

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) <i>(individual or company full name)</i>	Development Holdings Pty Ltd
Contact name <i>(only applicable for companies)</i>	C/- Property Projects Australia (Attn: Toby Fiorillo & Oliver Allbutt)
Postal address <i>(P.O. Box or street address)</i>	PO Box 3686
Suburb	Toowoomba
State	QLD
Postcode	4350
Country	AUS
Contact number	(07) 4632 0516
Email address <i>(non-mandatory)</i>	toby@propertyprojectsaustralia.com.au oliver@propertyprojectsaustralia.com.au
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	J002595

1.1) Home-based business

Personal details to remain private in accordance with section 264(6) of *Planning Act 2016*

2) Owner's consent

2.1) Is written consent of the owner required for this development application?

- Yes – the written consent of the owner(s) is attached to this development application
 No – proceed to 3)

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
		249	Bridge Street	Newtown
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4350	1	RP51161	Toowoomba Regional Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
		241	Bridge Street	Newtown
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4350	1	RP17060	Toowoomba Regional Council
	Unit No.	Street No.	Street Name and Type	Suburb
		36	Hillview Avenue	Newtown
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4350	2	RP60061	Toowoomba Regional Council

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: <input type="text"/>	

- 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: <input type="text"/>	

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? <i>(tick only one box)</i>
<input checked="" type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input type="checkbox"/> Code assessment <input checked="" type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
Development Permit for Material Change of Use for Child Care Centre
e) Relevant plans
<i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.</i>
<input checked="" type="checkbox"/> 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? <i>(tick only one box)</i>
<input type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
e) Relevant plans
<i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>
<input type="checkbox"/> 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)
Child Care Centre	child care centre means the use of premises for the care, education and minding, but not residence, of children.	N/A	805m 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) |



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

Toowoomba Regional Council

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

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

PART 5 – REFERRAL DETAILS

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

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

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

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

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



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

Matters requiring referral to the local government:

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

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

- Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

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

Matters requiring referral to the Brisbane City Council:

- Ports – Brisbane core port land

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

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

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

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

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

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

Matters requiring referral to the Gold Coast Waterways Authority:

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

Matters requiring referral to the Queensland Fire and Emergency Service:

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

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

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

Referral requirement	Referral agency	Date of referral response

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

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

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

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

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

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

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

PART 7 – FURTHER DETAILS

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

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

No

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

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

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

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

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

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

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

Yes – show cause or enforcement notice is attached

No

23) Further legislative requirements

Environmentally relevant activities

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

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

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

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

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

Hazardous chemical facilities

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

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

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

Clearing native vegetation

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

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

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

Environmental offsets

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

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

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

Koala habitat in SEQ Region

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

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

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

Water resources

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

Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

No

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

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

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

Waterway barrier works

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

Yes – the relevant template is completed and attached to this development application

No

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

Marine activities

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

Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

No

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

Quarry materials from a watercourse or lake

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

Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

No

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

Quarry materials from land under tidal waters

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

Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

No

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

Referable dams

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

Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application

No

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



Tidal work or development within a coastal management district

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

- Yes – the following is included with this development application:
- Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 - A certificate of title

No

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

Queensland and local heritage places

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

Yes – details of the heritage place are provided in the table below

No

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

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

I, Amith Mathew Mammoottil

Director of the company mentioned below.

and I, Binisha Kunjamma Varghese

Director of the company mentioned below.

Of, ABM VENTURES PTY LTD A.C.N. 659 386 697

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



241 Bridge Street, 249 Bridge Street, and 36 Hillview Avenue, Newtown QLD 4350 (Lot 1 on RP51161, Lot 2 on RP60061, and Lot 1 on RP17060)

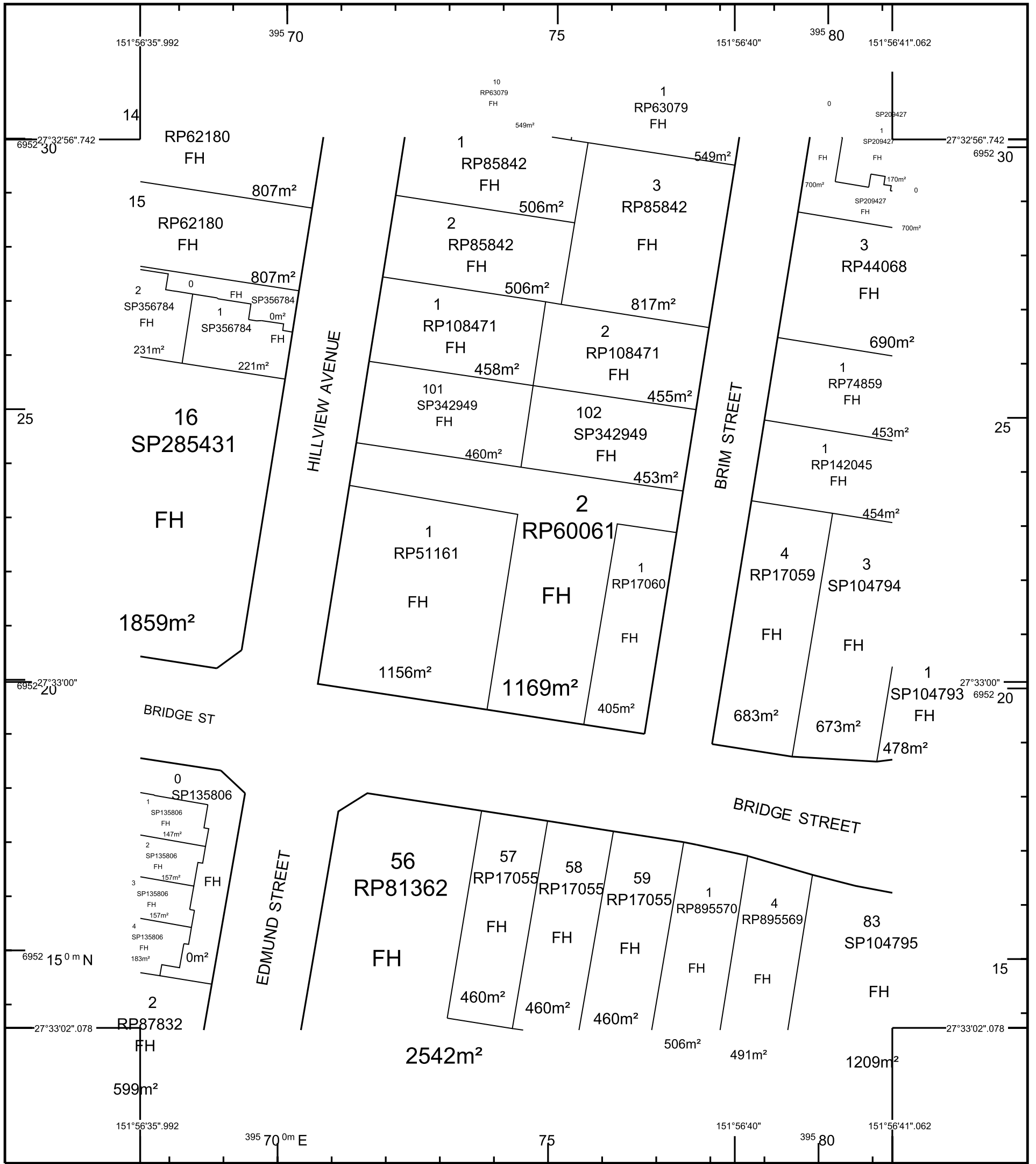
consent to the making of a development application under the *Planning Act 2016* by:

Development Holdings Pty Ltd
C / - Property Projects Australia

on the premises described above for:

Development Permit for Material Change of Use for Childcare Centre

ABM VENTURES PTY LTD A.C.N. 659 386 697	
 Signed:	 Signed:
Name: Amith Mathew Mammoottil	Name: Binisha Kunjamma Varghese
Date: 08/05/2026	Date: 08/05/2026



STANDARD MAP NUMBER
9242-11133

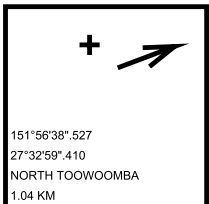


SmartMap

An External Product of
SmartMap Information Services

Based upon an extraction from the
Digital Cadastral Data Base

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	2/RP60061
Area/Volume	1169m ²
Tenure	FREEHOLD
Local Government	TOOWOOMBA REGIONAL
Locality	NEWTOWN
Segment/Parcel	2691/56

CLIENT SERVICE STANDARDS

PRINTED 07/05/2026

DCDB 30/04/2026

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Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 11534068	Search Date: 07/05/2026 09:50
Date Title Created: 24/11/1922	Request No: 56039177
Previous Title: 10436096	

ESTATE AND LAND

Estate in Fee Simple

LOT 1 REGISTERED PLAN 17060
Local Government: TOOWOOMBA

REGISTERED OWNER

Dealing No: 721968082 12/09/2022

ABM VENTURES PTY LTD A.C.N. 659 386 697
UNDER INSTRUMENT 721968082

TRUSTEE

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 19506237 (POR 84)
2. MORTGAGE No 721968083 12/09/2022 at 15:14
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED A.C.N. 005
357 522

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 11923119	Search Date: 07/05/2026 09:50
Date Title Created: 27/02/1935	Request No: 56039177
Previous Title: 11499088	

ESTATE AND LAND

Estate in Fee Simple

LOT 1 REGISTERED PLAN 51161
Local Government: TOOWOOMBA

REGISTERED OWNER

Dealing No: 721968080 12/09/2022

ABM VENTURES PTY LTD A.C.N. 659 386 697
UNDER INSTRUMENT 721968080

TRUSTEE

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2. MORTGAGE No 721968081 12/09/2022 at 15:14
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED A.C.N. 005
357 522

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

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** End of Current Title Search **

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 16264188	Search Date: 07/05/2026 09:50
Date Title Created: 07/04/1982	Request No: 56039177
Previous Title: 12238058	

ESTATE AND LAND

Estate in Fee Simple

LOT 2 REGISTERED PLAN 60061
Local Government: TOOWOOMBA

REGISTERED OWNER

Dealing No: 721968084 12/09/2022

ABM VENTURES PTY LTD A.C.N. 659 386 697
UNDER INSTRUMENT 721968084

TRUSTEE

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2. MORTGAGE No 721968085 12/09/2022 at 15:14
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357 522

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **



Department of the Environment, Tourism, Science and Innovation (DETSI)
ABN 46 640 294 485
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA
www.detsi.qld.gov.au

SEARCH RESPONSE
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

toby
PO Box 1264
New Farm QLD 4005

Transaction ID: 51150666 EMR Site Id: 07 May 2026
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 1 Plan: RP17060
241 BRIDGE ST
NEWTOWN

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated.
The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if DETSI has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DETSI has not been notified

If you have any queries in relation to this search please email emr.clr.registry@detsi.qld.gov.au

Administering Authority



Department of the Environment, Tourism, Science and Innovation (DETSI)
ABN 46 640 294 485
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA
www.detsi.qld.gov.au

SEARCH RESPONSE
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

toby
PO Box 1264
New Farm QLD 4005

Transaction ID: 51150668 EMR Site Id: 07 May 2026
Cheque Number:
Client Reference:

This response relates to a search request received for the site:

Lot: 1 Plan: RP51161
249 BRIDGE ST
NEWTOWN

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

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Administering Authority



Department of the Environment, Tourism, Science and Innovation (DETSI)
ABN 46 640 294 485
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA
www.detsi.qld.gov.au

SEARCH RESPONSE
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

toby
PO Box 1264
New Farm QLD 4005

Transaction ID: 51150667 EMR Site Id: 07 May 2026
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 2 Plan: RP60061
36 HILLVIEW AV
NEWTOWN

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

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1. land which is contaminated land (or a complete list of contamination) if DETSI has not been notified
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If you have any queries in relation to this search please email emr.clr.registry@detsi.qld.gov.au

Administering Authority



ASIC

Australian Securities & Investments Commission

Current Company Extract

Name: ABM VENTURES PTY LTD

ACN: 659 386 697

Date/Time: 07 May 2026 AEST 10:01:26 AM

This extract contains information derived from the Australian Securities and Investments Commission's (ASIC) database under section 1274A of the Corporations Act 2001.

Please advise ASIC of any error or omission which you may identify.

EXTRACT

Organisation Details	Document Number
Current Organisation Details	
Name: ABM VENTURES PTY LTD	3EAL42242
ACN: 659 386 697	
Registered in: Queensland	
Registration date: 12/05/2022	
Next review date: 12/05/2026	
Name start date: 12/05/2022	
Status: Registered	
Company type: Australian Proprietary Company	
Class: Limited By Shares	
Subclass: Proprietary Company	

Address Details	Document Number
Current	
Registered address: CLARKE MCEWAN CHARTERED ACCOUNTANTS, 'South Tower' Level 4, 339 Coronation Drive, MILTON QLD 4064	6ELDH0221
Start date: 27/02/2026	
Principal Place Of Business address: 12 Tarlington Street, MIDDLE RIDGE QLD 4350	3EAL42242
Start date: 12/05/2022	

Contact Address
Section 146A of the Corporations Act 2001 states 'A contact address is the address to which communications and notices are sent from ASIC to the company'.
Current
Address: PO BOX 491, COTTON TREE QLD 4558
Start date: 15/11/2024

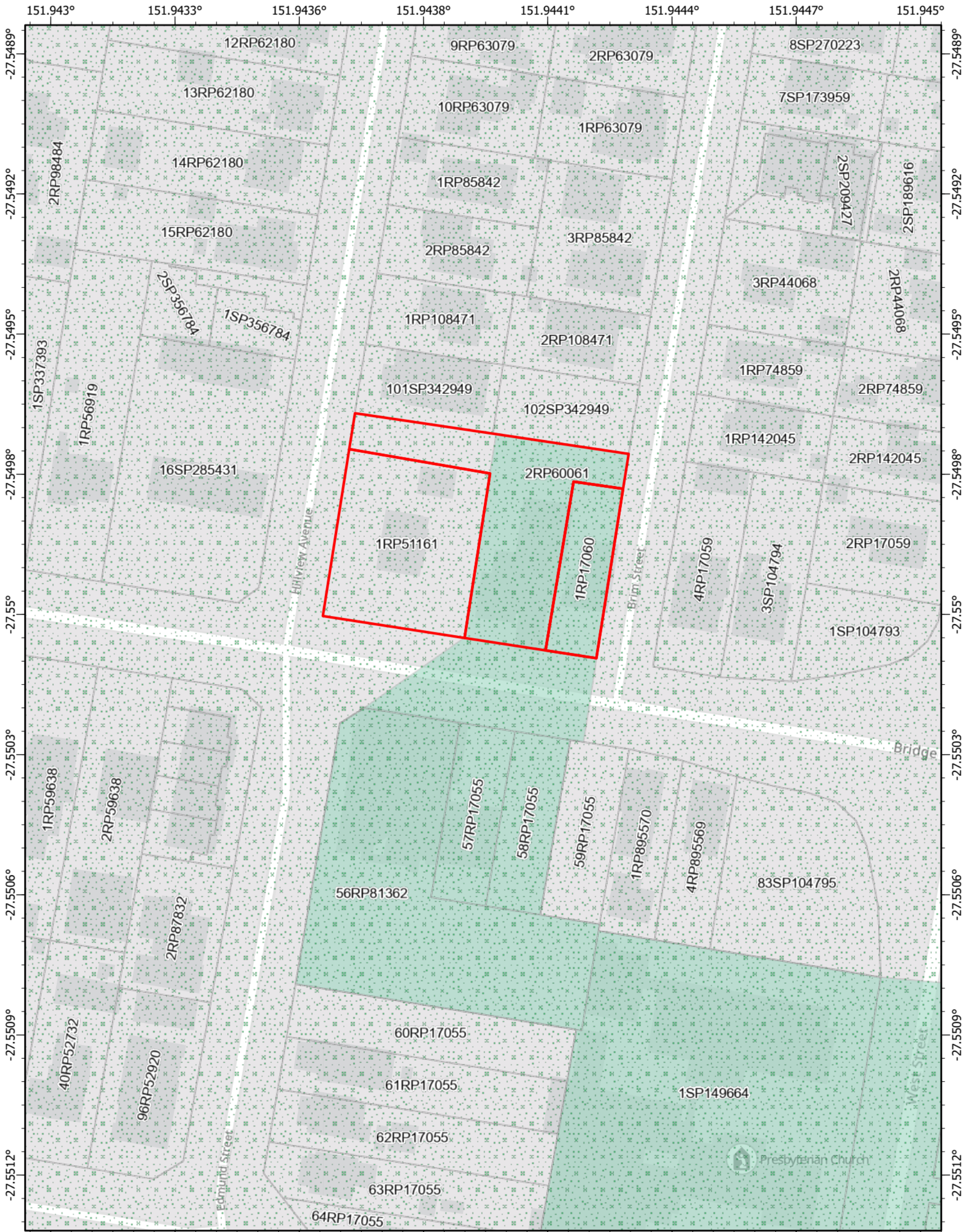
Officeholders and Other Roles	Document Number
Director	
Name: AMITH MATHEW MAMMOOTIL	3EAL42242
Address: Not available in this ASIC extract	
Born: 28/10/1987, PUNE, INDIA	
Appointment date: 12/05/2022	
Name: BINISHA KUNJAMMA VARGHESE	3EAL42242
Address: Not available in this ASIC extract	
Born: 11/10/1989, MANAMA, BAHRAIN	
Appointment date: 12/05/2022	
Secretary	
Name: AMITH MATHEW MAMMOOTIL	3EAL42242
Address: Not available in this ASIC extract	
Born: 28/10/1987, PUNE, INDIA	
Appointment date: 12/05/2022	

Share Information					
Share Structure					
Class	Description	Number issued	Total amount paid	Total amount unpaid	Document number
ORD	ORD	2	2.00	0.00	3EAL42242

Members					
<p>Note: For each class of shares issued by a proprietary company, ASIC records the details of the top twenty members of the class (based on shareholdings). The details of any other members holding the same number of shares as the twentieth ranked member will also be recorded by ASIC on the database. Where available, historical records show that a member has ceased to be ranked amongst the top twenty members. This may, but does not necessarily mean, that they have ceased to be a member of the company.</p>					
<p>Name: AMITH MATHEW MAMMOOTTIL Address: 12 Tarlington Street, MIDDLE RIDGE QLD 4350</p>					
Class	Number held	Beneficially held	Paid	Document number	
ORD	1	yes	FULLY	3EAL42242	
<p>Name: BINISHA KUNJAMMA VARGHESE Address: 12 Tarlington Street, MIDDLE RIDGE QLD 4350</p>					
Class	Number held	Beneficially held	Paid	Document number	
ORD	1	yes	FULLY	3EAL42242	

Documents					
<p>Note: Where no Date Processed is shown, the document in question has not been processed. In these instances care should be taken in using information that may be updated by the document when it is processed. Where the Date Processed is shown but there is a zero under No Pages, the document has been processed but a copy is not yet available.</p>					
Date received	Form type	Date processed	Number of pages	Effective date	Document number
20/02/2026	484B Change To Company Details Change Of Registered Address	20/02/2026	2	20/02/2026	6ELDH0221

End of Extract of 2 Pages

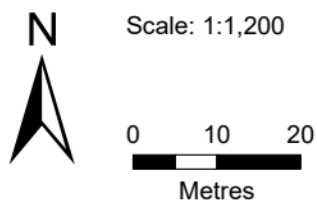


State Planning Policy IMS - Export Map

Date: 07/05/2026

Making or amending a local planning instrument and designing land for local infrastructure

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-  Cadastre
-  Flood hazard area - local government flood mapping area
-  Agricultural land classification - class A and B

State Planning Policy IMS - Export Map

Making or amending a local planning instrument and designing land for local infrastructure

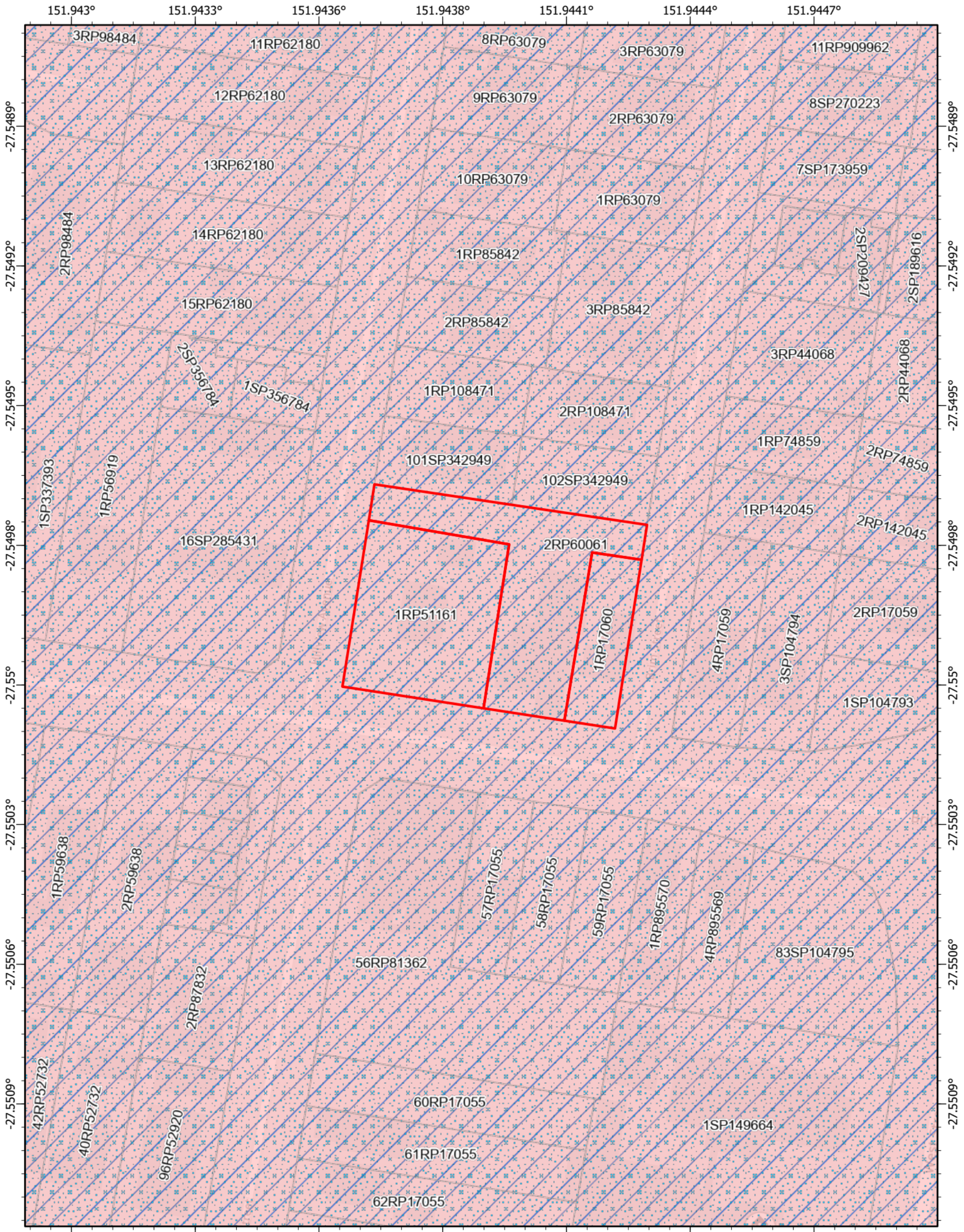
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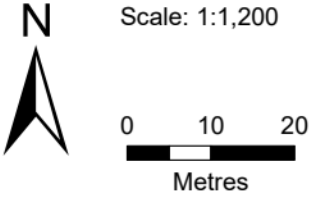




Date: 07/05/2026

DA Mapping System - Export Map

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-  Cadastre
 -  Water resource planning area boundaries
 -  Great artesian water resource plan area
- SEQ Regional Plan land use categories
- Regional Land Use Category
-  Urban Footprint

DA Mapping System - Export Map

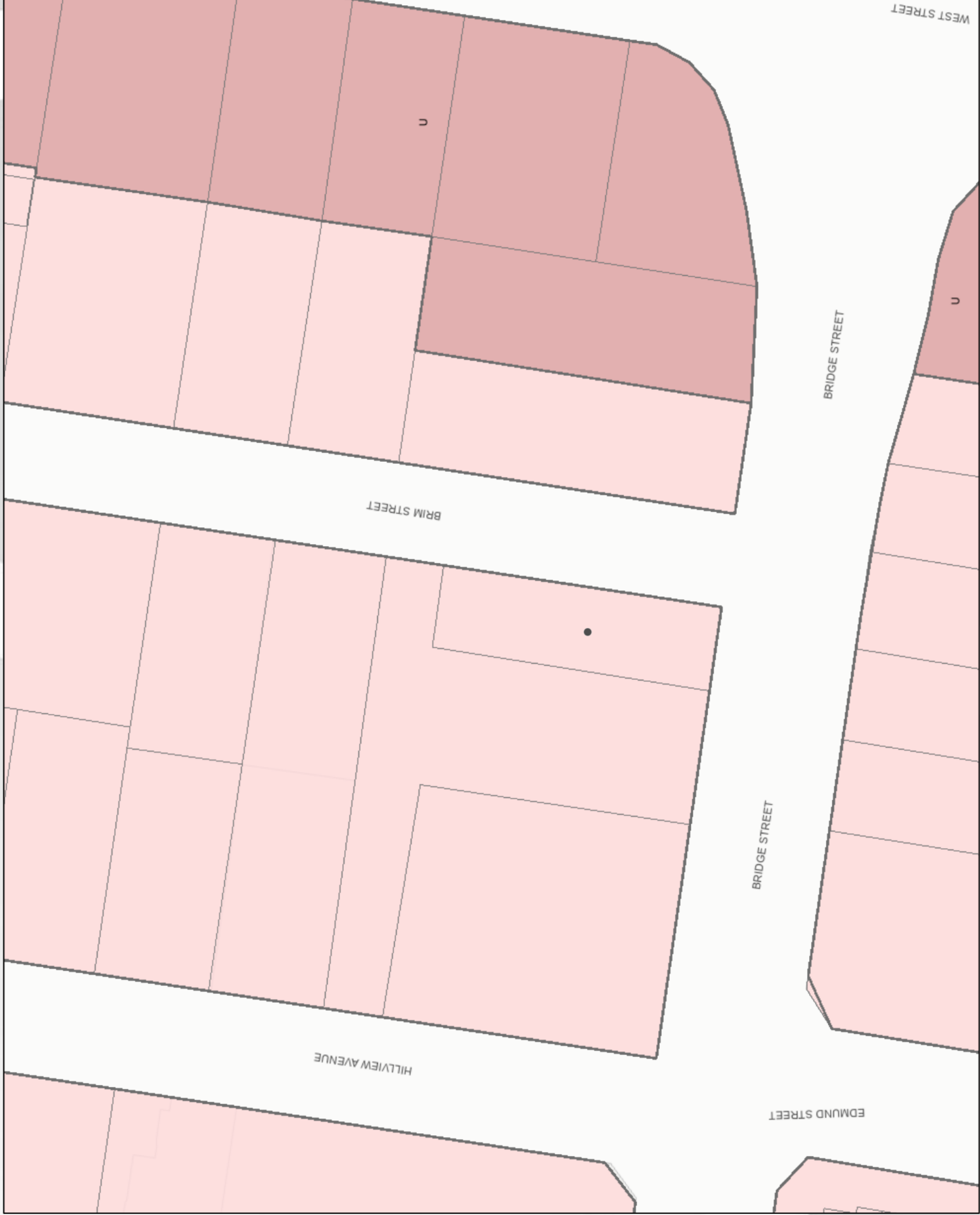
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Toowoomba Regional Planning Scheme - Legend

Local Government Infrastructure Plan

Land Use

Land Use Zones	
Zone, Precinct	
O	Community Facilities, Other Community Purposes
E	Community Facilities, Education
G	Community Facilities, Government
HE	Community Facilities, Higher Education
H	Community Facilities, Hospital
P	Mixed Use, Parkland Living
CS	Mixed Use, City South
W	Mixed Use, West Creek
RY	Mixed Use, Railyards
HS2	Mixed Use, Health Support
PC	Principal Centre
MC	Major Centre
HCMC	Major Centre, Highfields Town Centre Core
HC	Major Centre, Highfields Town Centre Frame
M	Major Centre, Medium Density Residential
DC	District Centre
LC	Local Centre
CC	Local Centre, Commercial / Centre
EC	Emerging Community
LII	Low Impact Industry
WLI	Low Impact Industry - Welcamp Low Impact Industry
MII	Medium Impact Industry
IM	Medium Impact Industry, Intermodal Facility
W	Medium Impact Industry, Transport & Warehousing
GI	Medium Impact Industry, General Industry
HI	High Impact Industry
HI	High Impact Industry, Heavy Industry
QP	High Impact Industry, Quarry
EI	Extractive Industry
LDC	Limited Development (Constrained Land)
OS	Open Space
OS	Open Space, Conservation
CF	Open Space, State Govt Conservation and Forestry
SR	Sport and Recreation
LD	Low Density Residential, General
PR	Low Density Residential, Park Residential
S	Low Density Residential, Clifford Park Stables
REG	Low-Medium Density Residential, Regional Residential
HS1	Low-Medium Density Residential, Hospital Support
U	Low-Medium Density Residential, Urban Residential
UC	Low-Medium Density Residential, Urban Consolidation
OR	Low-Medium Density Residential, Office Residential
Q	Specialised Centre, Qld Govt Research Facility
A	Specialised Centre, Toowoomba Airport
D	Specialised Centre, Defence Facilities
R	Specialised Centre, Specialist Retail Centre
RR1	Rural Residential, 4000m ²
RR2	Rural Residential, 1 ha
RR3	Rural Residential, 2 ha
H	Rural Residential, Highway
T	Township
R1	Rural, 100 ha
R2	Rural, 200 ha
H	Rural, Heinemann Road Transport
LP	Local Plan Areas

Overlays	
Airport Environs Overlay	
Runway	Approach and Departure Limitation Surface
Runway Centreline	Conical Limitation Surface
Bird and Bat Strike Zone	
3 km	8 km
13 Km	
Obstacle Height Restriction Zones (Oakey) Height Zone	
Area A - 0m	Area B - 7.5m
Area C - 15m	Area D - 45m
Area E - 90m	Defence Owned Land
Airport Public Safety	
Runway	Public Safety Area
ANEF Contour	
ANF>40	ANF>35
ANF>30	ANF>25
ANF>20	
Light Restriction Zone	
Zone A	Zone B
Zone C	Zone D
Lighting Area Buffer (6 km)	
Scenic Amenity Overlay	
Scenic Amenity	
Bushfire Hazard Overlay	
High Fire Risk	Medium Fire Risk
Extractive Resources Overlay	
Haulage Route	Extractive Resource
Separation Area	
Regional Infrastructure Corridors and Substations Overlay	
Crows Nest Army Signals Base Buffer	Petroleum / Natural Gas Pipeline
Agricultural Land Overlay	
Good Quality Agricultural Land	
Heritage Overlay	
Heritage Place	
Neighbourhood Character Overlay	
Neighbourhood Character Place	
Landslide Hazard Overlay	
High Risk	
Flood Hazard Overlay	
High Flood Hazard	Medium Flood Hazard
Water Resources Overlay	
Water Resource Catchment	Dam High Water Level
Ecological Significance Overlay	
Waterways and Wetlands	Category 2 Wetland
Category 3 Stream	Waterways and Wetlands Buffer
Biodiversity Corridors	Areas of Ecological Significance
Areas of Ecological Significance Buffer	

Strategic Framework		
Settlement Pattern		
Cabarlah Defence Facility	District Centre	Local Centre
Major Centre	Oakey Airbase	Principal Centre
Specialised Activity Centre	Specialist Urban Retail Centre	Toowoomba Airport
Future Railway	Railway	Highway
Major Road	Other Road	Bushland and Corridors
Charlton Welcamp Enterprise Area	Dam High Water Level	Extractive Industry
Nature Conservation and Open Spaces	Rural Residential	SEQRP
Sport and Recreation	Urban Extent	Future Urban Area
New Urban Area		
Natural Environment		
Ecological Corridor	Areas of Ecological Significance	Dam High Water Level
Plantation	Waterways and Wetlands	
Natural Resources		
Agricultural Land	Key Resource Areas	Stock Routes
Water Supply Catchment		
Natural Resources - Mining Tenements		
Petroleum Pipeline (Operational)	Mineral Development Licence (Granted)	Mining Lease (Granted)
Access and Mobility		
Future Major Road	Heavy Vehicle Route	Other Cycle and Pedestrian Paths
Principle Cycle Network		
Infrastructure and Services		
Electricity Generation	Electricity Substations	Waste Management Site
Waste Water Treatment Plant	Water Treatment Plant	Bulk Water Lines
Electricity Corridor	Gas Pipeline Corridor	Petroleum Pipeline Corridor
Toowoomba Bypass	Water Supply Catchment	Water Supply Dams
Economic Development		
Charlton Welcamp Enterprise Area	District Centres	Local Centres
Major Centres	Principal Centres	University of Southern Queensland

Priority Infrastructure Area	Net Developable Area	Projection Areas
Water		
Water Service Catchment	Future Trunk Infrastructure	Trunk Water Main
Flow Control Valve	Bore	Pressure Reducing Valve
Pump Station	Reservoir	Water Treatment Plant
Existing Trunk Infrastructure		
Trunk Water Main	Flow Control Valve	Pressure Reducing Valve
Production Bore	Pump Station	Reservoir
Treatment Plant		
Wastewater		
Sewer Service Catchment	Future Trunk Infrastructure	Gravity Main
Pressure Main	Pump Station	Existing Trunk Infrastructure
Holding Tank	Sewage Pump Station	Water Reclamation Facility
Gravity Sewer	Pressure Main	
Transport		
Transport Service Catchment	Future Trunk Infrastructure	New Road
Upgrade To Existing Road	Intersection	Existing Trunk Infrastructure
Signalised intersections on trunk roads	Federal Roads	State Roads
Local Trunk Roads	Toowoomba Second Range Crossing	

Stormwater	
Stormwater Service Catchment	Future Trunk Infrastructure
Stormwater Pipe	Trunk Detention Basin
Existing Trunk Infrastructure	
Detention Basin	Stormwater Pipe (>=750mm)
Parks	
Parks Service Catchment	Future Trunk Infrastructure
Trunk Park (Location Undetermined)	Trunk Park (Location Identified)
Existing Trunk Infrastructure	
Existing Trunk Parks	Other Open Space

Road Hierarchy	
Road Hierarchy Description	
Collector	Collector, Proposed
Distributor	Distributor, Investigation
Distributor, Proposed	Highway
Highway Proposed	Highway, Proposed Upgrade
Highway, Proposed Upgrade from Distributor	Local
Proposed Upgrade from Distributor	Regional Arterial
Regional Arterial, Proposed	Regional Arterial, Proposed Downgrade
Sub-Arterial	Sub-Arterial, Investigation
Sub-Arterial	

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