

Our Reference: NP26.074
RB.MH

18 May 2026

Assessment Manager
Townsville City Council
PO Box 1268
TOWNSVILLE QLD 4810

Attention: Planning and Development

Dear Sir/Madam,

Application for Material Change of Use – Multiple Dwelling (12 units) located at 13-17 Macrossan Street, South Townsville and formally identified as Lots 96 and 97 on T11887

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 Material Change of Use – Multiple Dwelling (12 units) located at 13-17 Macrossan Street, South Townsville and formally identified as Lots 96 and 97 on T11887.

In accordance with Council's schedule of fees and charges, the applicable assessment fee is \$7,008, as per the below calculation. It would be appreciated if this fee could be charged to the applicant's account (reference 30460993).

Impact assessable application	\$1,168
Multiple Dwelling - Minimum fee not exceeding four units	\$3,504
For each additional unit over four (\$292 x 8)	\$2,336
Total	\$7,008

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

Yours faithfully,



Meredith Hutton
DIRECTOR
Northpoint Planning

Encl. Development Application

Development Application

Material Change of Use – Multiple Dwelling (12
Units)



Northpoint
Planning

13-17 Macrossan Street, South Townsville
Lots 96 & 97 on T11887

18 May 2026
Reference: NP26.074

Client: Jankovic Property

Project: 13-17 Macrossan Street, South Townsville

Date: 18 May 2026



Project Reference: NP26.074

Contact: Meredith Hutton

Prepared by: Meredith Hutton – Northpoint Planning

Document Verification

Revision		Author	Reviewer
1	Draft	R.B	M.H
2	Final	M.H	

Approval			
Author Signature		Approver Signature	
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1.0 Executive Summary

In accordance with s 51 of the *Planning Act 2016* (the Act) this development application seeks a development permit for Material Change of Use – Multiple Dwelling (12 Units).

The subject site is located at 13-17 Macrossan Street, South Townsville and comprises an area of 2,024m². The site is currently used for commercial storage purposes and is improved by three shed structures. Historical aerial imagery indicates the site has been used for industrial activities since the early 1970s, reflecting a long-established non-residential use of the land.

The proposed development involves 12 units across two buildings. Each building contains 6 units, comprising 2x two-bedroom and 4x three-bedroom units. The proposed built form includes two-storey elements centrally within each building, with single-storey units located towards the frontage and rear of each building, providing variation in built form and assists in reducing visual bulk of the development when viewed from Macrossan Street and adjoining properties.

Vehicular access is proposed via a new central crossover to Macrossan Street, replacing the existing access arrangements to the two allotments. A central internal driveway provides access to each unit. The development provides twenty-four (24) on-site car parking spaces, comprising two spaces for each unit, within covered carport areas located forward of the dwellings.

The subject site is located within the Character residential zone of the planning scheme. Given the site is currently utilised for industrial purposes, it is considered the proposed development provides for a substantial improvement to the streetscape contribution, transitioning the site to a residential use within a residential setting.

Assessment of the proposed development against the provisions of all relevant benchmarks has been undertaken and outlined in this town planning report. As outlined in this town planning report, the proposed development achieves the nominated assessment criteria. The proposed development is considered appropriate for the location, and it is therefore requested that the application be approved subject to reasonable and relevant conditions.

Table 1: Application Summary

Application Summary	
Address	13-17 Macrossan Street, South Townsville
Real Property Description	Lots 96 and 97 on T11887
Area of Lot	2,024m ²
Applicant	Jankovic Property
Purpose of Proposal	Multiple Dwelling (12 Units)
Type of Application	Material Change of Use
Category of Assessment	Impact
SARA Mapping	Nil
Referral Agencies	Not Required
Public Notification	Required
Zoning	Character Residential Zone South Townsville Precinct
Overlays	<ul style="list-style-type: none">▪ Airport environs overlay▪ Coastal hazard overlay▪ Flood hazard overlay



2.0 Site and Surrounding Environment

2.1. Subject Site and Surrounds

The subject site is located at 13-17 Macrossan Street, South Townsville comprising a total area of 2,024m², and is formally identified as Lots 96 and 97 on T11887. The site is currently improved by warehouses for a self-storage facility that operate on the site. The site fronts Macrossan Street to the southeast, with two existing crossovers road frontage. A street tree is located within the road carriageway to the southern side of the site's frontage.

The immediate surrounding locality includes a mix of residential development comprising detached dwelling houses, multiple dwellings and non-residential uses. Community facilities zones are located in close proximity, approximately 90m to the north and 160m to the west, Sport and recreation zone is located approximately 130m to the south.

The wider locality includes Port of Townsville to the north, and Townsville City and Castle Hill to the west.

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

Figure 1: Site location



Source: Qld Globe



3.0 Proposed Development

3.1. General Overview

The proposed development involves the demolition of the existing structures and hardstand, with redevelopment of the site for a Multiple Dwelling comprising 12 units. The development is arranged across two separate building forms, each containing six units.

Each building comprises 2x two-bedroom units and 4x three-bedroom units, resulting in an overall mix of 12 dwellings. The two-bedroom units are located at the outer ends of each building, with the three-bedroom units located centrally. This arrangement provides variation in the built form, with single-storey elements to the front and rear of each building and two-storey elements located centrally within the site.

The proposed development provides access via a new central crossover to Macrossan Street, with the two existing crossovers to be removed. A 6m wide internal driveway extends centrally through the site and provides access to each unit and associated car parking areas. 24 on-site car parks are provided, with two spaces per unit.

The proposed development includes the following key design elements:

- 12 units across two building forms.
- Single-storey units located at the frontage and rear of each building.
- Two-storey units located centrally within each building.
- Covered car parking spaces forward of each unit.
- Private outdoor patio areas to the rear of each unit.
- Landscaped areas adjoining the car parking spaces and rear boundaries.
- Landscaping to the Macrossan Street frontage, including feature planting on either side of the proposed driveway.

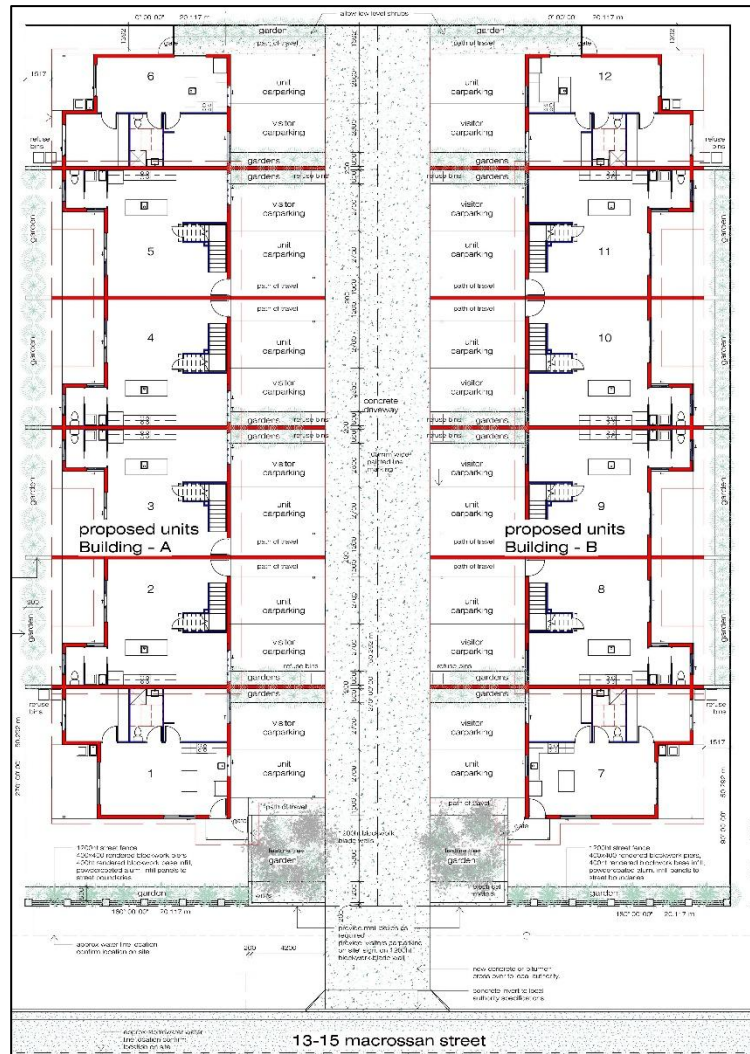
The proposed development is illustrated in Figure 2 and 3 below.

Figure 2: Maccrossan Street Perspective





Figure 3: Proposed Site Plan



3.2. Proposal Plans

The proposed development is illustrated in the development plans listed below in Table 2, prepared by Concepts Building Design (refer **Appendix 4**).

Table 2 – Proposal Plans

Plan title	Number	Issue	Date
3d views	sk_01	-	8/05/2026
site plan	sk_02	-	8/05/2026
site area & service plans	sk_03	-	8/05/2026
unit floor plans	sk_04	-	8/05/2026
elevations	sk_05	-	8/05/2026



3.3. Use Definition

In accordance with schedule 1 of the planning scheme, the use is defined a Multiple Dwelling. A Multiple Dwelling is defined as *premises containing three or more dwellings for separate households*.

3.4. Access and Parking

The proposed development is provided access via a proposed central access crossover to the Macrossan Street frontage. A 6m wide access driveway traverses centrally through the site, providing access to each unit.

In accordance with schedule 6.10 of the planning scheme, the required parking rates for a Multiple Dwelling within the Character residential zone is:

- 1.7 spaces per dwelling; and
- 0.2 spaces per dwelling for visitors.

Accordingly, the proposed development requires the provision of 21 on-site car parks and three (3) visitor parking spaces.

The proposed development provides for a double carport per unit additionally, comprising a total of 24 car parks. Accordingly, the proposed development achieves the prescribed car parking requirements.

3.5. Infrastructure Services

The subject site maintains existing connection to Council's reticulated water network, with an existing water main traversing along the Macrossan Street frontage. It is considered this existing connection is adequate in servicing the proposed development. The site maintains existing connection to Council's reticulated sewer network to the rear of the site.

The proposed development can be appropriately connected to telecommunications and electrical networks.

3.6. Stormwater Drainage

The proposed development has been designed to generally maintain the existing drainage characteristics of the subject site. The site generally falls towards the eastern boundary and Macrossan Street frontage, which will remain the lawful point of discharge for stormwater runoff.

Stormwater from roofed and impervious areas will be collected and discharged to the Macrossan Street frontage.

3.7. Landscaping

Landscaping has been integrated throughout the proposed development to support residential amenity, soften built form and improve the presentation of the site to Macrossan Street.

Landscaped areas are provided within the private outdoor space for each unit, adjoining the car parking areas and along the rear site boundary. A landscaping strip is also provided to the Macrossan Street frontage, with feature planting located on either side of the proposed driveway.

The proposed development does not involve the removal or alteration of any street tree.



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 Townsville Urban Area of the North Queensland Regional Plan (NQRP). On review of the proposed development and the NQRP, it is considered all matters within the NQRP relevant to assessment of the proposal are generally in alignment with the planning scheme. Therefore, no further assessment against the NQRP is required.

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 5.5.6 of the planning scheme, the proposed development requires impact assessment given the proposal involves a Multiple Dwelling use within the Character residential zone.

4.5. Assessment Benchmarks

Pursuant to Table 5.5.6 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.
- Character residential zone code.
- Healthy waters code.
- Landscape code.
- Transport impact, access and parking code.
- Works code.
- Airport environs overlay code.
- Coastal hazard 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 provides for and supports alternative housing and lifestyle choices within Townsville.
- The proposed development is a visual improvement to the existing use of the site; it also reintroduces a residential use within a residential zone.
- The proposed development efficiently utilises existing infrastructure, promoting sustainable infill development.
- The proposed development supports economic growth with the creation of local employment opportunities during construction and enhances the viability of nearby businesses and services.
- The proposed development comprises a residential use which is frequently identified throughout the surrounding locality and therefore is considered consistent with the anticipated traffic associated with the locality.
- The proposed development has been designed to retain the existing stormwater drainage regime of the subject site, avoiding adverse impacts of stormwater run-off.
- The proposed development retains Macrossan Street frontage as the lawful point of discharge.

5.2. Character Residential Zone Code

The purpose of the Character residential zone code is to provide for *ensure the character of a residential area is protected or enhanced; and provide for community uses, and small-scale services, facilities and infrastructure, to support local residents.*

The subject site is located within the Character residential zone, South Townsville precinct. The site is identified as a non-contributing character site and is currently improved by shed structures associated with the existing storage use. The proposed development does not involve the demolition or alteration of a contributing character building.

The proposed development is considered to achieve the purpose and overall outcomes of the Character residential zone code. While the development does not directly replicate traditional character housing, it provides for a residential use within an established residential locality and has been designed to respond to the scale, siting and streetscape presentation of the surrounding area.



In particular, the proposed development is considered appropriate having regard to the following:

- The proposed development is facilitating the reuse of the site for residential purposes from a previous industrial use.
- The proposed development provides for a multiple dwelling use that is consistent with existing development within the immediate surrounding locality.
- The proposed development involves internal landscaping to provide visual buffering of the proposed development from the streetscape, with the incorporation of dedicated landscaping strips and feature trees within the garden space to the frontage of the property.
- The proposed development is considered to facilitate the security of people and property, as the development allows for casual surveillance of Macrossan Street.
- The proposed development involves a setback of 3.8m to the Macrossan Street frontage from the outer most projection, limited to a covered pathway.
- The main wall of the proposed development is setback 5m from the Macrossan Street frontage, which is consistent with the surrounding streetscape.
- The development provides for a proposed access via a central crossover to Macrossan Street, with removal of the two existing access crossovers. A shared access driveway traverses centrally through the site.
- The two proposed complexes share identical design, with each unit featuring the following characteristics:
 - Two storey structure to the central four units, with single storey units to the frontage and rear of the buildings.
 - Central units (2-5 & 8-11) comprise three bedrooms, located to the first floor, with living space proposed to the ground floor.
 - Outer units (1, 6, 7, & 12) comprise two bedrooms and living space located to the ground floor.
 - Double carport to the frontage of each unit, inclusive of visitor parking.
 - Ground floor outdoor patio to the rear of each unit.
- The development incorporates lightweight cladding materials, varied roof forms and articulated façades to reduce visual bulk.

Detailed assessment against the Character residential zone code is provided at **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) Policy 2009*.

The proposed development is considered to further the purpose and overall outcomes of the Healthy waters code. The proposed development will discharge stormwater to a lawful point of discharge, being the Macrossan Street frontage. Further, the proposed development will be suitably serviced by Council's reticulated wastewater and water infrastructure.

Given the nature of the development, further assessment against the Healthy waters code is not considered necessary.

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 proposed development is considered to further the purpose and overall outcomes of the Landscape Code. Landscaping is proposed to the rear boundary of the units and to the façade of each unit adjoining the proposed carparking spaces. Further, a 0.8m landscaping strip is proposed to the Macrossan Street frontage, garden beds and feature trees are proposed to each side of the proposed new driveway and crossover providing an improved visual amenity to the façade of the site.

The proposed development does not involve the removal or alternation to any street tree to the Macrossan Street frontage.

Given the nature of the development, further assessment against the Landscape code is not considered necessary.

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.

The proposed development is considered to further the purpose and overall outcomes of the code. The development provides access via a new central crossover to Macrossan Street, with the two existing crossovers to be removed. A 6m wide internal driveway extends centrally through the site and provides access to each unit and associated parking areas. This consolidated access arrangement reduces the number of vehicle access points to Macrossan Street and provides for safe and legible vehicle movement within the site.

In accordance with schedule 6.10 of the planning scheme, the required car parking rates for a *Multiple Dwelling* use is:

- 1.7 spaces per dwelling;
- 0.2 spaces per dwelling for visitors; and
- 1 dedicated car washing bay per development (if involving more than 5 units).

Based on 12 units, the proposed development requires 21 resident parking spaces and three visitor parking spaces. The development provides 24 on-site car parking spaces, comprising one dedicated resident space and one additional space for each unit. The proposal therefore satisfies the minimum car parking requirements for the use.

Given the nature of the development, further assessment against the Transport impact, access and parking code is not considered necessary.

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 considered to further the purpose and overall outcomes of the Works code. The site is currently connected to Council's reticulated water and sewer networks, and such servicing will be maintained within the proposed development. It is considered there is sufficient capacity within the reticulated networks to support the proposed development.



Given the nature of the development, further assessment against the Works code is not considered necessary.

5.7. Airport Environs Overlay Code

The purpose of the Airport environs overlay code is to *ensure the safe and efficient operations of the airport, RAAF base and aviation facilities are protected.*

The proposed development is consistent with the purpose of the Airport environs overlay code. The subject site is identified as wholly containing area of operational airspace more than 90m above ground level. The proposed development involves a two-storey unit development with a maximum building height of approximately 7.14m. Therefore, the proposed development is not considered to impact the safe and efficient operations of the airport, RAAF base and aviation facilities.

Given the nature of the development, further assessment against the Airport environs overlay code is not considered necessary.

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:*

- a) *avoid risk to people and property from coastal hazards, including storm tide inundation and coastal erosion, and taking into account the predicted effects of climate change; and*
- b) *manage the coast to protect coastal resources and allow for the natural fluctuations of coastal processes as far as possible.*

The subject site is mapped within the Coastal environment overlay as containing area of predominantly medium hazard, with negligible levels of high hazard to the frontage of the property. The extent of the flood hazard is demonstrated in Figure 2 below.

Figure 3: Coastal Environment Overlay Extent



The proposed development is considered to be consistent with the purpose and overall outcomes of the Coastal environment overlay code, specifically given:

- The nature and scale of the proposed development is considered to not adversely impact coastal erosion.



- The proposal mitigates storm tide risk by incorporating appropriate drainage measures within the site.
- The proposed development is decreasing the amount of impervious area across the site, with the incorporation of garden beds and outdoor yard space.
- The proposed development is considered consistent with the surrounding locality.

Given the nature of the development, further assessment against the Coastal environment overlay code is not considered necessary.

5.9. Flood Hazard Overlay Code

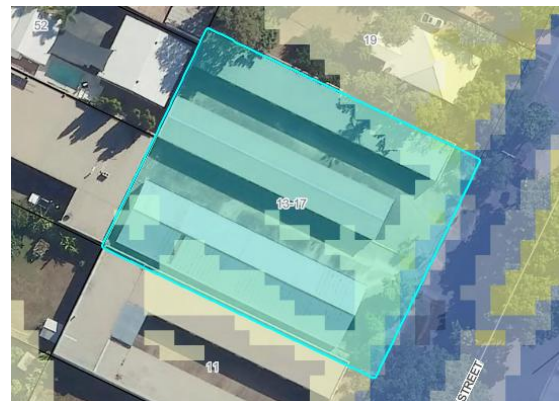
The purpose of the Flood hazard overlay code is to *manage development outcomes in flood hazard areas so that risk to life, property, community, economic activity and the environment during future flood events is minimised, and to ensure that development does not increase the potential for flood damage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

The subject site is identified as containing of low, medium and flood hazard area within the Flood hazard overlay of the planning scheme. However, more recently released updated flood risk mapping from Townsville City Council identifies very low and low flood risk across the site. Refer to Figure 6 & 7 below for existing and updated identified flood hazard across the site:

Figure 6 – Flood Hazard Overlay Extent Across Subject Site



Figure 7 – New Flood Risk Mapping



As demonstrated within the new flood risk mapping, risk of flooding across the site has significantly reduced. Future residential development within low and very low flood risk areas can be appropriately managed through built-form design and it is considered the proposed development has been suitably designed to mitigate potential flood impact to people and property.

Therefore, the proposal is considered to further the purpose and overall outcomes of the Flood hazard overlay code.



6.0 Conclusion and Recommendations

This town planning report has been prepared by Northpoint Planning on behalf of Jankovic Property in association with a Development Application for a Material Change of Use – Multiple Dwelling (12 Units) located at 13-17 Macrossan Street, South Townsville and formally described as Lot Lots 96 and 97 on T11887.

The subject site is located within the Character 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) <i>(individual or company full name)</i>	Jankovic Property C/- Northpoint Planning
Contact name <i>(only applicable for companies)</i>	Meredith Hutton
Postal address <i>(P.O. Box or street address)</i>	PO Box 4
Suburb	Townsville City
State	Queensland
Postcode	4810
Country	Australia
Contact number	(07) 4440 5282
Email address <i>(non-mandatory)</i>	hello@northpointplanning.com.au
Mobile number <i>(non-mandatory)</i>	0407 574 897
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	NP26.074

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
		13-17	Macrossan Street	South Townsville
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4810	96	T11887	Townsville
b)	Unit No.	Street No.	Street Name and Type	Suburb
		13-17	Macrossan Street	South Townsville
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4810	97	T11887	Townsville

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 (12 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)
Multiple Dwelling (units)	Multiple Dwelling	12	~1,205.68

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: 21344186	Search Date: 14/05/2026 10:20
Date Title Created: 23/07/1987	Request No: 56127896
Previous Title: 20060235	

ESTATE AND LAND

Estate in Fee Simple

LOT 96 CROWN PLAN T11887

Local Government: TOWNSVILLE

REGISTERED OWNER

Dealing No: 724816417 09/04/2026

ABFI PTY LTD A.C.N. 673 008 341

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10627015 (ALLOT 16 SEC 166)
2. MORTGAGE No 724816418 09/04/2026 at 13:40
WESTPAC BANKING CORPORATION A.C.N. 007 457 141

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 21325049	Search Date: 14/05/2026 10:20
Date Title Created: 27/08/1986	Request No: 56127896
Previous Title: 20060236	

ESTATE AND LAND

Estate in Fee Simple

LOT 97 CROWN PLAN T11887

Local Government: TOWNSVILLE

REGISTERED OWNER

Dealing No: 724816417 09/04/2026

ABFI PTY LTD A.C.N. 673 008 341

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10627016 (ALLOT 17 SEC 166)
2. MORTGAGE No 724816418 09/04/2026 at 13:40
WESTPAC BANKING CORPORATION A.C.N. 007 457 141

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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


ABFI PTY LTD (ACN 673 008 341)

as owner(s) of premises identified as:

Lot 96 AND 97 on T11887 and located at 13-17 Macrossan Street, South Townsville

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

Name Brodie Jankovic

Signature 

Position Director

Date 14/5/26

Name

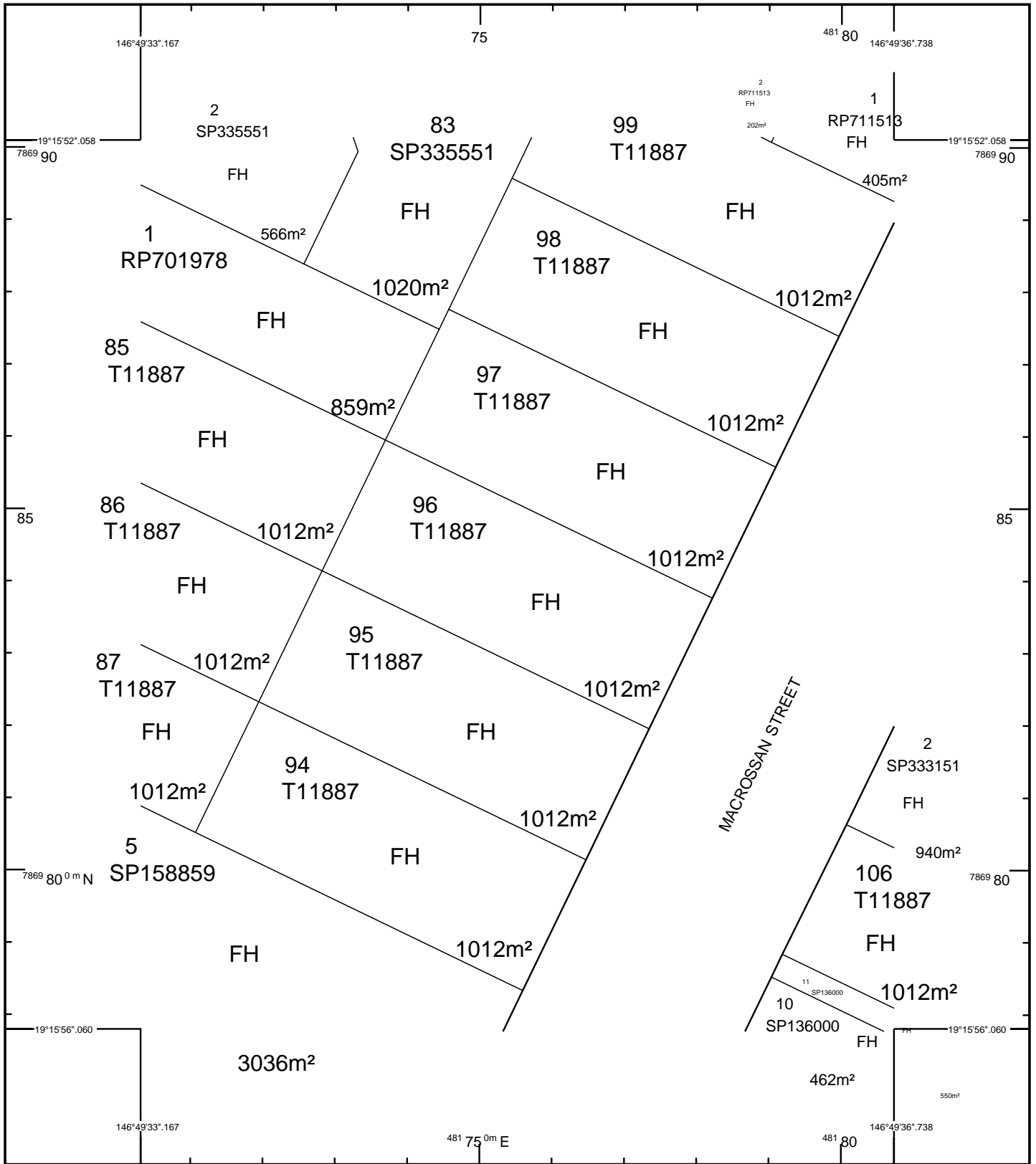
Signature

Position

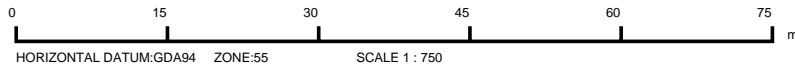
Date



Appendix 2



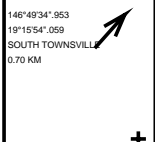
STANDARD MAP NUMBER
8259-24144



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	96/T11887
Lot/Plan	1012m ²
Area/Volume	FREEHOLD
Tenure	TOWNSVILLE CITY
Local Government	SOUTH TOWNSVILLE
Locality	SOUTH TOWNSVILLE
Segment/Parcel	51275/19

CLIENT SERVICE STANDARDS

PRINTED 25/02/2026

DCDB 24/02/2026

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Development) 2026.



Matters of Interest for all selected Lot Plans

Coastal area - medium storm tide inundation area

Coastal area - high storm tide inundation area

Matters of Interest by Lot Plan

Lot Plan: 96T11887 (Area: 1012 m²)

Coastal area - medium storm tide inundation area


Coastal area - high storm tide inundation area

Lot Plan: 97T11887 (Area: 1012 m²)

Coastal area - medium storm tide inundation area

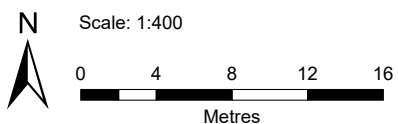
Coastal area - high storm tide inundation area



 Coastal area - medium storm tide inundation area

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Date: 05/05/2026



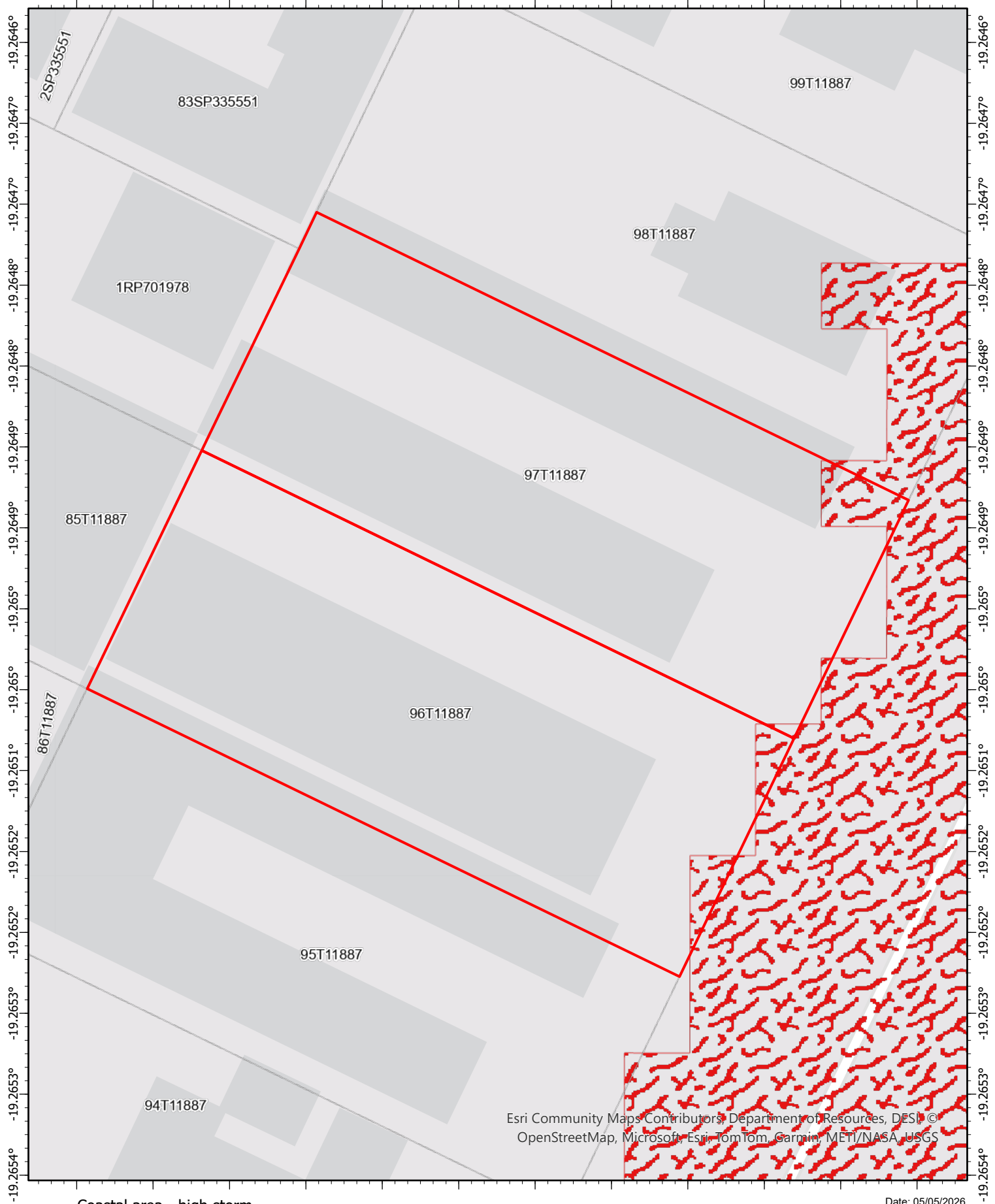
Disclaimer This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties.
 Document Set ID: 28380343
 Version: 1, Version Date: 19/05/2026


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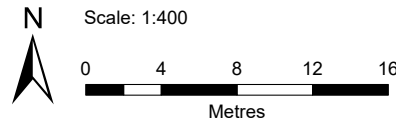
146.8261° 146.8261° 146.8262° 146.8262° 146.8263° 146.8263° 146.8264° 146.8265° 146.8265° 146.8266° 146.8266° 146.8267°



 Coastal area - high storm tide inundation area

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Date: 05/05/2026



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Document Set ID: 28388343. Subject to the full terms and conditions available on the department's website.

Version: 1, Version Date: 19/05/2026

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Appendix 3

Subject Site and Surrounds

13-17 Macrossan Street, South Townsville | Lot 96 and 97 on T11887

19°15'51"S 146°49'31"E

19°15'51"S 146°49'40"E



19°15'57"S 146°49'31"E

19°15'57"S 146°49'40"E



Scale: 1:797

Printed at: A3

Print date: 5/5/2026

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 and Surrounds

13-17 Macrossan Street, South Townsville | Lot 96 and 97 on T11887

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Appendix 4

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Revision Schedule		
No	Description	Date



1 3D View 1



2 3D View 2



3 3D View 3

Sheet List		
Count	Sheet Number	Sheet Name
1	sk 01	3d views
1	sk 02	site plan
1	sk 03	site area & services plans
1	sk 04	unit floor plans
1	sk 05	elevations
Grand total: 5		

issued for
 planning
 issue date: 26.05.08

Northpoint
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concepts
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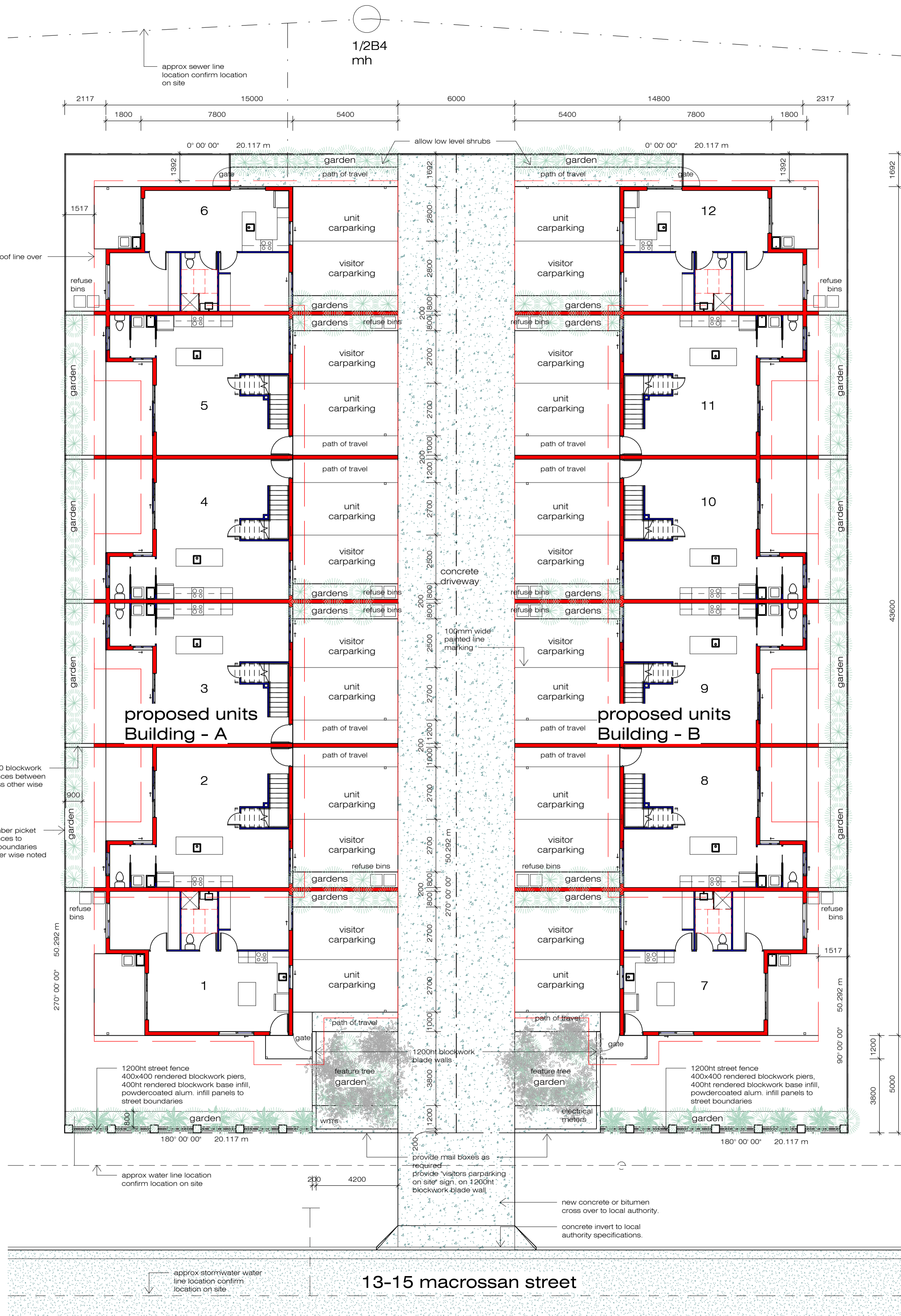
project:
 Proposed Multiple Dwellings

for:
 Brodie Janokvic

at:
 13-15 macrossan st
 south townsville

Issue Date	april 2026	26-016
Drawn	Author	
scale		
sheet	sk 01	printed 8/05/2026 4:31:10 PM

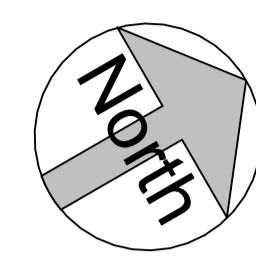
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note

1. provide hard standing area for wheelie bins provide hose cock & hose
2. a/c condensers are to be located below fence lines and not located on the frontage of the buildings or on balconies and must not be visible from the street frontage or from adjoining properties.

1no. recycle & general refuse bin each unit (typical) provide concrete hardstand

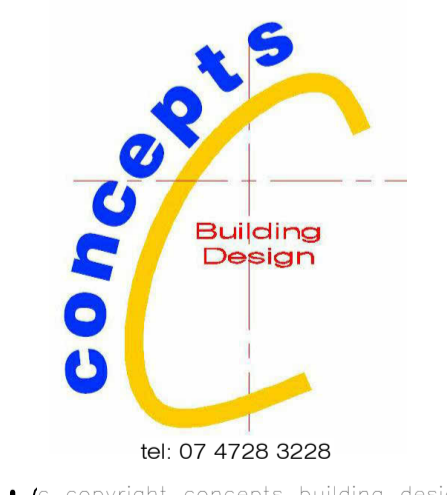
PROPERTY DESCRIPTION

LOT No: Lot 96 & 97
 PLAN No: T11867
 SITE AREA: 2024 sqm

1 site plan
1 : 125

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Scale: 1:800
Printed: 03/04/2026
File: 214/2026

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Queensland Government
Department of Resources and Energy, Manufacturing, and Regional and Rural Development

Site Cover Area Schedule			
Count	Name	Area	%
1	building		
1	Building-A unit-foot print	531.24	26%
1	Building-B unit-foot print	531.24	26%
2		1062.48	53%
1	driveway/parking		
1	driveway/parking	301.75	15%

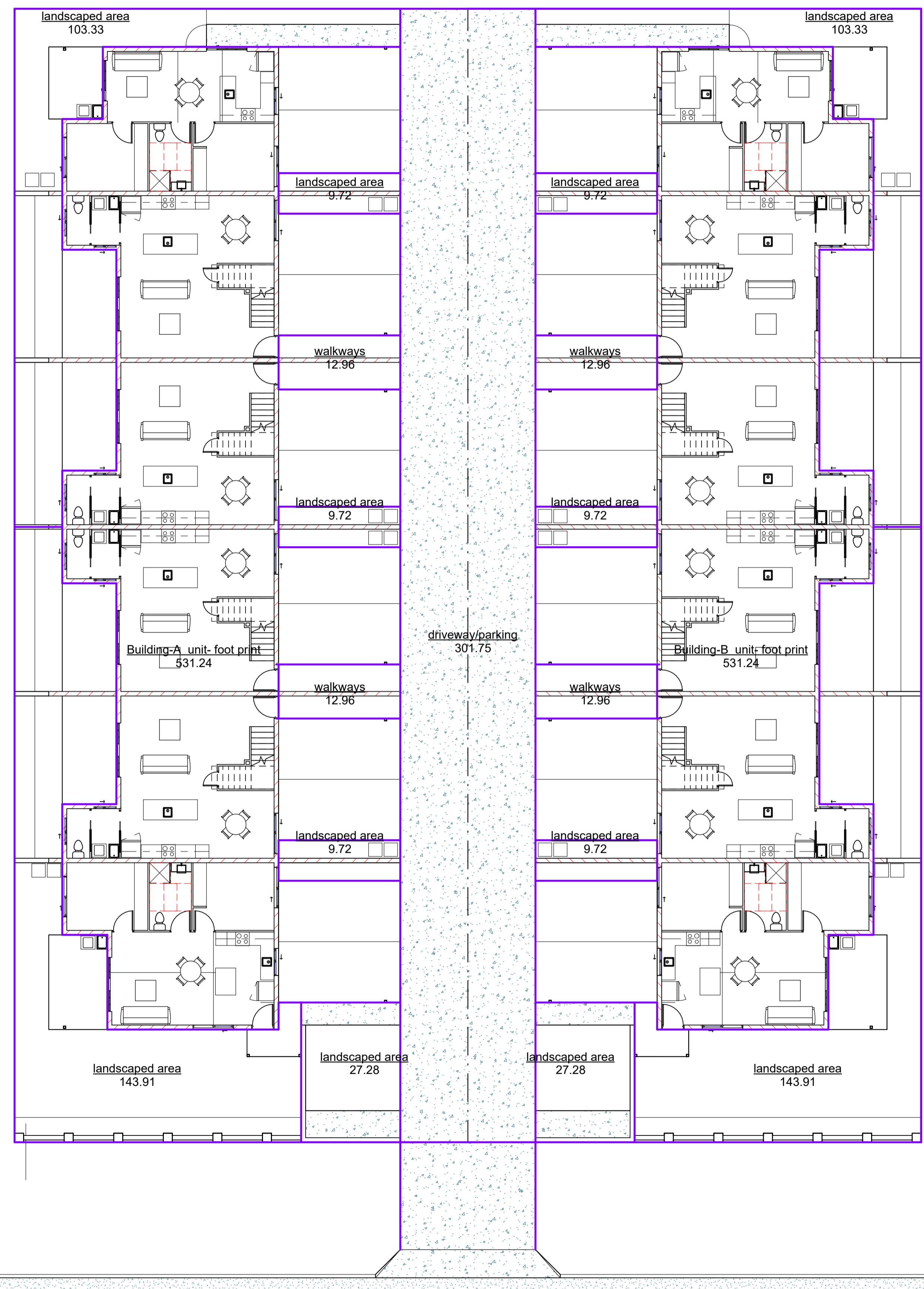
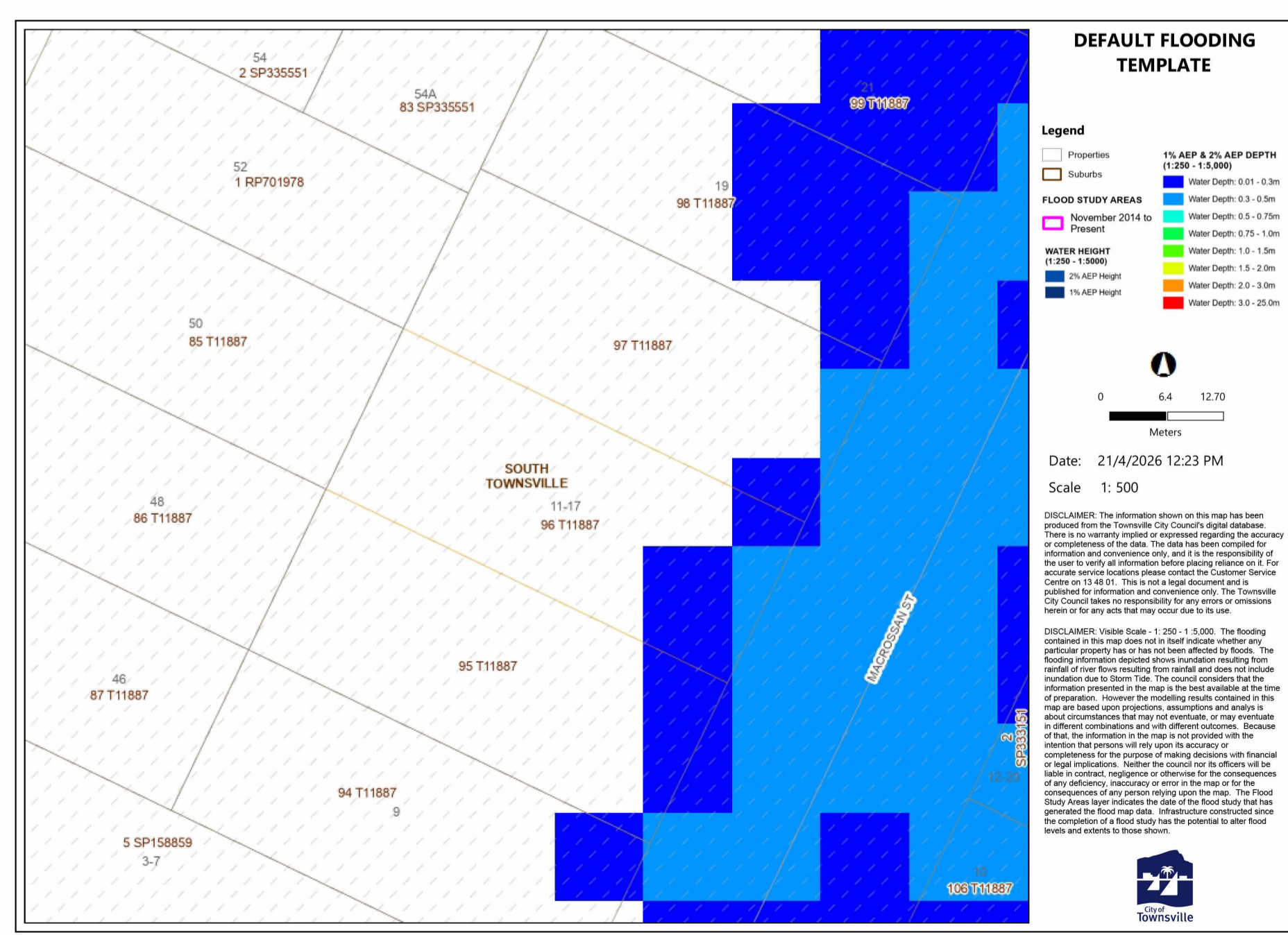
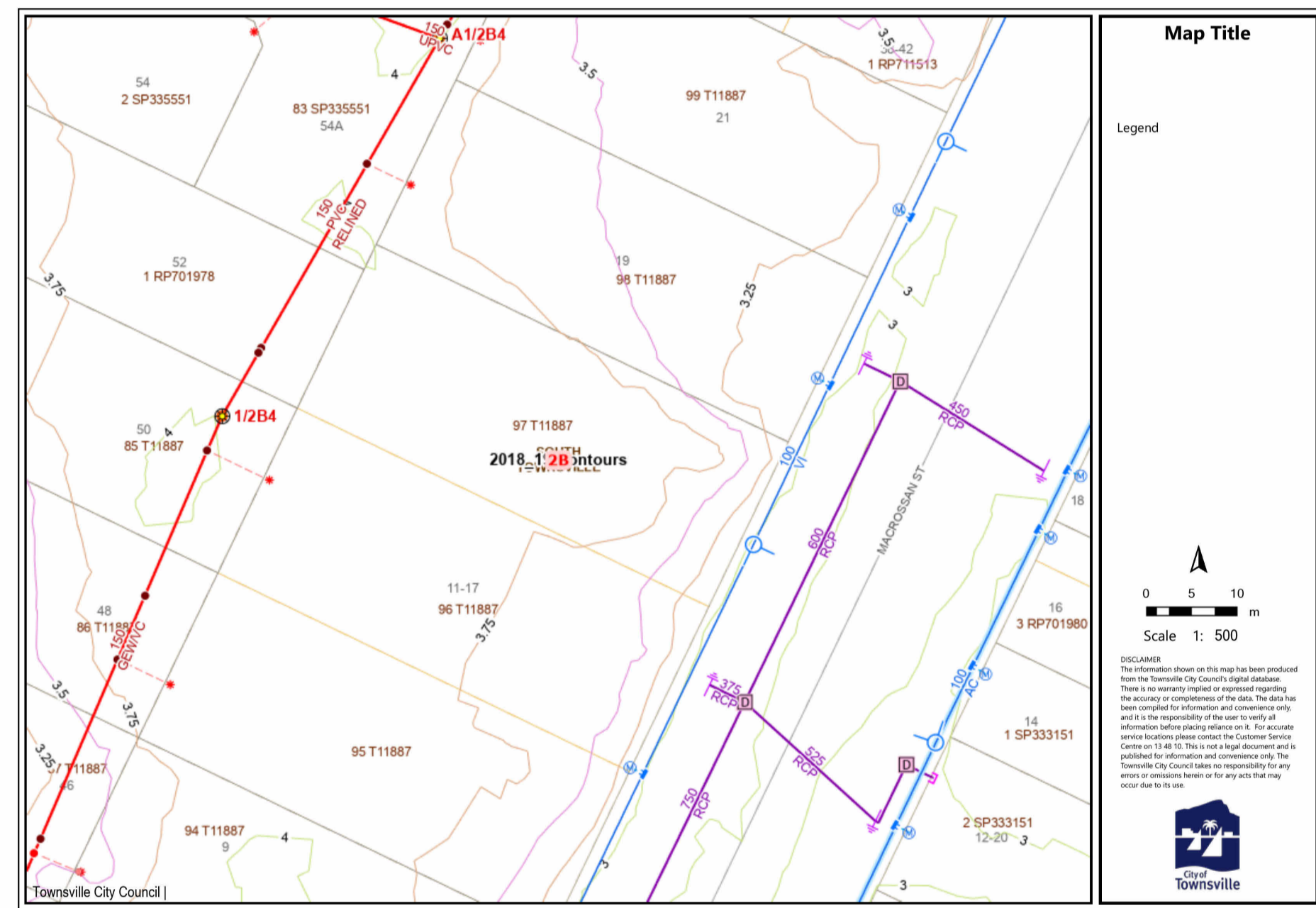
Site Cover Area Schedule			
Count	Name	Area	%
1	landscaped area	301.75	15%
1	landscaped area	143.91	7%
1	landscaped area	27.28	1%
1	landscaped area	103.33	5%
1	landscaped area	9.72	0%
1	walkways	12.96	1%
1	walkways	12.96	1%
1	walkways	12.96	1%
1	walkways	12.96	1%
1	walkways	12.96	1%
16		659.22	33%
19		2023.45	100%

Site Cover Area Schedule			
Count	Name	Area	%
1	landscaped area	27.28	1%
1	landscaped area	103.33	5%
1	landscaped area	9.72	0%
1	landscaped area	9.72	0%
1	walkways	12.96	1%
1	walkways	12.96	1%
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1	walkways	12.96	1%
16		659.22	33%
19		2023.45	100%

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1 site area break down
1:125

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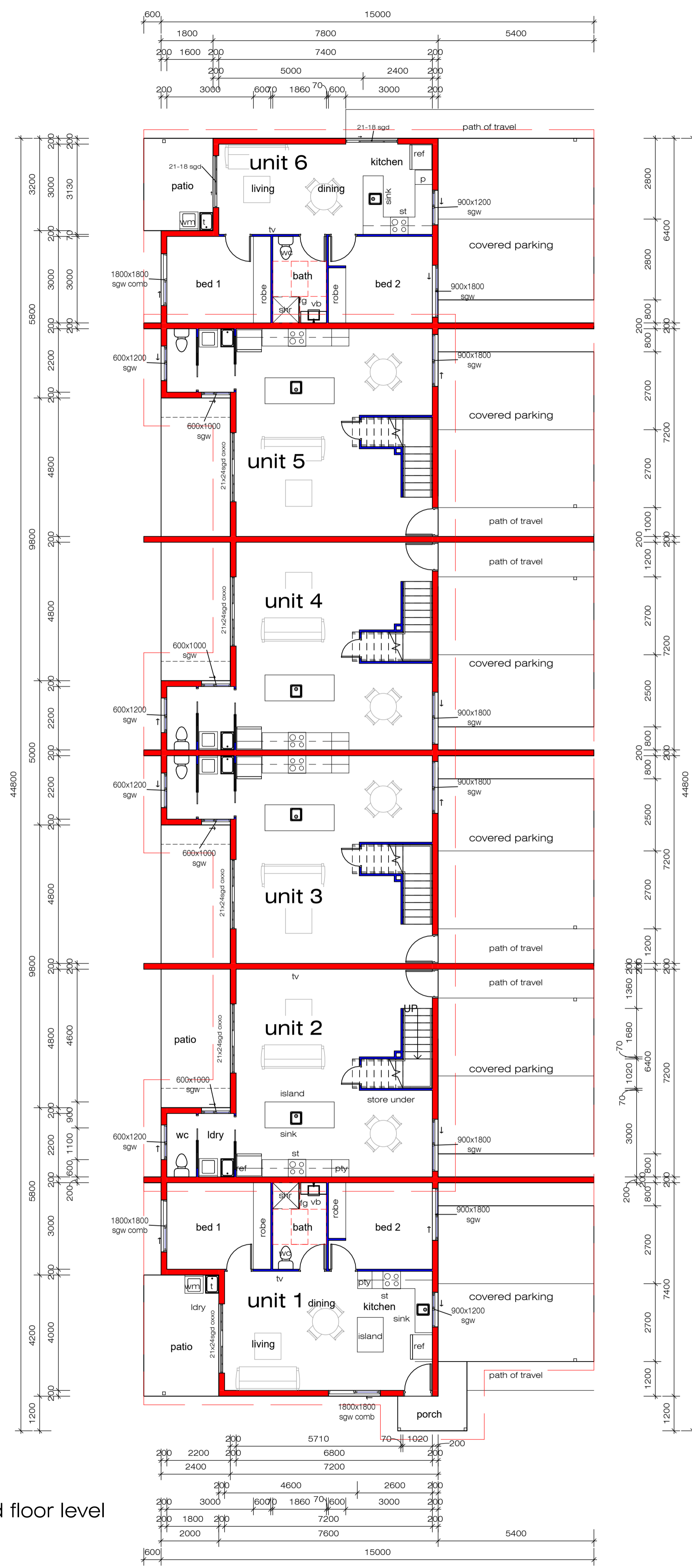
project:
Proposed Multiple Dwellings

for:
Brodie Janokvic

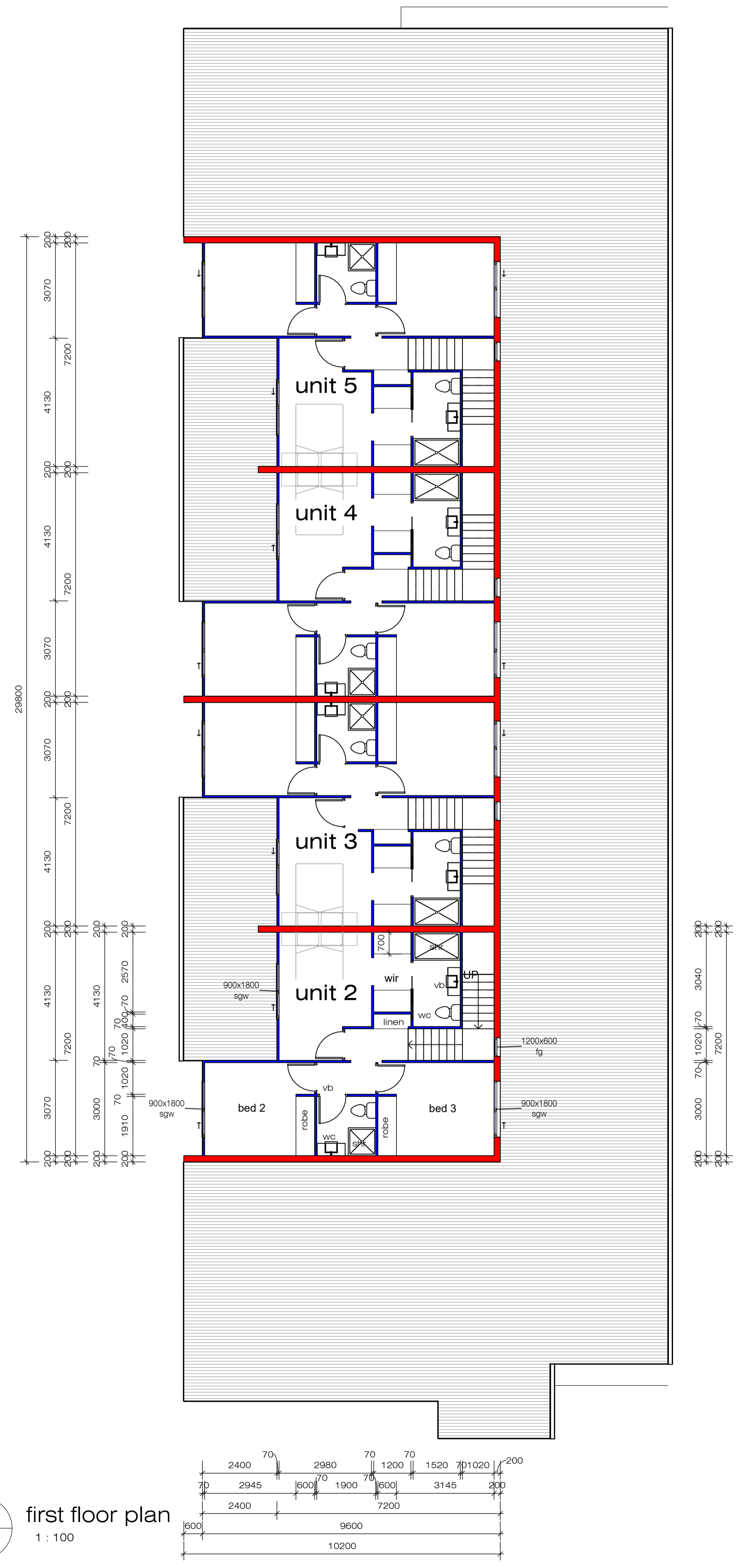
at:
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south townsville

Issue Date	april 2026	26-016
Drawn	Author	
scale	As indicated	
sheet #	03	
printed	8/05/2026 4:31:12 PM	

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Area Schedule (building area)			
Count	Name	Area	%
unit 1			
1	unit 1 porch	4.08	0%
1	unit 1 patio	10.92	1%
1	unit 1 carport	34.02	4%
1	unit 1 living	63.60	7%
unit 1: 4			
unit 2			
1	unit 2 patio	11.76	1%
1	unit 2 carport	39.96	4%
1	unit 2 living	59.28	7%
1	unit 2 living	61.85	7%
unit 2: 4			
unit 3			
1	unit 3 patio	11.76	1%
1	unit 3 carport	39.96	4%
1	unit 3 living	59.28	7%
1	unit 3 living	60.89	7%
unit 3: 4			
unit 4			
1	unit 4 patio	11.76	1%
1	unit 4 carport	39.96	4%
1	unit 4 living	59.28	7%
1	unit 4 living	60.89	7%
unit 4: 4			
unit 5			
1	unit 5 patio	11.76	1%
1	unit 5 carport	39.96	4%
1	unit 5 living	59.28	7%
1	unit 5 living	61.85	7%
unit 5: 4			
unit 6			
1	unit 6 patio	7.68	1%
1	unit 6 carport	35.10	4%
1	unit 6 living	56.64	6%
unit 6: 3			
Grand total: 23			
		901.51	100%



Building A & B
(Building-B mirror reverse of Building-A)

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Proposed Multiple Dwellings

for:
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at:
13-15 macrossan st
south townsville

Issue Date	april 2026	26-016
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scale	1:100	
sheet	sk 04	
printed	8/05/2026 4:32:44 PM	

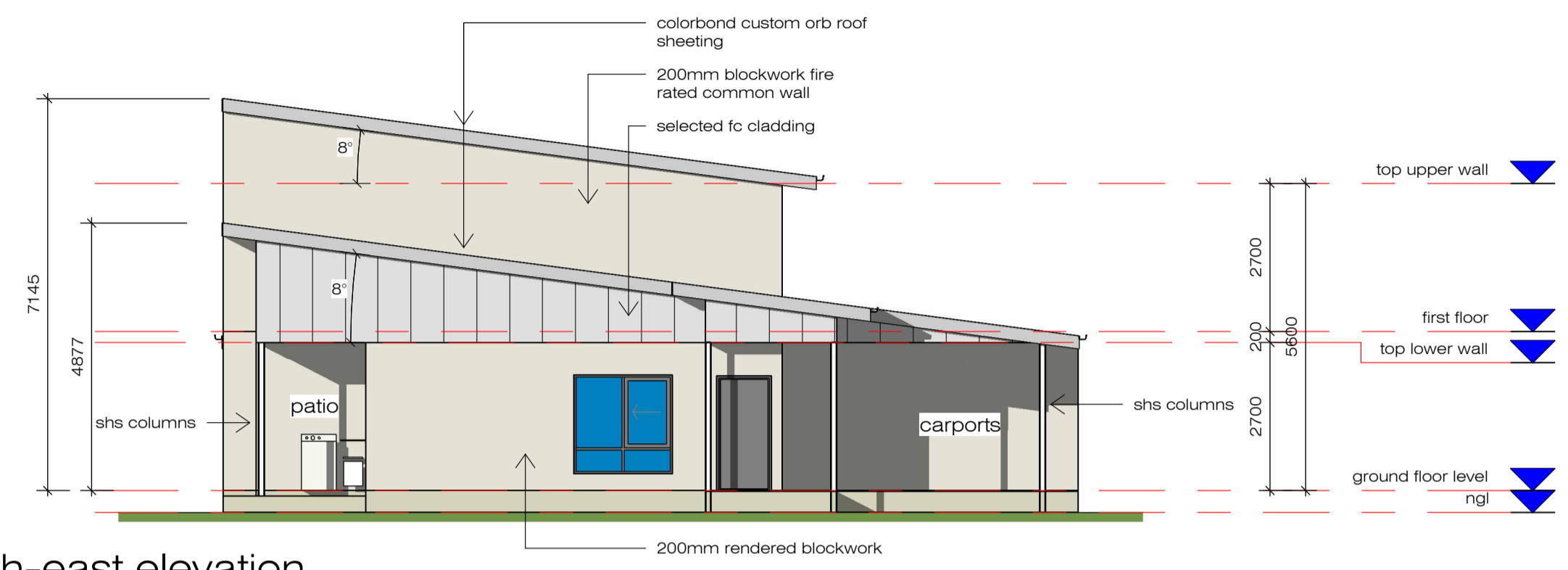
sheet size = A1

2 ground floor level
sk_05 1:100

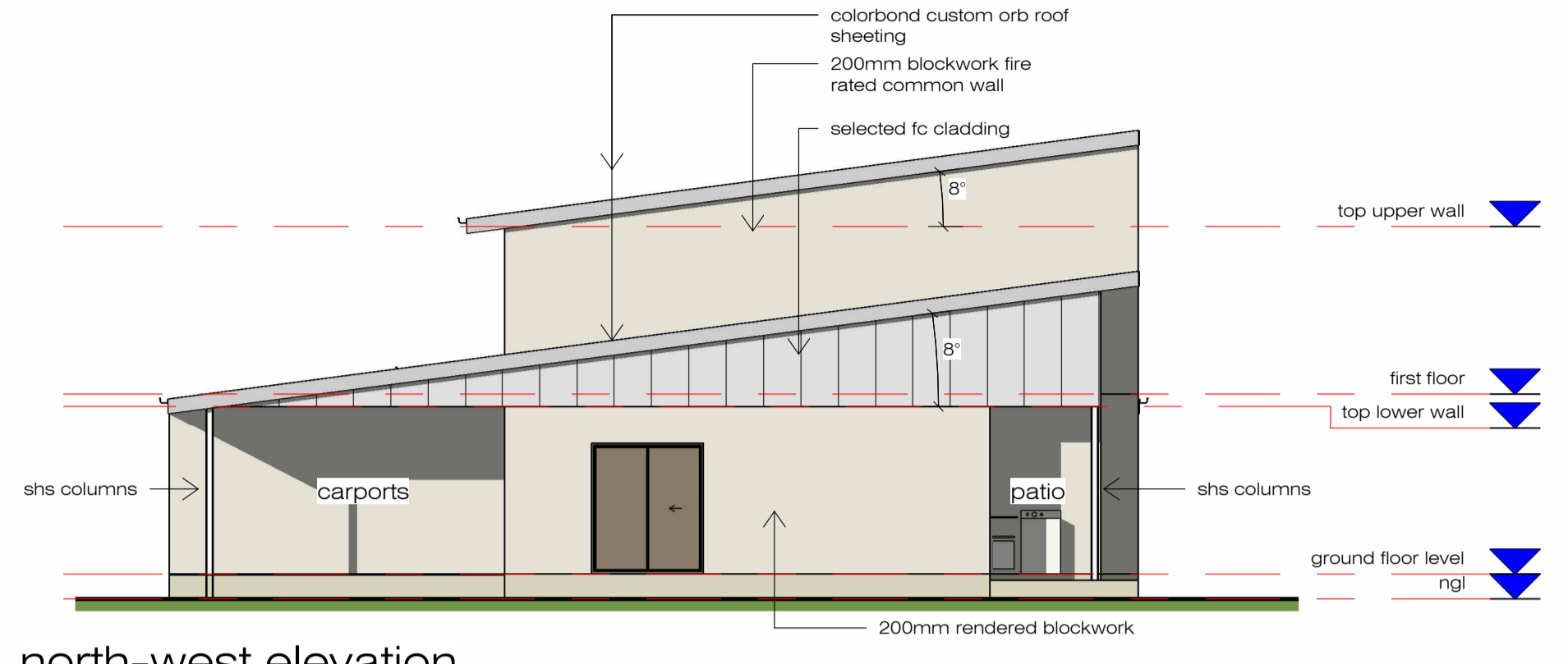
1 first floor plan
sk_05 1:100

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Revision Schedule		
No	Description	Date



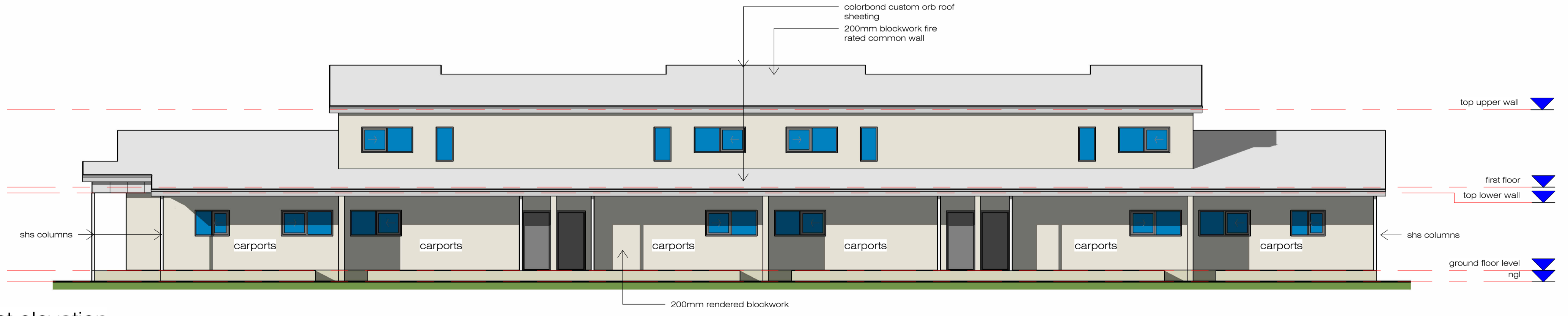
4 south-east elevation
1 : 100



2 north-west elevation
1 : 100

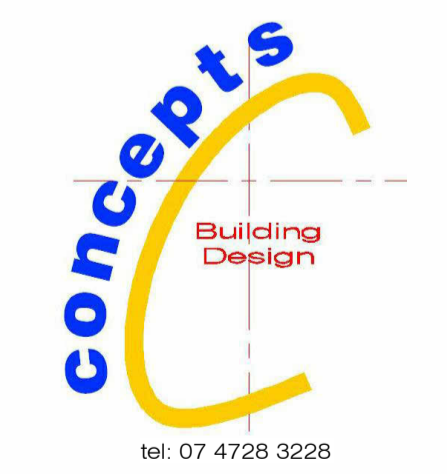


3 south-west elevation
1 : 100



1 north-east elevation
1 : 100

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project:
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scale	1 : 100	
sheet	sk 05	

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Appendix 5



Townsville City Plan – Character Residential Zone Code

Purpose

The purpose of the Character residential zone code is to *provide for a particular character of a predominantly residential area.*

The particular purpose of the code is to:

- a) *Protect traditional character and streetscape values of the character residential zone code by:*
 - (i) *Preventing relocation off the site and demolition of contributing character buildings; and*
 - (ii) *Ensuring the design of any new development is compatible with the places of character value within the zone.*
- b) *Primarily accommodate dwelling houses and ensure new development is sympathetic to the established character of the street or locality;*
- c) *Maintain a high level of residential amenity;*
- d) *Achieve accessible, well services and well-designed communities; and*
- e) *Maintain the low-rise and lower density character of Townsville’s suburbs.*

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

- a) *contributing character buildings are protected and retained so they continue to contribute to the traditional character and amenity of the street and neighbourhood;*
- b) *new development is limited to that which does not diminish the vernacular architectural character of houses or the traditional streetscape character;*
- c) *new development incorporates design elements that are compatible with the established character;*
- d) *reconfiguration of lots does not diminish the traditional streetscape character;*
- e) *carports and garages do not dominate the frontage and are subservient to contributing character buildings;*
- f) *dwelling houses are predominately low-rise, but may be low set or high set;*
- g) *development maintains a high level of residential amenity on the site and in the precinct;*
- h) *residential development is protected from the impacts of nearby industrial activities, transport corridors and infrastructure installations and major facilities such as the Port of Townsville, Townsville Airport and Department of Defence landholdings; and*
- i) *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, and are not better located in nearby centres.*

South Townsville Precinct:

- a) *this precinct contains predominantly low set Queensland worker’s cottages and a large portion of non-residential facilities that are key attributes to the precinct’s character;*
- b) *building floor level height in new development is consistent with adjoining contributing character buildings;*
- c) *enclosing the ground floor of a character building does not have an adverse impact on the character of the building;*
- d) *the roof profile of buildings is consistent with that of contributing character buildings;*



- e) *the front façade of buildings is consistent with the predominant front façade profiles of contributing character buildings and does not result in blank facades or facades with small openings;*
- f) *window scale and proportions of buildings are sympathetic to the predominant character of the precinct; and*
- g) *additions, alterations and adaptive reuse of existing non-residential contributing character buildings maintains the legibility of the historic use and is sympathetic to the prevailing residential character of the precinct.*

Performance Outcome/Acceptable Outcomes	Response
For Self-Assessable and Assessable Development	
Home Based Business	
PO1/AO1 – PO2/AO2	<p>Not applicable</p> <p>The proposed development is not for a home based business.</p>
Secondary Dwelling	
PO3	<p>Not applicable</p> <p>The proposed development is not for a Secondary Dwelling.</p>
For Assessable Development	
Amenity	
PO4:	Complies
<p>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>The proposed development has been designed to enhance and maintain the existing residential character and amenity of the surrounding locality. Specifically:</p> <ul style="list-style-type: none"> ▪ The proposed development is facilitating the reuse of the site for residential purposes from a previous industrial use. ▪ The proposed development involves substantial landscaping. ▪ The proposed development provides for an improved visual impact to the streetscape. ▪ The proposed development provides for a multiple dwelling use that is consistent with existing development within the immediate surrounding locality. ▪ The proposed development involves a residential use on residential land. ▪ The proposed development does not adversely impact the outlook of adjoining or surrounding properties. ▪ The proposed development provides for improved visual amenity with the



Performance Outcome/Acceptable Outcomes		Response
		incorporation of dedicated landscaping strips and feature trees within the garden space to the frontage of the property.
<p>PO5: Development for the purposes of a sensitive 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 Environmental Protection (Noise) Policy 2008; (b) achieves air quality levels consistent with the objectives set out in the Environmental Protection (Air) Policy 2008 and the relevant national standard; and (c) does not experience offensive odours. 		<p>Complies The proposed development is not located within 500m from land zoned within High Impact Industry or Special Purpose or within 250m from Medium Impact Industry zone.</p>
Crime Prevention Through Environmental Design		
<p>PO6: 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 way finding; e) minimisation of entrapment locations; and f) building entrances, loading and storage areas that are well lit and lockable after hours. 		<p>Complies The proposed development is considered to facilitate the security of people and property. The proposed development integrates a residential use allowing for casual surveillance of Macrossan Street.</p>
<p>PO7: Development minimises impacts on remaining areas of ecological significance within the zone.</p>		<p>Complies The proposed development does not impact on remaining areas of ecological significance.</p>
Demolition and Removal		
<p>PO8: The removal, relocation or a partial or total demolition of a contributing character building only occurs if it can be demonstrated that the:</p> <ul style="list-style-type: none"> a) total or partial loss of the building will not contribute to the loss of the character values; b) total or partial loss of the building will not impact on the rhythm of the streetscape; or c) the building or part proposed for demolition is not capable of structural repair. 		<p>Complies The existing use on site is a non-contributing character industrial use, with the existing structures limited to storage warehouses. The proposed development provides for the removal of a non-contributing use and revitalisation of a residential use within a residential zone, improving the overall character of the site and locality.</p>
Carpports and garages		
<p>PO9: When viewed from a street, ancillary buildings such as carports and garages:</p> <ul style="list-style-type: none"> a) do not visually dominate the streetscape character; b) are subservient to existing buildings on the site; c) do not detract from the character or appearance of the contributing character buildings; and 	<p>AO9: Class 10a structures such as carports, garages:</p> <ul style="list-style-type: none"> a) are set back an equal or greater distance from the street as the main building; b) have a maximum width not exceeding 3m; c) do not have a garage door or solid face presented to the street; 	<p>Complies The proposed development involves designated carparking structures attached to the façade of each unit, with the first parking spaces to the Macrossan Street frontage setback further than the proposed buildings. The proposed parking areas do not involve any garage doors and no solid faces presenting to the Macrossan street frontage.</p>



Performance Outcome/Acceptable Outcomes		Response
d) are consistent with the established rhythm of the streetscape.	<p>d) are detached or semi-detached structures with minimum carport roof gap to the building face of 0.6m (as shown in Figure 6.51 – Appropriate carport or garage type and roof gap);</p> <p>e) have a roof pitch which matches the main building’s predominant roof pitch or has a roof pitch no greater than 3 degrees (as shown in Figure 6.52 – Appropriate roof pitch of a carport or garage);</p> <p>f) have their highest point lower or equal to the gutter/facia level of the main building (as shown in Figure 6.53 – Appropriate height relative to the main building); and</p> <p>g) are built using materials that complement the existing dwelling (as shown in Figure 6.54 – Appropriate complementary building materials).</p>	The proposed carport structure maintains the predominant roof pitch and is continuous of the proposed roof line to the façade of the buildings.
For assessable development - where a non-residential use		
PO10 – PO11/AO11		Not applicable The proposed development does not involve a non-residential use.
Reconfiguring A Lot		
PO12: Reconfiguration of lots is consistent with the predominant subdivision pattern of the precinct.		Complies The proposed development does not involve a Reconfiguration of a Lot.
For assessable development – where a new building, relocation of a contributing character building with the site or extension or alteration to an existing contributing character building.		
PO13: Building height is consistent to adjoining contributing character buildings.	<p>AO13.1: Development does not involve raising or lowering a dwelling by more than 1m.</p> <p>AO13.2: Unless otherwise stated for a particular precinct, buildings and structures do not exceed 8.5m or 2 storeys in building height, whichever is the lesser.</p>	Complies The proposed development does not involve the raising or lowering of a dwelling. The proposed development involves the construction of two two-storey residential buildings, proposed to be approximately 7.14m in height.



Performance Outcome/Acceptable Outcomes		Response
<p>PO14: The existing setting and rhythm of the streetscape is retained and enhanced.</p>	<p>AO14.1: Buildings and extensions are setback from street frontages within 10% of the average front setback of adjoining contributing character buildings.</p>	<p>Complies The proposed development involves a setback of 3.8m to the Macrossan Street frontage from the outermost projection of the buildings. The outermost projection is limited to the roof to provide a covered access into proposed units one and seven. The main wall of the proposed development is setback 5m from the Macrossan Street frontage, which is consistent with the surrounding streetscape.</p>
	<p>AO14.2: Unless otherwise stated for a particular precinct, the front facade width of the building is the same as the front facade width of the adjoining contributing character buildings, to a minimum depth of 3m.</p>	
<p>PO15: Buildings maintain the regularity of building form and street presentation.</p>		<p>Complies The proposed development provides for a two-storey residential development, which is consistent within Macrossan Street and the surrounding locality.</p>
<p>PO16: Buildings use materials that have a lightweight appearance, and assist in reducing building bulk and form.</p>	<p>AO16.1: Walls are clad with lightweight materials with an expressed surface profile.</p>	<p>Complies The proposed development involves lightweight cladding materials within the development to assist in reducing the bulk form of the development from the streetscape. The proposed second storey is stepped in to reduce potential overshadowing to the streetscape.</p>
	<p>AO16.2: Roofs are clad with corrugated iron.</p>	
	<p>AO16.3: Windows are timber framed or have the appearance of being timber.</p>	
<p>Additional Benchmarks for Assessable Development in Precincts</p>		
<p>PO17/AO17.1 – PO30/AO30.2</p>		<p>Not applicable The proposed development is not located within the associated Precincts.</p>
<p>South Townsville Precinct</p>		
<p>PO31: Building height and building floor level height are consistent to adjoining contributing character buildings.</p>	<p>AO31: Dwelling houses: a) have a floor level minimum of 700mm above ground level; or b) are 2 storeys.</p>	<p>Complies The proposed development involves the construction of two two-storey residential buildings, consistent with development within Macrossan Street and the immediate surrounding locality.</p>
<p>PO32: The front facade is articulated with openings consistent with the predominant front facade profile of the contributing character buildings.</p>	<p>AO32.1: The front façade includes an open or semi-enclosed front verandah, at a minimum 60% width of the front facade. OR</p>	<p>Complies The proposed development is consistent with the surrounding development and provides for an improved visual amenity from the streetscape, with the creation of a residential use within residential zoning. The proposed development is consistent with the surrounding streetscape and locality.</p>
	<p>AO32.2: Enclosed verandahs are articulated with openings such as windows, louvers or screens,</p>	



Performance Outcome/Acceptable Outcomes		Response
	<p>continuously across 60% or more of the front facade of the dwelling and wrap around one or both sides of the front facade for a minimum of 2m and the enclosure is capable of being reversed.</p> <p>AO32.3: Where the front facade exceeds 8.5m in width, the front verandah wraps around one or both sides of the dwelling house.</p>	
<p>PO33: Enclosing the ground floor storey of a building does not have an adverse impact on the character of the building and ensures the original fabric of the building is identifiable.</p>	<p>AO33: Development on any ground floor storey includes a valance, and: a) is set back the full depth of all open or enclosed verandahs; or b) is set back 1m from the upper level of an exterior wall where there is no verandah;</p> <p>Figure 6.63 - appropriate enclosures to the ground floor illustrates.</p>	<p>Complies The proposed development involves the construction of a new residential development to the site. The subject site is currently utilised for an industrial use and is identified as a non-contributing character site. The development does not have an adverse impact on the character to the subject site nor the surrounding locality.</p>
<p>PO34: The roof profile is consistent with the predominant roof profile of the contributing character buildings.</p>	<p>AO34.1: The roof profile is: a) simple hipped or pyramid with a 15 degree to 25 degree roof pitch; or b) side gabled with a 15 degree to 25 degree roof pitch.</p> <p>AO34.2: Verandahs are contained under the main roof form, or roofed separately with skillion or gently curved roofs.</p>	<p>Complies The proposed development has been purposely designed with a skillion roof profile to minimise the bulk and scale of the development and improve the visual amenity of the site. The proposed development does not detract from the character of the surrounding locality, as the development reintroduces a residential use within a residential zone.</p>
<p>PO35: Window scale and proportions and window hoods or awnings are sympathetic to the dominant character of the precinct.</p>	<p>AO35.1: The windows are half-height with vertically proportioned frames, where the frame height is greater than its width by a 3:1 ratio.</p> <p>AO35.2: Where windows are not sheltered by a verandah or roof overhang (which has a minimum overhang of 600mm), window hoods are provided.</p> <p>Figure 6.64 - vertically proportioned frames with window hoods in the South Townsville precinct (Bell Street) illustrates.</p>	<p>Complies The proposed development provides for windows that are consistent with the surrounding locality, with the proposed windows are sheltered by the roof overhang.</p>
<p>PO36: Additions, alterations and adaptive reuse of existing contributing non-residential character buildings maintain the legibility of the historic use and are sympathetic to the prevailing residential character of the precinct.</p>		<p>Complies The proposed development does not involve the reuse of existing contributing non-residential</p>



Performance Outcome/Acceptable Outcomes	Response
	buildings, with the existing use of the site noted as a non-contributing non-residential use.
PO37/AO37 – PO85/AO85	Not applicable The proposed development is not located within the associated Precincts.