

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>	Timon Pty Ltd A.C.N. 600 841 263
Contact name <i>(only applicable for companies)</i>	C/- Property Projects Australia (attn: Blake Brindley / Victoria Sturgeon)
Postal address <i>(P.O. Box or street address)</i>	123 Margaret Street
Suburb	Toowoomba
State	Queensland
Postcode	4350
Country	Australia
Contact number	(07) 4632 0516
Email address <i>(non-mandatory)</i>	blake@propertyprojectsaustralia.com.au / victoria@propertyprojectsaustralia.com.au
Mobile number <i>(non-mandatory)</i>	Not applicable
Fax number <i>(non-mandatory)</i>	Not applicable
Applicant's reference number(s) <i>(if applicable)</i>	J002392
1.1) Home-based business	
☐ Personal details to remain private in accordance with section 264(6) of <i>Planning Act 2016</i>	

2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
☒ Yes – the written consent of the owner(s) is attached to this development application ☐ No – proceed to 3)	

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
		3/535	South Street	Glenvale
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4350	3	SP346114	Toowoomba Regional Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
			South Street	Glenvale
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4350	0	SP346114	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)
		☐ WGS84 ☐ GDA94 ☐ Other:	

☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

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

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

☐ In or adjacent to a water body or watercourse or in or above an aquifer
 Name of water body, watercourse or aquifer:

☐ On strategic port land under the *Transport Infrastructure Act 1994*
 Lot on plan description of strategic port land:
 Name of port authority for the lot:

☐ In a tidal area
 Name of local government for the tidal area (if applicable):
 Name of port authority for tidal area (if applicable):

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

5) Are there any existing easements over the premises?

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

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

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

Indoor Sport and Recreation (Gym)

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):

Health Care Services (Allied Health)

e) Relevant plans

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

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

6.3) Additional aspects of development

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

6.4) Is the application for State facilitated development?

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

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

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

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Gym	Indoor Sport and Recreation	Not Applicable	897.4m ²
Allied Health	Health Care Services	Not Applicable	224.4m 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?

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

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



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

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

10.2) Will the subdivision be staged?

- ☐ Yes – provide additional details below
- ☐ No

How many stages will the works include?

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

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

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

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

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

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

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

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

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

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

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

\$

PART 4 – ASSESSMENT MANAGER DETAILS

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

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



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

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

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

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

- ☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

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

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

- ☐ Ports – Brisbane core port land

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

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

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

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

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

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

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

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

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

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

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

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

Referral requirement	Referral agency	Date of referral response

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

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

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

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

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

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

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

PART 7 – FURTHER DETAILS

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

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

☐ No

List of approval/development application references	Reference number	Date	Assessment manager
☒ Approval ☐ Development application	MCUI/2021/4232/A & RAL/2021/4227/A.	18 August 2022	Toowoomba Regional Council
☐ Approval ☐ Development application			

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

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

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

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

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

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

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

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

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

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

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

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

Hazardous chemical facilities

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

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

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

Clearing native vegetation

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

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

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

Environmental offsets

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

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

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

Koala habitat in SEQ Region

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

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

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

Water resources

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

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

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

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

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

Waterway barrier works

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

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

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

Marine activities

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

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

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

Quarry materials from a watercourse or lake

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

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

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

Quarry materials from land under tidal waters

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

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

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

Referable dams

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

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

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

Tidal work or development within a coastal management district

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

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

☒ No

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

Queensland and local heritage places

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

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

☒ No

Note: See guidance materials at www.desi.qld.gov.au for information requirements regarding development of Queensland heritage places.

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

Name of the heritage place:

Place ID:

Decision under section 62 of the Transport Infrastructure Act 1994

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

☐ Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)

☒ No

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

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

☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

☒ No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

☒ Yes

Note: See the *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



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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 and/or change application under the Planning Act 2016

I, Robert James Weymouth

Sole Director / Secretary of the company mentioned below.

Of, Timon Pty Ltd A.C.N. 600 841 263

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

3/535 South Street, Glenvale QLD 4350 (Lot 3 on SP346114)

consent to the making of a development application and/or change application under the Planning Act 2016 by:

Timon Pty Ltd A.C.N. 600 841 263

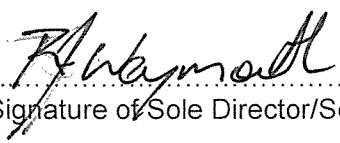
C / - Property Projects Australia

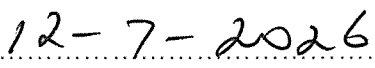
on the premises described above for:

Development Permit for a Material Change of Use and/or Change to Development Approval

Company Seal

Timon Pty Ltd A.C.N. 600 841 263


.....
Signature of Sole Director/Secretary


.....
Date

BODY CORPORATE CONSENT TO THE MAKING OF A DEVELOPMENT APPLICATION AND/OR CHANGE APPLICATION UNDER THE PLANNING ACT 2016

I, ROBERT JAMES WEYMOUTH.

Body Corporate Position: Chairperson

I,

Body Corporate Position:

of the Body Corporate for Timon Glenvale Community Titles Scheme 56726

being the body corporate of the premises identified as follows:

COMMON PROPERTY OF TIMON GLENVALE COMMUNITY TITLES SCHEME 56726

consent to the making of a development application and/or change application under the Planning Act 2016 by:

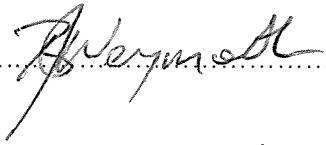
Timon Pty Ltd A.C.N. 600 841 263

C / - Property Projects Australia

on the premises described above for:

Development Permit for a Material Change of Use and/or Change to Development Approval

Body Corporate Seal

<u></u> Signature <u>20-7-26</u> Date	 Signature Date
--	--

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	51363954	Search Date:	07/04/2026 11:04
Date Title Created:	24/10/2024	Request No:	55666339
Previous Title:	51310088		

ESTATE AND LAND

Estate in Fee Simple

LOT 3 SURVEY PLAN 346114

Local Government: TOOWOOMBA

COMMUNITY MANAGEMENT STATEMENT 56726

REGISTERED OWNER

Dealing No: 723397166 16/07/2024

TIMON PTY LTD A.C.N. 600 841 263
UNDER INSTRUMENT 722390171

TRUSTEE

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10002236 (POR 265)
2. MORTGAGE No 723860882 13/02/2025 at 08:44
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED A.C.N. 005
357 522
3. EASEMENT No 724488932 14/11/2025 at 11:25
benefiting the land over
EASEMENT B ON SP353230
4. EASEMENT No 724488933 14/11/2025 at 11:25
benefiting the land over
EASEMENT C ON SP353230

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:	51363953	Search Date:	10/07/2026 08:40
Date Title Created:	24/10/2024	Request No:	56828248
Previous Title:	51310088		

LAND DESCRIPTION

COMMON PROPERTY OF TIMON GLENVALE COMMUNITY TITLES SCHEME 56726
COMMUNITY MANAGEMENT STATEMENT 56726

REGISTERED OWNER

Dealing No: 723397166 16/07/2024

BODY CORPORATE FOR TIMON GLENVALE COMMUNITY TITLES
SCHEME 56726
TOOWOOMBA STRATA PTY LTD
PO BOX 2244
TOOWOOMBA QLD 4350

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10002236 (POR 265)
2. EASEMENT IN GROSS No 723023139 22/01/2024 at 14:42
burdening the land
ERGON ENERGY CORPORATION LIMITED A.C.N. 087 646 062
over
EASEMENT A ON SP342992
3. REQUEST FOR NEW CMS No 724684107 10/02/2026 at 12:01
New COMMUNITY MANAGEMENT STATEMENT 56726
STANDARD MODULE

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

Search Date: 10/07/2026 08:49

Request No: 56828393

SCHEME NAME

TIMON GLENVALE COMMUNITY TITLES SCHEME 56726

BODY CORPORATE ADDRESS

TOOWOOMBA STRATA PTY LTD
PO BOX 2244
TOOWOOMBA QLD
4350

COMMUNITY MANAGEMENT STATEMENT No: 56726

Title	Lot	Plan	Title	Lot	Plan
51363953	CP	SP 346114	51363954	3	SP 346114
51363956	5	SP 346114			

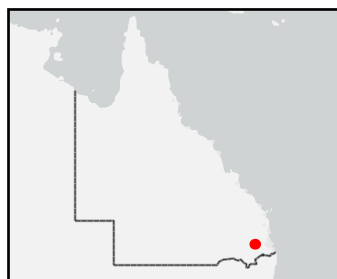
COMMUNITY TITLES SCHEME

58034

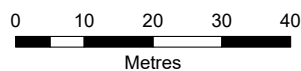
This Community Titles Scheme is in a layered arrangement

COMMUNITY MANAGEMENT STATEMENT Dealing No: 724684107

** End of Community Titles Scheme Search **



Scale: 1:1,100



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Date: 20/07/2026

State Planning Policy mapping layers - consolidated list for all selected Lot Plans

State Planning Policy mapping layers - consolidated list for all selected Lot Plans

(Note: Please refer to following pages for State Interests listed for each selected Lot Plan)

STRATEGIC AIRPORTS AND AVIATION FACILITIES

- Wildlife hazard buffer zone

AGRICULTURE

- Important agricultural areas
- Agricultural land classification - class A and B

NATURAL HAZARDS RISK AND RESILIENCE

- Flood hazard area - local government flood mapping area

State Planning Policy mapping layers for selected

Lot Plan: CPSP346114 (Area: 2632 m²)

AGRICULTURE

- Agricultural land classification - class A and B
- Important agricultural areas

NATURAL HAZARDS RISK AND RESILIENCE

- Flood hazard area - local government flood mapping area

STRATEGIC AIRPORTS AND AVIATION FACILITIES

- Wildlife hazard buffer zone

Lot Plan: 3SP346114 (Area: 3697 m²)

AGRICULTURE

- Important agricultural areas

NATURAL HAZARDS RISK AND RESILIENCE

- Flood hazard area - local government flood mapping area

STRATEGIC AIRPORTS AND AVIATION FACILITIES

- Wildlife hazard buffer zone

State Planning Policy

**Making or amending a local planning instrument
and designating land for community infrastructure**

Date: 20/07/2026



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Matters of Interest for all selected Lot Plans

SEQ Regional Plan land use categories
Water resource planning area boundaries
Great artesian water resource plan area

Matters of Interest by Lot Plan

Lot Plan: CPSP346114 (Area: 2632 m²)

SEQ Regional Plan land use categories
Water resource planning area boundaries
Great artesian water resource plan area

Lot Plan: 3SP346114 (Area: 3697 m²)

SEQ Regional Plan land use categories
Water resource planning area boundaries
Great artesian water resource plan area



SEQ Regional Plan land use categories

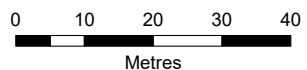
Regional Land Use Category

Urban Footprint

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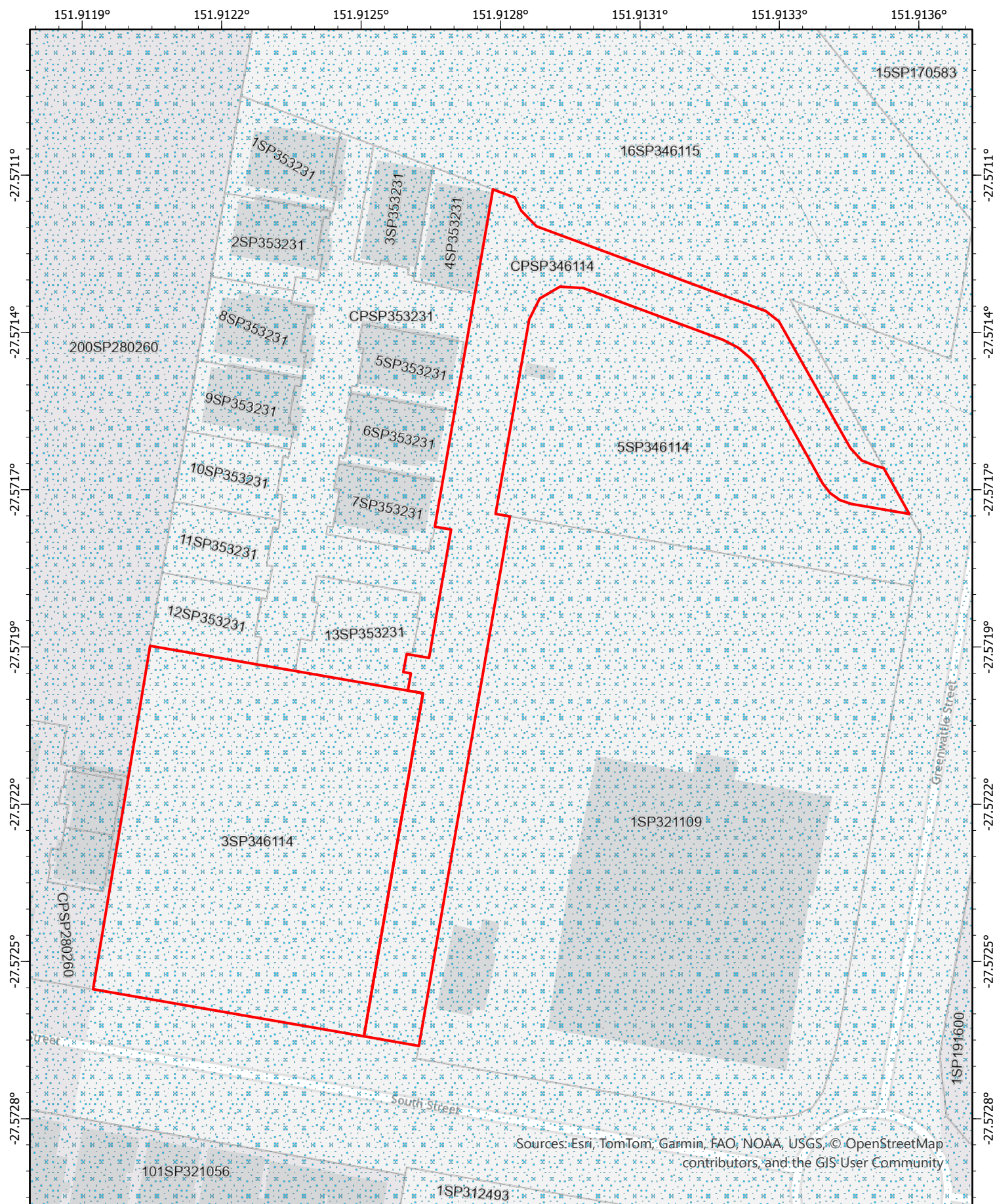


Scale: 1:1,100



Queensland Government



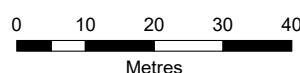


 Water resource planning area boundaries

Date: 20/07/2026



Scale: 1:1,100

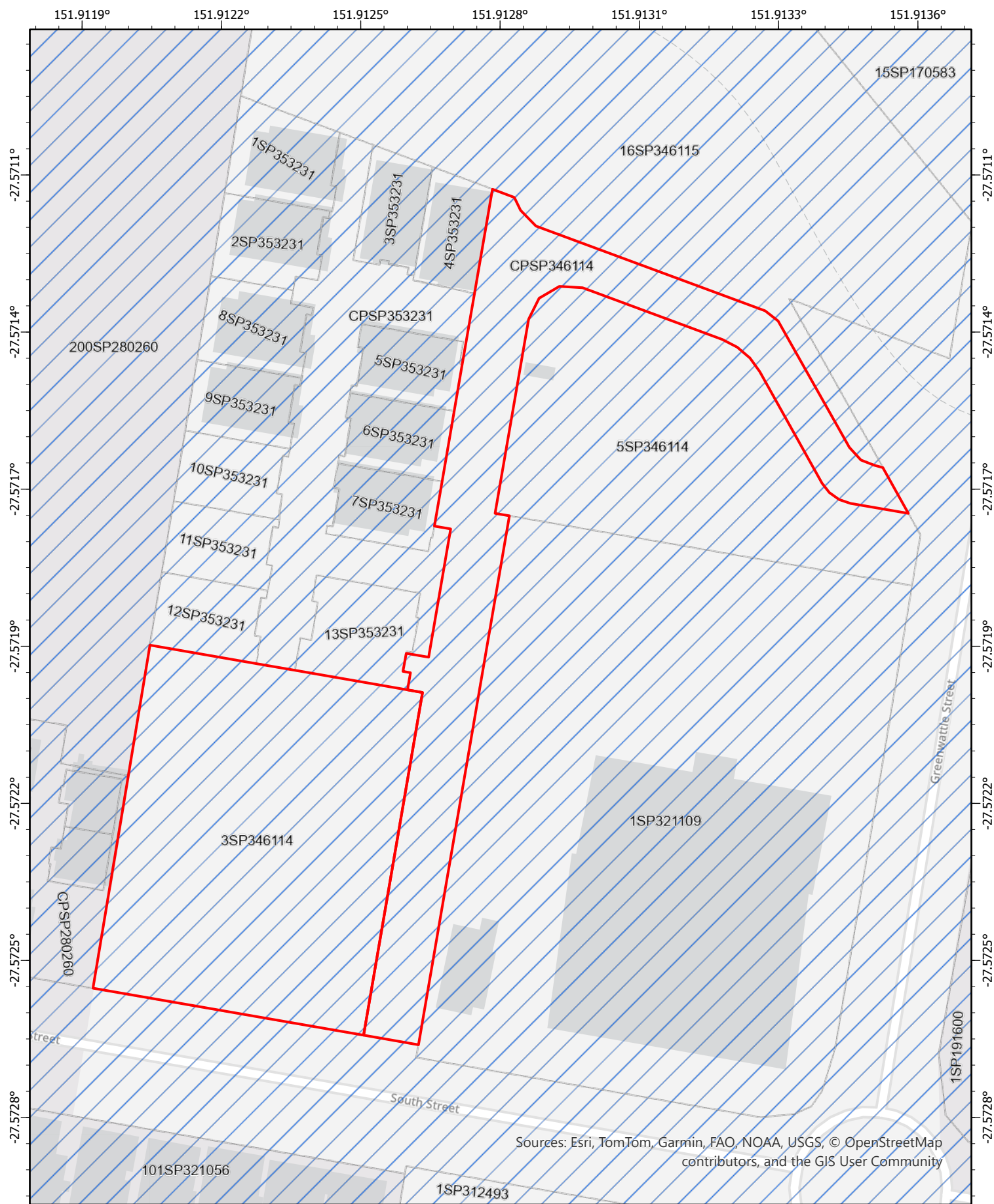


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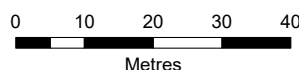




 Great artesian water resource plan area



Scale: 1:1,100



Date: 20/07/2026

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Geocentric Datum of Australia 2020 (GDA2020) Zone 56

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Toowoomba Regional Planning Scheme - Legend

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
	Principal Centre
	Major Centre
HC	Major Centre, Highfields Town Centre Core
F	Major Centre, Highfields Town Centre Frame
M	Major Centre, Medium Density Residential
	District Centre
	Local Centre
CC	Local Centre, Commercial / Centre
	Emerging Community
	Low Impact Industry
WLI	Low Impact Industry - Welcamp Low Impact Industry
	Medium Impact Industry
IM	Medium Impact Industry, Intermodal Facility
W	Medium Impact Industry, Transport & Warehousing
GI	Medium Impact Industry, General Industry
	High Impact Industry
HI	High Impact Industry, Heavy Industry
QP	High Impact Industry, Quarry
	Extractive Industry
	Limited Development (Constrained Land)
	Open Space
C	Open Space, Conservation
CF	Open Space, State Govt Conservation and Forestry
	Sport and Recreation
	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
	Township
R1	Rural, 100 ha
R2	Rural, 200 ha
H	Rural, Heinemann Road Transport

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
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
Scenic Amenity Overlay	
	Scenic Amenity
Bushfire Hazard Overlay	
	High Fire Risk
	Medium Fire Risk
Extractive Resources Overlay	
	Haulage Route
	Extractive Resource
	Separation Area

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 Wellcamp Enterprise Area
●	District Centres
○	Local Centres
●	Major Centres
●	Principal Centres
★	University of Southern Queensland

Local Government Infrastructure Plan

	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

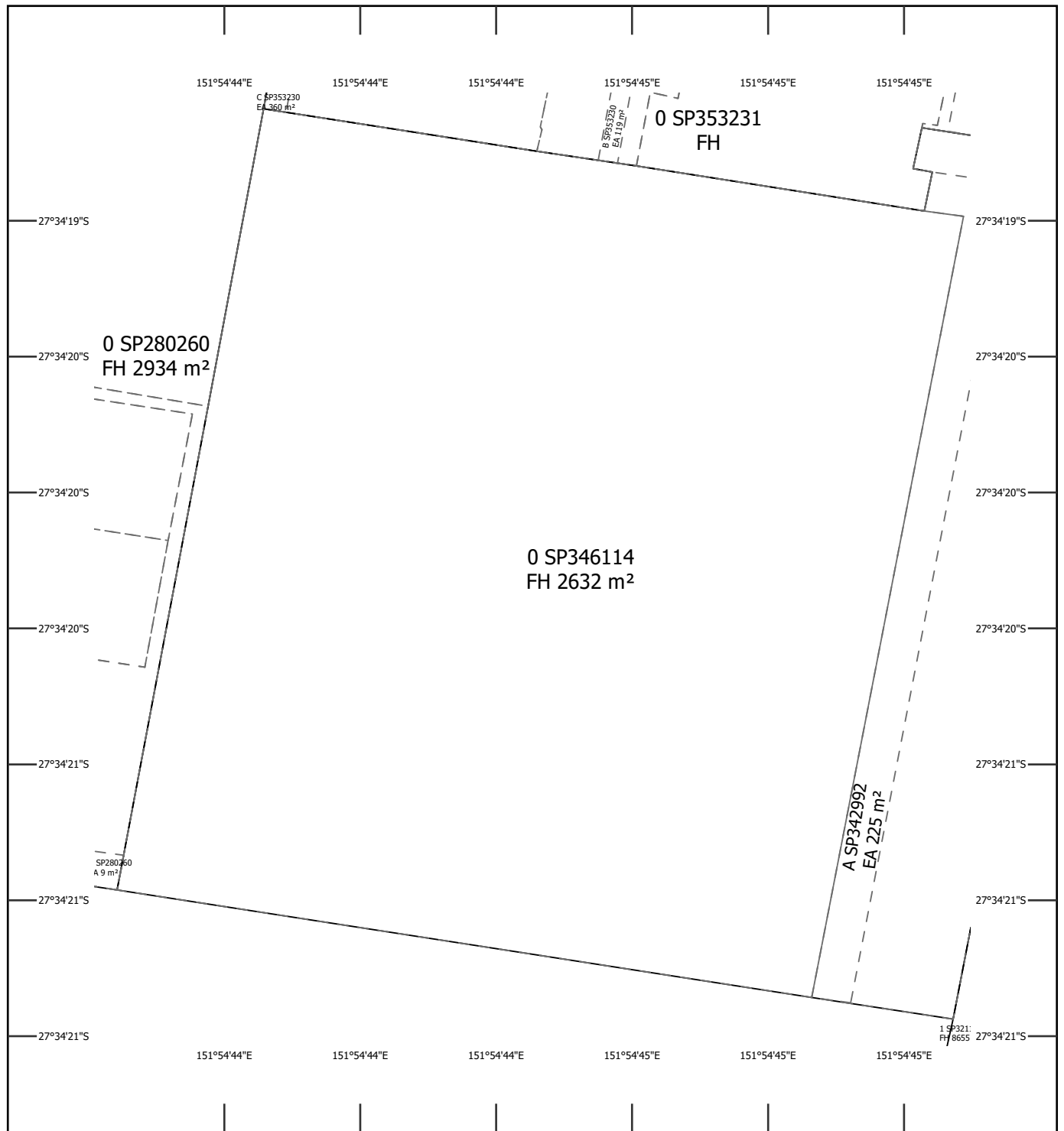
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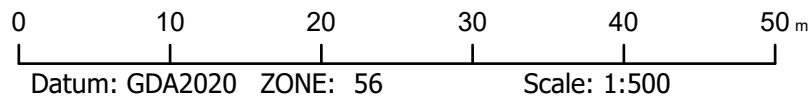
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STANDARD MAP NUMBER
9242-11314



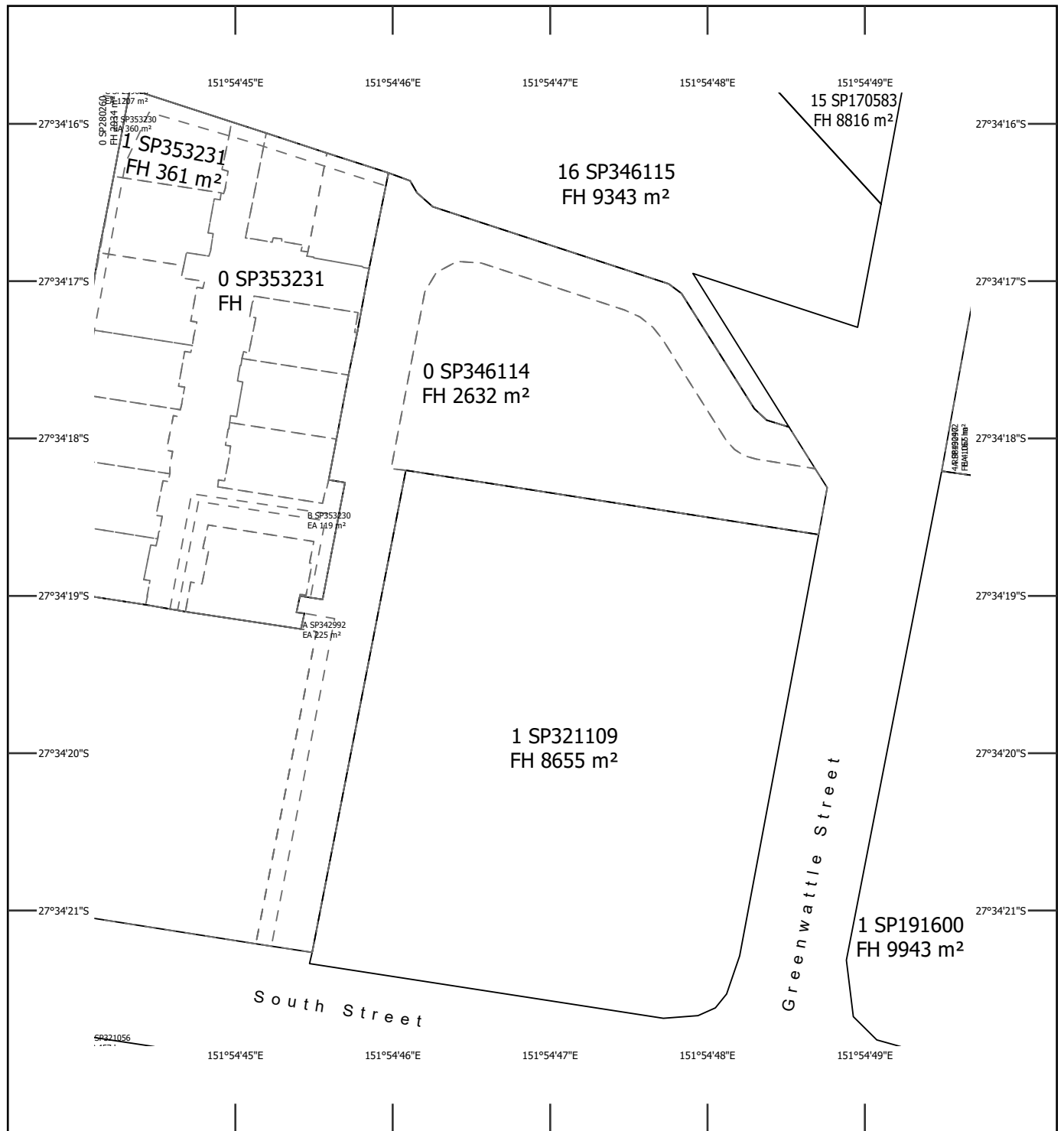
SmartMap
Based upon an extraction from the
Queensland Spatial Cadastral Framework

SUBJECT PARCEL DESCRIPTION CLIENT SERVICE STANDARDS

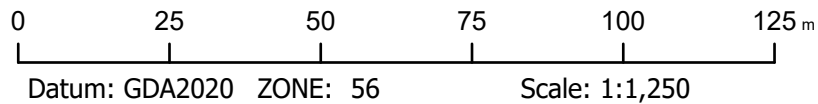
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Lot/Plan	3SP346114	QSCF: 20/07/2026 (Lots with an area less than 10,000 ha are not shown)	
Area/Volume	3697.0	Users of the information recorded in this document (the Information) accept all responsibility and risk associated with the use of the Information and should seek independent professional advice in relation to dealings with property. Despite Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development best efforts, NRMMRD makes no representations or warranties in relation to the Information, and, to the extent permitted by law, exclude or limit all warranties relating to correctness, accuracy, reliability, completeness or currency and all liability for any direct, indirect and consequential costs, losses, damages and expenses incurred in any way (including but not limited to that arising from negligence) in connection with any use of or reliance on the Information.	
Tenure	Freehold		
Local Government	Toowoomba Regional		
Locality	Glenvale		
Unique ID	104134532		



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STANDARD MAP NUMBER
9242-11314



SmartMap
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SUBJECT PARCEL DESCRIPTION CLIENT SERVICE STANDARDS

QSCF

Lot/Plan CPSP346114
Area/Volume 2632.0
Tenure Freehold
Local Government Toowoomba Regional
Locality Glenvale
Unique ID 104443207

PRINTED 20/07/2026

QSCF: 20/07/2026 (Lots with an area less than 10,000 ha are not shown)

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APPENDIX A

Application Documentation and Searches

Prepared by:

Property Projects Australia