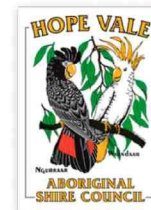


Agenda Item Submission



Submission

Agenda Section

Capital Works Manager Report

Agenda Item Subject *

Palm Close 9 - Lot Subdivision

Council / Committee Name *

Ordinary Meeting

Requested Meeting Session *

Wednesday 14th October 2026

Date Requested *

06-Oct-26

Date item was requested

Item Reference Number

OM2026/10-021

Classification *

☐ Information ☒ Action ☐ Note ☐ Confidential

Details

Recommendation *

That council receive and approve the proposed 9 Lot Subdivision application for Palm Close subject to conditions.

Background/Summary

Executive Summary

Council is progressing the Palm Close housing project to create nine residential allotments from the three existing Council lots at Palm Close. The proposal also establishes six access and services easements and building envelopes for each future residential lot.

The current planning assessment identifies the site within the Township zone, with no applicable overlays and no referral agency triggers. The application is subject to code assessment against the Township zone code.

The proposed lots range from approximately 334 m² to 528 m² and therefore depart from the acceptable lot-size outcomes in the planning scheme. The planning assessment concludes that the relevant performance outcomes are nevertheless achieved because the lots have been purpose-designed around the intended dwellings, access, parking and services, and because the development provides a deliberate mix of six two-bedroom and three three-bedroom housing opportunities.

Updated suggested Conditions of Approval dated 2 October 2026 now provide a substantially complete statutory framework for drainage, access, easements, water and sewerage, fire services, electricity, telecommunications, access handles, lot grading and subsequent Operational Works approvals. The conditions also identify the subdivision master plan as Drawing 8323 SD A00.01 Issue 1 dated 11 September 2026.

Background

The Palm Close project forms part of Council's housing delivery program and is intended to make efficient use of established township land to provide additional housing in Hope Vale.

The development application prepared in September 2026 seeks approval to reconfigure Lots 145, 146 and 147 on SP281317 into nine residential lots. The concept provides six lots intended for two-bedroom dwellings and three lots intended for three-bedroom dwellings.

The design also includes a new internal road connection, six access and services easements (A to F) and building envelopes that define the areas available for future dwelling and associated building work.

Since the earlier Council briefing, the project team has continued to work through planning, access, infrastructure and servicing matters. The condition schedule has subsequently been updated to reflect the required statutory controls and future Operational Works process.

Development Proposal

Item	Proposal
Existing lots	3 - Lots 145, 146 and 147 on SP281317
Proposed lots	9 residential lots
Lot size range	Approximately 334.31 m ² to 528.22 m ²
Housing concept	6 x two-bedroom dwellings and 3 x three-bedroom dwellings
Access	New road, direct frontage for Lots 3 and 9, and shared access/services easements for the remaining lots
Easements	Six access and services easements identified as Easements A to F
Building control	Building envelope to be established for each proposed lot
Services	Reticulated water, sewerage, electricity and telecommunications to each proposed lot

Planning and Statutory Assessment

The application is for Reconfiguring a Lot and seeks a Development Permit under the Planning Act 2016. The subject land is in the Township zone under the Hope Vale Aboriginal Shire Council Planning Scheme.

The application material identifies the proposal as code assessable. No overlays affect the site and no referral agency triggers have been identified. The Township zone code is the principal assessment benchmark for the application.

The proposed lot areas do not meet Acceptable Outcome AO22.1, which nominates an 800 m² minimum for detached-dwelling lots, and none of the lots achieves the 1,000 m² benchmark identified by AO23 for larger lots within subdivisions exceeding five lots. The assessment therefore relies on demonstrating compliance with the corresponding performance outcomes.

Performance Outcome PO22 - lot size and functionality:

The planning assessment concludes that PO22 is achieved because the lots have been purpose-designed for the intended residential use. The approved concept demonstrates building envelopes, dwelling siting, vehicle access, parking and usable areas around the buildings, with direct road frontage or access easements providing practical access to each lot.

Performance Outcome PO23 - housing choice:

The proposal provides a deliberate range of lot and dwelling sizes, comprising six lots intended for two-bedroom dwellings and three lots intended for three-bedroom dwellings. This provides housing choice for different household sizes while allowing Council to make efficient use of serviced township land.

Performance Outcome PO4 - setbacks and streetscape:

The proposed building envelopes include reduced setbacks compared with the relevant acceptable outcomes. The planning assessment supports the reduced setbacks on the basis that the layout has been informed by the intended dwelling designs and continues to provide suitable access, privacy, resident security and areas for landscaping.

Parking and access:

The concept demonstrates that each lot can accommodate its intended dwelling, vehicle access and parking. Lots 3 and 9 are intended to obtain direct access from the new road, with the remaining lots accessed through the nominated access and services easements. Detailed road, crossover, driveway and manoeuvring design will be addressed through the subsequent Operational Works process.

Conditions of Approval

Condition area	Requirement
Approved plans	Subdivision Master Plan 8323 SD A00.01 Issue 1 dated 11 September 2026 is identified as the approved plan, with conditions prevailing where any inconsistency arises.
Building envelopes	A Building Envelope Plan is required before approval of the Plan of Subdivision, with future dwellings and domestic outbuildings to be contained within the nominated envelopes.
Drainage	Stormwater design must provide 1% AEP immunity in accordance with FNQROC requirements, supported by a Drainage Management Plan and Stormwater Quality Management Plan.
Lawful discharge	Lots must be graded to facilitate drainage to a lawful point of discharge and stormwater must not adversely affect surrounding or downstream properties.
Access and road works	Roads, shared paths and access are to comply with FNQROC requirements and provide suitable emergency vehicle access.
Easements	Access and services easements A to F are to be prepared and lodged, with easement documents submitted to Council for endorsement.
Water and sewerage	A water and sewer connection is required to each proposed lot. Where necessary, the external water main must be extended to service the development.
Fire services	Hydrants, firefighting water supply and emergency access must satisfy the specified FNQROC/Council standards and provide adequate flow and pressure.
Access handles	Access-handle driveways are to be constructed with reinforced concrete or another approved impervious surface, with electrical and telecommunications conduits provided adjacent to the driveway.
Electricity and telecommunications	Each lot is to be connected to reticulated electricity and telecommunications in accordance with the relevant FNQROC provisions unless otherwise agreed by Council.
Operational Works	A separate Operational Works approval is required for roadworks and private/public infrastructure works including sewer, water, stormwater and landscaping associated with the development.

Consultation and Technical Review

The subdivision layout and conditions have been progressed through consultation with Council officers, the project architect, town planning advisers and relevant engineering/electrical stakeholders. The updated conditions incorporate the principal matters raised through that review, including infrastructure approvals, servicing, drainage, access, easements, fire requirements and utility connections.

Statement of Reasons

The following reasons are recommended to support Council's decision to approve the application:

1. The proposed development is located within the Township zone and is consistent with the broader intent of providing additional housing within the established Hope Vale township.
2. Although the proposed lots are smaller than the acceptable lot-size outcomes, the approved layout and building envelopes demonstrate that each lot can accommodate the intended residential use, including dwelling siting, access, parking and associated residential areas, thereby achieving PO22.
3. The subdivision provides a purposeful mix of six two-bedroom and three three-bedroom housing opportunities, providing housing choice and achieving the intent of PO23 despite the departure from the 1,000 m² acceptable outcome.
4. The proposed reduced setbacks are supported by the intended dwelling layout and maintain suitable access, privacy, safety and landscaping outcomes, achieving the relevant performance outcome for residential streetscape and setbacks.
5. The proposed road, easements and servicing arrangements can be appropriately controlled through the Conditions of Approval and subsequent Operational Works approval.

6. The conditions require appropriate stormwater management, lawful discharge, water and sewer servicing, electricity and telecommunications connections, fire access and firefighting water supply before plan sealing.
7. The proposal makes efficient use of existing township land and supports Council's objective of increasing the supply and diversity of housing in Hope Vale.

Budget and Resource Considerations

NIL

Action Options

That Council:

1. approves, subject to conditions, the development application for a Development Permit for Reconfiguring a Lot over Lots 145, 146 and 147 on SP281317, Palm Close, Hope Vale, comprising three existing lots into nine residential lots, six access and services easements and establishment of building envelopes;
2. adopts Subdivision Master Plan Drawing 8323 SD A00.01 Issue 1 dated 11 September 2026 as the approved plan, subject to the Conditions of Approval.

Appointments and Meetings

Date	Description
29-Sep-26	Finalisation Meeting with Lackon Project Managers and UpNorth Town Planners

Link to Operational Plan

1-2; 5-5

Consultation

Lackon Project Managers, JMc Architects and UpNorth Town Planners.

Risk Assessment

☐ Low ☒ Medium ☐ High

Attach Supporting Agenda Materials

A. HVACSC Housing - FS2-3 Interim Program 06.10.2026.pdf	711.8KB
B. HVACSC Housing Program Risk Register 06.10.2026.pdf	350.58KB
RAL 9x lots application DRAFT 260922.pdf	4.36MB
RAL 9x lots - Conditions 261002.pdf	113.79KB
Palm Close Draft Decision Notice.pdf	256.9KB

Reference Document

☐ Yes ☒ Not Applicable

Report Prepared by *

Kieran

Submitter Email *

kieran.eustice@hopevale.qld.gov.au

Report Authorised by

Decision

☒ Approve ☐ Reject

Signature



Full Name

Lew Rojahn

Date

06-Oct-26

Comments, Questions and Rejections Notes

A full history of this Submissions journey can be found in the Action History Tab contained in the pane on the right

Commentors Name*	Choose Type of Comment*	Enter your Comment, Question or Reason For Rejection Note here*
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**The Last Rejection comments will be shared with the original applicant when Rejection notifications are enabled

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