plan

The Planning scheme specifically defines the proposed use(s) as follows:

Showroom: Showroom means the use of premises for the sale of goods that are of—

- (a) *a related product line; and*
- (b) *a size, shape or weight that requires—*
 - (i) *a large area for handling, display or storage; and*
 - (ii) *direct vehicle access to the building that contains the goods by members of the public, to enable the loading and unloading of the goods.*

The following table describes the key characteristics of the proposed development:

Table 3.0: Proposal summary

ELEMENT	PROPOSED
Use rights:	Showroom with Warehouse use rights retained
Building height/ storeys:	No Change
Boundary Setbacks:	No Change
Site cover:	No Change
Gross floor area:	Showroom use: 100m ² GFA Warehouse use: 450m ² GFA (including 100m ² GFA of office/admin area)
Car parking:	No Change
Easements:	No new easements

5. STATUTORY ASSESSMENT

The proposed Showroom use is identified as *impact assessable* in the material change of use table of assessment for the Low impact industry zone. There are no other components of the planning scheme or *Planning Regulation 2016* which effect the level of assessment for the proposal. The development application is therefore subject to an unbound assessment against the planning scheme as a whole.

The development application does trigger referral agency assessment. Any required direct assessment against State or Commonwealth level assessment benchmarks is discussed in section 5.1 below.

5.1 Assessment Benchmarks Pertaining to State Planning Instruments

Matters Prescribed by Regulation

There are no relevant assessment benchmarks prescribed by Regulation which are relevant to the assessment of this development application.

State Planning Policy

Townsville City Plan 2014 confirms in section 2.1 *State planning policy* that it has ministerial approval as having adequately integrated the *State Planning Policy July 2014* into the planning scheme. There are no stand-alone components of the State planning policy which are relevant to the assessment of this development application.

Regional Plan

Townsville City Plan 2014 confirms in section 2.2 *Regional plan* that it does not have ministerial approval as having adequately integrated the *North Queensland Regional Plan* into the planning scheme. Despite this, there are no stand-alone components which are relevant to the assessment of this development application.

State Development Assessment Provisions

Under Schedule 10 of the *Planning Regulation 2017*, the development application triggers referral agency involvement and direct assessment against the SDAPs as follows:

<i>Planning Regulation 2017</i> Trigger	Matters of Assessment
Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1	State Development Assessment Provisions – <i>State Code 1: Development in a state-controlled road environment</i>
Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1	State Development Assessment Provisions – <i>State Code 2: Development in a Railway Corridor</i>

5.1.1 State Codes

Under Schedule 10 of the *Planning Regulation 2017*, the development application triggers referral agency involvement and direct assessment against the identified assessment benchmarks, as outlined in the table above. An assessment of the proposal against the relevant benchmark has been undertaken and provided in **Appendix 4**. While a direct assessment has been provided, the applicant also relies upon the assessment provided in section 5.2 below to adequately establish context and compliance with the State codes.

5.2 Assessment Benchmarks Pertaining to Local Planning Instruments

The applicable planning scheme for the application is the Townsville City Plan 2014 and there are no other identified applicable local planning instruments.

Townsville City Plan 2014

The Planning scheme includes tables of assessment which nominate the categories of development and assessment (levels of assessment) and nominate the assessment benchmarks for assessable development and the requirements for accepted development. The applicable tables of assessment for this development application are:

- Categories of development and assessment – Material change of use; and
- Categories of development and assessment – Overlays.

Local Government Infrastructure Plan

The development will not impact on the delivery of any planned trunk infrastructure in the immediate locality.

Assessment Benchmarks Summary

A summary of the relevant local level assessment benchmarks is provided in the table below:

Local Planning Instruments	
Planning Scheme	Strategic Framework Low impact industry zone code Healthy waters code Landscape code Transport impact, access and parking code Works code Airport environs overlay code Flood hazard overlay code Major Infrastructure and Hazardous Facilities code

The development application has been assessed against each of the applicable local level assessment benchmarks and found to be:

- compliant with the purpose and applicable outcomes from the relevant codes; and
- consistent with the strategic framework for the planning scheme.

Any pertinent issues arising from the assessment against the local level assessment benchmarks are addressed below. For clarity, any codes or outcomes not specifically addressed below or in the proposal justification report are considered to be objectively satisfied.

5.2.1 Strategic Framework

The Strategic Intent, and the Strategic Framework (the Framework) as a whole is a set of high order strategic outcomes and land use strategies which set the overarching policy intent for the lower order, more detailed components of the planning scheme i.e. zones, codes and policies. The Framework is split into four themes which cover the main aspects of land use planning and development governance. Given the level the Framework operates at, it is sometimes difficult to provide a direct, development specific assessment of a proposal against its many components. However, a proposal that satisfies the lower order components of the planning scheme, i.e. zone codes, development codes, overlay codes, planning scheme policies, etc. inherently satisfies the intent of the Framework.

This proposal justification report demonstrates how the proposal satisfies the most applicable lower order components of the planning scheme. This justification demonstrates how the proposal is a good land use outcome for the site and how it has been designed to adequately address any environmental, economic or social impacts. Each code has been satisfied by addressing each acceptable outcome individually. Where the requirements of an acceptable outcome were impractical or inappropriate to address, the performance outcome was addressed and satisfied. Where the requirements of a performance outcome were impractical or inappropriate to address, the overall outcomes were addressed and satisfied. By satisfying the requirements of the overall outcomes, the purpose of the code was inherently satisfied, as is the Strategic Framework as a whole.

With specific regard to *Part 3 Strategic Framework, 3.6 Theme – Sustainable economic growth - 3.6.2 Element – Industrial land*:

- (8) Industrial land is designed and remains available for intended industrial use and is protected from encroachment by uses that are sensitive to the impacts of industry.*
- (11) Retail and commercial activities within industry zones are limited to those that directly support the industries intended for the zones, or are for outdoor sales uses. Bulky goods retailing (showrooms) and retail hardware stores are not accommodated within industry zoned land and are instead located within activity centres or mixed use areas.*

It is acknowledged that these specific outcomes do not support a showroom use on industrial land. However, it should be considered that the definition of the showroom use applies to this development, involving the sale of camper vans, which are typically classified as an outdoor sales use where the sales are conducted mainly outdoors. In this way, the function of the proposed use entirely aligns with an outdoor sales use, except for where the sales occur mainly indoors. The specific outcomes determine that the outdoor sales use aligns with the strategic framework of the planning scheme on industrial land, yet where the same operations occur indoors, it is not supported. If the fundamental difference is operations within a building, and the intension is to protect industry land for industry, then where the site has previously been designed with a built form for industry (a warehouse in this case), and no changes are proposed to the built form, then a showroom use for showroom camper vans fundamentally aligns with the intension of the specific outcomes and therefore the strategic framework.

The development further aligns with the strategic framework by maintaining the existing use rights for a warehouse. The retained warehouse use is the dominate use of the site, where it maintains a majority of the gross floor area for the site. The showroom use will function predominately to display the product, rather than as active sale areas. As the proposed

showroom use is not intended for active retail sales, the development is not appropriate for activity centres or mixed use areas typical for showroom uses.

5.2.2 Low Impact Industry Zone Code

PURPOSE

The purpose of the Low impact industry zone is to provide for service industry and low impact industry, and other uses and activities that support industry activities and do not compromise the future use of premises for industry activities. The development proposes a showroom use, supported by the retaining of the existing rights for a warehouse use and ancillary office. The use will function similar to an outdoor sales use, as they orientate towards the sale of motor vehicles, which the development also facilitates, are particularly difficult to locate elsewhere and are common along the streetscape. Additionally, no changes are proposed to the built form of the site so that the site can support future industry uses with the existing built form. In this way, the development specifically aligns with (b), (e) and (g) of the overall outcomes of the Low impact industry zone code.

Given the nature of the use, there are a number of outcomes within the code which are either objectively satisfied or not applicable. Any outcomes which are pertinent to the assessment of the proposal have been extracted and discussed below:

Performance outcomes	Acceptable outcomes	Justification
For assessable development		
Ancillary office use		
PO10 <i>Offices are accommodated within the zone where they are ancillary to the primary use.</i>	AO10 <i>The area used for an office use does not exceed 10% of the gross floor area.</i>	The proposed ancillary office use consists of approximately 100m ² , exceeding 10% of the gross floor area of the site. This area has previously been utilised an ancillary office space, as demonstrated by the existing walls that separate the area from the large warehouse and showroom space. This office area will support the administration and logistics of the showroom and warehouse use. Complies with PO10.
Uses		
PO11 <i>Development within the zone is of a low impact nature and is either:</i> <i>(a) an industrial activity; or</i> <i>(b) trade related; or</i> <i>(c) difficult to locate in other zones due to land area or operational requirements (such as outdoor sales areas and indoor sport and recreation uses); or</i> <i>(d) small in scale and ancillary to or directly support the industrial functions of the area.</i>	<i>No acceptable outcome is nominated.</i>	The proposed use is difficult to locate in other zones due to operational requirements. The development involves a showroom use for the sale of camper vans and ancillary supplies and equipment, which, due to the size of the commercial item, cannot be appropriately displayed for commercial scale in existing showrooms in other zones. The site, being designed for a warehouse, appropriately accommodates this product, with the showroom/outdoor sales use common on the streetscape, particularly for motor vehicles. This demonstrates the similarities between the proposed development and an outdoor sales use, which would be Accepted development subject to requirements on the site. Additionally, the site will retain a dominate warehouse use, maintaining more than half of the gross floor area for the warehouse storage of product, and no changes are proposed to the built form of the site. In this way, the site does not compromise the future use of land for industrial purposes. Complies with PO11 and PO13, and achieves the purpose and overall outcomes of the code.
PO12 <i>Development is not primarily oriented to retail sales, other than where involving an outdoor sales activity.</i>	<i>No acceptable outcome is nominated.</i>	
PO13 <i>Development does not compromise the use of land for industrial purposes.</i>	<i>No acceptable outcome is nominated.</i>	

PO14 <i>The zone does not accommodate uses that attract high volumes of heavy vehicle movement or generally involve 24-hour operation.</i>	<i>No acceptable outcome is nominated.</i>	The development will involve 24-hour operation, nor attract high volumes of heavy vehicle movement. Complies with PO14.
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As demonstrated by the above assessment, the development is able to objectively satisfy the outcomes and purpose of the zone code. Given the extent to which the proposal objectively satisfies the codes, a direct assessment against each of the outcomes is not considered necessary in order to demonstrate compliance. Formalisation of compliance with the code can be ensured through the imposition of standard conditions of approval including the requirements for the development to occur generally in accordance with the plans of development.

5.2.2 Development Codes

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

The site has existing access to all required infrastructure and servicing networks suitable for the proposed use. The subject site currently provides access to the reticulated sewer and water supply, electricity and telecommunications services. Existing infrastructure, including landscaping, car parking and refuse disposal are appropriate to support proposed operations of the site. Sufficient detail is provided on the plans of development to confirm compliance with the development codes or that standard conditions of approval can be applied to formalised compliance. Accordingly, it is requested that conditions of approval be used to allow the material change of use decision to be reached as quickly as possible.

CAR PARKING RATIONALE

The planning scheme provides the following benchmark for minimum number of on site car parking spaces as according to Table 9.4.2.4:

Showroom: One (1) space per 40m² of GFA.

Warehouse: One (1) space per 100m² of GFA.

The showroom use involves 100m² of gross floor area, and the warehouse use involves approximately 450m² of gross floor area (including ancillary office space). The development is required to provide a total of eight (8) on site car parking spaces, as benchmarked by the Parking rates planning scheme policy no. SC6.10. The parent lot, which contains four separate tenancies, contains a total of 81 on site car parking spaces, which are used communally between the four tenancies. As a result, the site is evidently able to provide for the required car parking spaces and with more than eight (8) on site car parking spaces with the established car parking regime.

Accordingly, the development is able to objectively satisfy the outcomes and purpose of the development codes. Given the extent to which the proposal objectively satisfies the codes, a direct assessment against each of the outcomes is not considered necessary in order to demonstrate compliance. Formalisation of compliance with the code can be ensured through the imposition of standard conditions of approval including the requirements for the development to occur generally in accordance with the plans of development, the nomination of the relevant civil works and services design standards and the need for operational works approval/compliance certification prior to commencement of works.

5.2.3 Overlay Codes

Airport environs overlay code

The outcomes from the overlay code are either not applicable or are objectively satisfied. The overlay code is primarily drafted to manage building heights and uses that have the potential to impact airspace. The proposed development does not exceed the nominated building height and does not involve any activities that would compromise operational airspace. Given the extent to which the proposal objectively satisfies the overlay code, a direct assessment against the outcomes is not considered necessary in order to demonstrate compliance. Formalisation of compliance with the codes can be ensured through the imposition of standard conditions of approval requiring development to occur in accordance with the plans of development.

Flood hazard overlay code

The outcomes from the overlay code are either not applicable or are objectively satisfied. The overlay code is primarily drafted to manage the design and siting of built form to avoid hazards as well as limiting changes to hydrology. The development proposes no changes to the built form of the site, utilising the existing buildings, structures and infrastructure available. As a result, the proposed development will have no adverse effect on the extent of flood hazard or its impacts on people or property. Given the extent to which the proposal objectively satisfies the overlay code, a direct assessment against the outcomes is not considered necessary in order to demonstrate compliance. Formalisation of compliance with the codes can be ensured through the imposition of standard conditions of approval requiring development to occur in accordance with the plans of development.

Major infrastructure and hazardous facilities overlay code

The outcomes from the overlay code are either not applicable or are objectively satisfied. While the site does contain areas of the Water supply pipeline and Water supply pipeline buffer, the development has been significantly setback from this water supply pipeline to provide appropriate separation. This separation protects the integrity of the water supply pipeline and maintains adequate access for any required maintenance or upgrade works. Given the extent to which the proposal objectively satisfies the overlay code, a direct assessment against the outcomes is not considered necessary in order to demonstrate compliance. Formalisation of compliance with the codes can be ensured through the imposition of standard conditions of approval requiring development to occur in accordance with the plans of development.

5.3 Public Notification

The application is *impact assessable* and will be subject to the public notification requirements as outlined in the *Planning Act 2016* and Development Assessment Provisions.

6. CONCLUSION

This development application is made in accordance with the provisions of Chapter 3, Part 2 of the *Planning Act 2016* and is seeking a development permit for a material change of use to facilitate a Showroom use. The subject premises is addressed as Unit 1, 725 Woolcock Street, Mount Louisa QLD 4814 more particularly described as Lot 16 on SP328724. The premises is within the Low impact industry zone under the Planning scheme and is currently vacant.

An assessment of the proposal was undertaken against the applicable assessment benchmarks which confirms that it is consistent with the provisions of the applicable planning instruments, specifically the local government planning scheme. Council is therefore recommended to approve the development application pursuant to the rules of impact assessment

established under the Act, and issue a development permit subject to the imposition of reasonable and relevant conditions and any referral agency responses.

RECOMMENDATION

That this development application seeking a development permit for a Showroom use over the subject premises situated at Unit 1, 725 Woolcock Street, Mount Louisa QLD 4814 more particularly described as Lot 16 on SP328724, be approved subject to reasonable and relevant conditions.

STATEMENT OF REASONS

Subject to the imposition of reasonable and relevant conditions, the development is able to comply with the relevant assessment benchmarks against which the application was required to be assessed.

Sufficient justification has been provided and satisfactory grounds have been established to conclude that the proposed development remains consistent with the strategic intent and overall outcomes of the planning scheme. In substantive terms, this conclusion is based on the following reasons:

- The development allows the site to better contribute to the achievement of the Strategic Framework.
- The proposed land use outcome directly aligns with the Purpose of the zone code.
- The development outcome reflects community expectation for land use and development as established by the planning scheme and past development decisions.
- The development can be adequately serviced.
- The development will maintain the existing level and standard of servicing provided by the relevant infrastructure networks.
- The site is not identified as being susceptible to any unacceptable or unmanageable natural hazard or infrastructure constraints.
- The development does not increase the susceptibility of people or property to natural hazards or other health risks.
- The proposal addressed an established planning need for the development.
- The proposal does not undermine the planning scheme.
- The proposal does not establish precedence that could result in the future undermining of the planning scheme.

APPENDIX 1

DEVELOPMENT APPLICATION FORMS

DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

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

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Nomadic Off-road Campers Pty Ltd
Contact name (only applicable for companies)	C/- BNC Planning. Contact: Sai Santoso-Miller
Postal address (P.O. Box or street address)	PO Box 5493
Suburb	Townsville
State	QLD
Postcode	4810
Country	Australia
Contact number	(07) 4724 1763
Email address (non-mandatory)	da.corro@bncplanning.com.au & ssm@bncplanning.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	DA038-26
1.1) Home-based business	
☐ Personal details to remain private in accordance with section 264(6) of <i>Planning Act 2016</i>	
2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
☒ Yes – the written consent of the owner(s) is attached to this development application	
☐ No – proceed to 3)	

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
	1	725	Woolcock Street	Mount Louisa
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4814	18	SP328724	Townsville City
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

- ☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		☐ WGS84 ☐ GDA94 ☐ Other:	

- ☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

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

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

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

Name of port authority for tidal area (if applicable)

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

5) Are there any existing easements over the premises?

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

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

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

Showroom and retained warehouse use

e) Relevant plans

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

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

6.2) Provide details about the second development aspect

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

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

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

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

c) What is the level of assessment?

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

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

e) Relevant plans

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

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

6.3) Additional aspects of development

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

6.4) Is the application for State facilitated development?

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

Section 2 – Further development details**7) Does the proposed development application involve any of the following?**

Material change of use	☒ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☐ Yes – complete division 2
Operational work	☐ Yes – complete division 3
Building work	☐ Yes – complete <i>DA Form 2 – Building work details</i>

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Showroom and warehouse use rights retained	Warehouse and Showroom		550m ²

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

☒ Yes

☐ No

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

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

☒ No

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

Division 2 – Reconfiguring a lot

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

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

--

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

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

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

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

10.2) Will the subdivision be staged?

- ☐ Yes – provide additional details below
☐ No

How many stages will the works include?

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

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

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

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

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

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

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

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

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

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

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

\$

PART 4 – ASSESSMENT MANAGER DETAILS

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

Townsville City Council

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

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

PART 5 – REFERRAL DETAILS

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

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

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

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

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



Queensland
Government

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

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

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

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

- ☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

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

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

- ☐ Ports – Brisbane core port land

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

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

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

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

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

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

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

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

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

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

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

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

Referral requirement	Referral agency	Date of referral response

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

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

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

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

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

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

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

PART 7 – FURTHER DETAILS

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

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

☒ No

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

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

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

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

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

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

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

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

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

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

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

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

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

Hazardous chemical facilities

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

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

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

Clearing native vegetation

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

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

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

Environmental offsets

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

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

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

Koala habitat in SEQ Region

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

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

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

Water resources

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

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

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

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

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

Waterway barrier works

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

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

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

Marine activities

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

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

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

Quarry materials from a watercourse or lake

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

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

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

Quarry materials from land under tidal waters

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

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

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

Referable dams

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

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

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

Tidal work or development within a coastal management district

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

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

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

Queensland and local heritage places

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

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

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

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

Decision under section 62 of the Transport Infrastructure Act 1994

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

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

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

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

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

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17	☒ Yes
Note: See the <i>Planning Regulation 2017</i> 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	☒ 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	☒ 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)	☐ 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	

Landowners Consent Form
Planning Act 2016

I/We, Haley McKenzie Business and Accounts Manager

Being the delegate representative(s) of Woolcock Street Unit Trust the owner of the premises identified as follows:

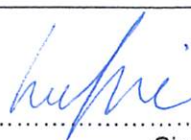
Unit 1 / 725 Woolcock Street MOUNT LOUISA QLD 4814
RPD: Lot 18 on SP328724

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

Nomadic Off-road Campers Pty Ltd
C/- BNC Planning Pty Ltd

on the premises described above for:

Material Change of Use



.....
Signature of Delegate(s)

11/06/2026 Date

APPENDIX 2

SITE DETAILS

Aerial

Unit 1, 725 Woolcock Street, Mount Louisa QLD 4814

19°15'49"S 146°43'41"E

19°15'49"S 146°43'49"E



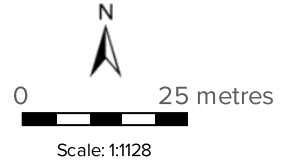
19°15'56"S 146°43'41"E

19°15'56"S 146°43'49"E



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Print date: 25/6/2026

Not suitable for accurate measurement.

Projection: Web Mercator EPSG 102100 (3857)

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**Queensland
Government**

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

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Water parcel



Easement parcel



Strata parcel



Volumetric parcel



Land parcel label

Land parcel label - gt 1 ha

Land parcel label - gt 10 ha

Land parcel label - gt 1000 ha

Land parcel



Land parcel - gt 1 ha



Land parcel - gt 10 ha



Land parcel - gt 1000 ha



Places: Land parcel



18SP328724

Roads and tracks



Motorway



Highway



Secondary



Connector



Local



Restricted Access Road



Mall



Busway



Bikeway



Restricted Access Bikeway



Walkway



Restricted Access Walkway



Non-vehicular Track



Track



Restricted Access Track



Ferry



Proposed Thoroughfare

Green bridges



Bridges



Tunnels

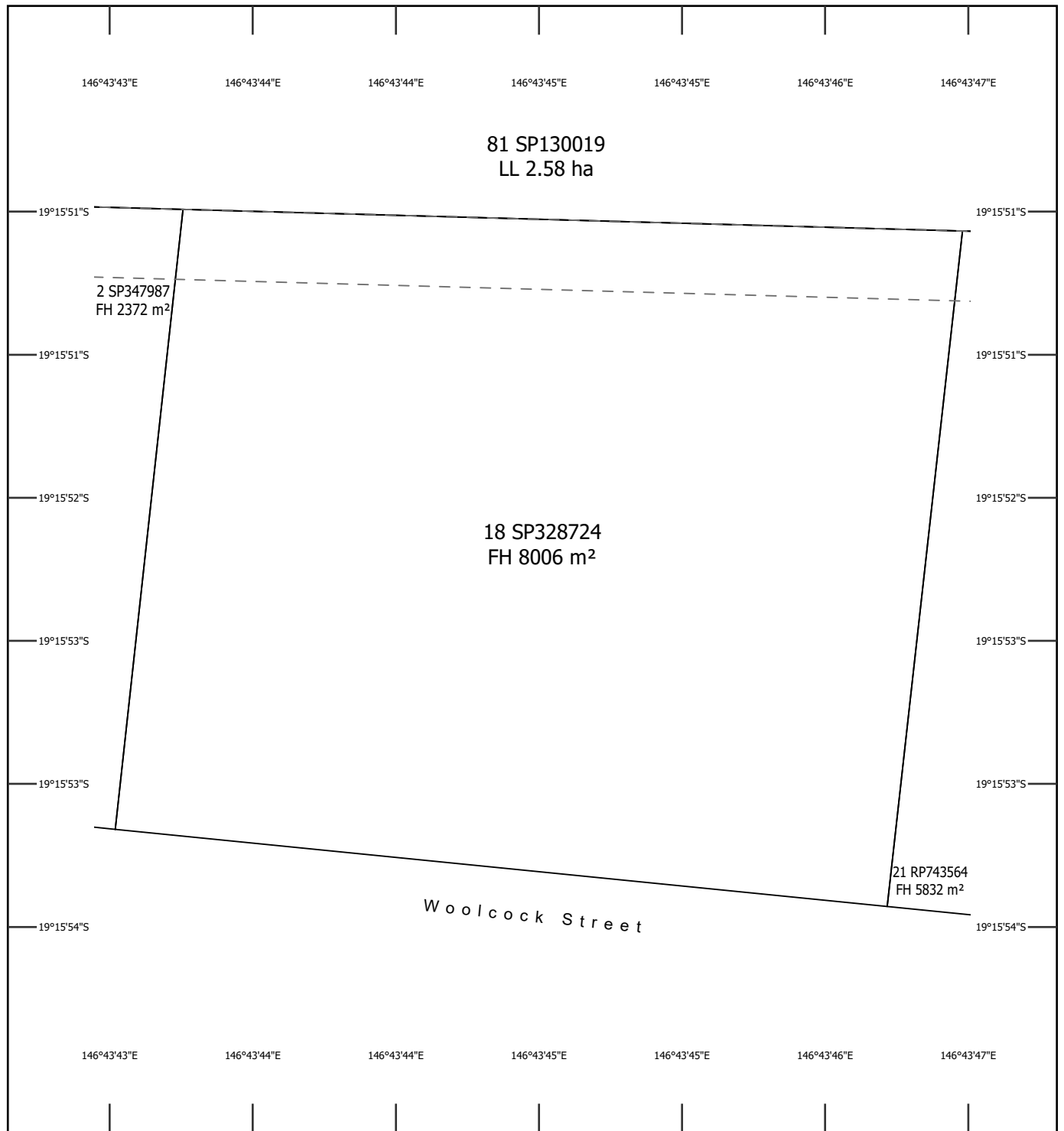


Railway stations



Railways





STANDARD MAP NUMBER
8259-31114

0 15 30 45 60 75 m
Datum: GDA2020 ZONE: 55 Scale: 1:750

SmartMap
Based upon an extraction from the
Queensland Spatial Cadastral Framework

SUBJECT PARCEL DESCRIPTION

CLIENT SERVICE STANDARDS

QSCF

Lot/Plan 18SP328724
Area/Volume 8006.0
Tenure Freehold
Local Government Townsville City
Locality Mount Louisa, Townsville City
Unique ID 62450005

PRINTED 25/06/2026

QSCF: 25/06/2026 (Lots with an area less than 10,000 ha are not shown)

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Queensland Titles Registry Pty Ltd
 ABN 23 648 568 101

Title Reference:	51278793	Search Date:	08/07/2026 13:58
Date Title Created:	28/03/2022	Request No:	56806279
Previous Title:	21363175, 21363176		

ESTATE AND LAND

Estate in Fee Simple

LOT 18 SURVEY PLAN 328724

Local Government: TOWNSVILLE

REGISTERED OWNER

Dealing No: 721546998 15/03/2022

PHILLIP GEORGE MICHAEL JAMES

TRUSTEE

UNDER INSTRUMENTS 702320901,721546998

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10389066 (POR 155)
2. EASEMENT IN GROSS No 601302272 (N369309) 14/09/1954
BURDENING THE LAND
TO COUNCIL OF THE CITY OF TOWNSVILLE
OVER EASEMENT A ON RP713031
3. LEASE No 722559030 21/06/2023 at 15:53
TITUS TEKFORM PTY LIMITED A.C.N. 168 439 647
OF PART OF THE GROUND FLOOR (LEASE A)
TERM: 01/12/2021 TO 30/11/2028 OPTION 5 YEARS

ADMINISTRATIVE ADVICES

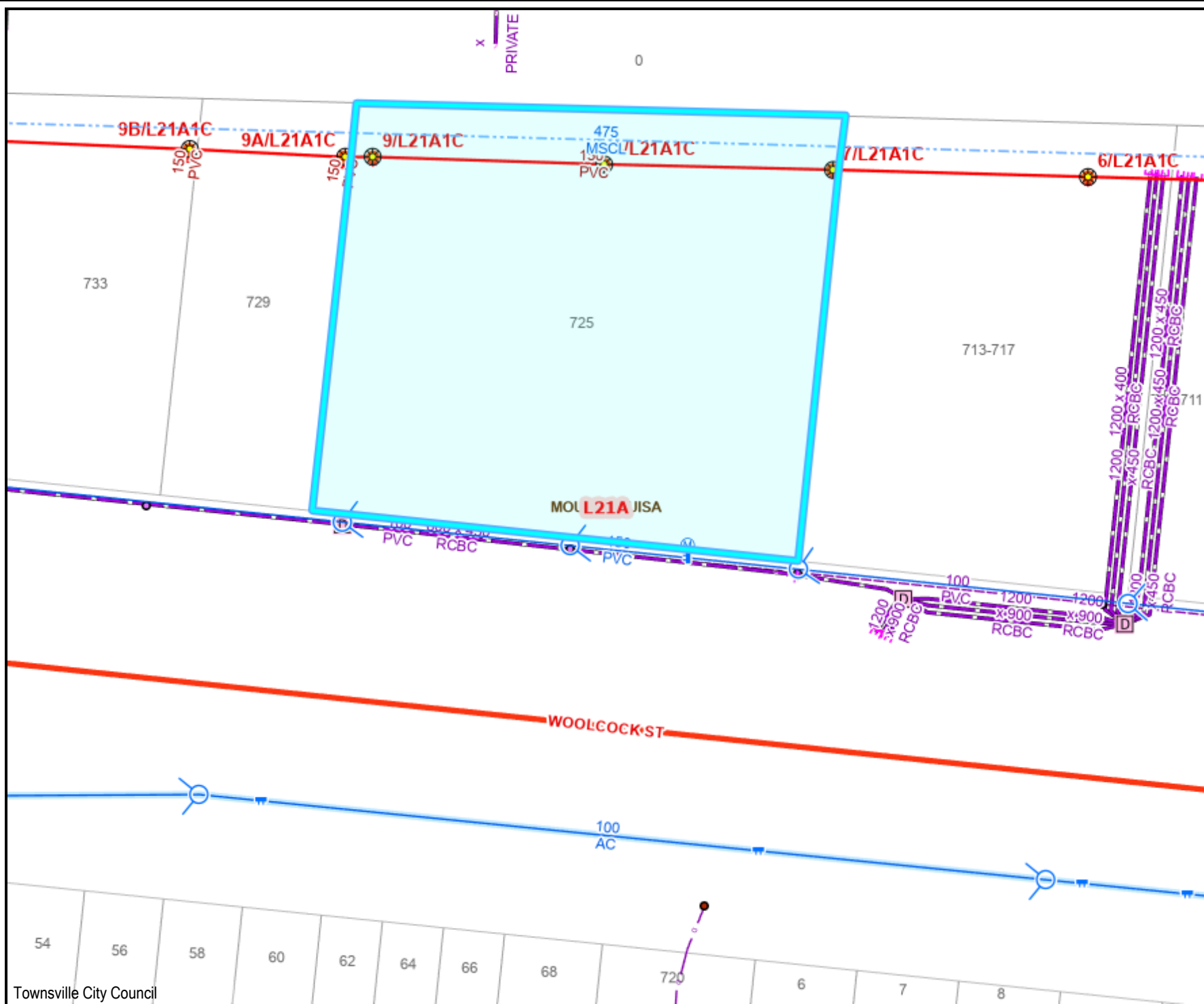
NIL

UNREGISTERED DEALINGS

Dealing	Type	Lodgement Date	Status
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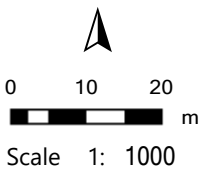
Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **



Services

Legend



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Zone

Legend

EXT_CORE

CORE - Properties



CORE - Road Corridor Centreline

Highway

Trafficable Road

CORE - Suburbs



EXT_CityPlanningScheme_Current

Zoning

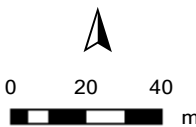
Low density residential

Open space

Community facilities

Low impact industry

Medium impact industry

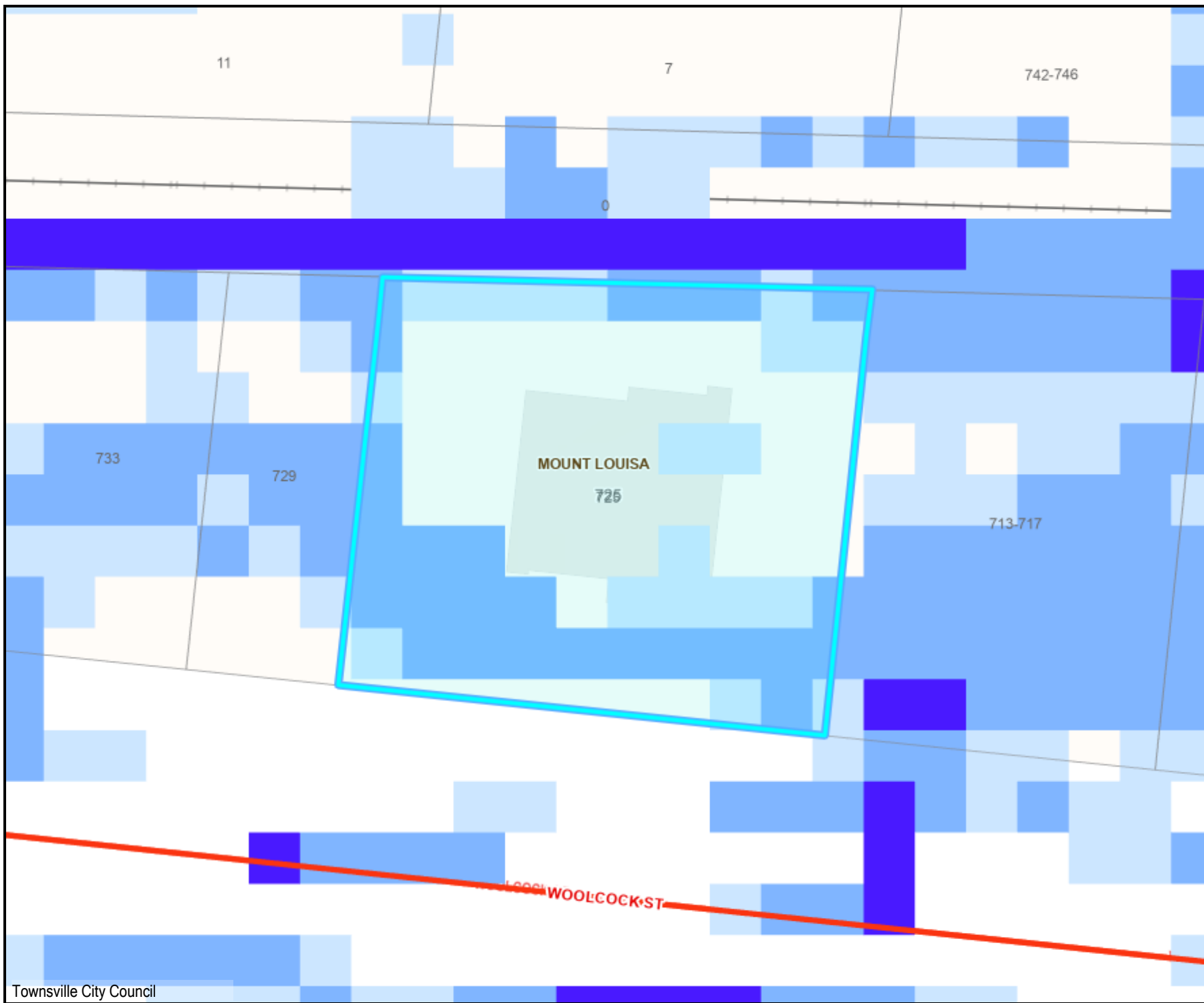


Scale 1: 2000

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Flood Hazard Overlay

Legend

EXT_CORE

CORE - Properties



CORE - Road Corridor Centreline



CORE - Suburbs



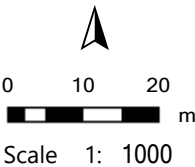
EXT_CityPlanningScheme_Current

Flood hazard overlay (OM-06.1)

High hazard area

Medium hazard area

Low hazard area



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MIHF Overlay

Legend

EXT_CORE

CORE - Properties



CORE - Road Corridor Centreline

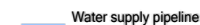


CORE - Suburbs



EXT_CityPlanningScheme_Current

Water supply pipeline (OM-10:1)



Water supply pipeline 20m buffer (OM-10:1)

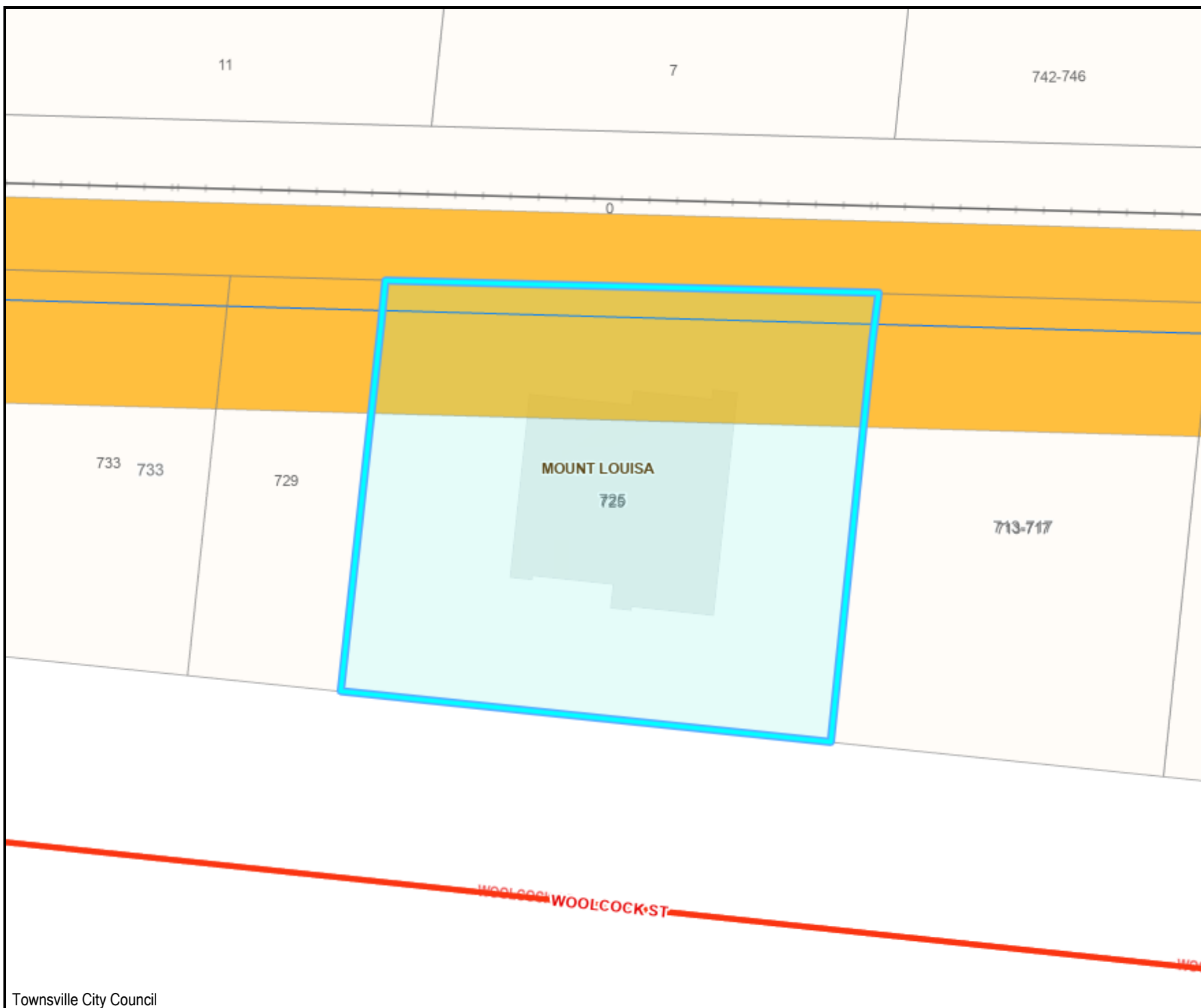


0 10 20
m

Scale 1: 1000

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Q100

Legend

- Properties
- Suburbs

FLOOD STUDY AREAS

- November 2014 to Present

WATER HEIGHT (1:250 - 1:5000)

- 2% AEP Height
- 1% AEP Height

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

- Water Depth: 0.01 - 0.3m
- Water Depth: 0.3 - 0.5m
- Water Depth: 0.5 - 0.75m
- Water Depth: 0.75 - 1.0m
- Water Depth: 1.0 - 1.5m
- Water Depth: 1.5 - 2.0m
- Water Depth: 2.0 - 3.0m
- Water Depth: 3.0 - 25.0m



0 12.7 25.40

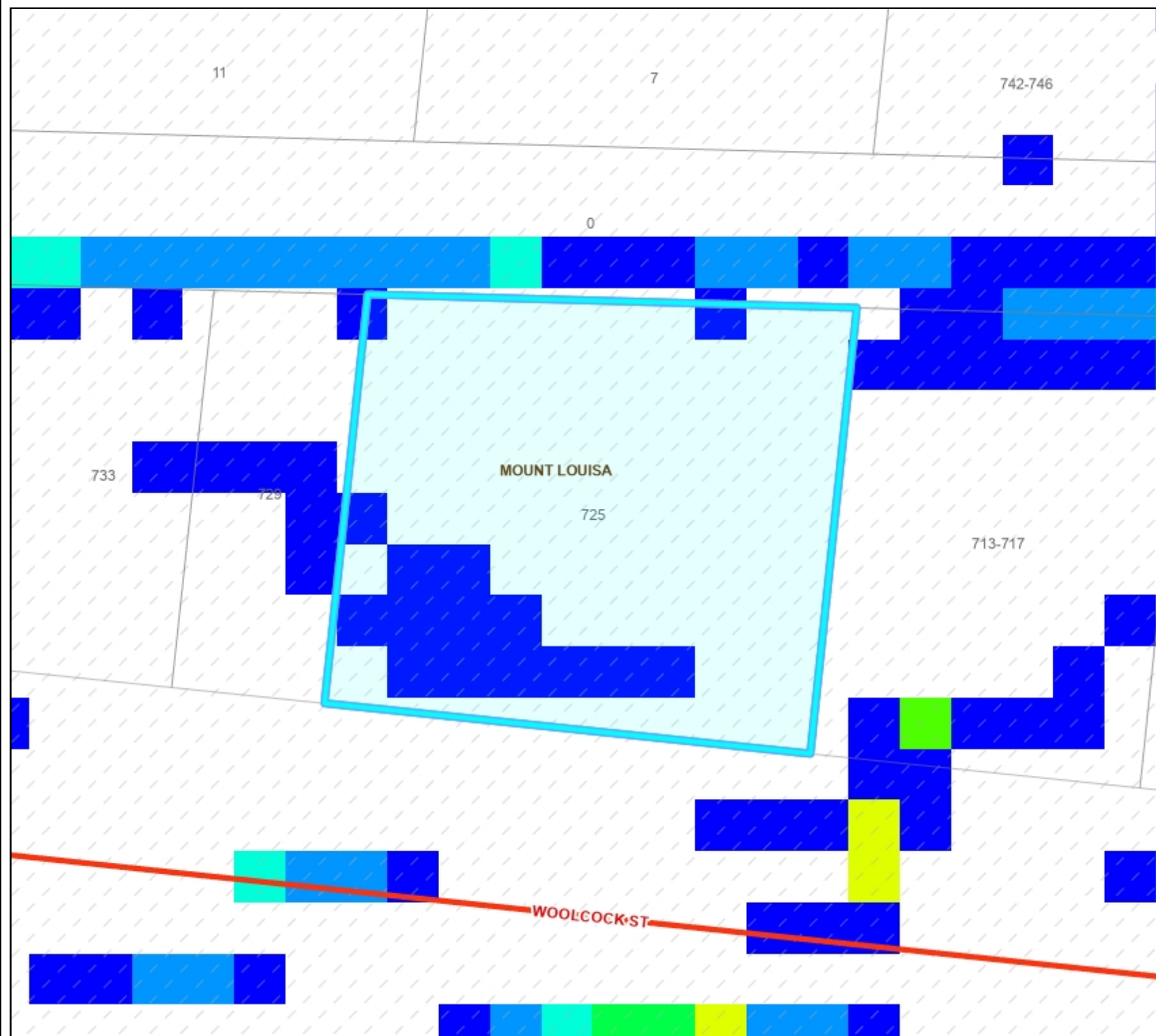
Meters

Date: 25/6/2026 1:55 PM

Scale 1: 1,000

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



State Assessment and Referral Agency - Matters of Interest Report

Matters of Interest for all selected Lot Plans

Area within 25m of a State-controlled road

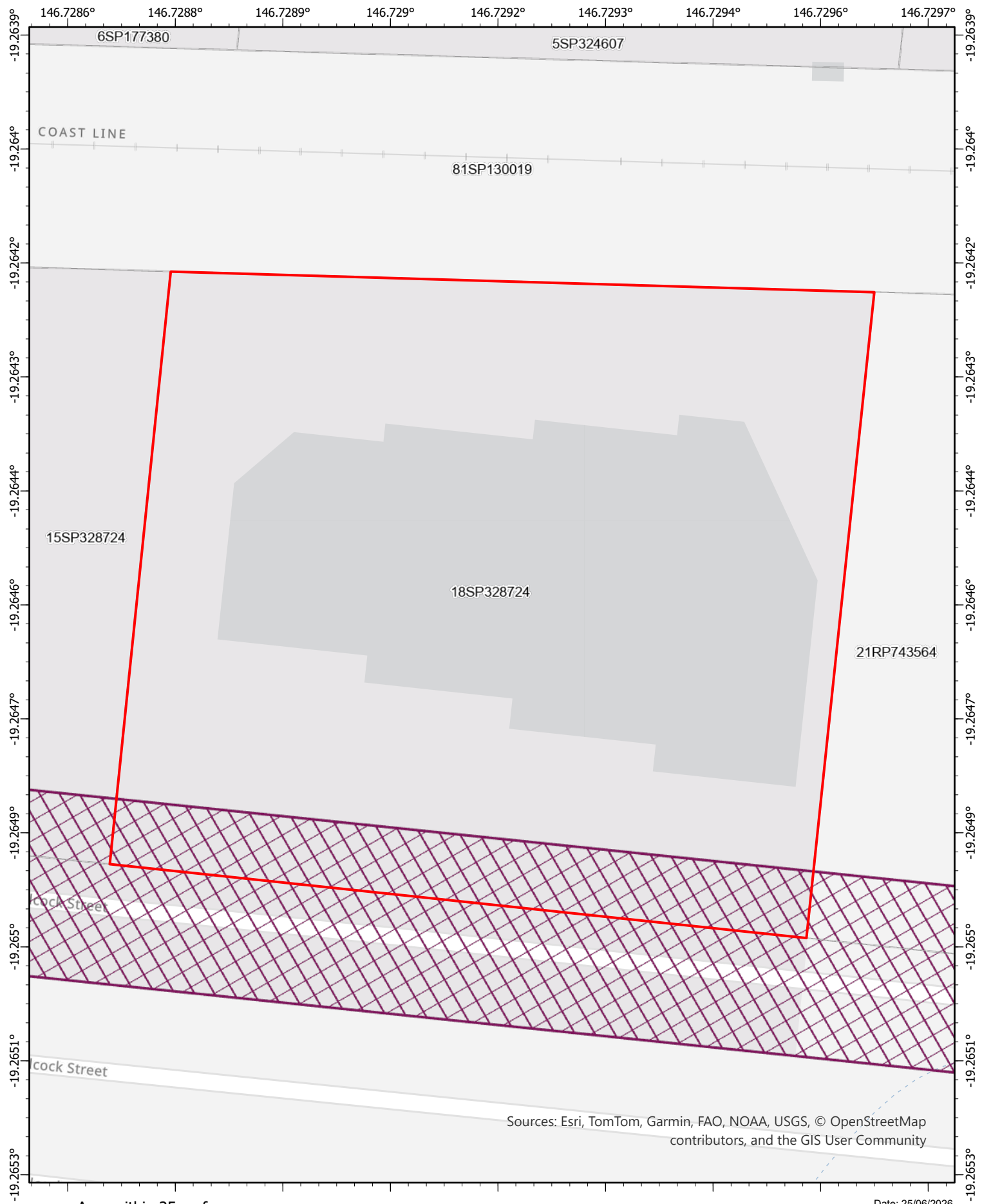
Area within 25m of a railway corridor

Matters of Interest by Lot Plan

Lot Plan: 18SP328724 (Area: 8006 m²)

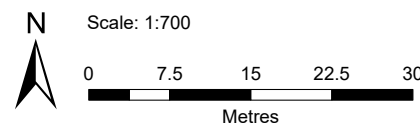
Area within 25m of a State-controlled road

Area within 25m of a railway corridor



Date: 25/06/2026

 Area within 25m of a State-controlled road



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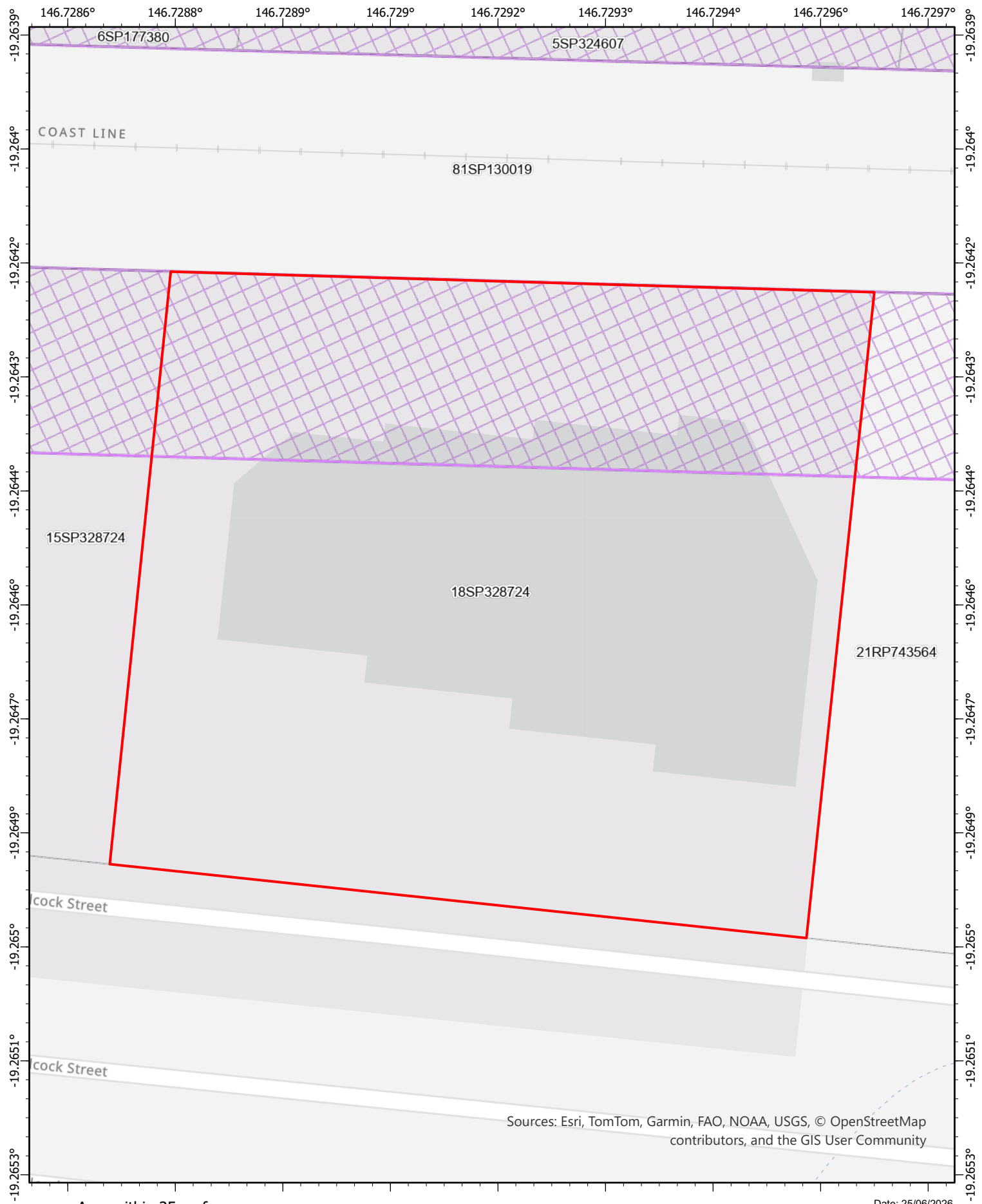
Document Set ID: 28588130

Version: 1, Version Date: 10/07/2026

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 Area within 25m of a railway corridor



Scale: 1:700

0 7.5 15 22.5 30
Metres

Date: 25/06/2026

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 ID: 28588130

Version: 1, Version Date: 10/07/2026

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APPENDIX 3

PLANS OF DEVELOPMENT



1091552.64"S 14639245.2

EARTHWORKS

1. EARTHWORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH AS3795-1996.
2. EXISTING SURFACE UNDER ALL EARTHWORKS AREAS IS TO BE STRIPPED OF ALL VEGETATION TO A DEPTH OF 100mm. TOPSOIL SHALL BE REMOVED FROM SITE.
3. THE TOP 150mm OF THE STRIPPED OR NATURAL SURFACE WHERE NO STRIPPING IS REQUIRED TO BE COMPACTED TO 98% OF THE STANDARD COMPACTION TEST. AT A MOISTURE CONTENT SLIGHTLY IN EXCESS OF OPTIMUM TO MINIMISE SWELLING.
4. IMPORTED FILL (MIN. CBR 12) SHALL BE STABLE, FREE FROM ORGANIC MATTER, HAVE A LINEAR SHRINKAGE NOT GREATER THAN 12%, HAVE A PLASTICITY INDEX NOT GREATER THAN 20, AND HAVE NO STONE OVER 15mm GREATEST DIMENSION, IN THE TOP 300mm OF FILLING.
5. FILL MATERIAL IS TO BE BROUGHT UP IN MAXIMUM OF 300mm LOOSE LAYERS AND COMPACTED TO 98% OF THE STANDARD COMPACTION TEST.
6. ANY LOOSE MATERIAL FOUND AT THE BOTTOM OF EXCAVATED TRENCHES ARE TO BE COMPACTED TO 98% OF THE STANDARD COMPACTION TEST.
7. THE CONTRACTOR SHALL COMMISSION A GEOTECHNICAL TESTING AUTHORITY (TO BE APPROVED BY THE SUPERINTENDENT) TO PROVIDE LEVEL 1 TESTING SERVICES IN ACCORDANCE WITH AS1745-1996.
8. TYPE 1 - COMPACTION TESTING SHALL BE CARRIED OUT IN ACCORDANCE WITH AS3795-1996.

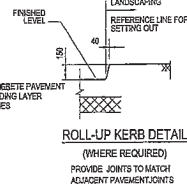
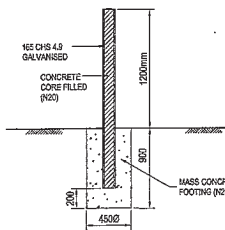
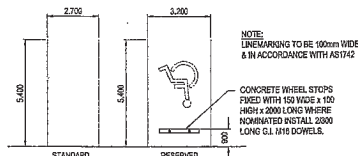
CONTRACTOR TO CONVEY EXISTING LEVELS AND KEY-POINTS PRIOR TO COMMENCEMENT OF WORKS

EXISTING SERVICES

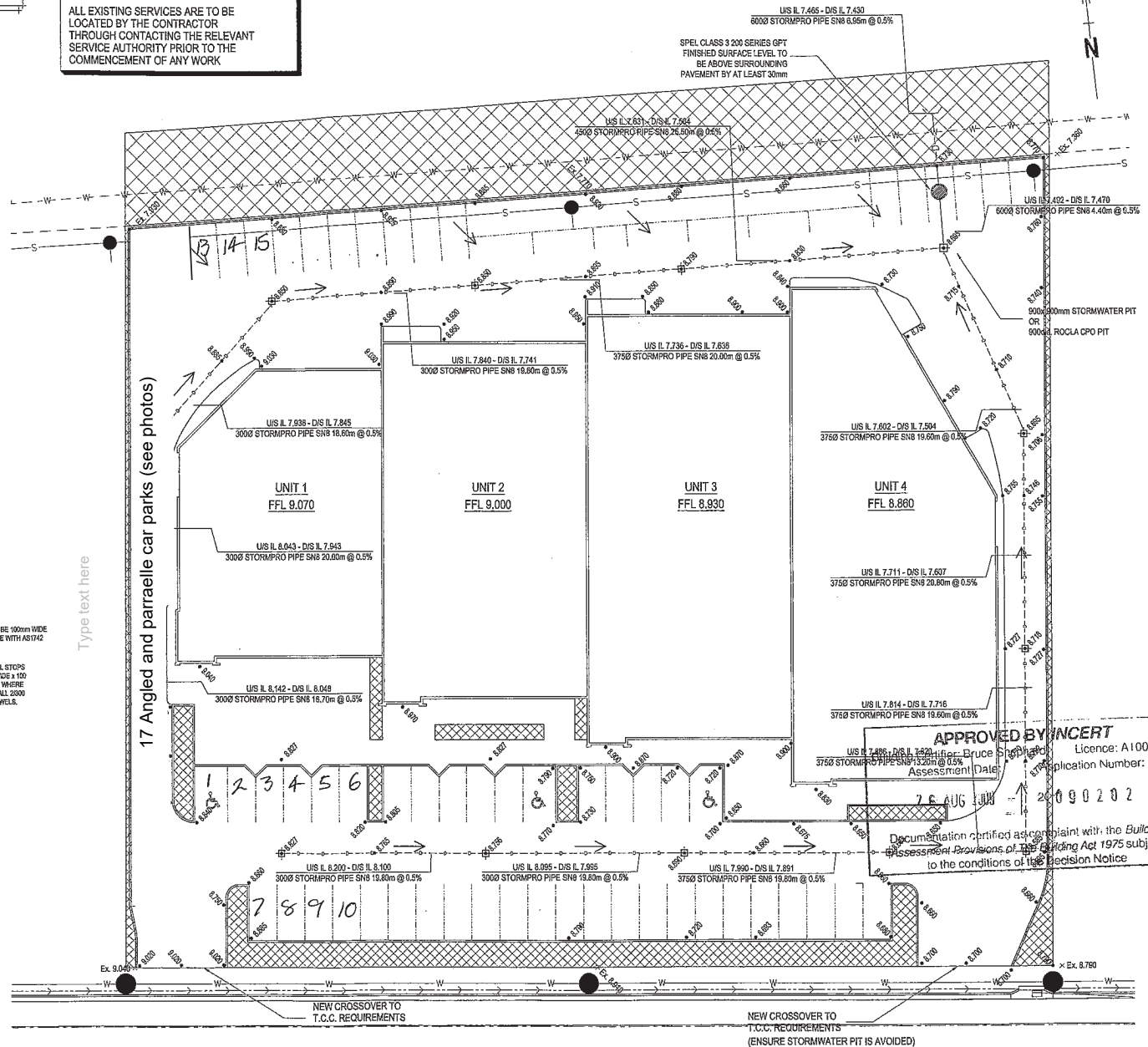
ALL EXISTING SERVICES ARE TO BE LOCATED BY THE CONTRACTOR THROUGH CONTACTING THE RELEVANT SERVICE AUTHORITY PRIOR TO THE COMMENCEMENT OF ANY WORK

LEGEND

- EXISTING SURFACE LEVEL.
- FINISHED PAVEMENT LEVEL.
- NOTE: ALL EXISTING AND FINISHED SURFACE LEVELS TO AHD.
- DRAINAGE PATH
- 600 x 600 STORMWATER INLET PIT (N.O.)
- PROPOSED AREAS OF LANDSCAPING (REFER MADDEN LANDSCAPE ARCHITECT DESIGN DRAWINGS FOR FURTHER DETAIL).



Type text here



APPROVED BY INCERT
 Licence: A1008401
 Application Number: 20090202
 Date: 26 AUG 2009
 Documentation certified as compliant with the Building Assessment Provisions of the Building Act 1975 subject to the conditions of the Decision Notice

revision
 A ISSUED FOR CONSTRUCTION-28/08/2009

steve mckenzie
 B.S.(Struct), C.P.E.N.G., M.E.A.S.T., R.P.E.O.
 consulting 12 Turnbull Street, Gairloch 4814
 engineer 13-4778 9332 13-4779 9818
 Pty. Ltd. m 0419 660 602 fax 082 705 130

project
 NORTHSIDE CENTRE
 OVERALLS DEVELOPMENT

location
 725 WOOLCOCK STREET,
 MOUNT LOUISA
 TOWNSVILLE QLD 4814

drawing title
 OVERALL LAYOUT, PAVEMENT LEVELS &
 PROPOSED STORMWATER DRAINAGE

scale 1:200	drawn RJM	drawn no. 08110DH
design M&K	date APRIL 2009	sheet no. C10
		issue A

Property Description:

LOT 10 ON RP 743564
719-725 WOOLCOCK STREET
TOWNSVILLE

GENERAL NOTES:

Builder shall:

Confirm all dimensions and details on site before commencement of any work or fabrication.

Comply with all relevant SAA Codes, Standards, Acts, Local Authority requirements and Manufacturer's specifications and details.

Builder to visit site at time of Tendering to confirm all relevant information and services.

Note that these documents have been prepared primarily to obtain Building Approvals and do not constitute full documentation. Supervision is not part of this commission.

Plasterboard on battens with Stikolux vapour barrier to precast panels.

NB:
No plumbing or drainage services involved as part of office fit-out except for Air Conditioning condensation requirements

Bubblewrap vapour barrier under exterior wall cladding to warehouse side of framed wall.

Plasterboard on battens with Stikolux vapour barrier to precast concrete panels. Fit glass pointed timber skirting to all plasterboard clad walls.

Escape door to Code Install Illuminated EXIT.

Plasterboard self opening, with head of 2400.

Plasterboard on battens with Stikolux vapour barrier to precast concrete panels.

Allow commercial quality carpet tiles to enclosed area. Approx 10sq.m.

The weather sill to door opening to AS1428.1. Blend to carpet tiles.

PROPOSED PLAN

1 : 100 @ A3 1 : 50 @ A1

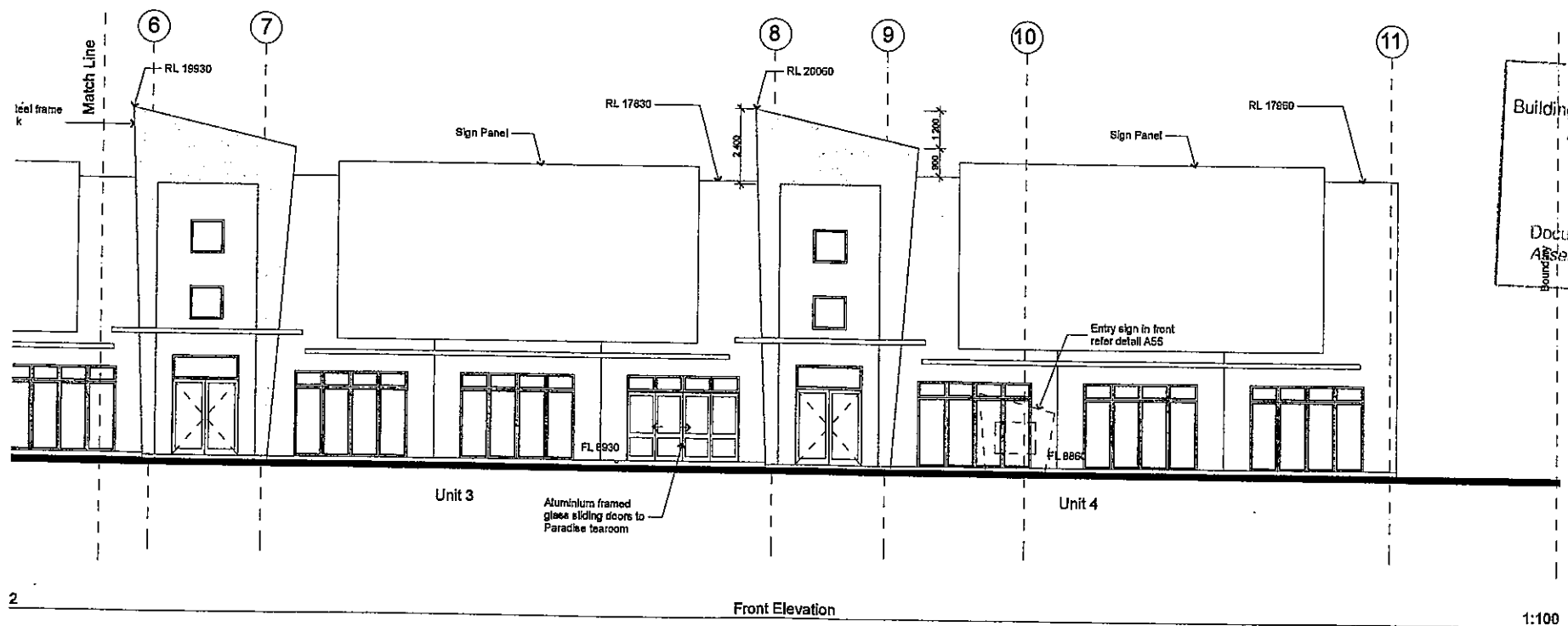
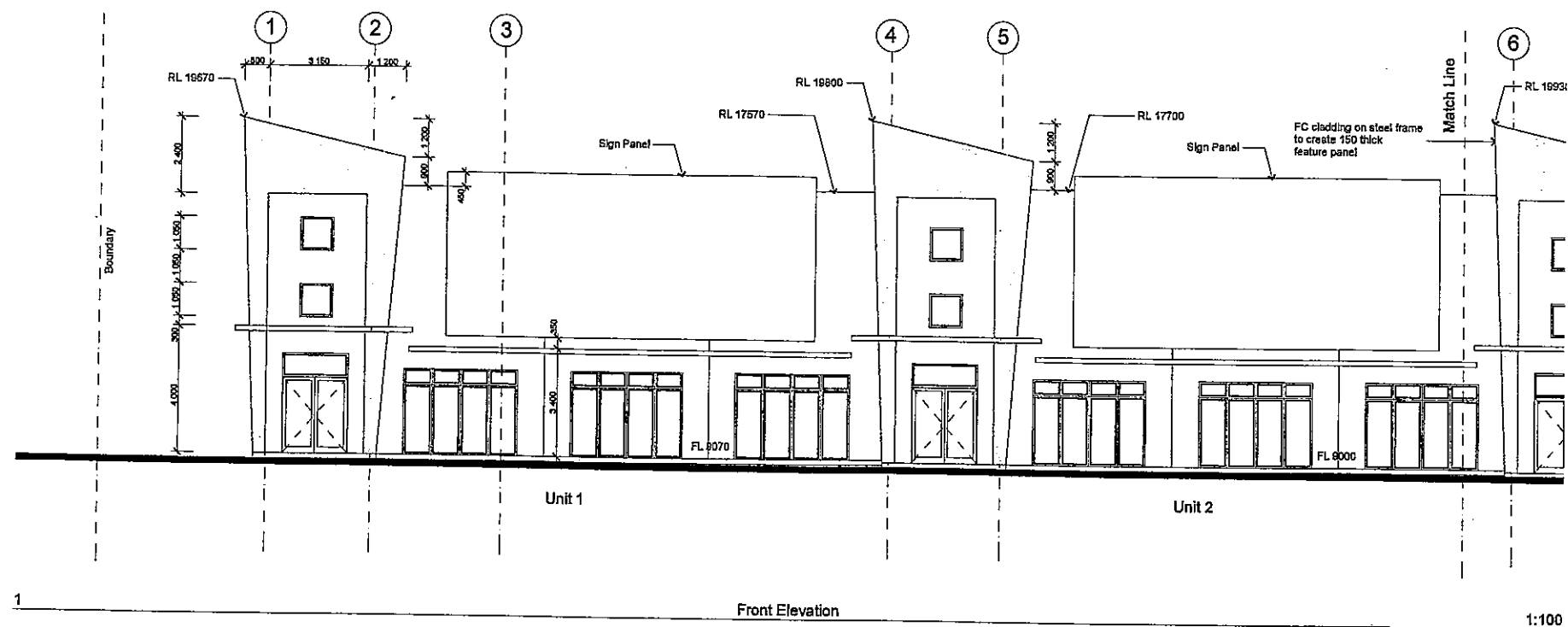


REV	DATE	BY	COMMENT
A	08.07.21		

PROJECT:
UNIT 1 FITOUT
719-725 WOOLCOCK ST for
WOOLCOCK ST UNIT TRUST

DESIGNER:
Miles Blucher
ARCHITECT
TOWNSVILLE QLD.

DATE: Sept 2021
JOB No: 8980
ISSUE: A
SHEET No: P1



APPROVED BY INCERT
 Building Certifier: Bruce Shephard Licence: A118934
 Assessment Date: Application Number:
 26 AUG 2009 20090202
 Documentation certified as compliant with the Building
 Assessment Provisions of The Building Act 1975 subject
 to the conditions of the Decision Notice

Client:
 The Woolcock Street Unit Trust
 PO Box 1151, Allkenvale, Townsville QLD 4814
 p 07 4725 7373 107 4725 7807

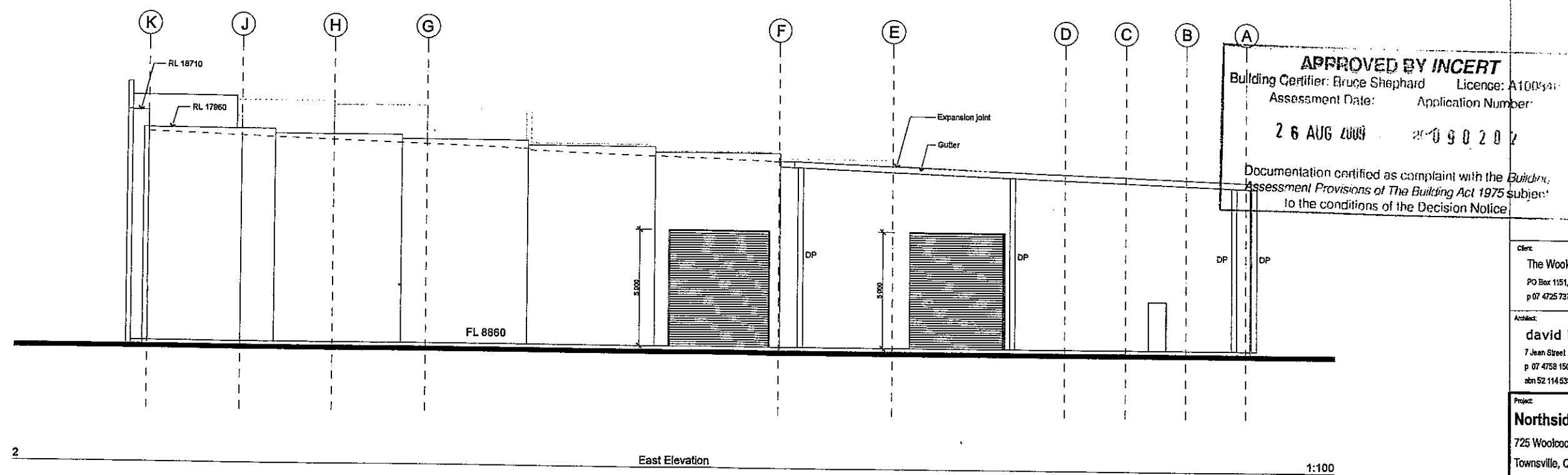
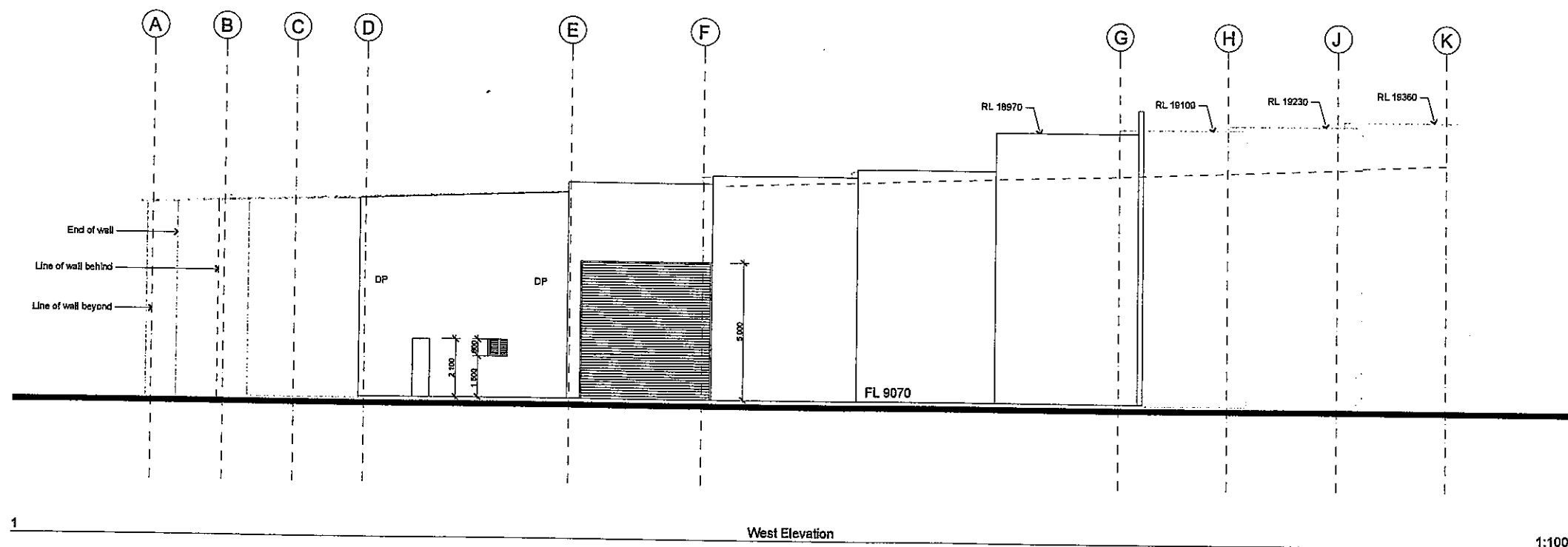
Architect:
 david heap | architect
 7 Jean Street, Nelly Bay, Magnetic Island QLD 4819
 p 07 4753 1508 1 07 4758 1892 m 0427 541 166
 abn 52 114 539 285

Project:
Northside Centre
 725 Woolcock Street, Mount Louisa
 Townsville, QLD 4814

Drawing Title:
Front Elevation

Scale	Date	Drawn	Check
1:100 at A1	March 2008	DJH	DJH
Project No.	Draw No.	Revision	
622	A5	7	

ISSUED FOR BUILDING APPROVAL



ISSUED FOR BUILDING APPROVAL

Check all dimensions on site.
Refer any discrepancies to the
superintendent before proceeding
with the work.

[illegible]

Structural Engineer:
Steve McKenzie Consulting Engineer
12 Tumbull Street Gerbuit QLD 4819
p 07 4779 9392 f 07 4779 9819

Electrical Engineer.
Ashburner Francis
551 Flinders Street Townsville QLD 4810
p 07 4722 4333 f 07 4722 4377

Hydraulic Engineer:
Parker Hydraulic Consulting Group
54 Carthew Street Kinross QLD 4617
p 07 4773 2100 f 07 4773 2834

APPROVED BY INCRT
Building Certifier: Bruce Shephard Licence: A10094
Assessment Date: Application Number:
26 AUG 2009 20090202
Documentation certified as compliant with the Building
Assessment Provisions of The Building Act 1975 subject
to the conditions of the Decision Notice

Client:
The Woolcock Street Unit Trust
PO Box 1151, Aitkenvale, Townsville QLD 4814
p 07 4725 7373 f 07 4725 7807

Architect:
david heap | *architect*
7 Jean Street NoSy Bay Magnolia Island QLD 4618
p 07 4758 1508 f 07 4758 1882 m 0427 541 166
asn 52 114 539 285

Project:
Northside Centre
725 Woolcock Street, Mount Louisa
Townsville, QLD 4814

Drawing Title:

Side Elevations

Book:	Date:	Drawn:	Cash:
1:100 at A1	March 2008	DJH	DJH
Property:	Deprec:	Amount:	
622	A6	4	

APPENDIX 4

OTHER SUPPORTING INFORMATION

STATE CODE 2: DEVELOPMENT IN A RAILWAY ENVIRONMENT

Purpose statement

The purpose of the code is to protect railway corridors, future railway corridors, rail transport infrastructure and other rail infrastructure from adverse impacts of development. The purpose of this code is also to protect the safety of people using, and living and working near, railways.

Specifically, this code seeks to ensure development:

- 1. does not result in an increase in the likelihood or frequency of accidents, fatalities or serious injury for users of a railway;*
- 2. does not adversely impact the structural integrity or physical condition of railways, rail transport infrastructure or other rail infrastructure within a railway corridor;*
- 3. does not compromise the operating performance of railway corridors;*
- 4. does not adversely impact the state's ability to plan, construct, maintain, upgrade or operate railway corridors, future railway corridors and associated rail transport infrastructure or other rail infrastructure;*
- 5. does not significantly increase the cost to the state to plan, construct, maintain, upgrade or operate railway corridors, future railway corridors, rail transport infrastructure or other rail infrastructure;*
- 6. does not compromise pedestrian or cycle access to public passenger transport infrastructure or active transport infrastructure associated with railways;*
- 7. protects the community from significant adverse impacts resulting from environmental emissions generated by a railway.*

Response

The proposal involves no change to the existing level of interaction between the site and the rail corridor. The development includes a tenancy change with no building works, and is supported, as detailed in the planning report, by way of significant setback and buffered by landscaping, facilitated by an existing easement. Existing fencing along the shared boundary will be maintained and there will be no point of access from the site to the railway corridor. The rear easement will remain undisturbed. There are no aspects of the development that would result in any safety or operational efficiency impacts on the rail corridor.

As such, there is no basis to expect that the development will involve any potential risk of adverse impacts on the function and efficiency, structural integrity, and safety of the rail corridor. Accordingly, the proposal will continue to be consistent with the Purpose of State Code 2. Standard conditions of approval can be applied to formalise compliance with the rail corridor requirements.

STATE CODE 1: DEVELOPMENT IN A STATE-CONTROLLED ROAD ENVIRONMENT

Purpose statement

The purpose of this code is to protect the safety, function and efficiency of state-controlled roads, future state-controlled roads, road transport infrastructure, active transport infrastructure and public passenger services on state-controlled roads from adverse impacts of development. The code is intended to protect the safety of people using, and living or working near, state-controlled roads.

Specifically, this code seeks to ensure development:

- 1. does not increase the likelihood or frequency of accidents, fatalities or serious injury for users of a state-controlled road;*
- 2. does not adversely impact the structural integrity or physical condition of state-controlled roads, road transport infrastructure, public passenger transport infrastructure or active transport infrastructure;*
- 3. does not adversely impact the function and efficiency of state-controlled roads or future state-controlled roads;*
- 4. does not adversely impact the state's ability to plan, construct, maintain, upgrade or operate state controlled roads, future state-controlled roads or road transport infrastructure;*
- 5. does not significantly increase the cost to the state to plan, construct, upgrade or maintain state controlled roads, future state-controlled roads or road transport infrastructure;*
- 6. maintains or improves access to public passenger transport infrastructure or active transport infrastructure;*
- 7. does not adversely impact the state's ability to operate public passenger services on state-controlled roads;*
- 8. protects community amenity from significant adverse impacts of environmental emissions generated by road transport infrastructure or vehicles using state-controlled roads.*

Response

The proposal involves a tenancy change, with no building works, nor change in road access. The provided road network can safely and efficiently support the traffic generated by the development, as well as the existing traffic load. The site of the proposal does not have direct access to a state-controlled road, as the Woolcock Street which the site has access to is a service road that feeds into the state-controlled road of Woolcock Street, as demonstrated in the State Assessment and Referral Agency Mapping in **Appendix 3**. The development involves no road works utilizing the existing road access regime established on site.

As such, there is no basis to expect that the development will involve any potential risk of adverse impacts on the function and efficiency, structural integrity, and safety of the state controlled road network.

Overall, standard conditions of approval can be applied to ensure the new access driveway and crossover is suitably located and designed, and in doing so, ensure compliance with State Code 1: Development in a state-controlled road environment.