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From: "BNC Planning Enquiries" <enquire@bncplanning.com.au>
Sent: Thu, 23 Jan 2025 12:48:01 +1000
To: "Development Assessment" <developmentassessment@townsville.qld.gov.au>
Subject: Development Application Lodgement
Attachments: DA086-24_IMCU_1.0_230125.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 **86 Bowen Road, Rosslea**.

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. I trust this information is sufficient for acceptance of this 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,



Office 7 / Ground Floor / 41 Denham Street TOWNSVILLE CITY QLD 4810
PO BOX 5493 TOWNSVILLE QLD 4810 T. (07) 4724 1763 M. 0438 789 612 E. bnc@bncplanning.com.au

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BNC Ref. DA134-24
IMPACT: MCU

Date >> 23 January 2025

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
 86 BOWEN ROAD, ROSSLEA QLD 4812 (RPD: LOT 44 ON RP703491)**

BNC Planning acting on behalf of 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 new Office 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 include:

- 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 regard,



Benjamin Collings, Director
BNC Planning Pty Ltd



DEVELOPMENT APPLICATION

PLANNING ACT 2016

DEVELOPMENT PERMIT

MATERIAL CHANGE OF USE

at

86 BOWEN ROAD
ROSSLEA QLD 4812

RPD: LOT 44 ON RP703491



BNC PLANNING
town planning & property development consultants

PLANNING REPORT

DEVELOPMENT APPLICATION FOR A DEVELOPMENT PERMIT
PLANNING ACT 2016

IMPACT ASSESSABLE MATERIAL CHANGE OF USE

86 BOWEN ROAD, ROSSLEA QLD 4812
being
LOT 44 ON RP703491
for
OFFICE

Report Matrix

APPLICATION SUMMARY	
Applicant:	Santech QLD 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
Development Description:	Office
Assessment Manager:	Townsville City Council
Referral Agencies:	State Assessment and Referral Agency
Planning Scheme:	Townsville City Plan 2014
Planning Scheme Definition(s):	Office
Zoning:	Low density residential zone
Precincts/Sub-Precincts:	NA
Overlays:	Airport environs, and Flood hazard
SITE DESCRIPTION	
Property Address:	86 Bowen Road, Rosslea QLD 4812
Real (Legal) Property Description:	Lot 44 on RP703491
Site Area:	1012m ²
Landowner:	Blade Runner Sharpening PTY LTD (TTE)
Tenure:	Freehold
Relevant Encumbrances:	
Local Government Area:	Townsville City Council
Road Frontage(s)	Bowen Road and Inglis Smith Street
Previous Use(s)	

DOCUMENT CONTROL

Prepared by		Client	File Ref.	Report
BNC Planning		Santech QLD	DA134-24	Report No. DA134-24-PR
Version	Date	Author		
1.0	January 2025	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 an Office use. The subject premises is addressed as 86 Bowen Road, Rosslea QLD 4812 more particularly described as Lot 44 on RP703491. The premises is within the Low density residential zone under the Townsville City Plan 2014 (the planning scheme) and does not have established existing use rights.

For the purpose of this development application *BNC Planning* act on behalf of the applicant *Santech QLD*.

Following a detailed assessment of the proposal against the applicable 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 the 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:	Santech QLD 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:	Office
Assessment Manager:	Townsville City Council
Referral Agencies:	NA
CATEGORISING INSTRUMENTS	
Planning Scheme:	Townsville City Plan 2014
Planning Scheme Defined Use(s):	Office
Zoning:	Low density residential zone
Precincts/Sub-Precincts:	NA
Local Areas:	NA
Overlays:	Airport environs, and Flood hazard
SITE DESCRIPTION	
Property Address:	86 Bowen Road, Rosslea QLD 4812
Real (Legal) Property Description:	Lot 44 on RP703491
Site Area:	1012m ²
Landowner:	Blade Runner Sharpening PTY LTD (TTE)
Tenure:	Freehold
Relevant Encumbrances:	NA
Local Government Area:	Townsville City Council

2. INTRODUCTION

BNC Planning Pty Ltd has been commissioned by Santech QLD (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 an Office use. The land subject of this development application is addressed as 86 Bowen Road, Rosslea QLD 4812 (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, 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 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 86 Bowen Road, Rosslea QLD 4812 more particularly described as Lot 44 on RP703491. While the premises is within the Low density residential zone under the Planning scheme, the site contains an existing commercial property that has previously been utilised as a vet clinic and an office. The site is located in the Rosslea residential area with the immediate locality made up of predominately dwelling houses and some 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:	86 Bowen Road, Rosslea QLD 4812
Real (Legal) Property Description:	Lot 44 on RP703491
Site Area:	1012m ²
Landowner:	Blade Runner Sharpening PTY LTD (TTE)
Tenure:	Freehold
Relevant Encumbrances:	NA
Local Government Area:	Townsville City Council
Zoning:	Low density residential Zone
Precincts/Sub-Precincts:	NA
Local areas:	NA
Previous Use(s):	Office
Road Frontage:	Bowen Road and Inglis Smith Street
Significant Site Features:	The site contains an existing commercial building with parking area and footpath.
Topography:	The site is developed and is generally flat with supportive boundary landscaping.
Surrounding Land Uses:	Low density residential.

4. PROPOSAL SUMMARY

The applicant proposes to change the use of the subject site to provide an office use to an established commercial site. Being a commercial activity, the existing site is fit for purpose and will continue to provide approximately 157m² of gross floor area with appropriate existing infrastructure and services for the proposed use. While the existing car parking area will be maintained, the individual car parking spaces will be formalised with markings and any building works will be minor, limited to a cosmetic internal fit out.

The attached Plans of Development include in **Appendix 3** outline the general site layout and function. As the development is essentially a tenancy change only, seeking to make use of the existing site, features including landscaping areas, road access crossovers and driveways and stormwater management features will be retained in their current state.



Image 1: Site Aerial

The proposed use of the site is defined by the planning scheme as follows:

Office: Premises used for an administrative, secretarial or management service or the practice of a profession, where no goods or materials are made, sold or hired and where the principal activity provides for one or more of the following:

- business or professional advice;
- service of goods that are not physically on the premises;
- office based administrative functions of an organisation

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

Table 3.0: Proposal summary

ELEMENT	EXISTING	PROPOSED
Previous uses:	Vet Clinic	Office
Building height/ storeys:	One Storey (4.5m)	No Change
Boundary Setbacks:	3m to Inglis Smith Street 2.5m to Bowen Road	No Change
Site cover:	Approx 25%	No Change
Gross floor area:	157m ²	No Change
Car parking:	Unmarked car parking area	Six (6) marked on site car parking

5. STATUTORY ASSESSMENT

The proposed Office use is identified as *impact assessable* in the material change of use table of assessment for the Low density residential 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, as well as any applicable State Assessment benchmarks.

The development application does not trigger referral agency assessment.

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

There are no stand-alone components of the North Queensland Regional Plan 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	Referral agency	Matters of Assessment
Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1	The chief executive (State assessment and referral agency)	State Development Assessment Provisions – <i>State Code 1: Development in a state-controlled road environment</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 5. While a direct assessment has been provided, the applicant also relies upon the assessment provided in section 4.2 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	The planning scheme as a whole Low density residential zone code Healthy waters code Landscape code Transport impact, access and parking code Works code Airport environs overlay code Flood hazard overlay 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.

5.1.1 Strategic Framework

It is considered that the proposed material change of use of the site aligns with the strategic framework for the following reasons:

1. The development provides a commercial use on an established commercial property. In this way, no new non-residential development is established, nor expanded on land utilised for residential living.
2. The site has historically been utilised for a variety of commercial uses, include previously as an office. This development will restore the site to this previous use.
3. The established character of the local area presents a mix of commercial and residential uses.
4. The development does not involve significant building works and is low in operational intensity, with no increase in commercial GFA.
5. The existing built form is compatible with a standard house scale, being a single storey building. This maintains amenity with the local residential area.
6. The development maintains the existing built form, infrastructure and servicing.
7. With no changes to the built form, flood and stormtide inundation characteristics of the site will not be adversely impacted.
8. The proposal compliments the existing character and amenity of the local area, and will not impact on the operation of surrounding residential uses.
9. The proposed use will not adversely impact the hierarchy of centres.

The Strategic Intent and the Strategic Framework (the Framework) are 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 4 themes which cover the main aspects of land use planning and development governance. Given the level the Framework operates at, it is difficult to provide a direct, site specific assessment of the 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.

The tables below demonstrate how the proposal satisfies the most applicable lower order components of the City Plan 2014. 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. By satisfying the requirements of the Performance Outcomes, the "Purpose" of the code was inherently satisfied, as is the Strategic Framework for the City Plan 2014 as a whole.

5.1.2 Low Density Residential Zone Code

Purpose

The purpose of the Low density residential zone code is to provide for predominately dwelling houses and other low density residential uses. The development proposes a commercial use on an established commercial property that has historically been utilised for commercial uses, including a previous office use. The development involves no expansion of the built form. In this way, no area currently utilised for residential living is converted to a non-residential use.

The site's existing services and infrastructure are also appropriate to support the proposed use. Furthermore, the existing site presents a built form that is compatible with a standard house scale, being a single storey building appropriately set back from all boundaries. This maintains amenity with the local residential area.

Because the development utilises the existing built form, and proposes no significant changes to the built form or gross floor area, 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
Parking and servicing		
PO16 Parking facilities are located to be concealed from public view to ensure an attractive streetscape.	AO16 Vehicle parking structures are located: a) behind the building setback; or b) behind the building; or c) at basement level.	The development maintains the existing vehicle parking regime present on the site, with parking areas positioned behind the existing building. Complies with AO16.
PO17 Waste disposal and servicing areas are screened from public view and do not have adverse amenity impacts on adjoining properties.	No acceptable outcome is nominated.	The development will operate at a low operational scale, and can be supported by residential wheelie bins. These will be screened by the existing 1.8m fence and positioned behind the built form. Complies with PO17.
Where a non-residential or tourist accommodation use		
PO18 Non-residential uses are established only where: a) compatible with local character and amenity; b) limited in scale and supporting the day-to-day needs of the local community; and c) not impacting on the role and function of the city's network of centres or more appropriately located in another zone.	No acceptable outcome is nominated.	The onsite property has the built form design of a commercial building and has historically been utilised for commercial uses, including previously as an office (see attached Certificate of Classification in Appendix 4). The local area includes a variety of commercial uses, with shops and food and drink outlets opposite to the site on both road boundaries. The proposed office use will operate at a low capacity, with a GFA of 157m ² . In this way, the low operational scale nature of the development demonstrates that it will not impact the city's hierarchy of centres. As an office, the use can provide additional patronage to the surrounding food and drink outlet, supporting the established local community. Complies with PO18.
PO19 Tourist accommodation occurs only within the townships of Paluma, Balgal Beach, Toomulla, Toolakea and Saunders Beach and the Magnetic Island townships, and is compatible with the village character of these communities.	No acceptable outcome is nominated.	The development does not propose a tourist accommodation use. Not Applicable.
PO20 Development does not impede public access to and use of facilities.	AO20.1 The use does not involve any building work or only minor building work.	The development will not involve any building work, or only minor building work. Complies with AO20.1.
	AO20.2	Not Applicable.

	<p>Where a new building is proposed:</p> <ul style="list-style-type: none"> a) buildings and other structures do not exceed 8.5m or 2 storeys, whichever is the lesser; b) the building does not exceed 250m² in gross floor area; c) site cover does not exceed 60%; and d) the maximum length of any wall is 12m. 	
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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.

5.1.3 Development Codes

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

The existing infrastructure and servicing elements of the subject site are appropriate to support the proposed use and will be retained. The historical use of the site as a shop previously demonstrates that the site can provide appropriate services and infrastructure to facilitate the use. The development will not require changes to the existing reticulated sewer and water supply, electricity and telecommunications services, stormwater drainage, landscaping outcomes and parking and access facilities. Sufficient detail is provided on the plans of development to confirm compliance with the development codes. 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 existing site provides a car parking area behind the existing building at the Inglis Smith Street frontage. The development will seek to utilise this car parking area for the Office use. The following car parking rationale is provided by the planning scheme:

Office (All other zones) – One (1) space 30m² of GFA.

While the existing car parking area is sealed, individual car parking spaces are not marked. Formalising this space with markings provides a total of six (6) car parking spaces on site. With a GFA of 157m², the development provides car parking at the benchmarked rate designated by the planning scheme.

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 need to maintain the existing standards of servicing for the site and, where necessary, for additional design solutions to be provided at operational works stage i.e. stormwater management.

5.1.4 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. There are no proposed building works with the development, and therefore no changes to the flood hazard characteristics of the site. This avoids any impacts to the local area regarding flood hazards. 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 and nomination of required finished floor levels.

5.2 Public Notification

The application is impact assessable and will be subject to public notification pursuant to Part 4 of the Development Assessment Rules.

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 new Office use. The subject premises is addressed as 86 Bowen Road, Rosslea QLD 4812 more particularly described as Lot 44 on RP703491. The premises is within the Low density residential zone under the Planning scheme and does not have established existing use rights.

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 required 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.

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)	Santech QLD C/- BNC Planning
Contact name (only applicable for companies)	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)	enquire@bncplanning.com.au & ssm@bncplanning.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	DA134-24
1.1) Home-based business	
<input type="checkbox"/> Personal details to remain private in accordance with section 264(6) of <i>Planning Act 2016</i>	
2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input type="checkbox"/> No – proceed to 3)	

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
		86	Bowen Road	Rosslea
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4812	44	RP703491	Townsville City
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

- ☐ Coordinates of premises by longitude and latitude

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

- ☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

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

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

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

Name of port authority for tidal area (if applicable)

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

5) Are there any existing easements over the premises?

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

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

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

New Office use in existing commercial site

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

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Office	Office	NA	157m 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)

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

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

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

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?**

- | | | |
|--|-------------------------------------|--|
| <input type="checkbox"/> Road work | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Water infrastructure |
| <input type="checkbox"/> Drainage work | <input type="checkbox"/> Earthworks | <input type="checkbox"/> Sewage infrastructure |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Signage | <input type="checkbox"/> Clearing vegetation |
| <input type="checkbox"/> 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
<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:	
-----------------------------	--	-----------	--

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 *Planning Regulation 2017* for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application

☐ Yes

☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#).

☒ Yes

Relevant plans of the development are attached to this development application

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

☒ Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

☐ Yes

☒ Not applicable

25) Applicant declaration

- ☒ By making this development application, I declare that all information in this development application is true and correct
- ☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment

Note: For completion by assessment manager if applicable

Description of the work	
QLeave project number	
Amount paid (\$)	Date paid (dd/mm/yy)
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

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

MARK FAULKS

Director

Being the delegate representative of the entity mentioned below.

Of

BLADE RUNNER SHARPENING PTY LTD

the entity being the owner of the premises identified as follows:

86 Bowen Road, Rosslea QLD 4812

Lot 44 on RP703491

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

BNC Planning Pty Ltd

on the premises described above for:

Material change of use

Signature of Delegate

Date

The *Planning Act 2016* is administered by the Department of Local Government, Infrastructure and Planning, Queensland Government.

Applicant template 11.0
Version 1.0—3 July 2017

APPENDIX 2

SITE DETAILS

Aerial

86 Bowen Road, Rosslea QLD 4812

19°17'58"S 146°47'58"E

19°17'58"S 146°48'2"E

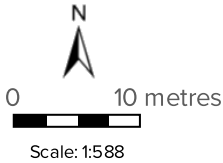


19°18'1"S 146°47'58"E

19°18'1"S 146°48'2"E

A product of

Legend located on next page



Printed at: A4

Print date: 15/1/2025

Not suitable for accurate measurement.

Projection: Web Mercator EPSG 102100 (3857)

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



**Queensland
Government**

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

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Land parcel

 Parcel

Land parcel - gt 1 ha

 Parcel

Land parcel - gt 10 ha

 Parcel

Easement parcel



Strata parcel



Volumetric parcel



Land parcel - gt 1000 ha

 Parcel

Land parcel label

Land parcel label - gt 1 ha

Land parcel label - gt 10 ha

Land parcel label - gt 1000 ha

Places: Land parcel

 44RP703491

Railway stations



Railways



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

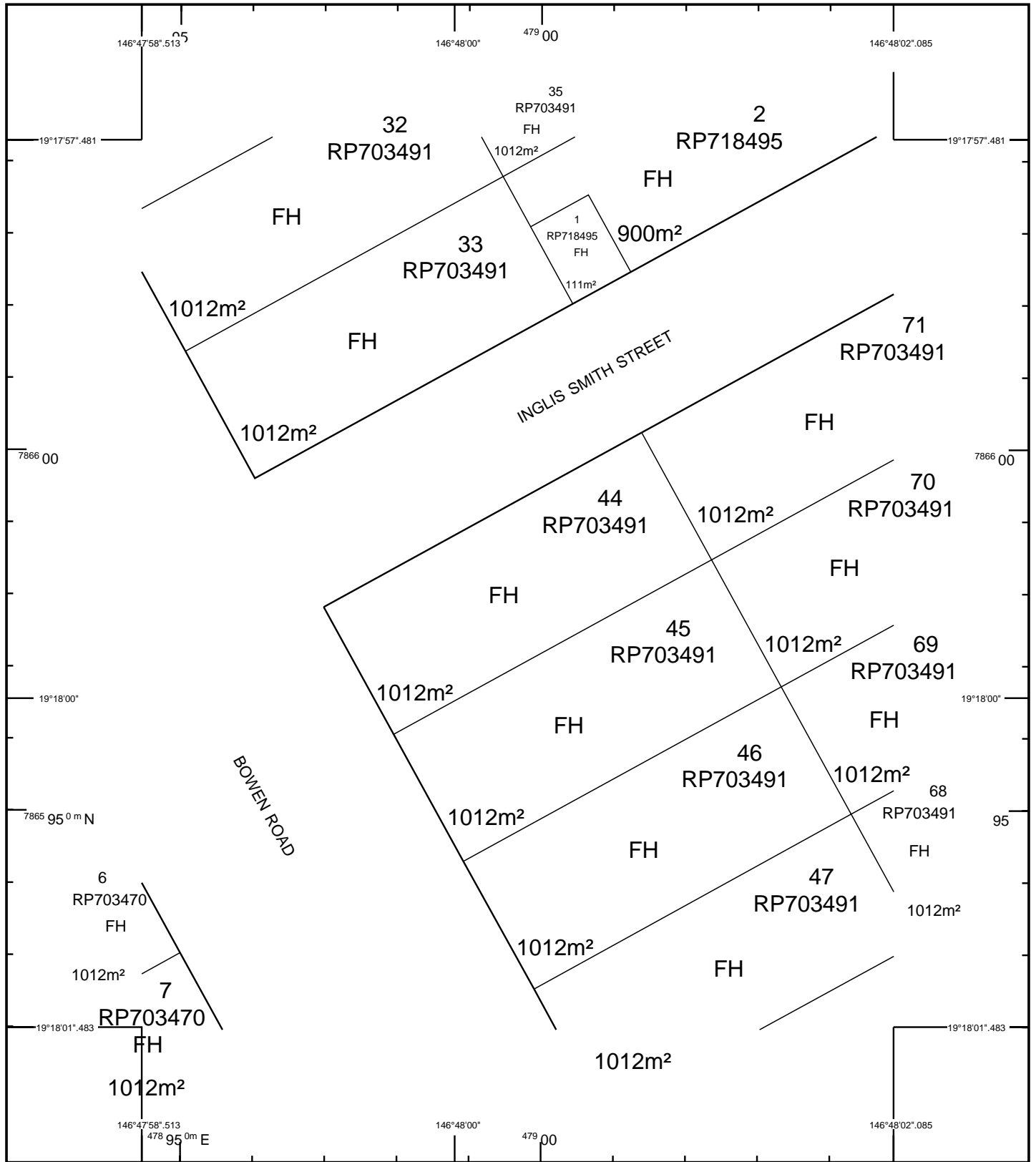


Bridges



Tunnels

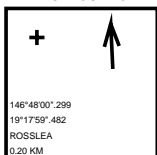




STANDARD MAP NUMBER
8259-24422

0 15 30 45 60 75 m
HORIZONTAL DATUM:GDA94 ZONE:55 SCALE 1 : 750

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	44/RP703491
Area/Volume	1012m²
Tenure	FREEHOLD
Local Government	TOWNSVILLE CITY
Locality	ROSSLEA
Segment/Parcel	51020/3

CLIENT SERVICE STANDARDS

PRINTED 15/01/2025

DCDB 14/01/2025

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For further information on SmartMap products visit
<https://www.qld.gov.au/housing/buying-owning-home/property-land-valuations/smartmaps>

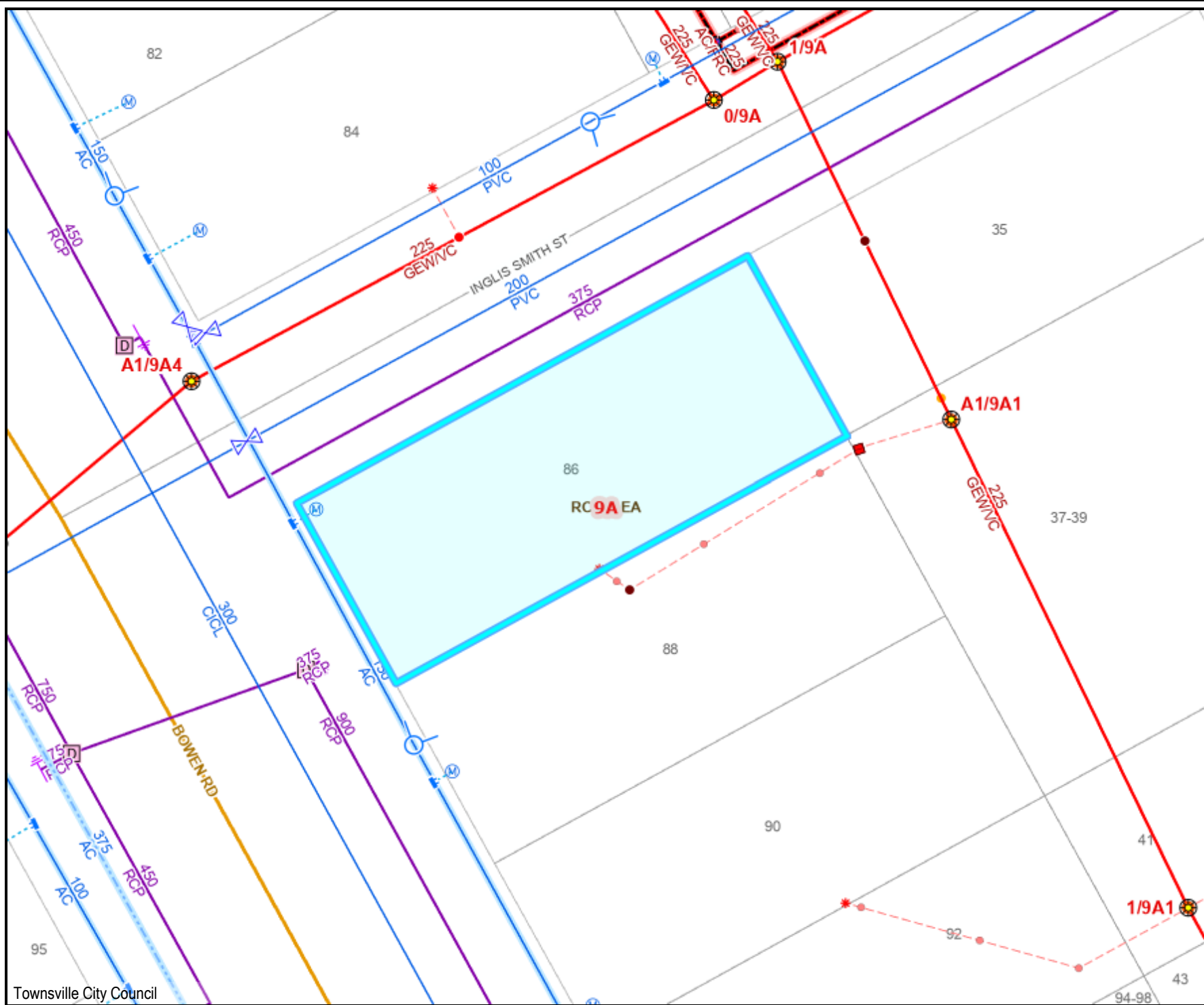
SmartMap

An External Product of
SmartMap Information Services

Based upon an extraction from the
Digital Cadastral Data Base

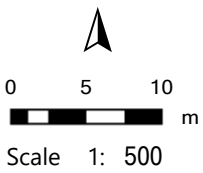


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Services

Legend



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Zone

Legend

EXT_CORE

CORE - Properties

Properties

CORE - Road Corridor Centreline

Main Road

Secondary Road

Trafficable Road

CORE - Suburbs

Suburbs

EXT_CityPlanningScheme_Current

Zoning

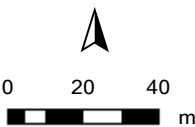
Low density residential

Neighbourhood centre

Mixed use

Sport and recreation

Open space



Scale 1: 2000

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Flood Hazard Overlay

Legend

EXT_CORE

CORE - Properties



CORE - Road Corridor Centreline

Main Road

Secondary Road

Trafficable Road

CORE - Suburbs



EXT_CityPlanningScheme_Current

Flood hazard overlay (OM-06.1)

High hazard area

Medium hazard area

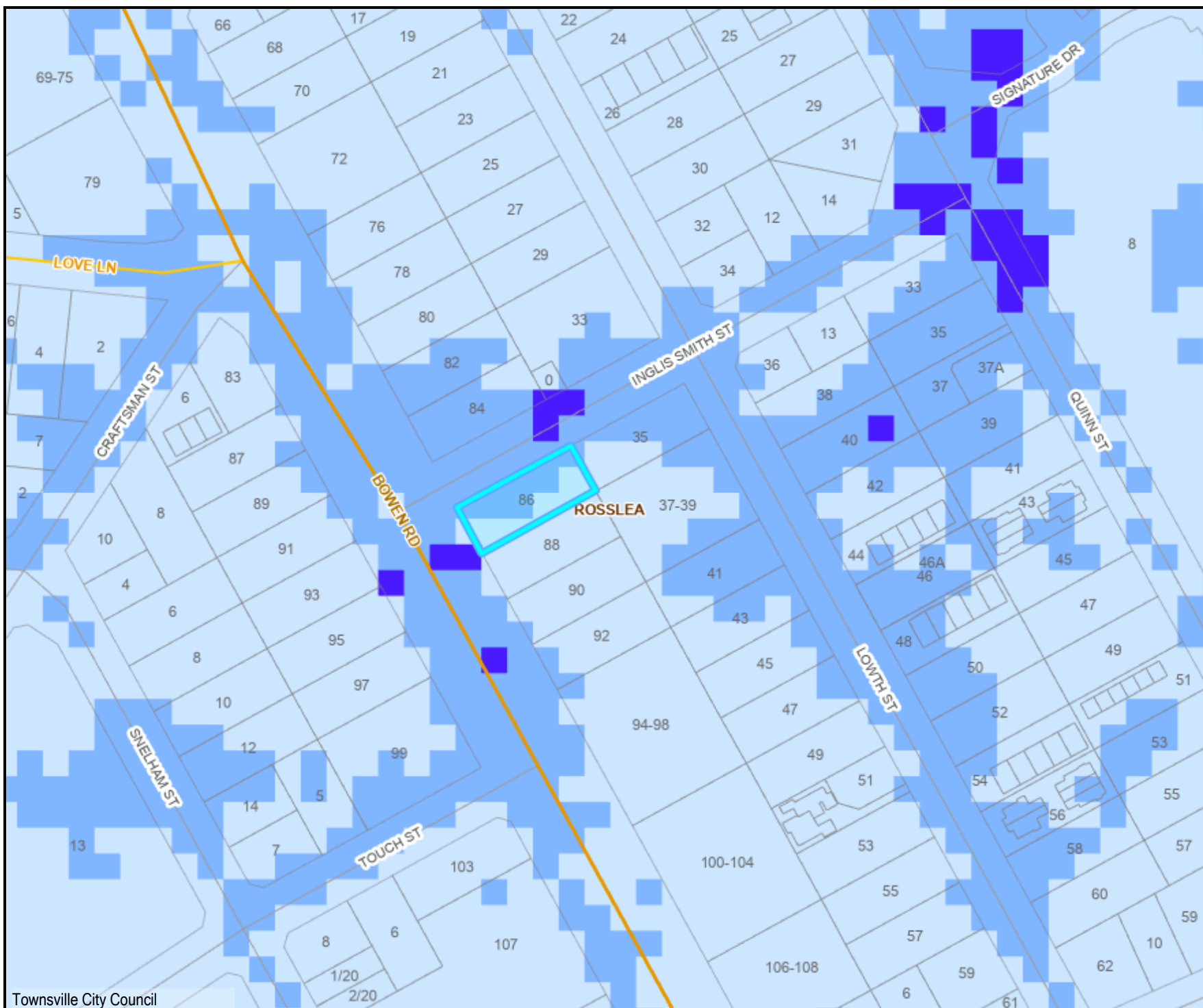
Low hazard area



0 20 40 m

Scale 1: 2000














DISCLAIMER
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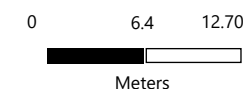


Townsville City Council

Q100

Legend

	Properties	1% AEP & 2% AEP DEPTH (1:250 - 1:5,000)
	Suburbs	 Water Depth: 0.01 - 0.3m
	November 2014 to Present	 Water Depth: 0.3 - 0.5m
	2% AEP Height	 Water Depth: 0.5 - 0.75m
	1% AEP Height	 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



Date: 15/1/2025 3:25 PM

Scale 1: 500

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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 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.





Date: 15/01/2025

DA Mapping System - Export Map

Disclaimer This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. Note that this is a print screen only. 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. This information is supplied subject to the full terms and conditions available on the department's website.



Scale: 1:1,200


0 10 20
Metres


Queensland
Government


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Queensland
Government

- 

Cadaastre
- 

Area within 25m of a
State-controlled road
- 

State-controlled road

DA Mapping System - Export Map

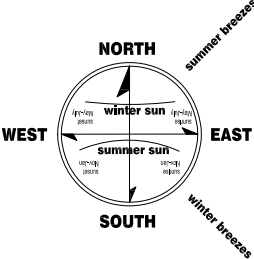
Disclaimer This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. Note that this is a print screen only . The map generated has been prepared with due care based on the best available information at the time 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. This information is supplied subject to the full terms and conditions available on the department's website

APPENDIX 3

PLANS OF DEVELOPMENT



Office 7 / Ground Floor / 41 Denham Street
TOWNSVILLE CITY QLD 4810
PO BOX 5493 TOWNSVILLE QLD 4810
(07) 4724 1763 or 0438 789 612 - enquire@bncplanning.com.au



SCALE: 1:500

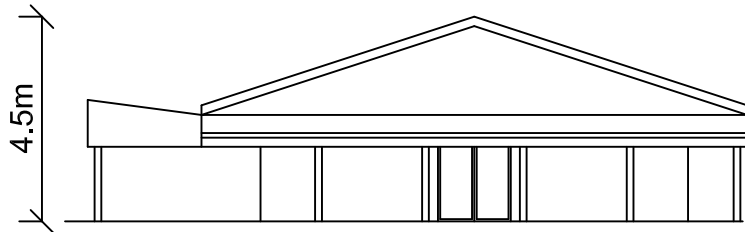
Property Details
Site Address: 86 Bowen Road
ROSSLEA QLD 48102
Real Property Description: Lots 76 & 77 on T118105
Tenure: Freehold
Site Area: 1,012m2
Road Frontage: Bowen Road & Inglis Smith Street
Planning Scheme Zoning: Low density residential zone
Precincts: NA
DFE (Q100) Flooding: Site is subject to 1%AEP inundation

- Notes**
- Plan and detail is not for construction purposes
 - All site dimensions to be confirmed by detailed survey
 - No new road reserves
 - No existing or proposed public open space
 - No new retaining walls or retaining structures
 - No land to be dedicated for community purposes
 - No building envelopes proposed
 - Any existing and/or new easements as shown
 - The site is subject to 1%AEP DFE flooding

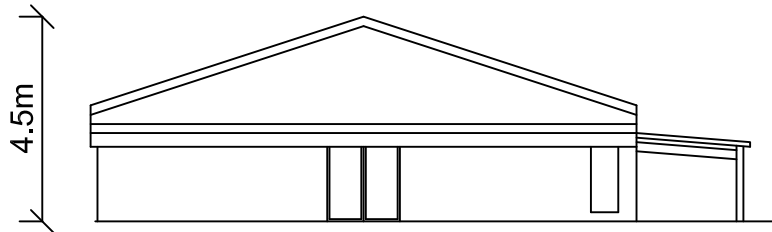
- Data Source**
- DCDB as taken from unconfirmed survey source
 - Queensland Globe
 - TownsvilleMAPPS

SITE PLAN

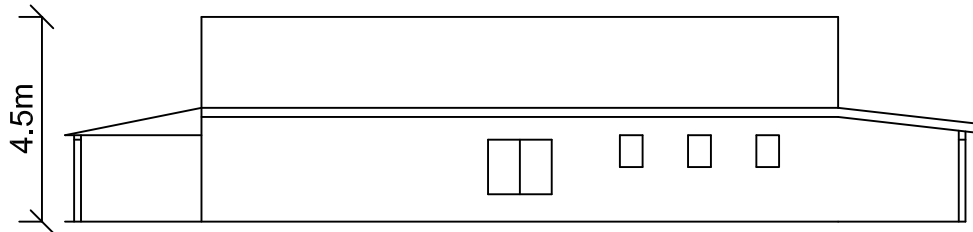
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				Scale:	Reviewed:
				As shown	BNC
				Job No:	Approved:
				DA134-24	BNC
DRAWING STATUS:				BNC Ref No:	Drawing No:
DA Issue				134-24	S01-01
Meridian:				Survey	Records:



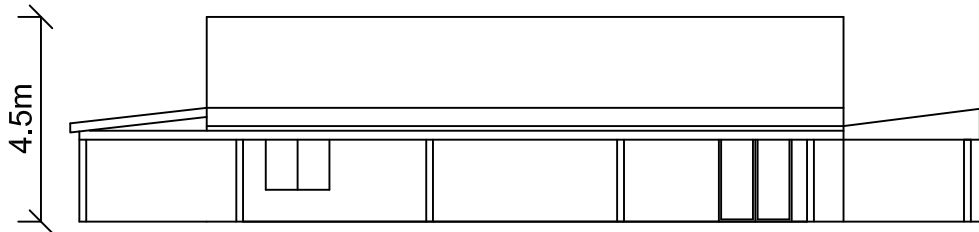
FRONT ELEVATION



REAR ELEVATION

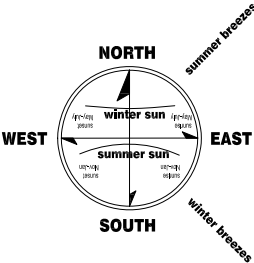


EASTERN ELEVATION

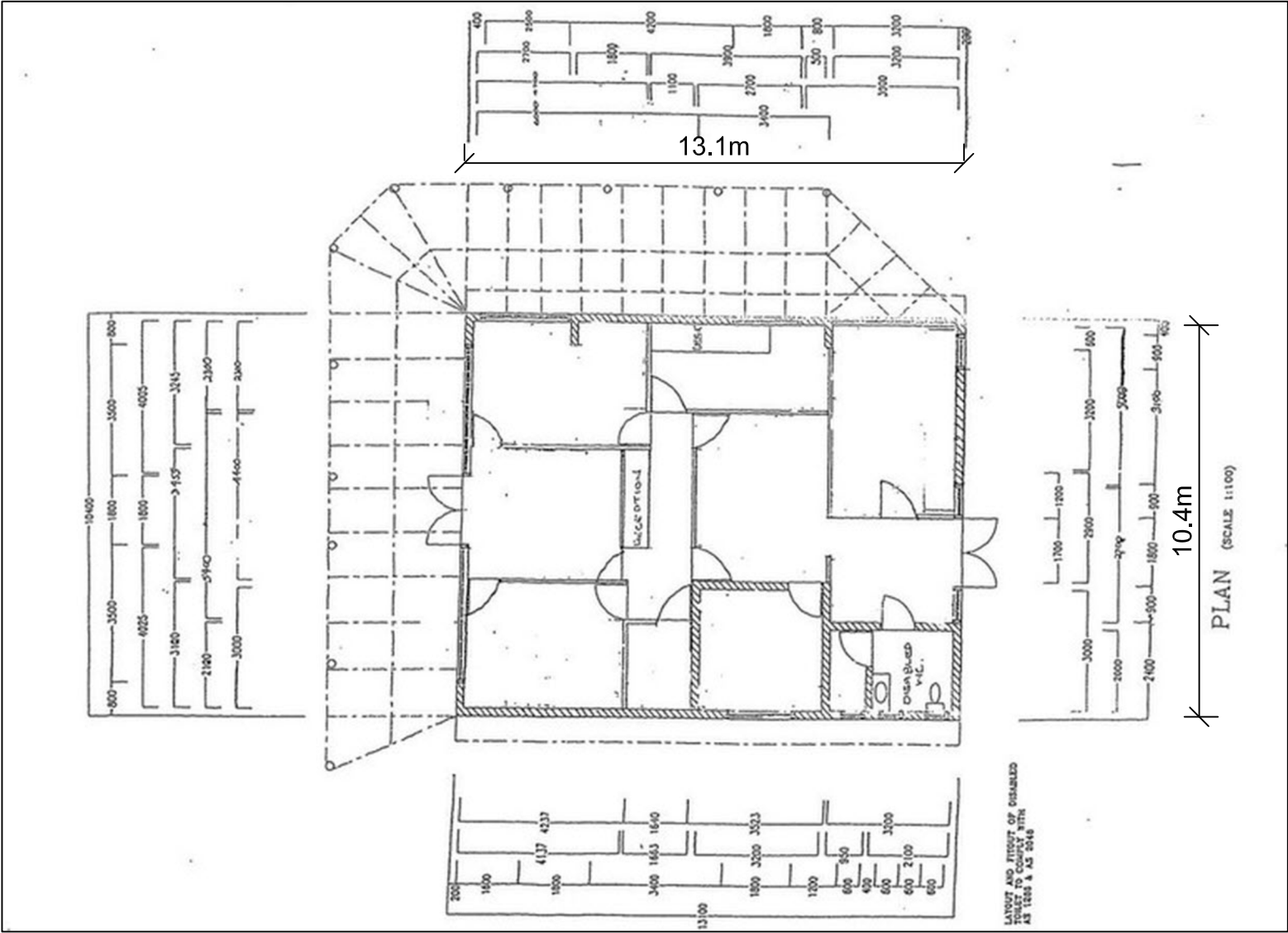


WESTERN ELEVATION

BNC PLANNING PTY LTD
Office 7 / Ground Floor / 41 Denham Street
TOWNSVILLE CITY QLD 4810
PO BOX 5493 TOWNSVILLE QLD 4810
(07) 4724 1763 or 0438 789 612 - enquire@bncplanning.com.au



SCALE. NA



Property Details
Site Address: 86 Bowen Road
ROSSLEA QLD 48102
Lots 76 & 77 on T118105
Real Property Description: Freehold
Tenure: 1,012m2
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 - No building envelopes proposed
 - Any existing and/or new easements as shown
 - The site is subject to 1%AEP DFE flooding

Data Source

- DCDB as taken from unconfirmed survey source
- Queensland Globe
- TownsvilleMAPPS

FLOOR & ELEVATIONS PLAN

AMT	DESCRIPTION	BY	DATE	Drawn	Drawn
A	DA ISSUE	BNC	January 2025	January 2025	BNC
				Scale:	Reviewed:
				As shown	BNC
				Job No:	Approved:
				DA134-24	BNC
DRAWING STATUS:				BNC Ref No:	Drawing No:
DA Issue				134-24	S01-02
Meridian:				Rev:	Survey Records:
					A

APPENDIX 4

OTHER SUPPORTING INFORMATION

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

1.1 Purpose statement

The purpose of this code is to protect state-controlled roads, future state-controlled roads and other infrastructure in state-controlled roads from adverse impacts of development. The purpose of this code is also to protect the safety of people using, and living and working near, state-controlled roads. Specifically, this code seeks to ensure:

- 1. development does not create a safety hazard for users of a state-controlled road, by increasing the likelihood or frequency of fatality or serious injury*
- 2. development does not compromise the structural integrity of state-controlled roads, road transport infrastructure or road works*
- 3. development does not result in a worsening of the physical condition or operating performance of state-controlled roads and the surrounding road network*
- 4. development does not compromise the state's ability to construct state-controlled roads and future state-controlled roads, or significantly increase the cost to construct state-controlled roads and future state-controlled roads*
- 5. development does not compromise the state's ability to maintain and operate state-controlled roads, or significantly increase the cost to maintain and operate state-controlled roads*
- 6. development does not compromise the structural integrity of public passenger transport infrastructure located on state-controlled roads or compromise the operating performance of public passenger transport services on state-controlled roads*
- 7. the community is protected from significant adverse impacts resulting from environmental emissions generated by vehicles using state-controlled roads.*

Applicant Response:

While the site does have a frontage to a State controlled road – Bowen Road, the site's only road access point is via an established access driveway to Inglis Smith Street, which is a local road. The development proposes a change of use from a vet clinic to an office use, noting that the site was originally developed as an office. In this way, the development is simply a tenancy change between similar commercial uses.

The proposal involves no change to the existing site access regime, does not involve any tangible change to the volume or frequency of traffic associated, does not involve any change to the types of vehicles frequenting the site and does not constitute a change that would impact the safety, integrity or operating performance of the immediate road network.

There is no proposed filling or excavation works on-site or within the road reserve and there are no building works or civil work which would change the existing approved stormwater management regime for the site. Accordingly, the proposal will continue to be consistent with the Purpose of State Code 1.

CONCLUSION

The justification detailed in the tables above illustrates how the proposed development achieves the outcomes of the applicable assessment benchmarks from the City Plan 2014 and the SDAP's.

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. By satisfying the requirements of the Performance Outcomes, the "Purpose" of the code was inherently satisfied, as is the Strategic Framework for the City Plan 2014 and the overall purpose of the State Planning Policy.

The proposal is consistent with the policy position established by the applicable planning policy documents for development of the site. The use meets the requirements of the codes and policies, and advances the achievement of the higher level strategic outcomes set by the planning instruments. It is therefore the applicant's opinion that the development application contains sufficient justification to warrant approval subject to condition.



Townsville City Council

TOWNSVILLE CITY COUNCIL

CERTIFICATE NO: 98/0909
DATE OF CERTIFICATE: 23/6/98

CERTIFICATE OF CLASSIFICATION

This is to certify that the Local Government has classified the building or part of the building for the occupancy classification or classifications as specified below.

OWNER'S NAME:

OWNER'S ADDRESS:

FULL SITE ADDRESS OF WORK: (Accurate Site Location):-

86 BOWEN ROAD, ROSSLEA 4812

REAL PROPERTY DESCRIPTION OF LAND ON WHICH BUILDING IS SITUATED:

LOT 4 RP 703491

PARISH: COONAMBELAH
COUNTY: ELPHINSTONE

RATE ASSESSMENT NO: 1806056
PROPERTY NUMBER: 109290

EXIST FLOOR AREA: 136 SQM
NEW FLOOR AREA: NIL SQM
TOTAL FLOOR AREA: 136 SQM

STOREY OR PORTION OF BUILDING	CLASS OR CLASSES
ALTERATIONS TO OFFICE	CLASS 5

G. PHILLIPS
BUILDING SURVEYOR

Signed: Chief Executive Officer

NOTE: The building is/is not* the subject of a resolution of the Local Government under section 7.5 of the Standard Building Law (*Cross items not applicable)

NOTE: The use of the above building or any portion thereof for a purpose in contravention of this certificate is an offence against the Building Act 1975.

NOTE: This certificate designates uses for which the building is constructed, under applicable building regulations. It does not constitute permission to occupy the building in cases where other prior licences or approvals are required under other regulations.

Original to owner

Name:
Address:

Copies to: Register
Building File
Rates
Chief Health Surveyor

F:\CIRCULAT\COFC\Jun98\980909.doc