A landscape with a city and a check mark

Description automatically generated with medium confidence

Report Template

Prepared by: Insert Consultancy Name Here

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| **Application Summary** | |
| **Application Type** | Development Permit - Reconfiguring a Lot / Operational Work / Building Work / Material Change of Use |
| **Application Description** | e.g. Lot Creation – 1 into 2 Lots |
| **Property Address** | Street Address |
| **Legal Description** | Lot on Plan |
| **Assessment benchmarks** | *Planning Act 2016*  *Planning Regulation 2017*  State Planning Policy  North Queensland Regional Plan 2020  Any Variation Approval (Preliminary Approval)  Townsville City Plan  • Insert zone code  • Healthy waters code  • Landscape code  • Reconfiguring a lot code  • Transport impact, access and parking code  • Works code  • Insert overlay code |
| **Level of assessment** | Code Assessable |
| **Date Lodged** | Date Lodged |
| **Applicant** | Applicant |
| **Referral Agencies** | Not Applicable  OR  North Queensland State Assessment and Referral Agency |
| **Property Notations** | Please list Conditions with Property Notations |

1. **Executive Summary**

The application seeks a Development Permit for Material Change of Use / Reconfiguring a Lot / Building Work / Operational Works for an Insert Description located on land situated at Address. The application is Code Assessable against the relevant assessment benchmarks of the Townsville City Plan.

Following assessment against the applicable codes it is recommended that the application be approved, subject to reasonable and relevant conditions.

1. **Background / History (If Applicable)**
2. **Site / Locality**

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| **Site And Locality Description** | |
| Land Area: |  |
| Existing Use of Land: |  |
| Road Frontage: |  |
| Surrounding Land Uses: |  |

*Figure 1: Aerial Image*

1. **Proposal**

The Proposal seeks approval for Insert Description.

*Figure 2: Site Plan*

1. **Assessment**

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

* *Planning Act 2016*
* *Planning Regulation 2017*
* State Planning Policy
* North Queensland Regional Plan 2020
* Any Variation Approval
* Townsville City Plan
  1. **The *Planning Act 2016 and* The *Planning Regulation 2017***

The *Planning Act 2016* establishes a streamlined and effective framework for the land use planning and development assessment in Queensland, with the overarching goal of facilitating ecological sustainability. The proposal has been assessed in accordance with the relevant sections of the Act and the *Planning Regulation 2017*, ensuring compliance with statutory requirements and alignment with the intended planning outcomes.

* 1. **State Planning Policy**

The State Planning Policy (SPP) is a key component of Queensland’s land use planning system, which enables development, protects our natural environment and allows communities to grow and prosper.  
  
The SPP provides a comprehensive set of principles which underpin Queensland’s planning system to guide local government and the state government in land use planning and development assessment.  
  
The Townsville City Plan is appropriately integrated with the SPP July 2014 version and assessment has been conducted against the SPP July 2017 version, where the Proposal is considered to be consistent with all relevant State interests.

* 1. **North Queensland Regional Plan 2020**

The North Queensland Regional Plan (NQRP), which came into effect on 6 March 2020, is a 25-year strategic, statutory planning document for the local government areas of Burdekin, Charters Towers, Hinchinbrook, Palm Island and Townsville. It has been developed through a close collaboration between local councils, Traditional Owners, state agencies, industry and the community. The Plan interprets and applies the State Planning Policy in the context of North Queensland to provide a planning and decision-making framework that responds to the region’s particular social, economic and environmental issues.

The Proposal has been assessed against the NQRP and found to be consistent with its goals, outcomes and policies.

* 1. **Townsville City Plan**

The applicable planning scheme for the application is the Townsville City Plan, version Insert. The application has been assessed against the following Assessment Benchmarks of the planning scheme:

* Insert zone code
* Healthy waters code
* Landscape code
* Reconfiguring a lot code (If Applicable)
* Transport impact, access and parking code
* Works code
* Insert overlay code
* Insert overlay code
  + 1. Planning Scheme Codes

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

* + - 1. Insert zone code

*Insert purpose of the zone code.*

*Insert PO (Performance Outcomes) and AO (Acceptable Outcomes) and discuss assessment.*

The Proposal has been assessed against and is considered to be consistent with the xx zone code.

* + - 1. Healthy waters code

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

*Insert PO and AO and discuss assessment.*

The Proposal has been assessed against and is considered to be consistent with the Healthy waters code.

* + - 1. Landscape code

The purpose of the Landscape code is to ensure landscaping in both the private and public domains is designed and constructed to a high standard, provides a strong contribution to the city image, is responsive to the local character, site and climatic conditions and remains fit for purpose over the long-term.

*Insert PO and AO and discuss assessment.*

The Proposal has been assessed against and is considered to be consistent with the Landscape code.

* + - 1. Reconfiguring a lot code

The purpose of the Reconfiguring a lot code is to facilitate the creation of attractive, accessible and functional neighbourhoods and districts, that are well-integrated, compact and sustainable whilst protecting the productive capacity, landscape character and ecological and physical functions of Townsville’s diverse natural resources.

*Insert PO and AO and discuss assessment*

The Proposal has been assessed against and is considered to be consistent with the Reconfiguring a lot code.

* + - 1. Transport impact, access and parking code

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

*PO17 – Provision is made for on-site vehicle parking to: (a) meet the demand likely to be generated by the development; (b) avoid on-street parking that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity.*

*AO17 – Parking is provided in accordance with the standards identified in Parking rates planning scheme policy no. SC6.10.*

The Proposal has been assessed against and is considered to be consistent with the Transport, impact, access and parking code.

* + - 1. Works code

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

*Insert PO and AO and discuss assessment.*

The Proposal has been assessed against and is considered to be consistent with the Works code.

* + - 1. Airport environs overlay code

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

*Insert PO and AO and discuss assessment.*

The Proposal has been assessed against and is considered to be consistent with the Airport environs overlay code.

* + - 1. Flood hazard overlay code

The purpose of the Flood hazard overlay code is to manage development outcomes in flood hazard areas so that risk to life, property, community, economic activity and the environment during future flood events is minimised, and to ensure that development does not increase the potential for flood damage on-site or to other property.

*Insert PO and AO and discuss assessment.*

The Proposal has been assessed against and is considered to be consistent with the Flood hazard overlay code.

* + - 1. Insert overlay code

*Insert purpose of the overlay code*

*Insert PO and AO and discuss accordingly*

The Proposal has been assessed against and is considered to be consistent with the xx overlay code.

1. **External Referrals**

The Proposal did not trigger external referral in accordance with the provisions of the *Planning Regulation 2017.*

OR

|  |  |  |  |
| --- | --- | --- | --- |
| **Referral Agency** | **Referral Role** | **Aspect of Development Requiring Referral** | **Referral Response** |
| State Assessment and Referral Agency | Advice / Concurrence | Planning Regulation 2017 - Schedule      , Table      , Item       - [Reason] | The Department provided their response and referral conditions for the proposed development on Date and have been included with Council's conditions. |

1. **Local Government Infrastructure Plan (LGIP)**

The Townsville City Plan includes a Local Government Infrastructure Plan (LGIP) that has been prepared under the Minister’s rules. The LGIP includes Townsville’s priority infrastructure area (PIA). The PIA identifies where the serviced, or intended areas to serviced with development infrastructure networks are located and the approved use for those areas, being residential (other than rural residential), industrial, retail, commercial, community or government purpose.

The application has been reviewed against the provisions of the LGIP and it is confirmed that the use does not affect, alter or trigger any new trunk infrastructure works.

1. **Infrastructure Charges** (if applicable)

The development is / is not subject to infrastructure charges pursuant to the Infrastructure Charges Resolution 2025/2026.

1. **Conclusion**

The Proposal has been assessed against the applicable assessment benchmarks as identified within this report and the below Statement of Reasons. The Proposal is considered to be consistent with all relevant assessment benchmarks. Conditions have been included to ensure achievement of the Assessment Benchmarks, where necessary.

1. **Recommendation**

That the application seeking a Development Permit for Material Change of Use / Reconfiguring a Lot / Building Work / Operational Works for Insert Description located at Insert Address be approved subject to reasonable and relevant conditions.

1. **Statement Of Reasons**

The reasons for this decision are:

* The application was properly made and followed the process set down in the Development Assessment Rules in effect at the time the application was properly made.
* The application was assessed against the applicable Assessment Benchmarks identified in this Notice.
* The Assessment Manager found that, subject to the imposition of the development conditions contained in the Decision Notice, the Proposal complied with the relevant Assessment Benchmarks applicable identified in this Notice. Detailed reasons are provided below:

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| ***[Insert Code Name]*** |
| *[Insert full PO/ Overall Outcome/ Purpose Statement that Proposal is non-compliant with]* |
| ***Reason*** |
| [insert reason why the application was approved despite the development not complying the benchmark] |

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| --- |
| ***[Insert Code Name]*** |
| *[Insert full PO/ Overall Outcome/ Purpose Statement that Proposal is non-compliant with]* |
| ***Reason*** |
| [insert reason why the application was approved despite the development not complying the benchmark] |

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| --- |
| ***[Insert Code Name]*** |
| *[Insert full PO/ Overall Outcome/ Purpose Statement that Proposal is non-compliant with]* |
| ***Reason*** |
| [insert reason why the application was approved despite the development not complying the benchmark] |

Insert Report Prepared By

Insert Accredited Consultancy

Insert Accreditation Number

**Approved under delegated authority**

**OfficerName**

Senior Planning Officer,

Planning Assessment

Date >>

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**SCHEDULE OF CONDITIONS**

**MATERIAL CHANGE OF USE/RECONFIGURING A LOT/ BUILDING WORK/ OPERATIONAL WORKS**

**INSERT DESCRIPTON**

