

## *Preparation and Assessment of Exempt and Self-Assessable Development / Works Proposals*

Development of Strategic Port Land under the Port of Townsville Land Use Plan 2010 (LUP) can be classified as 'Exempt', 'Self-Assessable', 'Assessable' or 'Prohibited'. This fact sheet explains 'Exempt' and 'Self-Assessable' development, the development proposal review process and the requirements to obtain Port of Townsville Limited (POTL) consent for proposals.

*The requirements for Assessable development approvals are explored in the accompanying fact sheet - 'Preparation and Assessment of 'Assessable' development/works proposals'*

### **'EXEMPT' AND 'SELF-ASSESSABLE' DEVELOPMENT PROPOSALS**

**Exempt Development** is consistent with the LUP Precinct Plan and **does not** require a development permit under the LUP.

This type of development is generally of a minor nature and may include:

- Communications infrastructure
- Signage (other than billboards)
- Minor building works
- Monitoring facilities
- Reconfiguring a lot by lease for core port or transport infrastructure
- Emergency works for safe port operations and environmental protection

While a permit is not required for Exempt Development, POTL must still provide consent for works.

**Self-Assessable Development** is consistent with the LUP Precinct Plan and the relevant LUP codes. Examples will vary depending on the LUP precinct in which the proposed development is located. However, they are generally developments typically expected on Core Port Land.

POTL will provide its consent to **Self-Assessable Development** after compliance has been demonstrated with the applicable LUP precinct and codes.

When development either fails to demonstrate compliance or does not comply with the relevant codes, it will be determined as **'Assessable'** and will require a formal application and assessment by the department of State Development, Manufacturing, Infrastructure and Planning via the provisions of the *Planning Act 2016*.

POTL has also developed 'Technical Guidelines' that must be referred to when formulating development / work proposals. They outline the various port specific and technical considerations for our environmental setting.



## PREPARING A DEVELOPMENT PROPOSAL

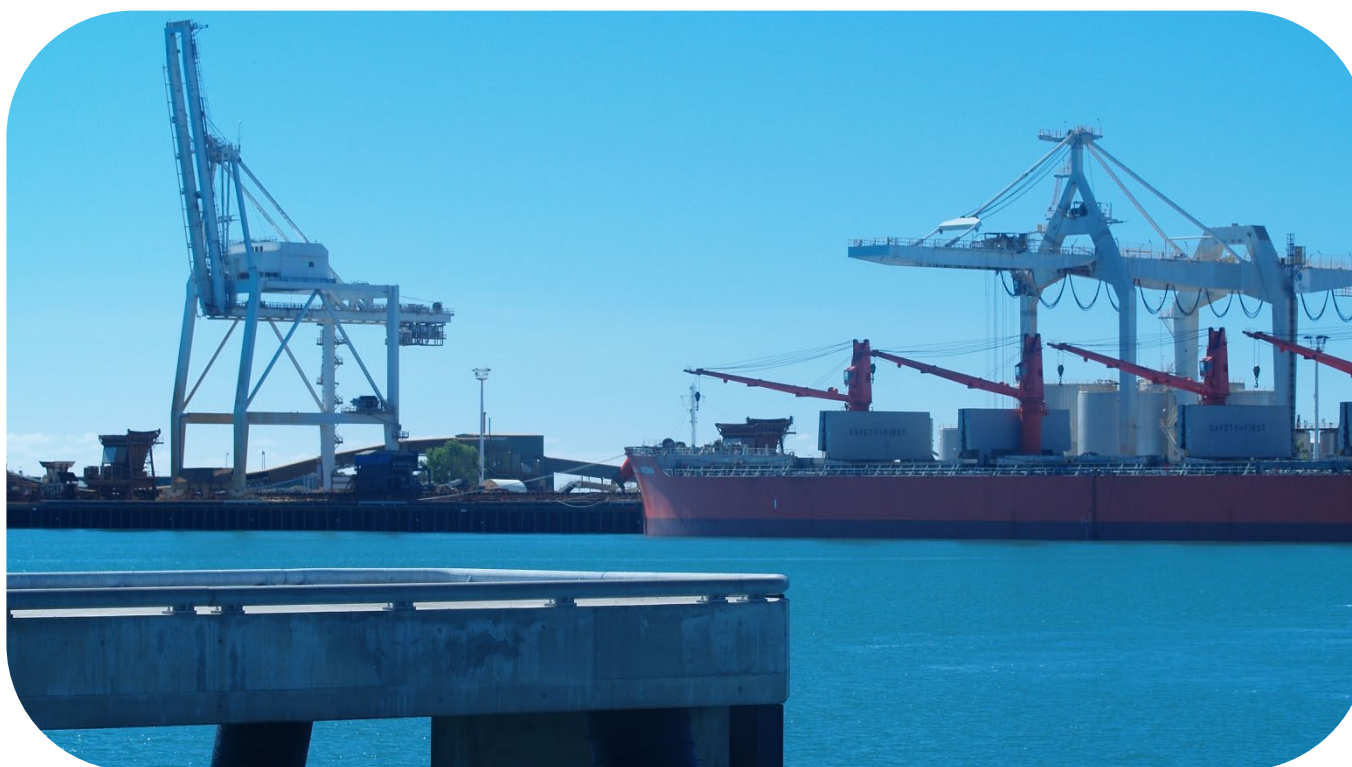
Development proposals require correct preparation so that once lodged, the assessment process can occur in a timely manner.

For **Self-Assessable** Development, POTL and the relevant external agencies will closely review each proposal, hence the importance of providing the right amount of technical design and environmental management detail. Development application (DA) forms required for applications can be viewed via the department's website.

(<https://planning.statedevelopment.qld.gov.au/planning-framework/development-assessment/development-assessment-process/forms-and-templates>)

Pre-lodgement meetings can be arranged by contacting POTL's Planning Officer to determine if the development is **Exempt**, **Self-Assessable**, **Assessable** or **Prohibited** and to discuss the relevant application requirements.

POTL employs urban planners and environmental advisors to assist with the assessment of any development proposals.



## THE APPLICATION PROCESS

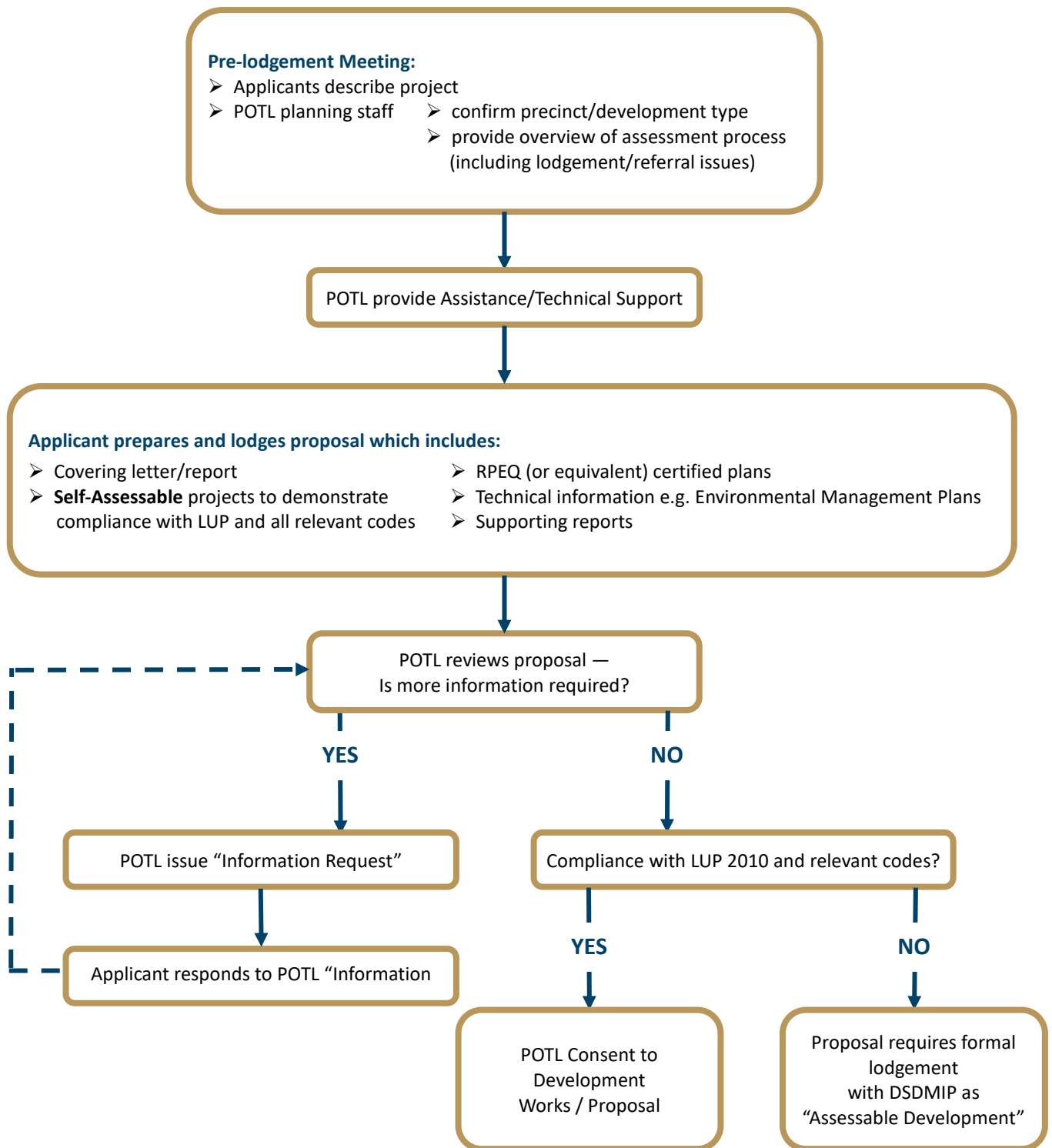
Having properly made and lodged your **Exempt** or **Self-Assessable** development proposal, your application will be reviewed by a range of POTL specialists (e.g. planners, environmental advisors, engineers, operations, commercial and property officers) in accordance with the process outlined in Figure 1.

POTL aims to review an **Exempt Development** application within five business days after lodgement. **Self-Assessable Development** will be reviewed within 50% of the Development Assessment Rules timelines as defined for equivalent development proposals in the *Planning Act 2016*.

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## FIGURE 1. DEVELOPMENT ASSESSMENT PROCESS

Exempt and Self-Assessable Development



### FURTHER INFORMATION

Should you require more information about **Land Use Planning**, please contact POTL's Planning Officer:

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 [www.townsville-port.com.au](http://www.townsville-port.com.au)

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