

23 March 2026

Our Reference: NP25.206
HF. MH

Assessment Manager
Townsville City Council
PO Box 1268
TOWNSVILLE QLD 4810

Attention: Planning and Development

Dear Sir/Madam,

Application for Application Type – Material Change of Use – Multiple Dwelling (3x 3 Bed Units) located at 30 Nix Street, West End and formally identified as Lot 26 on T118297

On behalf of the Applicant, please accept this correspondence and the accompanying planning report as a properly made development application in accordance with the *Planning Act 2016*.

The application seeks a Development Permit for Application Type – Material Change of Use – Multiple Dwelling (3x 3 Bed Units) located at 30 Nix Street, West End and formally identified as Lot 26 on T118297.

In accordance with Council's schedule of fees and charges, the applicable assessment fee is \$4,672.00, as per the below calculation. Payment will be issued on receipt of lodgement.

| | |
|---|-------------------|
| <i>Material change of use - impact assessable applications (anything other than dwelling house or dual occupancy)</i> | \$1,168.00 |
| <i>Part 10.B Category C – Minimum fee not exceeding four units</i> | \$3,504.00 |
| Total | \$4,672.00 |

Please do not hesitate to contact the undersigned should you have any queries in relation to this application.

Yours faithfully,



Hannah Flynn

TOWN PLANNER
Northpoint Planning

Encl. Development Application

Development Application

Material Change of Use - Multiple Dwelling (3x 3
Bed Units)



Northpoint
Planning

30 Nix Street, West End

Lot 26 on T118297

23 March 2026

Reference: NP25.206

Client: Hussar Investments

Project: 30 Nix Street, West End

Date: 23 March 2026



Project Reference: NP25.206

Contact: Hannah Flynn

Prepared by: Hannah Flynn – Northpoint Planning

Document Verification

| Revision | | Author | Reviewer |
|----------|-------|--------|----------|
| 1 | Draft | H. F | M.H |
| 2 | Final | H.F | M.H |

| Approval | | | |
|------------------|---|--------------------|---|
| Author Signature |  | Approver Signature |  |
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1.0 Executive Summary

This development application is submitted pursuant to Section 51 of the *Planning Act 2016* and seeks a Development Permit for a Material Change of Use for Multiple Dwelling located at 30 Nix Street, West End. The proposed development comprises three two-bedroom residential units and is intended to provide an appropriate infill housing outcome within an established residential locality, providing additional housing diversity while maintaining the low density character of the area.

The subject site is formally described as Lot 26 on T118297 and currently accommodates an existing dwelling house and an ancillary shed. The property has frontage to Nix Street to the north, with vehicular access provided via an existing crossover and driveway located along the eastern portion of the frontage. The site is regular in shape, well-serviced, and centrally located within the West End residential area, offering convenient access to surrounding community facilities, public transport, and local services.

Under the *Townsville City Plan 2014*, the site is located within the Low density residential zone. As the proposed development comprises Multiple Dwellings within this zone, the application is subject to impact assessment. A detailed assessment has been undertaken against the relevant provisions of the Planning Scheme, including the Strategic Framework, zone codes, and applicable performance outcomes. This assessment demonstrates that the proposal is consistent with the intent of the Planning Scheme, maintains the existing low density residential character, and appropriately responds to the streetscape, neighbourhood amenity, and environmental context of the site.

The proposal has been carefully designed to ensure compatibility with surrounding development, maintaining appropriate building scale, separation, and orientation. The configuration of the dwellings provides an efficient and logical layout that complements the existing residential pattern, optimises the use of the site, and facilitates sustainable urban infill. The development also supports the broader objectives of the Strategic Framework, including providing housing choice, contributing to a strong and connected community, and promoting sustainable growth within the urban footprint.

Overall, the proposed development represents a high quality, well considered infill housing outcome that achieves the objectives of the Planning Scheme, maintains compatibility with the established character of West End, and contributes to housing diversity within the locality. The proposal is consistent with the strategic vision for Townsville and promotes sustainable urban development. Accordingly, approval of this application is respectfully sought, subject to the imposition of reasonable and relevant conditions.

Table 1: Application Summary

| Application Summary | |
|---------------------------|-------------------------|
| Address | 30 Nix Street, West End |
| Real Property Description | Lot 26 on T118297 |
| Area of Lot | 809m ² |
| Applicant | Peter Hussar |
| Purpose of Proposal | Multiple Dwelling |
| Type of Application | Material Change of Use |
| Category of Assessment | Impact |



| Application Summary | |
|----------------------------|--|
| SARA Mapping | <ul style="list-style-type: none">Coastal Area – Medium Storm Tide Inundation Area |
| Referral Agencies | Nil |
| Public Notification | Required |
| Zoning | Low density Residential Zone |
| Overlays | <ul style="list-style-type: none">Airport Environs OverlayCoastal Hazard OverlayFlood Hazard Overlay |



2.0 Site and Surrounding Environment

2.1. Subject Site and Surrounds

The subject site is located at 30 Nix Street, West End, within the Townsville local government area, and has a total area of approximately 809 m². The land is formally described as Lot 26 on T118297. The site is situated within an established inner-urban suburb of Townsville, approximately 2 kilometres south-west of the Townsville CBD, within the West End locality. West End is a well-established residential precinct that accommodates a mix of single dwellings, semi-detached and multiple dwelling developments, alongside a range of commercial and light industrial uses, reflecting the area's diverse and evolving urban character.

The site currently contains a single detached dwelling and an ancillary shed. The allotment is generally flat, consistent with the topography of the surrounding area, and is of sufficient size and configuration to accommodate the proposed multiple dwelling development, including associated infrastructure, landscaping, and vehicular access. The site's frontage to Nix Street provides convenient vehicle access via an existing crossover and driveway along the eastern portion of the property. Its dimensions and orientation allow for a considered design response that integrates with the surrounding low density residential context while optimising the use of the land.

Nix Street is a local residential road that provides access to the broader street network and key transport corridors, including Ingham Road and Sturt Street. These connections provide efficient access to the Townsville CBD and regional destinations. The site benefits from proximity to local services, community facilities, educational institutions, parks, and public transport options, supporting a well-serviced and highly accessible inner-urban location.

The surrounding locality is characterised by a mixture of established single dwellings, multiple dwelling developments, and a limited range of commercial and light industrial activities, reflecting the mixed-use character of West End. The area has undergone incremental urban consolidation, and multiple dwelling developments are becoming an increasingly accepted component of the streetscape. The site's location within this context supports an appropriate transition between existing low density dwellings and contemporary infill development.

Under the provisions of the *Townsville City Plan 2014*, the site is located within the Low density residential zone. The site is also affected by a number of planning overlays, including the Flood hazard overlay, Airport environs overlay, and Coastal hazard overlay. These overlays identify specific considerations for development, which can be addressed through design, engineering, and adherence to relevant performance criteria.

The subject lot and surrounding locality are illustrated in Figure 1 overleaf.



Figure 1: Site location



Source: Qld Globe



3.0 Proposed Development

3.1. General Overview

The proposed development comprises the construction of three (3) residential units on the subject site, following the removal of the existing dwelling. The development adopts a modest and low scale built form that is consistent with, and responsive to, the established character of the surrounding low density residential area.

The design incorporates appropriate on-site car parking, adequate building separation, and efficient internal circulation. These elements collectively ensure that the development integrates cohesively with the site and maintains compatibility with the surrounding neighbourhood in terms of scale, form, and functionality.

It is noted the subject site was recently approved for subdivision into two lots, with the intended development outcome at that time being a dual occupancy on each resultant lot, equating to a total of four dwellings across the site. Notwithstanding that approval pathway, the current proposal instead seeks to develop the land for a multiple dwelling comprising three units only. This represents a deliberate reduction in overall dwelling yield and reflects a more considered development outcome, providing a higher level of design quality and residential amenity, and a form of development that is better suited to the locality.

3.2. Description of the Proposed Development

The proposal involves the demolition of the existing dwelling house and associated outbuilding (shed) to facilitate the construction of three (3) new residential units.

The units are arranged along the eastern boundary of the site and are oriented westward, with access provided via a shared driveway from the street frontage. The layout has been designed to achieve a functional and efficient arrangement, while maintaining appropriate setbacks and separation.

Each unit comprises the following:

Unit 1 - 148.35 m²

- Three (3) bedrooms
- Private rear patio
- Front porch
- Single garage

Unit 2 - 147.32 m²

- Three (3) bedrooms
- Private rear patio
- Front porch
- Single garage

Unit 3 - 155.54 m²

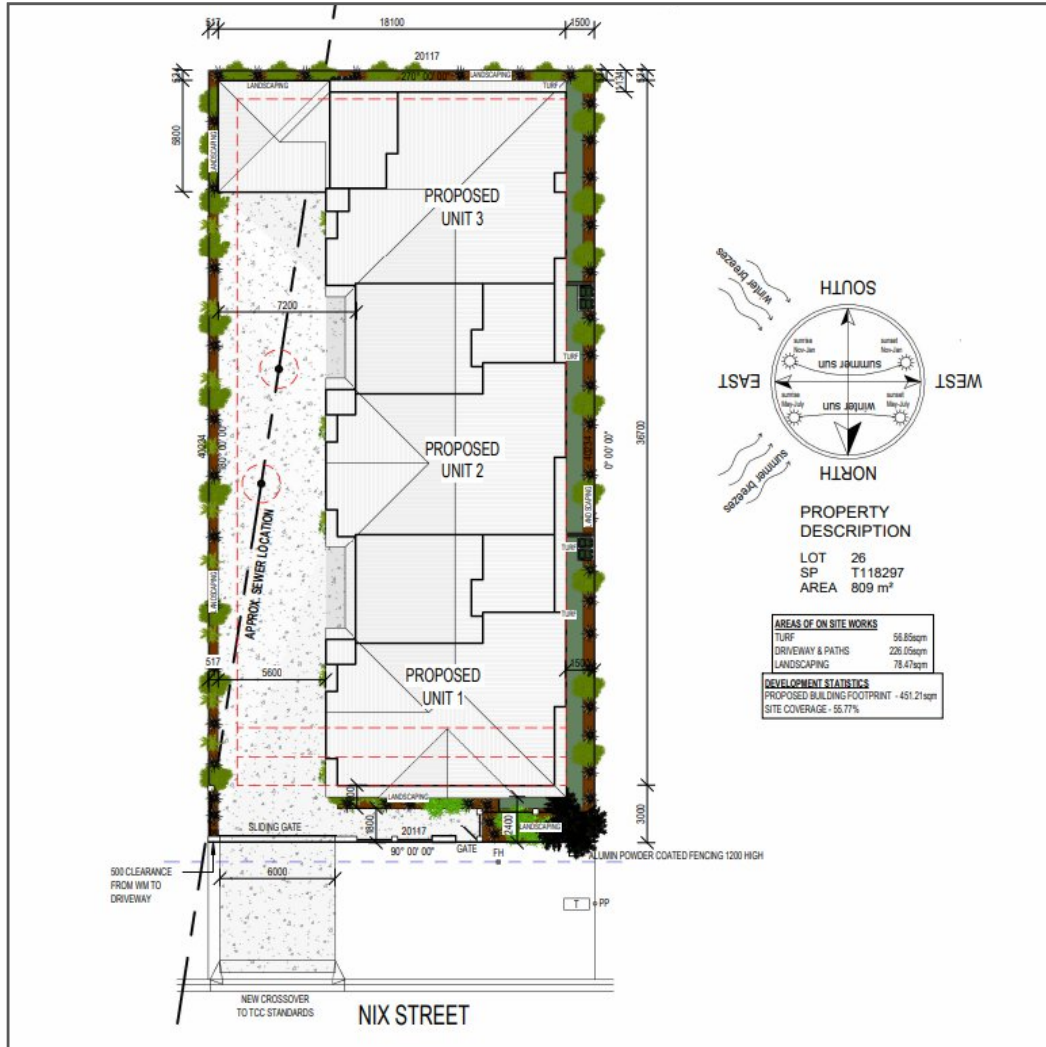
- Three (3) bedrooms
- Private rear patio
- Front porch
- Double carport

The overall site layout has been carefully considered to optimise vehicle access, manoeuvrability, and on-site parking provision, while maintaining clear delineation between private and communal



spaces. Landscaping and open space areas are incorporated throughout the site to soften the visual impact of the built form, enhance streetscape presentation, and contribute positively to the amenity and character of the locality.

Figure 2: Proposed Site Layout



Source: C&B Designs

Figure 3: Proposed Elevation



3.3. Proposal Plans

The proposed development is illustrated in the development plans listed below in Table 2 (refer Appendix 4).



Additionally, the proposed development is further detailed in the associated reports listed below and appended as referenced.

Table 2 – Proposal Plans

| Plan title | Number | Issue | Date |
|-----------------------------|------------|-------|------------|
| Existing/Proposed Site Plan | 25-331 (1) | CE | 16/03/2026 |
| Floor Plan/Elevations | 25-331 (2) | CE | 16/03/2026 |

3.4. Use Definition

In accordance with schedule 1 of the planning scheme, the use is defined Multiple Dwelling. A Multiple Dwelling is defined as a premises for: -

Multiple dwelling means a residential use of premises involving 3 or more dwellings, whether attached or detached.

3.5. Access and Parking

The proposed development will utilise the existing vehicular access from Nix Street. The driveway has been intentionally designed to provide a minimum 500 mm clearance from the existing water meter, ensuring both safe vehicle access and unobstructed maintenance in accordance with Council requirements. The driveway will provide direct access to the garages and carport of all three units, allowing for convenient vehicle manoeuvring to and from the site.

In accordance with Schedule 6.2 of the Townsville Planning Scheme, all on-site parking and manoeuvring areas have been clearly defined and appropriately configured to facilitate safe, efficient, and convenient vehicle access throughout the property.

3.6. Infrastructure Services

The subject site is currently serviced with on-site water and wastewater infrastructure, which will be retained and integrated into the proposed development. Existing connections to telecommunications and electricity networks will also be maintained.

A sewer main traverses the eastern part of the site, which has been carefully considered in the design of the proposed development. The layout has been configured to avoid any built form encroachment on the sewer alignment that would affect the ongoing maintenance of this infrastructure

3.7. Stormwater Drainage

The proposed development has been suitably designed to maintain the existing drainage pattern of the subject site to the extent possible. Given the size of the subject lot, and the nature of the proposed development, it is considered that the existing drainage regime is appropriate and will not be impacted with the proposed development.

3.8. Landscaping

The proposed development does not involve the clearing or removal of native vegetation. The design has been prepared to minimise environmental disturbance and retain the existing landscape character of the site and its surrounds.



Appropriate landscaping is proposed along the site boundaries to enhance visual amenity and reinforce the established streetscape character.

3.9 Planning History

Table 3 – Planning History Table

| Planning Reference | Description | Outcome |
|--------------------|--------------------------------------|---------------------|
| RAL25/0101 | Lot Creation – One Lot into Two Lots | Approved 19/12/2025 |



4.0 Legislative Framework

4.1 State Planning Policy

In accordance with section 26 of the *Planning Regulation 2017*, assessment against the State Planning Policy (SPP) is required to the extent the provisions of the SPP are appropriately integrated within the planning scheme.

For the purposes of this development application, it is considered all relevant provisions of the State Planning Policy are appropriately integrated with the planning scheme and no additional standalone provisions are relevant for assessment.

4.2 North Queensland Regional Plan

The subject site is located within the urban area of Townsville as identified under the North Queensland Regional Plan (NQRP). A review of the proposed development against the relevant provisions of the NQRP indicates that matters applicable to the assessment of the proposal are appropriately addressed through the Townsville City Plan. As the proposal is located within the established urban footprint and is consistent with the intended urban development outcomes for the locality, the relevant matters of the NQRP are considered to be appropriately reflected in the Planning Scheme. Accordingly, no further detailed assessment against the NQRP is considered necessary.

4.3 State Development and Assessment Provisions

In accordance with schedule 10 of the *Planning Regulation 2017*, referral of the development application is not required.

4.4 Local Planning Instrument

In accordance with section 51 of the *Planning Act 2016*, the proposed development requires assessment against the local government planning scheme.

In accordance with Table 5.5.1 of the planning scheme, the proposed development requires impact assessment given the proposal involves a Multiple Dwelling use within the Low density residential zone.

4.5 Assessment Benchmarks

Pursuant to Table 5.5.1 of the planning scheme the proposal requires impact assessment and is therefore assessable against the planning scheme in its entirety.

Accordingly, the proposed development is assessed against the following planning scheme benchmarks:

- Strategic framework.
- Low density residential code
- Healthy waters code.
- Landscape code.
- Transport impact, access and parking code.
- Works code.
- Airport environs overlay code
- Coastal environment overlay code
- Flood hazard overlay code



Assessment against the relevant benchmarks is provided within Section 5.



5.0 Planning Assessment

5.1 Strategic Framework

The strategic framework sets the strategic direction for Townsville and ensures development is appropriately located and managed.

The strategic framework provides for four themes that collectively represent the intent of the planning scheme:

- (i) *Shaping Townsville;*
- (ii) *Strong, connected community;*
- (iii) *Environmentally sustainable future; and*
- (iv) *Sustaining growth.*

It is considered the proposed development furthers the intent of the above four themes and their corresponding strategic outcomes. In particular:

- The proposed development is appropriately located within an established residential area and represents an efficient infill outcome, contributing to a well ordered and consolidated urban form while optimising the use of existing infrastructure and services.
- The scale, density, and built form of the development are consistent with the expectations of the Low density residential zone, maintaining compatibility with the surrounding streetscape and preserving the established residential character of the locality.
- The proposal provides a modest increase in housing diversity and choice, supporting a broader range of household types and contributing positively to the local community and social activity within the Townsville local government area.
- The development supports sustainable urban growth by utilising a serviced allotment within the existing urban footprint, responding appropriately to the environmental context, and maintaining the amenity of the surrounding area.

5.2 Low Density Residential Code

The purpose of the Low density residential zone code is to provide for *a variety of low density dwelling types, and community uses, and small-scale services, facilities and infrastructure, to support local residents.*

The purpose of the zone will be achieved through the following overall outcomes:

- (a) *built form is of a house compatible scale and consistent with the local streetscape character;*
- (b) *reconfiguration facilitates a range of lot sizes to accommodate dwelling houses and dual occupancy dwellings, typically on lots 400m² or greater (unless otherwise intended in a precinct);*
- (c) *development maintains a high level of residential amenity on the site and in the neighbourhood;*
- (d) *residential development is protected from the impacts of any nearby industrial activities, transport corridors, infrastructure, installations and major facilities such as the port, airport and Department of Defence landholdings;*
- (e) *the design of development promotes accessibility by walking, cycling and public transport;*



- (f) the design of development is responsive to the city's climate and promotes sustainable practices including energy efficiency and water conservation;*
- (g) low-rise multiple dwellings, residential care or retirement facilities may be acceptable within this zone where provided in locations that are within a convenient walkable distance to centres, public transport and community activities, and where of a scale that is consistent with the local character;*
- (h) non-residential uses only occur within the zone where they primarily support the day-to-day needs of the immediate residential community, do not unreasonably detract from the residential amenity of the area and are not better located in nearby centre zones;*
- (i) development minimises impacts on remaining areas of ecological significance within the zone; and*
- (j) the natural bushland setting and village character of the northern beaches and Magnetic Island townships are maintained. Tourism accommodation in these communities is of a house compatible scale.*

While the subject site is located within the Low density residential zone under the Townsville City Plan where multiple dwelling development is not an anticipated land use the proposal represents an appropriate and logical utilisation of the land. The development comprises the construction of three (3) residential units following demolition of the existing dwelling.

The intent of the Low density residential zone is to accommodate primarily dwelling houses and dual occupancies, while preserving a high standard of residential amenity and reinforcing the established suburban character. In this context, the proposed development has been carefully designed to respond to, and remain consistent with, the prevailing low density character of the locality.

The proposed dwellings are single storey and adopt a domestic scale and form comparable to surrounding residential development. The design incorporates appropriate setbacks, site coverage, and both private and communal open space areas, ensuring that a high level of amenity is achieved for future residents as well as adjoining properties. The development avoids visual dominance and does not constitute an overdevelopment of the site, maintaining compatibility with the surrounding built form.

The proposal is also designed to ensure that the established streetscape character of Nix Street is retained. Adequate separation distances to adjoining properties are provided, mitigating potential impacts associated with overlooking, overshadowing, and noise.

Furthermore, the site benefits from proximity to existing community infrastructure and open space, including Melrose Park, as well as access to public transport services along Hugh Street. This locational context supports the introduction of a limited number of additional dwellings while maintaining convenient access to services and recreational facilities.

Accordingly, the proposal is considered to achieve the purpose and overall outcomes of the Low-density residential zone by maintaining a low rise built form and protecting residential amenity. While multiple dwelling development is not an anticipated use within the zone, the proposal is supported on the basis of its modest scale, sensitive design, and demonstrated compatibility with the surrounding residential context.

A detailed assessment against the Low density residential zone code is provided in **Appendix 5**.



5.3 Healthy Waters Code

The purpose of the Healthy waters code is to *ensure development manages stormwater and wastewater as part of the integrated total water cycle and in ways that help protect the environmental values specified in the Environmental Protection (Water and Wetland Biodiversity) Policy 2019.*

The proposed development is consistent with the purpose and overall outcomes of the Healthy waters code. The development does not involve the diversion or modification of any watercourse, works within a mapped waterway, or the clearing of riparian vegetation. Existing overland flow paths across the site will be maintained, and the proposal will not obstruct or materially alter the established drainage regime.

The proposal will not result in any significant change to the hydrological characteristics of the site. Overland flow paths, drainage patterns, and stormwater discharge points will remain generally consistent with the existing conditions. The development is predominantly situated within previously disturbed areas and does not introduce a substantial increase in impervious surfaces that would materially elevate stormwater runoff.

Given the modest scale and low intensity nature of the development, and in the absence of works within waterways or defined drainage corridors, the proposal is not anticipated to adversely impact upstream or downstream hydrology or surrounding properties.

Accordingly, the development is considered to achieve the intent and relevant outcomes of the Healthy waters code.

5.4 Landscape Code

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

The subject site is largely cleared, with minimal existing vegetation. The proposed development incorporates new landscaping along the site boundaries, as detailed in the plans provided in **Appendix 4**. This landscaping will assist in integrating the development with the surrounding neighbourhood, enhancing the visual presentation of the site, and providing increased privacy for both future residents and adjoining properties.

The proposal does not include any works to, or removal of, existing street trees, thereby maintaining the established streetscape character.

On this basis, the proposed development is considered to achieve the purpose and overall outcomes of the Landscaping code by delivering a suitable balance between built form and landscape treatment, while enhancing site amenity and reinforcing the character of the locality.

5.5 Transport Impact, Access and Parking Code

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

Vehicular access to the site is currently established via an existing crossover from Nix Street. This crossover is proposed to be upgraded and marginally widened to accommodate the development.



The access location is appropriate and is designed to maintain safe interaction with the surrounding road network, with sufficient capacity to accommodate the anticipated level of traffic generation without compromising safety or operational efficiency.

The internal layout has been carefully designed to facilitate safe and efficient vehicle circulation, incorporating adequate driveway widths, turning areas, and manoeuvring space.

Car parking is provided entirely on site and is appropriately located and dimensioned in accordance with the requirements of Schedule 6.2 of the planning scheme. The parking areas are designed to be convenient and accessible for residents, while being integrated within the overall site layout to avoid adverse impacts on the streetscape and adjoining properties.

Given the modest scale and low intensity nature of the development, traffic generation is expected to be minimal and will not materially impact the function, capacity, or safety of the surrounding transport network, including Nix Street. The proposal will not result in unacceptable impacts in terms of congestion, access, or on-street parking demand.

Accordingly, the development provides a well-considered and efficient access and parking arrangement that minimises potential conflict points, supports safe vehicle movement, and integrates effectively with the surrounding transport network. The proposal is therefore considered to achieve the intent, performance outcomes, and overall outcomes of the Transport impact, access and parking code.

5.6 Works Code

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

The proposed development is consistent with the purpose and overall outcomes of the Works code. The site can be adequately serviced and accessed, with existing connections to telecommunications and electricity networks to be maintained. Essential infrastructure services, including the existing connections to Council's reticulated water and wastewater networks will continue to service the development.

The proposed development layout has been designed to avoid any encroachment by enclosed structures on the sewer. While the driveway and carport are located within, these elements are considered lightweight structures only. Appropriate setbacks and clearances consistent with the Council standards have been incorporated into the site plan to ensure access and maintenance can be safely conducted.

The presence of the sewer has been thoroughly considered during site planning. The development is not expected to impact the functionality or accessibility of the sewer infrastructure.

Given the modest scale and nature of the development, further detailed assessment against the Works code is not required, as the necessary infrastructure can be provided without compromising service delivery, safety, or operational efficiency.

This approach demonstrates that the proposed development satisfies the intent, performance outcomes, and overall outcomes of the Works code, maintaining the integrity of essential utility services while facilitating a context-sensitive residential development.



5.7 Airport Environ Overlay Code

The purpose of the Airport environs overlay code *is to protect the operational airspace associated with the airport, RAAF Base and aviation facilities, ensuring the safety and efficiency of aviation operations and safeguarding future aviation infrastructure.*

The proposed development is low rise in scale and will not penetrate, encroach upon, or otherwise interfere with the prescribed airspace. Accordingly, the development is not expected to adversely affect aviation safety, operational efficiency, or the ongoing function of aviation infrastructure.

Given the modest scale, height, and nature of the proposal, the development is unlikely to result in any impacts relevant to the Airport environs overlay. On this basis, the proposal is considered to achieve the intent and overall outcomes of the Airport environs overlay code, and no further detailed assessment is required.

5.8 Coastal Environment Overlay Code

The purpose of the Coastal environment overlay code is to *ensure development in the coastal zone is planned, designed, constructed and operated to avoid risk to people and property from coastal hazards, including storm tide inundation and coastal erosion, and considering the predicted effects of climate change; and manage the coast to protect coastal resources and allow for the natural fluctuations of coastal processes as far as possible.*

The site is identified within the Coastal environment overlay as containing areas of medium storm tide inundation, which are limited to the Nix Street frontage. The proposed development locates all building envelopes generally outside of the storm tide inundation area. The extent of the overlay within the site is minimal and will not result in any material increase in risk to people or property as a consequence of the development.

Accordingly, the proposal has been assessed against, and is considered consistent with, the provisions and intent of the Coastal environment overlay code.

5.9 Flood Hazard Overlay Code

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

The subject site is mapped within the Flood hazard overlay as entirely comprising areas of low flood hazard. Updated Townsville City Council flood modelling indicates the site is predominantly classified as very low to low flood risk, with areas of medium flood risk limited to minor pixelation along the northern and western property boundaries. Council's flood depth mapping does not identify any flooding within the site that would impact new or existing residential development.

The site is capable of accommodating future residential development entirely outside of medium flood risk areas. Consequently, both existing and future development on the site can be appropriately designed to mitigate any potential flood risk, ensuring that flooding will not adversely affect the development.

Accordingly, the proposal is considered to be consistent with the purpose and overall outcomes of the Flood hazard overlay code and does not compromise the flood management objectives for the locality.



6.0 Other Relevant Matters

In accordance with section 45(5)(b) of the Act, the following are other relevant matters considered applicable to assessment of this development application. In support of the proposed development the following matters are considered relevant: -

- The development provides three additional residential units on an existing residential lot, delivering a modest increase in housing supply and contributing to housing diversity within the locality. This aligns with broader strategic objectives to support a range of housing options and address local demand.
- The proposal has been designed to maintain a high standard of residential amenity. The built form is single storey and domestic in scale, incorporating appropriate setbacks, building separation, and private open space. The development does not give rise to unacceptable impacts on adjoining properties, including overlooking, overshadowing, noise, or traffic generation.
- The siting of the dwellings ensures the established streetscape character is retained. Access and car parking arrangements are appropriately located and designed to minimise visual impacts while providing safe and efficient vehicle movement throughout the site.
- Landscaping along site boundaries further enhances visual amenity, privacy, and integration with surrounding properties.
- The development aligns with the strategic intent of the Townsville City Plan, supporting low-intensity residential development that maintains neighbourhood character, enhances residential amenity, and achieves a well-integrated and contextually appropriate land use outcome within an established urban area.



7.0 Conclusion and Recommendations

This town planning report has been prepared by Northpoint Planning on behalf of Peter Hussar in association with a Development Application for a Material Change of Use – Multiple Dwelling (3x 3 Bed Units) located at 30 Nix Street, West End and formally described as Lot 26 on T118297.

The subject site is located within the Low density residential zone of the planning scheme. An assessment against the relevant benchmarks has been undertaken and is outlined in detail in this town planning report.

The proposal is consequently considered appropriate development in the context in which it is located and has been suitably demonstrated to comply with the relevant assessment benchmarks. It is therefore recommended Council approve the proposed development, subject to reasonable and relevant conditions.



Appendix 1

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) (individual or company full name) | Hussar Investments C/- Northpoint Planning |
| Contact name (only applicable for companies) | Hannah Flynn |
| Postal address (P.O. Box or street address) | PO Box 4 |
| Suburb | Townsville |
| State | Queensland |
| Postcode | 4810 |
| Country | Australia |
| Contact number | 07 4440 5282 |
| Email address (non-mandatory) | hello@northpointplanning.com.au |
| Mobile number (non-mandatory) | |
| Fax number (non-mandatory) | |
| Applicant's reference number(s) (if applicable) | NP25.206 |

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 |
| | | 30 | Nix Street | West End |
| | Postcode | Lot No. | Plan Type and Number (e.g. RP, SP) | Local Government Area(s) |
| | 4810 | 26 | T118297 | Townsville City |
| b) | Unit No. | Street No. | Street Name and Type | Suburb |
| | | | | |
| | Postcode | Lot No. | Plan Type and Number (e.g. RP, SP) | Local Government Area(s) |
| | | | | |

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? *(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):*

Multiple Dwelling – Three Residential Units

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):*

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 | <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) |
|---|---|--|--|
| Three Residential Units | Multiple Dwelling | 3 | |
| | | | |
| | | | |

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

Townsville City 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



Queensland
Government

- 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.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 | |

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

| | |
|---------------------------------------|--------------------------------------|
| Title Reference: 20952144 | Search Date: 19/03/2026 13:52 |
| Date Title Created: 29/07/1974 | Request No: 55474882 |
| Creating Dealing: | |

ESTATE AND LAND

Estate in Fee Simple

LOT 26 CROWN PLAN T118297

Local Government: TOWNSVILLE

REGISTERED OWNER

Dealing No: 724307590 28/08/2025

BEATA ANNA PETER-PRZYBOROWSKI

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20952144 (ALLOT 6 SEC 91)
2. MORTGAGE No 724307591 28/08/2025 at 16:10
MACQUARIE BANK LIMITED A.C.N. 008 583 542

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

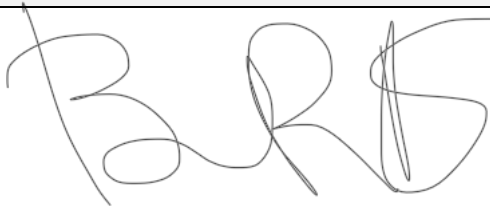
Landowner's consent to the making of a development application under the *Planning Act 2016*

I, BEATA ANNA PETER-PRZYBOROWSKI,

as owner(s) of premises identified as:

Lot 26 on T118297 and located at 30 Nix Street, West End

consent to the making of a development application under the *Planning Act 2016* by Northpoint Planning on the premises described above.



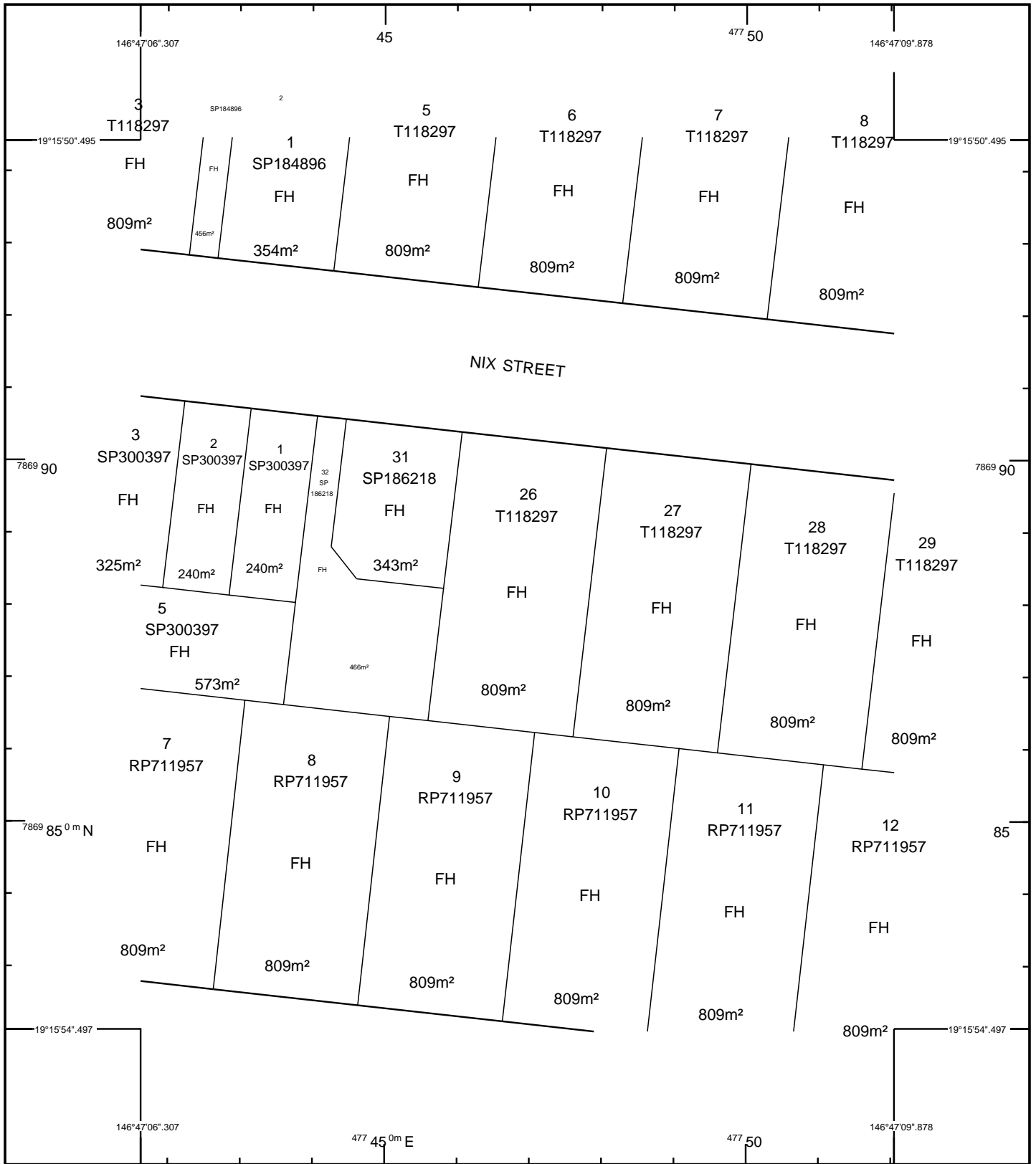
Signature

4/12/2025

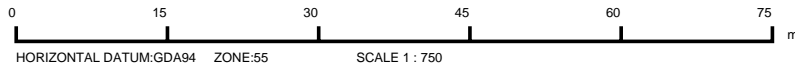
Date



Appendix 2



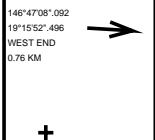
STANDARD MAP NUMBER
8259-24414



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 | 26/T118297 |
| Lot/Plan | 809m² |
| Area/Volume | FREEHOLD |
| Tenure | TOWNSVILLE CITY |
| Local Government | WEST END |
| Locality | 50657/50 |
| Segment/Parcel | |

CLIENT SERVICE STANDARDS

| |
|--|
| PRINTED 29/07/2025 |
| DCDB 28/07/2025 |
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State Assessment and Referral Agency - Matters of Interest Report

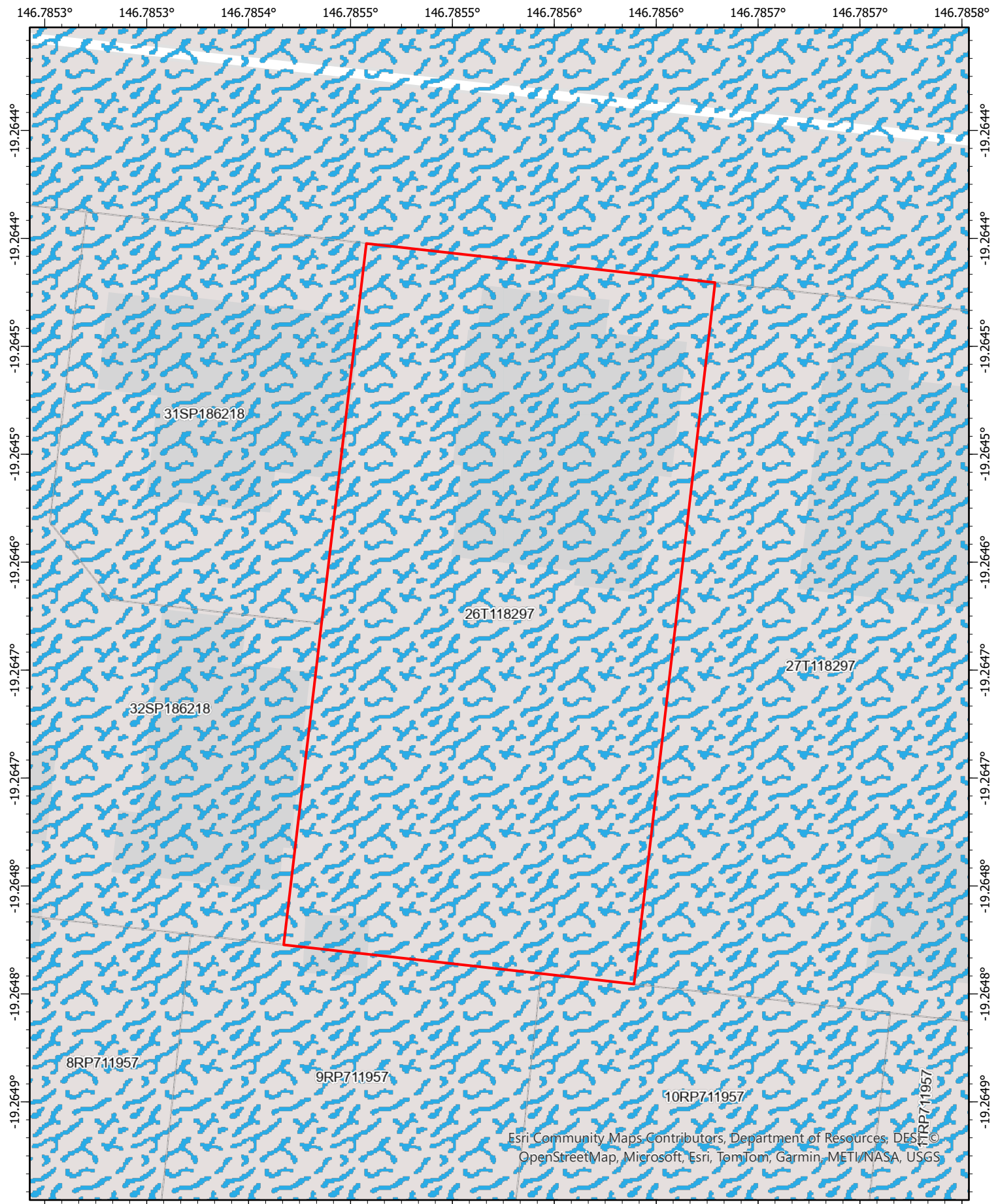
Matters of Interest for all selected Lot Plans


Coastal area - medium storm tide inundation area

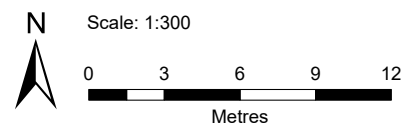
Matters of Interest by Lot Plan

Lot Plan: 26T118297 (Area: 809 m²)

Coastal area - medium storm tide inundation area



 Coastal area - medium storm tide inundation area



Date: 29/07/2025

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Document Set ID: 28193170
Version: 1, Version Date: 24/03/2026



Appendix 3

Subject Site & Surrounds

30 Nix Street, West End | Lot 26 on T118297

19°15'50"S 146°47'4"E

19°15'50"S 146°47'12"E



19°15'55"S 146°47'4"E

19°15'55"S 146°47'12"E



Scale: 1:701

Printed at: A3

Print date: 19/3/2026

Not suitable for accurate measurement.
Projection: Web Mercator EPSG 102100 (3857)

For more information, visit <https://qldglobe.information.qld.gov.au/help-info/Contact-us.html>

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Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development

Subject Site & Surrounds

30 Nix Street, West End | Lot 26 on T118297

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Appendix 4

PROPOSED UNITS

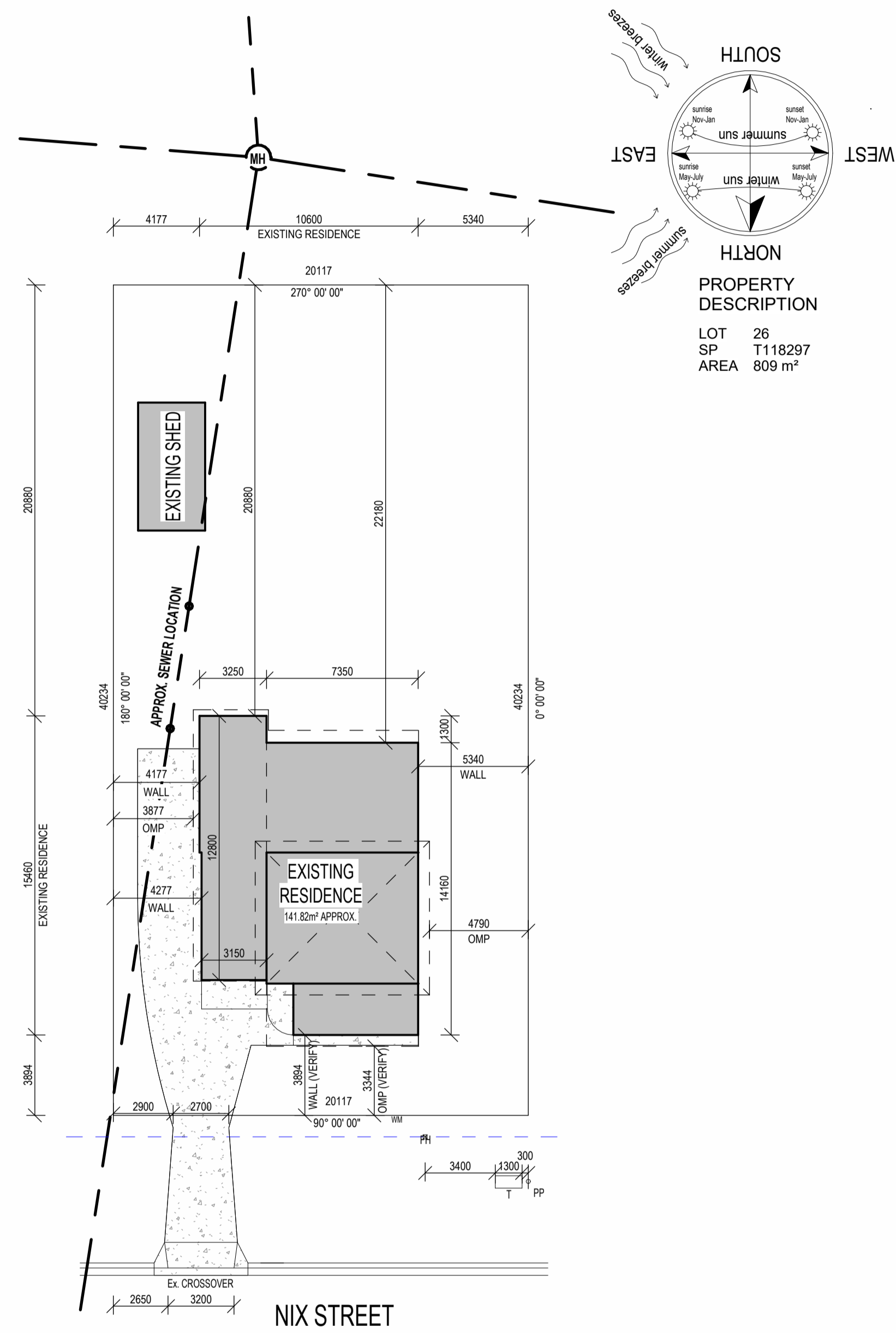
FOR:
REMIVIA PROJECTS

AT:
**30 NIX STREET
WEST END
TOWNSVILLE**

DRAWING SCHEDULE

- 0 COVERSHEET
- 1 SITE PLANS
- 2 FLOOR PLAN & ELEVATIONS





2 EXISTING SITE PLAN
 1 : 200 AT A3 SHEET SIZE



1 PROPOSED SITE PLAN
 1 : 200 AT A3 SHEET SIZE

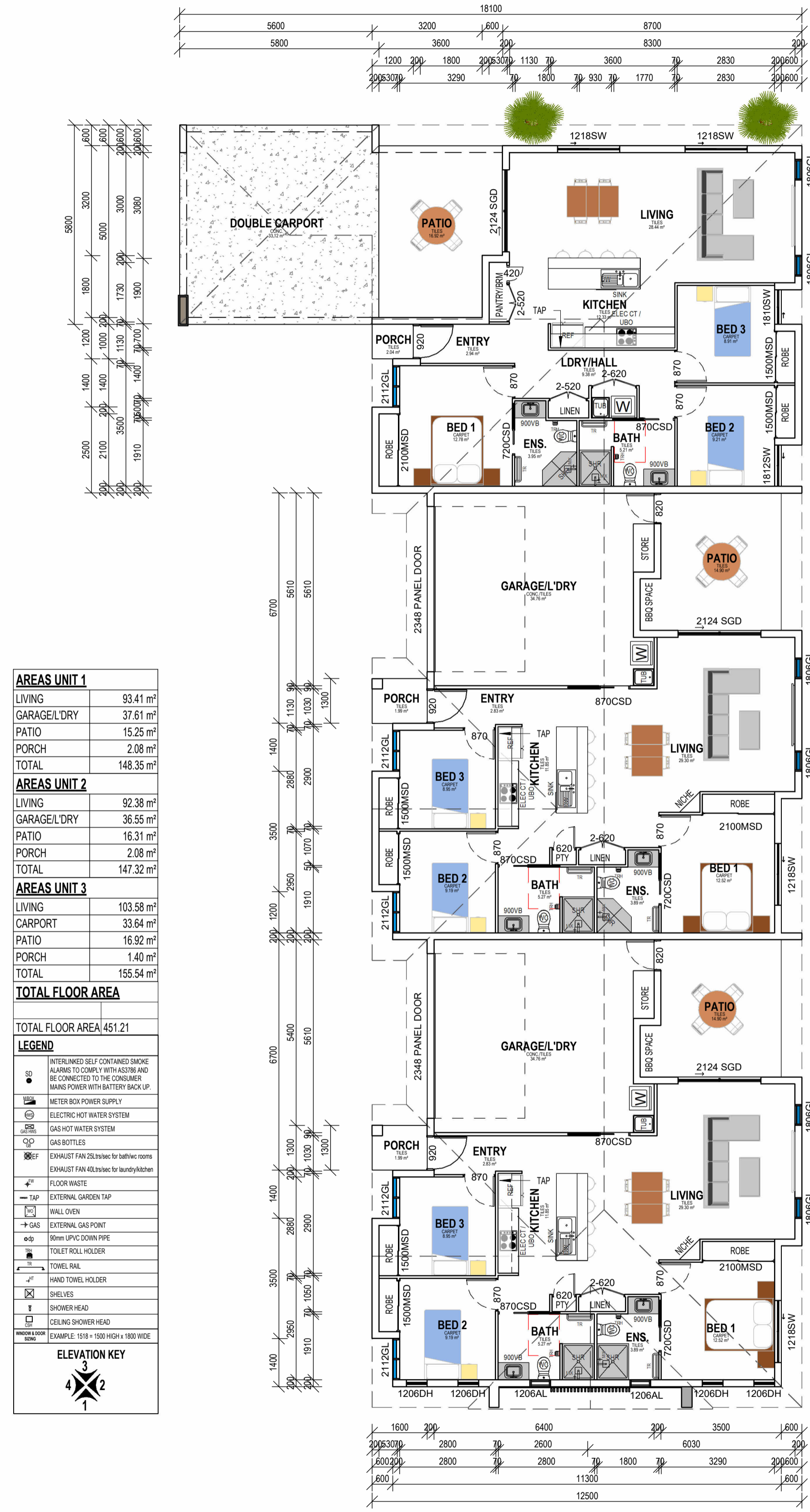
| AREAS OF ON SITE WORKS | |
|------------------------|-----------|
| TURF | 56.85sqm |
| DRIVEWAY & PATHS | 226.05sqm |
| LANDSCAPING | 78.47sqm |

| DEVELOPMENT STATISTICS | |
|-----------------------------|-----------|
| PROPOSED BUILDING FOOTPRINT | 451.21sqm |
| SITE COVERAGE | 55.77% |

| | | | | |
|--|--|---|-----------------------------|-------------------|
| PROJECT ISSUE & DESCRIPTION | PRELIMINARY | <p>CB DESIGNS BUILDING DESIGN & DRAFTING ABN: 112 637 297 Licence No. 5722268 66 Baywater Road, Hyde Park QLD 4812 PO Box 4527, Vines QLD 4814 Tel: (07) 4778 4199</p> | PROJECT: PROPOSED UNITS | BUILDER: |
| | | | CLIENT: REMIVIA PROJECTS | |
| NOTES: THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT. COMPANIES WITH ALL RELEVANT AUTHORITY REG. & B.S.A. FIGURED MEASUREMENTS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS. VERIFY ALL ON-SITE DIMENSIONS & LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. | SITE: 30 NIX STREET WEST END TOWNSVILLE | | DATE: 16/03/2026 2:13:32 PM | JOB NO. 25-331 |
| | DRAWN: CE | | SCALE: 1 : 200 | |
| | SHEET No: 1 | | CLIENT JOB No: | |

| | |
|--|---|
| BUILDING EXPOSURE SUBURBAN PROVIDE BULK INSULATION TO CEILING SPACE OR APPROVED EQUIVALENT TO R2.5MIN | DESIGN WIND CLASSIFICATION : C1 SPEEDBRACE ROOF CROSS BRACING REFER ROOF TRUSS MANUF. S SPEC. |
|--|---|

DESIGN WIND CLASSIFICATION : C1

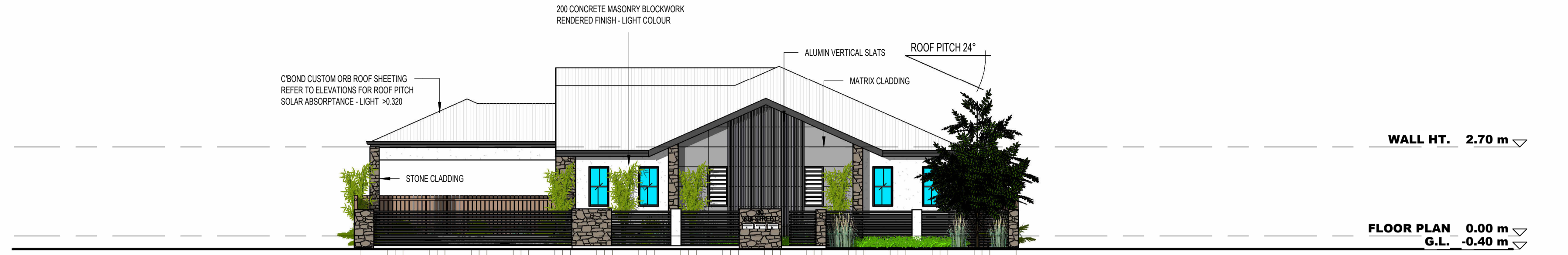


| AREAS UNIT 1 | |
|--------------|-----------------------|
| LIVING | 93.41 m ² |
| GARAGE/DRY | 37.61 m ² |
| PATIO | 15.25 m ² |
| PORCH | 2.08 m ² |
| TOTAL | 148.35 m ² |
| AREAS UNIT 2 | |
| LIVING | 92.38 m ² |
| GARAGE/DRY | 36.55 m ² |
| PATIO | 16.31 m ² |
| PORCH | 2.08 m ² |
| TOTAL | 147.32 m ² |
| AREAS UNIT 3 | |
| LIVING | 103.58 m ² |
| CARPOR | 33.64 m ² |
| PATIO | 16.92 m ² |
| PORCH | 1.40 m ² |
| TOTAL | 155.54 m ² |

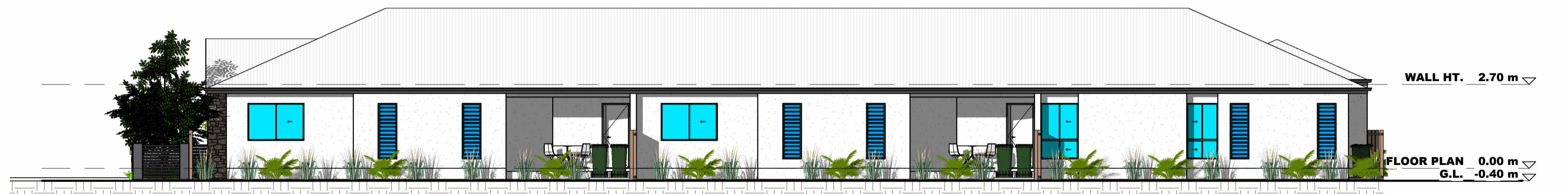
| TOTAL FLOOR AREA | |
|------------------|--------|
| TOTAL FLOOR AREA | 451.21 |

| LEGEND | |
|--------|---|
| | INTERLINKED SELF-CONTAINED SMOKE ALARMS TO COMPLY WITH AS/NZS 3638 AND BE CONNECTED TO THE CONSUMER MAINS POWER WITH BATTERY BACK-UP. |
| | METER BOX POWER SUPPLY |
| | ELECTRIC HOT WATER SYSTEM |
| | GAS HOT WATER SYSTEM |
| | GAS BOTTLES |
| | EXHAUST FAN 125mm DUCT FOR BATHROOM |
| | EXHAUST FAN 100mm DUCT FOR LAUNDRY KITCHEN |
| | FLOOR WASTE |
| | EXTERNAL GARDEN TAP |
| | WALL OVEN |
| | EXTERNAL GAS POINT |
| | 90mm UPVC DOWN PIPE |
| | TOILET ROLL HOLDER |
| | TOWEL RAIL |
| | HAND TOWEL HOLDER |
| | SHelves |
| | SHOWER HEAD |
| | CEILING SHOWER HEAD |
| | EXAMPLE: 1518 x 550 HIGH x 1800 WIDE |

1 FLOOR PLAN
1 : 100 AT A3 SHEET SIZE



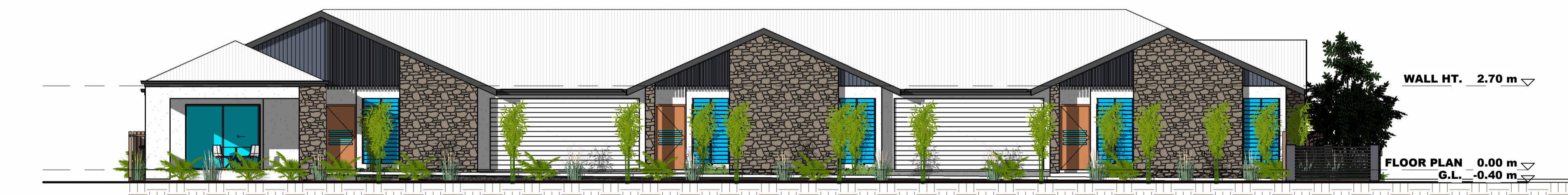
2 ELEVATION 1
1 : 100 AT A3 SHEET SIZE



3 ELEVATION 2
1 : 100 AT A3 SHEET SIZE



4 ELEVATION 3
1 : 100 AT A3 SHEET SIZE



5 ELEVATION 4
1 : 100 AT A3 SHEET SIZE

| | | | | | |
|---|--------------------|---|---|--|---------------------------|
| PROJECT ISSUE & DESCRIPTION | PRELIMINARY | BUILDING DESIGN & DRAFTING ABN: 112 837 297 Licence No. 572228 66 Baywater Road, Hyde Park QLD 4812 PO Box 4527, Vineval QLD 4814 Tel: (07) 4778 4199 | PROJECT: PROPOSED UNITS CLIENT: REMVIA PROJECTS SITE: 30 NIX STREET WEST END TOWNSVILLE | BUILDER: DATE: 16/03/2026 2:13:44 PM DRAWN: CE SCALE: 1:100 SHEET NO: 2 | JOB NO.: 25-331 |
| NOTES: THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT. COMPANY WITH ALL RELEVANT AUTHORITY REG. & B.S.A. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS. VERIFY ALL ON-SITE DIMENSIONS & LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. | CLIENT JOB NO. | | | | |



Appendix 5



Townsville City Plan – Low Density Residential Zone Code

Purpose

The purpose of the Low density residential zone code is to provide for a variety of low density dwelling types, and community uses, and small-scale services, facilities and infrastructure, to support local residents.

The purpose of the zone will be achieved through the following overall outcomes:

- (a) built form is of a house compatible scale and consistent with the local streetscape character;
- (b) reconfiguration facilitates a range of lot sizes to accommodate dwelling houses and dual occupancy dwellings, typically on lots 400m² or greater (unless otherwise intended in a precinct);
- (c) development maintains a high level of residential amenity on the site and in the neighbourhood;
- (d) residential development is protected from the impacts of any nearby industrial activities, transport corridors, infrastructure, installations and major facilities such as the port, airport and Department of Defence landholdings;
- (e) the design of development promotes accessibility by walking, cycling and public transport;
- (f) the design of development is responsive to the city's climate and promotes sustainable practices including energy efficiency and water conservation;
- (g) low-rise multiple dwellings, residential care or retirement facilities may be acceptable within this zone where provided in locations that are within a convenient walkable distance to centres, public transport and community activities, and where of a scale that is consistent with the local character;
- (h) non-residential uses only occur within the zone where they primarily support the day-to-day needs of the immediate residential community, do not unreasonably detract from the residential amenity of the area and are not better located in nearby centre zones;
- (i) development minimises impacts on remaining areas of ecological significance within the zone; and
- (j) the natural bushland setting and village character of the northern beaches and Magnetic Island townships are maintained. Tourism accommodation in these communities is of a house compatible scale.

| Performance Outcome/Acceptable Outcomes | | Response |
|--|--|-----------------------|
| For accepted development subject to requirements and assessable development | | |
| Home Based Business | | |
| PO1 The use does not adversely impact | AO1.1 The home-based business: | Not applicable |



| Performance Outcome/Acceptable Outcomes | Response |
|---|---|
| <p>on the amenity of the surrounding residential land uses and local character.</p> | <ul style="list-style-type: none"> (a) is carried out in an existing building or structure; (b) does not use more than 60m² of the gross floor area of the building or structure; (c) involves at least one or more residents of the dwelling house; (d) involves not more than one non-resident employee; (e) where bed and breakfast accommodation, does not exceed three bedrooms; (f) does not generate more than 1 heavy vehicle trip per week; <p>Editor’s note—a heavy vehicle is a vehicle with more than 4.5 tonnes gross vehicle mass.</p> <ul style="list-style-type: none"> (g) does not generate more than 28 vehicle trips per day by other vehicles, where one trip includes arriving at the site and a second trip is departing the site. These trips are additional to normal domestic trips associated with the dwelling; (h) contains visitor parking within the site; (i) does not involve hiring out of materials, goods, appliances or vehicles; and (j) does not involve the repair or maintenance of vehicles, other than minor maintenance of vehicles used in conjunction of the home-based business on the site. <p>Editor’s note—home based business operators should also refer to signage requirements</p> |



| Performance Outcome/Acceptable Outcomes | Response |
|---|---|
| <p>under Table 5.8.2 -Operational work being placing an advertising device on a premises and Section 9.3.1-Advertising devices code.</p> <p>AO1.2 Functional aspects of the use such as service areas, material storage or use activities are not visible from the street.</p> <p>AO1.3 Other than where a bed and breakfast or home based childcare, the business use does not operate outside the hours of 8am to 5pm Monday to Friday, 8am to 2pm Saturday and does not operate on Sunday.</p> <p>AO1.4 Noise levels do not exceed acoustic quality objectives under the <u>Environmental Protection (Noise) Policy 2019</u>.</p> | <p>Not applicable</p> |
| <p>PO2 Commercial vehicle parking:</p> <p>(a) has a direct nexus with a home based business carried out on the site; and</p> <p>(b) does not adversely affect the amenity of neighbouring properties.</p> | <p>Not applicable</p> <p>AO2.1 Not more than one commercial vehicle is parked on the site.</p> <p>AO2.2 While on-site, vehicles:</p> <p>(a) are not left idling for more than 5 minutes at any one time; and</p> <p>(b) do not have a refrigeration unit running.</p> <p>AO2.3 Any commercial vehicle does not exceed 4.5 tonnes gross vehicle mass and is housed behind the building line.</p> |
| <p>Sales Office</p> | |
| <p>PO3 The use does not adversely impact on the amenity of the surrounding land uses and local character.</p> | <p>Not applicable</p> <p>AO3 Development of the sales office is in place for no more than two years.</p> |
| <p>Secondary Dwelling</p> | |
| <p>PO4 Secondary dwellings are:</p> <p>(a) are subordinate, small-scaled dwellings;</p> <p>(b) contribute to a safe and pleasant living environment; and</p> <p>(c) does not cause adverse impacts on</p> | <p>Not applicable</p> <p>AO4 The secondary dwelling:</p> <p>(a) has a GFA, exclusive of a single carport or garage, of not more than 90m²; and</p> <p>(b) is located not more than 20m from the primary house.</p> |



| Performance Outcome/Acceptable Outcomes | | Response |
|--|---|--|
| adjoining properties. | | |
| Stables Precinct | | |
| <p>PO5 Only dwelling houses or caretaker's accommodation are established in the precinct.</p> | <p>AO5 The development does not involve a dual occupancy, rooming accommodation, multiple dwelling, retirement facility, residential care facility, short-term accommodation or tourist park.</p> | Not applicable |
| <p>PO6 Reconfiguration does not result in additional lots being created.</p> | <p>AO6 Lot size is no less than 1,000m².</p> | Not applicable |
| <p>PO7 The site is of a size to accommodate stables and associated service areas and allows for setback of stables from adjacent houses.</p> | <p>AO7 Where stables are proposed, the site has a minimum area of 1,000m².</p> | Not applicable |
| <p>PO8 Stables are established where provision is made for a manager living on-site.</p> | <p>AO8 Stables are established on the same site as a dwelling house or caretaker's accommodation.</p> | Not applicable |
| <p>PO9 Residential uses in the precinct do not intensify.</p> | <p>AO9.1 Not more than one dwelling house or caretaker's accommodation unit is established on each lot.</p> <p>AO9.2 The caretaker's accommodation unit has a gross floor area of no more than 70m².</p> | Not applicable |
| Amenity | | |
| <p>PO10 Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the site, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) visual impact; (e) odour and emissions; (f) lighting; (g) access to sunlight; (h) privacy; and (i) outlook. | <p>No acceptable outcome is nominated.</p> | <p>Complies</p> <p>The proposal complies, having been designed to minimise potential impacts on surrounding properties and maintain an appropriate level of residential amenity.</p> <p>Potential amenity impacts are appropriately mitigated through the low-scale built form, considered site layout, and provision of adequate setbacks, which collectively reduce visual bulk, maintain privacy, and limit opportunities for overlooking.</p> <p>The orientation of the dwellings and separation between built elements further assists in minimising direct interface with adjoining properties.</p> <p>Landscaping and boundary</p> |



| Performance Outcome/Acceptable Outcomes | | Response |
|--|--|---|
| | | <p>treatments are incorporated to soften the development and provide additional screening, contributing positively to both on-site and neighbouring amenity.</p> <p>Overall, the development is not expected to give rise to adverse amenity impacts and is consistent with the intent of the Performance Outcome.</p> |
| <p>PO11 Landscaping is provided to enhance the appearance of the development, screen unsightly components, create an attractive on-site environment and provide shading.</p> | <p>No acceptable outcome is nominated.</p> | <p>Complies The proposal complies as landscaping has been thoughtfully integrated throughout the site to enhance the appearance of the development, create an attractive on-site environment, and provide shading to outdoor areas.</p> <p>Planting along site boundaries assists in screening ancillary structures and reducing visual bulk, while also contributing to privacy. The landscaping design softens the built form and provides a positive interface with the streetscape, thereby contributing to the overall amenity of both the site and the surrounding area.</p> |
| <p>PO12 Development for the purposes of a sensitive land use within 500m of land included in the High impact industry zone or Special purpose zone, or within 250m of land in the Medium impact industry zone:</p> <ul style="list-style-type: none"> (a) achieves indoor noise levels consistent with the objectives set out in the <u>Environmental Protection (Noise) Policy 2019</u>; (b) achieves air quality levels consistent with the objectives set out in the <u>Environmental Protection (Air) Policy 2019</u> and the | <p>No acceptable outcome is nominated.</p> | <p>Not applicable</p> |



| Performance Outcome/Acceptable Outcomes | Response |
|--|---|
| <p>relevant national standard; and (c) does not experience offensive odours.</p> | |
| Crime Prevention through Environmental Design | |
| <p>PO13 Development facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none"> (a) opportunities for casual surveillance and sight lines; (b) exterior building design that promotes safety; (c) adequate lighting; (d) appropriate signage and wayfinding; (e) minimisation of entrapment locations; and (f) building entrances, loading and storage areas that are well lit and lockable after hours. <p>Editor’s note—Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.</p> | <p>No acceptable outcome is nominated.</p> <p>Complies</p> <p>The development provides clear sight lines and opportunities for casual surveillance through the orientation of dwellings toward the street and internal driveway, with active frontages and regularly spaced openings (windows and entries) overlooking communal areas. This promotes passive surveillance and enhances occupant awareness of on-site activity.</p> <p>The built form and site layout minimise potential entrapment areas by avoiding concealed or isolated spaces, while maintaining clear and legible access paths throughout the site. Building entrances are clearly defined and directly accessible from the shared driveway, supporting safe and intuitive movement.</p> <p>Appropriate lighting will be provided to key areas including the driveway, parking spaces, and pedestrian entry points, ensuring visibility and safety during night-time hours. In addition, entrances and storage areas are capable of being secured, further contributing to resident safety.</p> |
| General | |
| <p>PO14 Development minimises impacts on remaining areas of ecological significance within the zone.</p> | <p>No acceptable outcome is nominated.</p> <p>Not applicable</p> |
| <p>PO15 On elevated or steeply sloping sites:</p> <ul style="list-style-type: none"> (a) development is sympathetic to the natural landform through the use | <p>No acceptable outcome is nominated.</p> <p>Not applicable</p> |



| Performance Outcome/Acceptable Outcomes | | Response |
|---|--|---|
| <p>of terraced or split level building forms;</p> <p>(b) the understoreys of buildings are screened to maintain the quality of views from public vantage points below; and</p> <p>(c) buildings avoid highly reflective finishes.</p> | | |
| Parking and Servicing | | |
| <p>PO16 Parking facilities are located to be concealed from public view to ensure an attractive streetscape.</p> | <p>AO16 Vehicle parking structures are located:</p> <p>(a) behind the building setback; or</p> <p>(b) behind the building; or</p> <p>(c) at basement level.</p> <p>Figure 6.4 – Concealment of parking structure illustrates.</p> | <p>Complies Car parking provision is accommodated entirely on site and is appropriately located and dimensioned in accordance with Schedule 6.2 of the planning scheme.</p> <p>As well as the driveway, the garages and car port designed as part of this project will provide parking spaces for each of the properties and are designed to be convenient, accessible and integrated with the overall site layout, while avoiding adverse visual or amenity impacts on the streetscape and adjoining properties.</p> |
| <p>PO17 Waste disposal and servicing areas are screened from public view and do not have adverse amenity impacts on adjoining properties.</p> | <p>No acceptable outcome is nominated.</p> | <p>Complies The proposal complies as all waste disposal and servicing areas are located and designed to be fully screened from public view. Enclosures and screening treatments ensure that bins and service areas are visually contained, while maintaining safe and convenient access for collection.</p> <p>The location and management of these areas prevent adverse amenity impacts on adjoining properties, including noise, odour, or visual intrusion, ensuring compatibility with the surrounding low-density residential environment.</p> |
| For Assessable development – where a non-residential or tourist accommodation use | | |
| <p>PO18 Non-residential uses are established only where:</p> <p>(a) compatible with local character and amenity;</p> | <p>No acceptable outcome is nominated.</p> <p>Editor’s note—Applicants should have regard to <u>Economic impact assessment planning scheme policy no. SC6.5</u> for guidance on</p> | <p>Not applicable</p> |



| Performance Outcome/Acceptable Outcomes | Response |
|--|--|
| <p>(b) limited in scale and supporting the day-to-day needs of the local community; and</p> <p>(c) not impacting on the role and function of the city's network of centres or more appropriately located in another zone.</p> | <p>how to demonstrate compliance with this performance outcome.</p> |
| <p>PO19 Tourist accommodation occurs only within the townships of Paluma, Balgal Beach, Toomulla, Toolakea and Saunders Beach and the Magnetic Island townships, and is compatible with the village character of these communities.</p> | <p>No acceptable outcome is nominated.</p> <p>Not applicable</p> |
| <p>PO20 Development is of a house compatible scale.</p> | <p>AO20.1 The use does not involve any building work or only minor building work. OR</p> <p>AO20.2 Where a new building is proposed:</p> <ul style="list-style-type: none"> (a) buildings and other structures do not exceed 8.5m or 2 storeys, whichever is the lesser; (b) the building does not exceed 250m² in gross floor area; (c) site cover does not exceed 60%; and (d) the maximum length of any wall is 12m. <p>Complies The proposed residential units do not exceed 8.5 metres in height, and each individual unit does not exceed 250m² in gross floor area. These parameters are consistent with the scale of a dwelling house and ensure the development maintains a low-rise, domestic form.</p> <p>The built form incorporates articulation, individual entries, and residential design elements such as porches and private open space. The overall development intensity is also reduced, comprising three dwellings rather than the previously approved subdivision opportunity, further supporting a compatible scale outcome.</p> <p>Accordingly, the proposal satisfies the intent of the Performance Outcome and is consistent with the relevant Acceptable Outcomes relating to building height and gross floor area.</p> |
| <p>For assessable development – where a multiple dwelling, residential care facility or retirement facility development</p> | |
| <p>PO21 Multiple dwelling, residential care</p> | <p>AO21 The premises:</p> <p>Complies The site benefits from proximity</p> |



| Performance Outcome/Acceptable Outcomes | Response | Response |
|--|--|--|
| <p>facility or retirement facility development occur only in locations where:</p> <ul style="list-style-type: none"> (a) they can be designed to be compatible with local character and low-density scale of development; (b) having convenient walkable access to the city's network of centres; (c) having convenient walkable access to public transport; and (d) having convenient walkable access to recreational facilities. | <ul style="list-style-type: none"> (a) is located within 400m of a centre zone or public transport stop on a major road; (b) has a minimum site area of 1,000m² and 20m frontage where for a multiple dwelling; (c) has a minimum site area of 3,000m² and 20m frontage where for a residential care facility or retirement facility; and (d) is located within 400m of a park. | <p>to existing community infrastructure and open space, including Melrose Park, providing convenient access to recreational facilities. Public transport services are available along Hugh Street, and the location offers walkable access to nearby centres, supporting resident connectivity to local services and amenities.</p> <p>This locational context supports the introduction of a limited number of additional dwellings while maintaining compatibility with the low-density residential environment and providing convenient access to essential services, public transport, and recreational opportunities.</p> |
| <p>PO22 Buildings are low-rise and of a house compatible scale.</p> | <p>AO22 Building design achieves:</p> <ul style="list-style-type: none"> (a) a site cover that does not exceed 65% of site area; (b) a building height that does not exceed 2 storeys and 8.5m if it is within 10m of a site boundary, and 3 storeys if it is 10m or more from a site boundary; and (c) the maximum length of any wall is 12m. | <p>Complies</p> <p>The proposal complies as the development is low-rise and maintains a house-compatible scale consistent with the surrounding low-density residential character. The built form is articulated, domestic in appearance, and reflects the scale and form of detached dwellings in the locality.</p> |
| <p>PO23 Building setbacks and landscaping:</p> <ul style="list-style-type: none"> (a) create an attractive, consistent and cohesive streetscape; (b) maintain appropriate levels of light and solar penetration, air circulation, privacy and amenity for existing and future buildings; and (c) do not prejudice the development or amenity of adjoining sites. | <p>AO23.1 Buildings are set back from street frontages:</p> <ul style="list-style-type: none"> (a) within 20% of the average front setback of adjoining buildings; or (b) where there are no adjoining buildings, 3m. <p>Figure 6.5 – Appropriate front setbacks illustrates.</p> <p>AO23.2 A landscape area with a minimum dimension of 1m is provided along the full frontage of any road frontage (excluding crossover and pedestrian access only).</p> <p>Figure 6.6 – Appropriate front and</p> | <p>Complies</p> <p>The proposal complies as building setbacks and landscaping have been designed to create an attractive, consistent, and cohesive streetscape while maintaining the amenity of both existing and future residents.</p> <p>The dwellings are oriented and sited to optimise solar access, natural ventilation, and internal amenity, while maintaining appropriate separation from neighbouring properties.</p> <p>Landscaping has been</p> |



| Performance Outcome/Acceptable Outcomes | Response | |
|--|---|--|
| <p>rear setbacks illustrates.</p> <p>AO23.3 The side boundary setback is a minimum of:</p> <ul style="list-style-type: none"> (a) 1.5m for a wall up to 4.5m high; (b) 2m for a wall up to 7.5m high; and (c) 2.5m for any part of a wall over 7.5m high. <p>Editor’s note—Development should also comply with the requirements of AO21 (b), such that any part of the building that is 3 storeys is 10m or more from a site boundary.</p> <p>AO23.4 The rear boundary setback is a minimum of 6m. Figure 6.6 - Appropriate front and rear setbacks illustrates.</p> | <p>incorporated along street frontages, between buildings, and adjacent to boundaries to soften the built form, provide privacy, and enhance the overall visual presentation. The arrangement of buildings and open space ensures that adjoining properties are not adversely impacted and that the development integrates harmoniously within the low-density residential context.</p> <p>The proposal complies with the relevant acceptable outcomes.</p> | |
| <p>PO24 Built to boundary walls do not impact on the amenity or privacy of adjoining premises.</p> | <p>AO24 Built to boundary walls:</p> <ul style="list-style-type: none"> (a) are for non-habitable rooms or spaces only; (b) are not located within the front or rear setback; (c) are not located within 1.5m of a habitable room or house on an adjoining lot; (d) have a maximum height of 3m; and (e) have a maximum length of 9m. | <p>Not applicable</p> |
| <p>PO25 Buildings are designed to achieve good solar access by:</p> <ul style="list-style-type: none"> (a) minimising the extent of shadows on usable private open space or public spaces; and (b) providing adequate sunlight to habitable rooms. | <p>No acceptable outcome is nominated.</p> | <p>Complies The proposed development is designed to achieve good solar access and minimise the extent of shadows on usable private and communal open space on the site.</p> |
| <p>PO26 Design elements contribute to an</p> | <p>No acceptable outcome is nominated.</p> | <p>Complies</p> |



| Performance Outcome/Acceptable Outcomes | Response |
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| <p>interesting and attractive streetscape and building through:</p> <ul style="list-style-type: none"> (a) the provision of projections and recesses in the façade which reflect changes in internal functions of buildings, including circulation; (b) variations in material and building form; (c) modulation in the façade, horizontally or vertically; (d) articulation of building entrances and openings; (e) corner treatments to address both street frontages; (f) elements which assist in wayfinding and legibility; and (g) elements which relate to the context including surrounding buildings, parks, streets and open spaces. <p>Figure 6.7 – Building design elements provides indicative guidance.</p> | <p>The proposed building design reflects that of the surrounding area and character and offers a modern design with a variation in materials and built form.</p> <p>Overall, the proposal achieves a visually appealing and articulated streetscape, consistent with the intent of PO26 and the guidance provided in Figure 6.7 of the planning scheme.</p> |
| <p>PO27 Roof form assists in reducing the appearance of building bulk by:</p> <ul style="list-style-type: none"> (a) articulating individual dwellings; and (b) incorporating variety in design through use of roof pitch, height, gables and skillions. <p>Figure 6.7 – Building design elements provides indicative guidance.</p> | <p>No acceptable outcome is nominated.</p> <p>Complies The proposal incorporates a variety in roof design through the use of differing roof pitches, heights, and gables, which articulate the individual dwellings and reduce the visual bulk of the development, contributing to a low-rise, house-compatible appearance.</p> |
| <p>PO28 Development promotes the safety of residents and visitors, particularly through casual surveillance of the street and public spaces.</p> | <p>AO28.1 Buildings are designed to have balconies, windows and building openings overlooking streets and other public spaces. Figure 6.8 – Design for casual surveillance illustrates.</p> <p>Complies The proposal complies as the development has been designed to promote the safety of residents and visitors through opportunities for casual surveillance of the street and public spaces.</p> |



| Performance Outcome/Acceptable Outcomes | Response |
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| | <p>AO28.2 Fences or walls along a street frontage have a maximum height of 1.2m where solid, or 1.8m where that portion of the fence above 1.2m high is at least 50% transparent.</p> |
| <p>PO29 Development provides private open space that is:</p> <ul style="list-style-type: none"> (a) well-proportioned, appealing, functional and easily accessible, and promotes outdoor living as an extension of the dwelling; (b) provides a high level of privacy for residents and neighbours; and (c) has sufficient size and shape to meet the needs of a diversity of potential residents. | <p>AO29.1 For a ground floor dwelling (where a multiple dwelling), ground floor private open space is provided with:</p> <ul style="list-style-type: none"> (a) a minimum area of 35m²; (b) a minimum dimension of 3m; and (c) clear of any utilities such as gas, water tanks or air-conditioning units. <p>AO29.2 For a dwelling above ground storey, private open space is provided as a balcony with:</p> <ul style="list-style-type: none"> (a) a minimum area of 9m² for a 1 bedroom unit or 16m² for a 2 or more bedroom unit; (b) a minimum dimension of 3m; and (c) clear of any utilities such as air conditioning units or drying space. <p>AO29.3 Where clothes drying areas are provided on private balconies they are screened from public view and do not take up more than 10% of the balcony area.</p> <p>AO29.4 Private open space is located or screened so it does not directly overlook main living areas or private open space of adjoining dwellings. Where screening is used, it is at least 50% translucent.</p> <p>Complies The proposal complies as each residential unit is provided with private open space that is well-proportioned, functional, and easily accessible, serving as an extension of the internal living areas and supporting outdoor living. Private open spaces are oriented to maximise usability while maintaining a high level of privacy for both residents and neighbouring properties. The layout and separation between units ensure that private areas are not overlooked, and landscaping and boundary treatments further enhance privacy and amenity. The size and shape of the open spaces are sufficient to accommodate a variety of resident needs, including recreation, outdoor dining, and gardening, contributing to a high standard of residential amenity.</p> |



| Performance Outcome/Acceptable Outcomes | | Response |
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| <p>PO30 Sufficient communal open space is provided to create flexible spaces suitable for a range of activities.</p> | No acceptable outcome is nominated. | Complies |
| <p>PO31 Communal open space provides facilities including seating, landscaping and shade. Treatments such as green roofs, green walls or community gardens contribute to the attractiveness of these spaces.</p> | No acceptable outcome is nominated. | Complies |
| <p>PO32 Air conditioning units are insulated so that adjoining properties are not affected by the noise source and are not significantly visible from the street.</p> | No acceptable outcome is nominated. | Complies |
| Ross River Road Corridor | | |
| <p>PO33 No new non-residential development is established within the precinct.</p> | No acceptable outcome is nominated. | Not applicable |
| <p>PO34 Expansion of existing non-residential development is minor in nature and does not significantly increase the intensity of non-residential activity.</p> | <p>AO34 New gross floor area is only added through internal building work to an existing building.</p> | Not applicable |
| Marlow Street Precinct | | |
| <p>PO35 Reconfiguration creates large residential lots which support the protection of environmental values.</p> | <p>AO35 Lots are not smaller than 750m² and the minimum average lot size across the whole of the precinct is not less than 1,700m².</p> | Not applicable |
| <p>PO36 Residential development occurs primarily in the form of dwelling houses on large lots with a limited site cover.</p> | No acceptable outcome is nominated. | Not applicable |
| <p>PO37 Built form and infrastructure is subordinate to vegetation and the natural landform.</p> | No acceptable outcome is nominated. | Not applicable |