**DELEGATED REPORT**

**APPLICATION FOR DEVELOPMENT PERMIT**

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| **Application no:** | Application ID | |
|  |  | |
| **Accredited Consultant:** | Name | |
|  |  | |
| **APPLICATION SUMMARY** | | | | |
| **Application Type** | | |  | |
| **Application Description** | | | Description | |
| **Application Number** | | |  | |
| **Assessment Number** | | |  | |
| **Property Address** | | | [Street Address] [Other Street Address] | |
| **Legal Description** | | | [Lot and Plan] | |
| **Date Lodged** | | |  | |
| **Properly Made Date:** | | | [Properly Made Date] | |
| **Applicant:** | | | [Applicant] | |
| **State Referral Agencies:** | | | Not Applicable  North Queensland State Assessment and Referral Agency | |

**EXECUTIVE SUMMARY:**

The application seeks a Development Permit for a Material Change of Use / Reconfiguring a Lot for a Description located on land situated at Address. The proposal constitutes Proposal details   
  
Following an assessment against the applicable codes it is recommended that the application be approved in accordance with the Townsville City Plan, subject to reasonable and relevant conditions.

The following table describes the key development parameters for the proposal:

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| --- | --- | --- |
| **MATERIAL CHANGE OF USE** | **DEVELOPMENT PARAMETERS** | |
| **Required** | **Proposed** |
| **Gross Floor Area** |  |  |
| **Number of Units** |  |  |
| **Building Height/ Storeys** |  |  |
| **Density** |  |  |
| **Setbacks** |  |  |
| **Site Cover** |  |  |
| **Parking** |  |  |
| **Landscaping** |  |  |
| Insert |  |  |

|  |  |
| --- | --- |
| **RECONFIGURING A LOT** | **DEVELOPMENT PARAMETERS** |
| **Number of Proposed Lots** |  |
| **Size of Proposed Lots** |  |
| **Easements** |  |
| Insert |  |

**SITE/LOCALITY:**

|  |  |
| --- | --- |
| **SITE AND LOCALITY DESCRIPTION** | |
| **Land Area:** |  |
| **Existing Use of Land:** |  |
| **Road Frontage:** |  |
| **Significant Site Features:** |  |
| **Topography:** |  |
| **Surrounding Land Uses:** |  |

**Background / Site History**

|  |  |
| --- | --- |
| **APPLICATION NO.** | **DECISION AND DATE** |
|  |  |
|  |  |

**ASSESSMENT:**

**Assessment Benchmarks Pertaining to the *Planning Regulation 2017***

The following Assessment Benchmarks from the *Planning Regulation 2017* are applicable to this application:

|  |  |
| --- | --- |
| **PLANNING REGULATION 2017 DETAILS** | |
| **Assessment Benchmarks:** | Nil.  OR, delete items that are not applicable:   * the *Planning Regulation 2017* * the Townsville City Plan * any Variation Approval (Preliminary Approval) * State Planning Policy (Schedule xyz) * TBA… |

Discuss in more detail under headings, where necessary

State Planning Policy

There are no State planning Policies relevant to the proposal.

**Assessment Benchmarks Pertaining to the Planning Scheme**

The applicable planning scheme for the application is the Townsville City Plan. The following sections relate to the provisions of the Planning Scheme.

|  |  |
| --- | --- |
| **Strategic Framework Land Use Category** | |
| **Zone:** | Low density residential zone code  Medium density residential zone code  High density residential zone code  Rural residential zone code  Character residential zone code  Neighbourhood centre zone code  Local centre zone code  District centre zone code  Major centre zone code  Principal centre (CBD) zone code  Specialised centre zone code  Mixed use zone code  Sport and recreations zone code  Open Space zone code  Community facilities zone code  Environmental management and conservation zone code  Low impact industry zone code  Medium impact industry zone code  High impact industry zone code  Rural zone code  Emerging community zone code  Special purpose zone code |
| **Assessment Benchmarks:** | Airport environs overlay code  Bushfire hazard overlay code  Coastal protection overlay code  Cultural heritage overlay code  Extractive resources overlay code  Flood hazard overlay code  Landslide hazard overlay code  Natural assets overlay code  Water resource catchment overlay code  Telecommunications facilities and utilities code  Advertising devices code  Healthy waters code  Landscape code  Reconfiguring a lot code  Transport impact, access and parking code  Works code |

Assessment Benchmarks – Planning Scheme Codes

The application has been assessed against each of the applicable codes and found to be compliant with, or can be conditioned to comply with, each. The pertinent issues arising out of assessment against the codes are discussed below:

OR

The application has been found to conflict with one or more elements of the applicable codes of the planning scheme and cannot be conditioned to comply. The pertinent issues arising out of the assessment are discussed below.

(Discuss particular issues in more detail under headings below, as necessary)

Zone Code (Part 6)

Overlay Codes (Part 8)

Development Codes (Part 9)

**External Referrals**

The proposed development was required to be referred to the State Assessment Referral Agency as a Referral Agency as the development is triggered in Schedule      , Table      , Item       being a Insert . The Department provided their response and referral conditions for the proposed development on Date and have been included with the conditions.

**Public Notification**

The application is code assessable and does not require public notification in accordance with the *Planning Act 2016*.

**CONCLUSION:**

The proposal for a Development Permit for a Material Change of Use / Reconfiguring a Lot for a Description.   
  
An assessment of the proposal was undertaken which is considered to comply with the provisions of the Townsville City Plan. It is therefore recommended that Council **approve**the application by delegated authority, subject to reasonable and relevant conditions.

OR

An assessment of the proposal was undertaken which is considered to generally comply with the provisions of the Townsville City Plan. While the proposal does not meet all assessment benchmarks as prescribed by the Townsville City Plan, it is considered that the application can be reasonably conditioned.  
  
It is therefore recommended that Council **approve**the application by delegated authority, subject to reasonable and relevant conditions.

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| **RECOMMENDATION** |

That the application seeking a Development Permit for a  Material Change of Use / Reconfiguring a Lot for a Description located at Address situated on Lot Description, be approved subject to conditions.

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| **STATEMENT OF REASONS** |

Subject to the imposition of the development conditions contained within the Decision Notice, the development is able to comply with the following applicable Assessment Benchmarks against which the application was required to be assessed.

OR

Subject to the imposition of the development conditions contained within the Decision Notice, the development was approved despite non-compliance with particular Assessment Benchmarks for the reasons further described in this Notice.

Applicable Assessment Benchmarks:

the Planning Regulation 2017

the Townsville City Plan

any Variation Approval (Preliminary Approval)

State Planning Policy (Schedule xyz)

Low density residential zone code

Medium density residential zone code

High density residential zone code

Rural residential zone code

Character residential zone code

Neighbourhood centre zone code

Local centre zone code

District centre zone code

Major centre zone code

Principal centre (CBD) zone code

Specialised centre zone code

Mixed use zone code

Sport and recreations zone code

Open Space zone code

Community facilities zone code

Environmental management and conservation zone code

Low impact industry zone code

Medium impact industry zone code

High impact industry zone code

Rural zone code

Emerging community zone code

Special purpose zone code

Airport environs overlay code

Bushfire hazard overlay code

Coastal protection overlay code

Cultural heritage overlay code

Extractive resources overlay code

Flood hazard overlay code

Landslide hazard overlay code

Natural assets overlay code

Water resource catchment overlay code

Telecommunications facilities and utilities code

Advertising devices code

Healthy waters code

Landscape code

Reconfiguring a lot code

Transport impact, access and parking code

Works code

|  |
| --- |
| **Reason for approval despite non-compliance with Assessment Benchmarks** |

The application was approved despite non-compliance with the Assessment Benchmarks listed below for the following reasons:

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| --- |
| **Assessment benchmark name (code name)** |
| insert section of the code (benchmark) where application is considered to not comply with. |
| **Reason** |
| insert reason why the application was approved despite the development not complying the benchmark. |

|  |
| --- |
| **Assessment benchmark name (code name)** |
| insert section of the code (benchmark) where application is considered to not comply with. |
| **Reason** |
| insert reason why the application was approved despite the development not complying the benchmark. |

|  |
| --- |
| **Assessment benchmark name (code name)** |
| insert section of the code (benchmark) where application is considered to not comply with. |
| **Reason** |
| insert reason why the application was approved despite the development not complying the benchmark. |

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| **Plan Right Consultant**  **Plan Right Accredited Consultancy**  **Accreditation Number**  PR\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |
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