

Our Reference: NP24.264
IC.MM.MH

23 September 2025

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 x 2 Bed Units) located at 9-13 Milne Street, Idalia and formally identified as Lot 1 on RP746628

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 x 2 Bed Units) located at 9-13 Milne Street, Idalia and formally identified as Lot 1 on RP746628.

In accordance with Council's schedule of fees and charges, the applicable assessment fee is \$7,008, as per the below calculation. Payment will be issued on receipt of lodgement.

Impact assessable application	\$1,168
First four units	\$3,504
Each additional unit over four (8 x \$292)	\$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 x 2 Bed Units)



Northpoint
Planning

9-13 Milne Street, Idalia
Lot 1 on RP746628

23 September 2025
Reference: NP24.264

Client: Industry Solutions NQ Pty Ltd

Project: 9-13 Milne Street, Idalia

Date: 23 September 2025

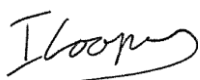
Project Reference: NP24.264

Contact: Meredith Hutton

Prepared by: Mary McCarthy – Northpoint Planning

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Approval			
Author Signature		Approver Signature	
Name	I. Cooper	Name	M. McCarthy
Title	Student Planner	Title	Senior Planner

Northpoint Planning

ABN 52 352 159 357

E hello@northpointplanning.com.au

W www.northpointplanning.com.au

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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 (12x 2 bed units).

The subject site comprises 1 regular shaped allotment comprising an area of 2,507m² located at 9-13 Milne Street, Idalia. The site forms part of the historic industrial estate within Idalia, currently comprising vacant undeveloped land. It is noted the site has historically been utilised in association with the industrial properties to the north.

The proposed development involves the construction of 2 detached accommodation buildings comprising a total of 12 self-contained units. Specifically, the proposed development comprises 6x 2-bedroom units per accommodation building. Vehicle access is provided via new crossover and driveway to the southern side of the Milne Street frontage. The proposal provides an undercover carport to each unit, provisioning 1 dedicated on-site parking space per unit. A total of 6 visitor parking spaces are provided on-site, resulting in a total of 18 on-site parking spaces.

The proposed development involves one-storey structures, with landscaping and articulation of the facades providing a positive contribution to the amenity of the streetscape and surrounding locality.

The subject site is located within the Low density residential zone of the planning scheme. Given the proposed development involves a multiple dwelling within this zone, the development application is subject to impact assessment.

The site is located within the Coastal environment overlay as containing limited area of medium storm tide inundation area to the eastern property boundary and the Flood hazard overlay as containing area of low, medium and high flood hazard. Given the extent of flood hazard within the site, a flood impact assessment has been prepared by Northern Consulting Engineers which confirms the proposal will not result in unacceptable impacts to surrounding properties or people.

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	9-13 Milne Street, Idalia
Real Property Description	Lot 1 on RP746628
Area of Lot	2,507m ²
Applicant	Industry Solutions NQ Pty Ltd
Purpose of Proposal	Multiple Dwelling (12 x 2 Bed Units)
Type of Application	Material Change of Use
Category of Assessment	Impact
SARA Mapping	Nil
Referral Agencies	Not required
Public Notification	Required



Application Summary	
Zoning	Low density residential zone
Overlays	▪ Airport environs overlay ▪ Coastal environment overlay ▪ Flood hazard overlay



2.0 Site and Surrounding Environment

2.1. Subject Site and Surrounds

The subject site is located at 9-13 Milne Street, Idalia comprising an area of 2,507m², and is formally identified as Lot 1 on RP746628. The site is currently vacant land, however was historically utilised for the storage of materials and machinery associated with existing industrial properties to the north. The site maintains frontage to Milne Street to the west, with no formalised access arrangements currently servicing the site.

The topography of the site gently slopes from the Milne Street frontage towards the eastern property boundary, with the site comprising mapped contours of 4m AHD to 4.5m AHD. Ergon infrastructure traverses the full extent of the road frontage.

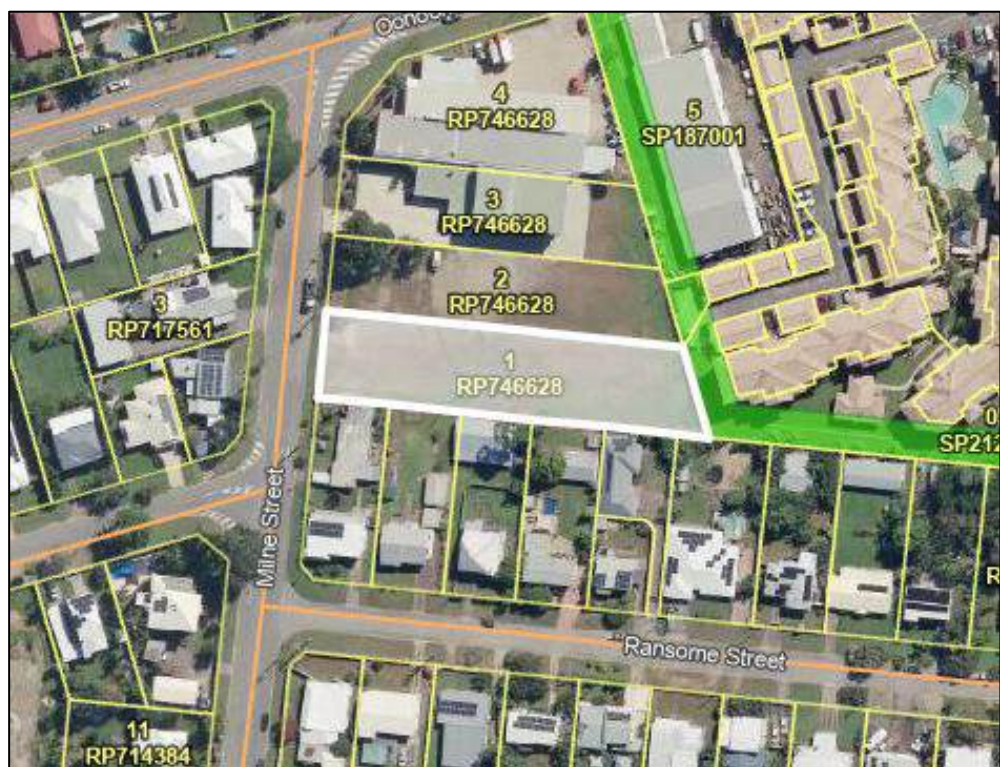
The immediate surrounding locality includes a mix of residential uses, primarily detached dwelling houses and multiple dwellings, and land that maintains historical existing use rights for industrial uses. Open parkland is located approximately 170m to the south-east.

The wider locality includes the Ross River and Townsville Golf Course to the north-west, Oonoonba State School to the east, and the Bruce Highway and Fairfield Central Shopping Centre to the south-east.

The subject site is located within the Low density residential zone of the planning scheme and is identified within the Flood hazard overlay and recent Council flood risk modelling as wholly containing area of low, medium and high flood hazard.

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 construction of 2 accommodation buildings, comprising a total of 12 self-contained units. The structures are designed to be of single storey construction, with each unit comprising 2 bedrooms with separate private open space areas. Access to the proposed development is facilitated via new crossover to the southern side of the Milne Street frontage, with access driveway traversing the full extent of the southern property boundary.

The proposal provisions a single-bay carport to the façade of each unit, provisioning 1 dedicated on-site parking space per unit. 6 visitor parking spaces are provisioned intermittently within the site, resulting in a total of 18 on-site parking spaces.

Specifically, the proposed development involves the following:

- Construction of 2 single storey accommodation buildings, comprising:
 - Building A – located to the front of the site and comprising 6 units (Units 1-6).
 - Building B – located to the rear of the site and comprising 6 units (Units 7-12).
- Each building comprising a gross floor area (GFA) of approximately 634.56m², with a combined GFA of approximately 1,269.12m².
- Each building of single-storey construction.
- Proposed development involving units with GFAs between 105.30m² and 106.68m².
- Proposed units are self-contained and involve 2 bedrooms.
- Each unit provisioned with private outdoor living space, inclusive of an outdoor patio.
- Proposed development comprising the following setbacks:
 - Milne Street frontage: 6.41m.
 - Northern boundary: 2.1m.
 - Eastern boundary: 2.025m.
- 1 dedicated covered parking space to each unit and 6 visitor parking spaces, providing for a total of 18 on-site car parks.
- Proposed development facilitated access via new shared 6.21m wide access crossover to the southern side of the Milne Street frontage, with internal access driveway traversing the full extent of the southern property boundary.
- Proposed access and parking arrangements allow for forward motion traffic.
- Screened waste storage area provided to each unit.
- Provision of extensive internal landscaped area comprising a total area of 519.71m², inclusive of a 6.41m wide landscaping strip to the Milne Street frontage.
- Total shared landscaped area of approximately 252.5m².
- Fencing provided to the full extent of private outdoor areas.
- Gates provided to each private outdoor area for maintenance and contracting purposes.
- Timber screen fencing to the perimeter of the subject site.

The proposed development is illustrated in Figure 2 overleaf.

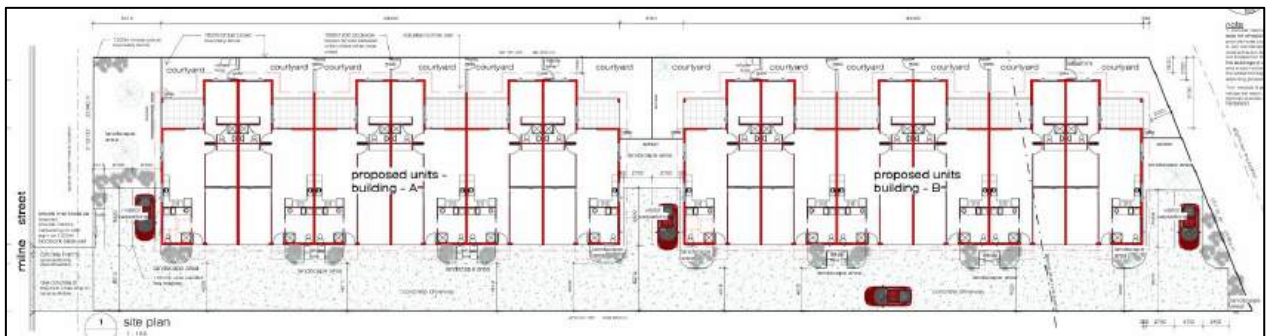


Figure 2: Proposed Rendered View of Development (Milne Street Perspective)



Source: Concepts Building Design

Figure 3: Proposed Site Layout



Source: Concepts Building Design

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**).

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
Site Plan & Perspectives	sk_01	—	22.05.2025
Overall Elevations	sk_02	—	22.05.2025
Area Layouts	sk_03	—	22.05.2025
Aerial Image, Flood and Services Plans	sk_04	—	22.05.2025
Building- A - Units 1 to 6	sk_05	—	22.05.2025
Building- B - Units 7 to 12	sk_06	—	22.05.2025
Associated Reports			
Flood Impact Assessment Report prepared by Northern Consulting Engineers, Reference MJ2656/01:JS, dated 11 September 2025			



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 new 6.21m wide crossover to the southern side of the Milne Street frontage, with an approximately 4.5m wide access driveway traversing the full extent of the southern property boundary. The proposed access arrangements are considered suitable to accommodate ingress and egress traffic to the proposed development.

Furthermore, in accordance with schedule 6.10 of the planning scheme, the required parking rates for a Multiple dwelling within the Low density residential zone 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).

Accordingly, the proposed development requires the provision of 23 on-site parking spaces, inclusive of 3 visitor parking spaces.

The proposed development provides for 1 dedicated parking space per unit and 6 dedicated visitor parking spaces, comprising a total of 18 car parks. Whilst the proposed development does not provision a dedicated car washing bay, it is considered there is adequate vacant communal space within the proposed development to support car washing activities and therefore a dedicated wash bay is not necessary.

The provision of reduced parking spaces is considered suitable for the proposed development. The proposed development involves 2 bedroom units only, with it considered tenants may utilise only 1 vehicle per household depending on personal circumstances and household composition. Furthermore, the proposed development provisions 3 visitor parking spaces in excess of the requirements, with it considered the additional car parks can be utilised by residents for personal parking if necessary without impeding on the functionality and availability of visitor parking.

The proposed development is situated within a locality well serviced by public transport, with a bus stop located approximately 300m away along the Fairfield Waters Drive road corridor to the east. The prevalence of public transport within the locality promotes an efficient alternative transport option for residents. Therefore, it is considered the reduced parking spaces will not result in adverse impacts on the established traffic regime of the immediate surrounding locality.

3.5. Infrastructure Services

The subject site is capable of connection to Council's reticulated water network, with an existing water main traversing the full extent of the Milne Street frontage. Furthermore, an existing sewer main traverses north-south to the rear of the subject site, with a manhole located to the south of the sewer main.

It is noted the proposed development is located over the existing sewer main traversing the site, with this to be addressed within a subsequent building over services application.

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



3.6. Stormwater Drainage

The proposed development has been suitably designed to maintain the existing drainage pattern of the subject site to the extent possible.

A Flood Impact Assessment (FIA) has been prepared by Northern Consulting Engineers (refer **Appendix 5**). The proposed front and rear accommodation buildings will have a finished habitable floor level of 5.02m AHD and 4.89m respectively, reflective of the recommended finished floor levels within the FIA.

The proposed floor levels are consistent with the Flood hazard overlay and are appropriate for the site. The FIA finds:

- The proposed development has no impact on the flooding characteristics of 1% AEP CC or 50% AEP events.
- In a 1% AEP peak flow event, considered a rare event, minor impacts are observed however these impacts are isolated and no changes to flood hazard within surrounding properties are observed.
- Any increase in flood extent within surrounding properties during a 1% AEP peak flow event are limited to areas vacant of significant built form, with impacts predominantly contained to the development site.

3.7. Landscaping

Landscaping has been appropriately integrated within private outdoor space associated with individual dwelling units and within common areas of the proposed development. Specifically, the proposed development involves a total landscaped area of 519.71m², inclusive of a 6.41m wide landscaping strip to the Milne Street frontage.

Extensive landscaping has been incorporated into common area within the development, providing approximately 252.5m² of shared landscaped area. The inclusion of these landscape areas provides buffering and minimisation of built form bulk to neighbouring residential properties and a positive contribution to the Milne Street frontage.

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 5.5.1 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 zone 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 proposal supports the strategic intent of increasing housing supply within the existing urban footprint, delivering gently density residential development in an area well serviced by infrastructure, public transport and key employment hubs such as James Cook University, Townsville University Hospital and Fairfield Central Shopping Centre.
- The proposed development provides for and supports alternative housing and lifestyle choices within Townsville.
- The proposal involves residential development on residential land.
- The proposed development efficiently utilises existing infrastructure, promoting sustainable infill development.
- The proposed development provisions high quality recreation spaces, landscaping, and connectivity, contributing to a sense of place and community cohesion.
- The proposed development has been strategically located to provision access to public transport, pedestrian networks, and key employment hubs, reducing reliance on private vehicles.
- The proposed development supports economic growth with the creation of local employment opportunities during construction and enhances the viability of nearby businesses and services.

5.2. Low Density Residential Zone Code

The purpose of the Low density residential zone code is to provide for *predominately dwelling houses*.

The proposed development is considered to further the purpose and overall outcomes of the Low density residential zone code. In particular, the proposal involves a Multiple dwelling comprising 12 x 2 bedroom units with a high level of residential amenity.

The subject site is located within Idalia with the immediate surrounding locality comprising a diverse mix of residential properties, predominantly single detached dwellings and multiple dwellings, noting a large-scale apartment complex adjoins the subject site to the east (The Sanctuary). A variety of residential uses are prevalent within the area, with the proposed development retaining the diverse and alternative residential nature of the surrounding locality. The proposed development provides for 12 units across 2 detached single storey accommodation buildings, with the development providing a high level of amenity to users and a positive contribution to the visual amenity of the Milne Street streetscape.



The proposed development is designed to present as a single dwelling house from the Milne Street frontage, with the provision of features such as an articulated roof design, lightweight weatherboard cladding features and timber screening to provide improved amenity and reduce built form bulk from the streetscape. Landscaping has been incorporated to frontage as well as internal boundaries to provide buffering of the proposed development from the streetscape and neighbouring residential properties, with the strategic location of on-site access arrangements furthering this separation.

Given the location, the size of the subject site, and the proposed scale of the development, the proposal is considered appropriate for the locality. Particularly noting, the development provides for increased housing density within a demand area that is well located in proximity to centre zones, public transport facilities, key employment hubs.

Detailed assessment against the Low density residential zone code is provided at **Appendix 6**.

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 provides for appropriate discharge of stormwater (refer **Appendix 5**), retaining the Milne Street frontage as the lawful point of discharge. 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. The proposal incorporates 519.71m² of landscaped area within the development site, accounting for approximately 21% of the overall site cover. Specifically, a 6.41m wide landscaping strip is provided to the Milne Street frontage, with the proposal providing landscaping to shared and private outdoor areas.

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

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*.

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).

Accordingly, the proposed development requires 23 on-site parking spaces, inclusive of 3 visitor parking spaces. The proposed development comprises 1 dedicated undercover parking space per unit and 6 dedicated visitor parking spaces, for a total of 18 on-site parking spaces. Whilst the proposed development does not provision a dedicated car washing bay, it is considered there is adequate communal hardstand area within the proposed development to support vehicle washing activities and therefore a dedicated wash bay is not necessary.

The proposed development is considered to further the purpose and overall outcomes of the Transport impact, access and parking code. Whilst the proposed development provisions on-site parking below the prescribed minimum, this reduction is considered suitable to service the proposed development, noting:

- The proposal is in close proximity to public transport infrastructure, with a bus stop located approximately 300m away along the Fairfield Waters Drive. The availability of public transport supports reduced reliance on private vehicle ownership and enables residents to access employment, education and services via public transport.
- The subject site is conveniently located in proximity to existing pedestrian and cyclist networks, having high accessibility to nearby schools including Ooononba State School, Southern Cross Catholic Collage and William Ross State High School.
- The subject site located approximately 600m from Otto's Market Precinct and other nearby services including a pharmacy, physiotherapy, service station and childcare, further reducing the need for private vehicle use.
- The proposed development comprises only 2 bedroom units which are expected to attract smaller households such as singles, couples and small families. These household types typically generate lower private vehicle ownership rates compared with that of larger 3 or 4-bedroom dwellings.
- Visitor parking provision is doubled, with 6 spaces provided where only 3 are required. This provides for operational flexibility, with capacity for overflow resident parking at times of higher demand, without impeding on the functionality or availability of visitor parking.

Milne Street maintains a wide carriageway with on-street parking capacity, allowing for lawful, short-term on-street parking without affecting the safe operation of the road network. The proposed development's proximity to the established public transport network provides an alternative to personal vehicle use which can be accessed in an efficient and safe manner. Therefore, given the location and design of the proposed development, it is considered the reduced parking spaces are suitable.

Additionally, the proposed development provisions a 6.24m wide two-way access crossover to the southern side of the Milne Street frontage, with internal access driveway traversing the full extent of the southern property boundary. Vehicles are able to enter, traverse and exit the site in a forward motion. This minimises internal vehicle conflict and ensures the reduced number of on-site spaces will continue to operate effectively.

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 capable of connection to Council's reticulated water and sewer networks. It is considered there is sufficient capacity within the reticulated networks to support the proposed development. Appropriate on-site bin storage is provided within the proposed development as demonstrated within **Appendix 4**.

It is noted the proposed development is located over the existing sewer main traversing the site, with this to be addressed within a subsequent building over services application.

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 single storey unit development only. 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 proposed development is considered consistent with the Coastal environment overlay code. The subject site is mapped within the Coastal environment overlay as containing medium storm tide inundation area limited to the eastern property boundary. Development located within the identified hazard area is limited to landscaping and hardstand associated with access and parking arrangements, with no built form proposed within hazard areas. Therefore, it is considered the proposed development is appropriately located and designed to mitigate adverse impacts on the subject site and adjoining properties during a storm tide inundation event.

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 mapped within the Flood hazard overlay as wholly containing area of low, medium and high flood hazard. As per pre-lodgement discussions with Council, a Flood Impact Assessment (FIA) has been prepared by Northern Consulting Engineers for the proposed development (refer **Appendix 5**).

The FIA concluded that the proposed multiple dwelling can appropriately accommodate and disperse the anticipated afflux within the site without adverse worsening impacts on the subject site or surrounding properties. Minor impacts are observed during an event where the Ross River breaks its banks, considered a 'rare event', however these impacts are isolated and no increase in flood risk is evident within adjoining properties.

The proposed development will achieve the recommended finished floor levels prescribed within the FIA, being 5.02m AHD and 4.89m AHD for the front and rear units respectively.

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



6.0 Other Relevant Matters

The proposed Multiple dwelling represents a sustainable infill residential development that is well-suited to the locality and delivers additional housing options in a fully serviced, connected urban setting. In accordance with Section 45(5)(b) of the Act, the following are other relevant matters considered applicable to assessment of this development application:

- The proposed Multiple dwelling represents a sustainable infill development that is well-suited to the locality and delivers additional housing options in a fully serviced, connected urban area.
- It responds to local and regional housing pressures by facilitating infill development within the Townsville urban footprint, reducing reliance on greenfield expansion.
- The proposal delivers 12 new residential units, increasing housing diversity in a locality characterised by both detached dwellings and multiple dwellings, consistent with community expectations.
- The site benefits from existing connections to all essential urban services, including water, sewer, stormwater, electricity, telecommunications, road networks and footpaths.
- The proposed layout reflects a site-responsive design that achieves a logical and functional development pattern.
- The shared access arrangement optimises land use efficiency and limits the number of new crossovers to Milne Street, supporting safety and streetscape outcomes.



7.0 Conclusion and Recommendations

This town planning report has been prepared by Northpoint Planning on behalf of Industry Solutions NQ Pty Ltd in association with a Development Application for a Material Change of Use – Multiple dwelling (12x 2 bed units) located at 9-13 Milne Street, Idalia and formally described as Lot 1 on RP746628.

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)	Industry Solutions NQ Pty Ltd C/- Northpoint Planning
Contact name (only applicable for companies)	Meredith Hutton
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)	0407 574 897
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	NP24.264
1.1) Home-based business	
☐ Personal details to remain private in accordance with section 264(6) of <i>Planning Act 2016</i>	
2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
☒ Yes – the written consent of the owner(s) is attached to this development application	
☐ No – proceed to 3)	

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
		9-13	Milne Street	Idalia
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4811	1	RP746628	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)
		☐ WGS84 ☐ GDA94 ☐ Other:	

- ☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

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

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

- ☐ In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

- ☐ On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

Name of local government for the tidal area (if applicable):

Name of port authority for tidal area (if applicable)

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

5) Are there any existing easements over the premises?

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

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

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

Material Change of Use – 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 | ☒ Yes – complete division 1 if assessable against a local planning instrument |
| Reconfiguring a lot | ☐ Yes – complete division 2 |
| Operational work | ☐ Yes – complete division 3 |
| Building work | ☐ Yes – complete DA Form 2 – Building work details |

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	Premises containing three or more dwellings for separate households.	12	

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)

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

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?	
☐ Yes – provide additional details below ☐ No	
How many stages will the works include?	
What stage(s) will this development application apply to?	

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)
12.2) What is the reason for the boundary realignment?			

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?		
☐ Road work ☐ Drainage work ☐ Landscaping ☐ Other – please specify:	☐ Stormwater ☐ Earthworks ☐ Signage	☐ Water infrastructure ☐ Sewage infrastructure ☐ Clearing vegetation
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)		
☐ Yes – specify number of new lots:		
☐ No		

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

\$

PART 4 – ASSESSMENT MANAGER DETAILS

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

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



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

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

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

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

- ☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

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

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

- ☐ Ports – Brisbane core port land

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

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

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

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

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

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

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

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

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

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

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

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

Referral requirement	Referral agency	Date of referral response

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

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

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

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

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

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

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

PART 7 – FURTHER DETAILS

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

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

☒ No

List of approval/development application references	Reference number	Date	Assessment manager
☐ Approval			
☐ Development application			
☐ Approval			
☐ Development application			

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

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

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

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

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

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

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

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

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

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

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

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

Hazardous chemical facilities

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

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

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

Clearing native vegetation

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

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

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

Environmental offsets

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

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

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

Koala habitat in SEQ Region

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

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

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

Water resources

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

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

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

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

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

Waterway barrier works

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

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

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

Marine activities

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

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

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

Quarry materials from a watercourse or lake

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

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

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

Quarry materials from land under tidal waters

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

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

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

Referable dams

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

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

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

Tidal work or development within a coastal management district

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

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

☒ No

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

Queensland and local heritage places

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

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

☒ No

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

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

Name of the heritage place:

Place ID:

Decision under section 62 of the Transport Infrastructure Act 1994

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

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

☒ No

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

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

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

☒ No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

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

☒ Yes

Note: See the *Planning Regulation 2017* for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application

☐ Yes

☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#).

☒ Yes

Relevant plans of the development are attached to this development application

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

☒ Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

☐ Yes

☒ Not applicable



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25) Applicant declaration

- ☒ By making this development application, I declare that all information in this development application is true and correct
- ☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment

Note: For completion by assessment manager if applicable

Description of the work	
QLeave project number	
Amount paid (\$)	Date paid (dd/mm/yy)
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	21434070	Search Date:	16/09/2025 10:11
Date Title Created:	22/03/1990	Request No:	53372482
Previous Title:	20539216		

ESTATE AND LAND

Estate in Fee Simple

LOT 1 REGISTERED PLAN 746628
Local Government: TOWNSVILLE

REGISTERED OWNER

Dealing No: 723657250 08/11/2024

INDUSTRY SOLUTIONS NQ PTY LTD A.C.N. 152 449 039 TRUSTEE
UNDER INSTRUMENT 723657250

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20129113 (POR 13)
2. MORTGAGE No 723657251 08/11/2024 at 11:04
NATIONAL AUSTRALIA BANK LIMITED A.C.N. 004 044 937

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***

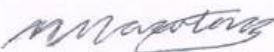
INDUSTRY SOLUTIONS NQ PTY LTD (ACN 152 449 039)

as owner(s) of premises identified as:

Lot 1 on RP746628 and located at 9-13 Milne Street, Idalia

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

Name **Matthew Maaarlensz**

Signature 

Position **Director**

Date **16/09/2025.**

Name

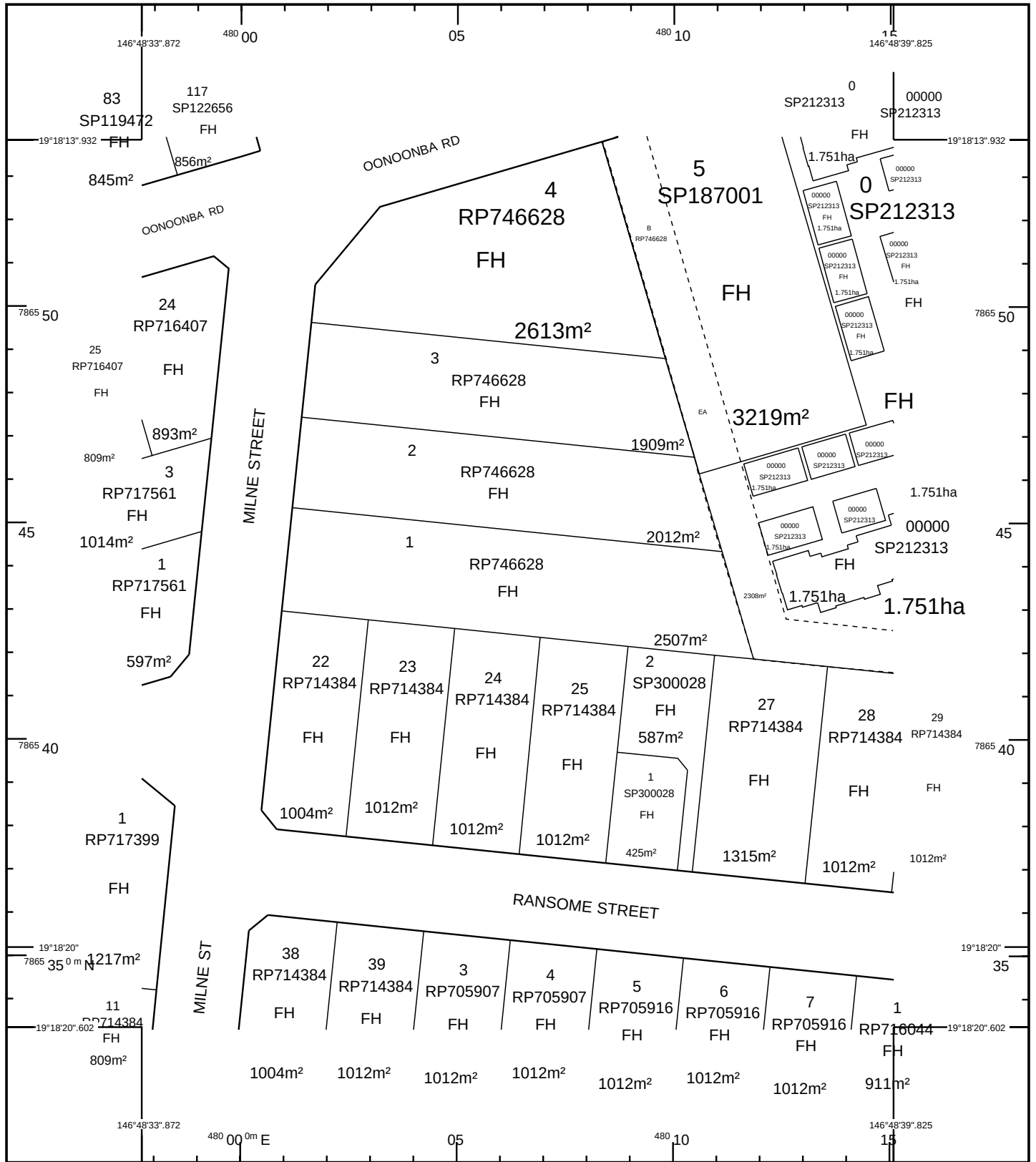
Signature

Position

Date



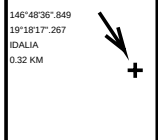
Appendix 2



STANDARD MAP NUMBER
8259-24422

0 25 50 75 100 125 m
HORIZONTAL DATUM:GDA94 ZONE:55 SCALE 1 : 1250

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	1/RP746628
Area/Volume	2507m²
Tenure	FREEHOLD
Local Government	TOWNSVILLE CITY
Locality	IDALIA
Segment/Parcel	51030/20

CLIENT SERVICE STANDARDS

PRINTED 04/12/2024

DCDB 03/12/2024

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Based upon an extraction from the
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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

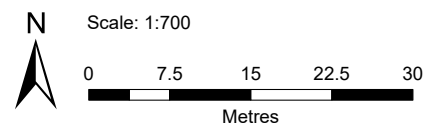
Lot Plan: 1RP746628 (Area: 2507 m²)

Coastal area - medium storm tide inundation area



 Coastal area - medium storm tide inundation area

Date: 04/12/2024



Queensland
Government



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Document Set ID: 23/581296

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Version: 1, Version Date: 23/09/2025



Appendix 3

Subject Site and Surrounds - 9-13 Milne Street, Idalia

Lot 1 on RP746628

19°18'9"S 146°48'26"E

19°18'9"S 146°48'48"E



19°18'25"S 146°48'26"E

19°18'25"S 146°48'48"E



Scale: 1:1990

Printed at: A3

Print date: 15/9/2025

Not suitable for accurate measurement.

Projection: Web Mercator EPSG 102100 (3857)

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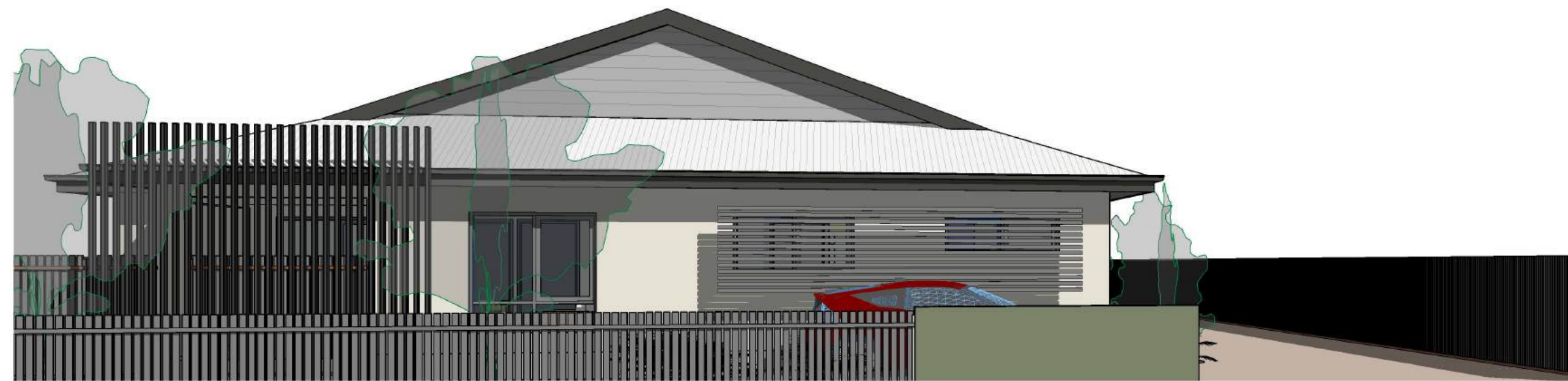


**Queensland
Government**

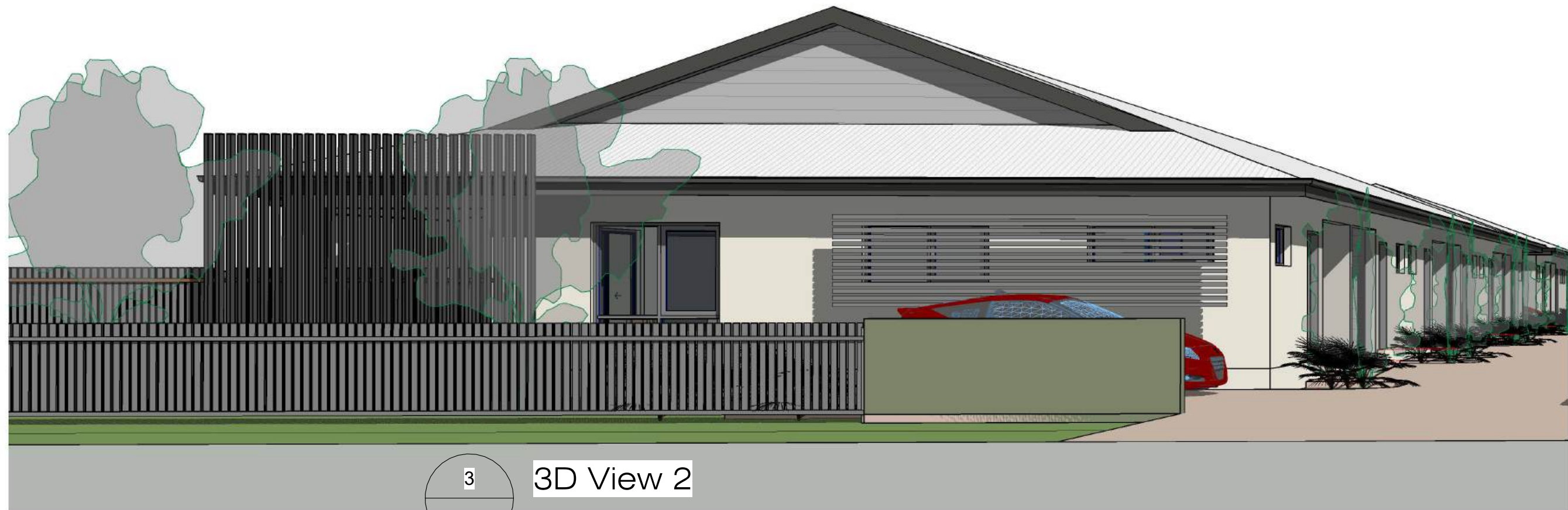
Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development



Appendix 4



2 3D View 1



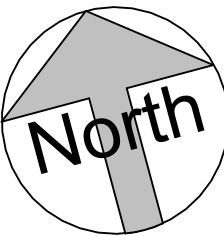
3 3D View 2



5 3D View 3

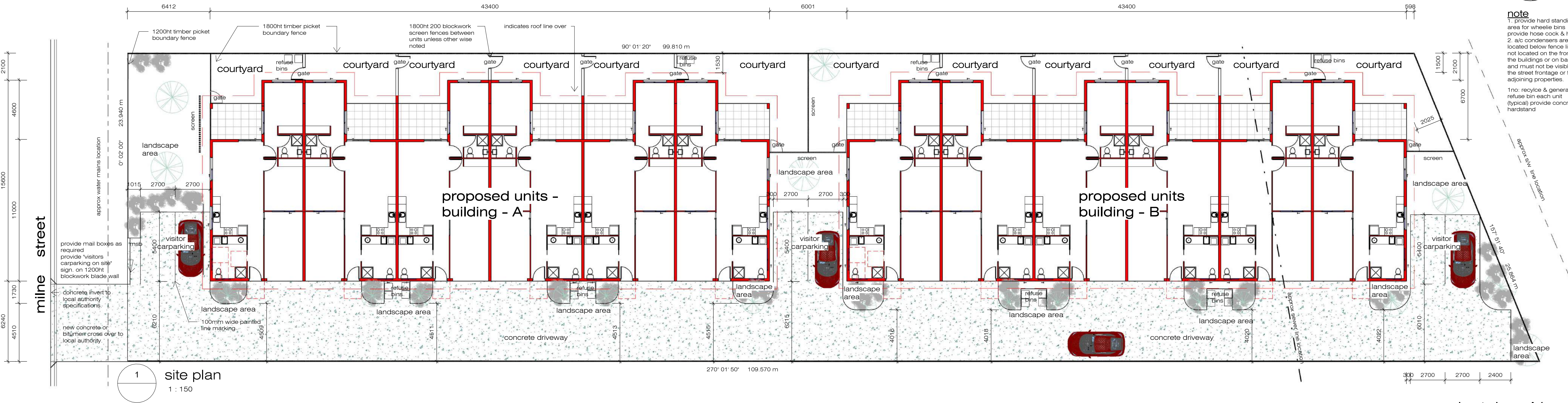
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Count	Sheet Number	Sheet Name
1	sk_01	site plan & perspectives
1	sk_02	overall elevations
1	sk_03	Area layouts
1	sk_04	Aerial image, flood & services plans
1	sk_05	Building - A Units 1 to 6
1	sk_06	Building - B - Units 7 to 12
Grand total: 6		

PROPERTY DESCRIPTION
LOT No: Lot 1
PLAN No: RP 746628
SITE AREA: 2507 M2



note

- provide hard standing area for wheelie bins provide hose cock & hose
 - 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



1 site plan
1 : 150

sheet size = A1

issued for
planning



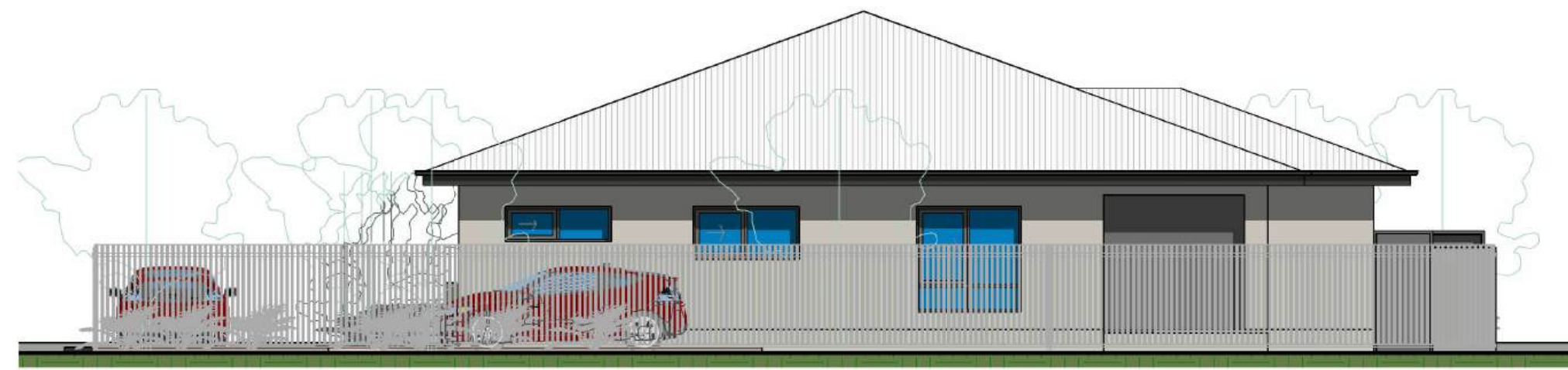
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COMPLY WITH ALL RELEVANT AUTHORITY REG. & BSA. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS. VERIFY ALL ON SITE DIMENSIONS & LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

No	Revision Schedule	Date
	Description	



project:
Proposed 12x2 Bed Rm Multiple Dwellings
for:
Mr Matt Maartensz
at:
9-15 Milne street
Idalia

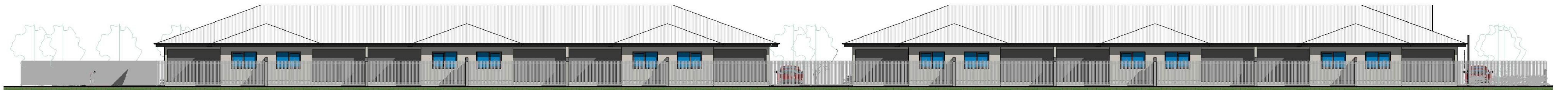
Issue Date	dec 2024
Drawn	Author
scale	As indicated
sheet	sk_01
24-038	
printed 22/05/2025 8:34:24 AM	



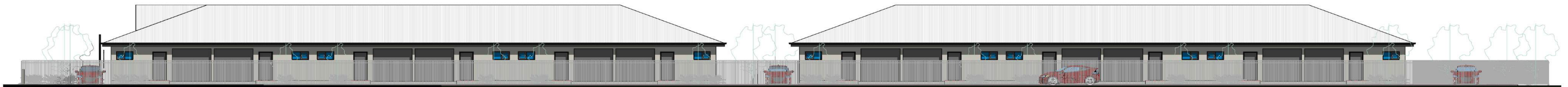
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1 : 100



4 west elevation
1 : 100



2 north elevation
1 : 140



3 south elevation
1 : 140

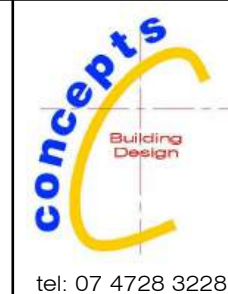
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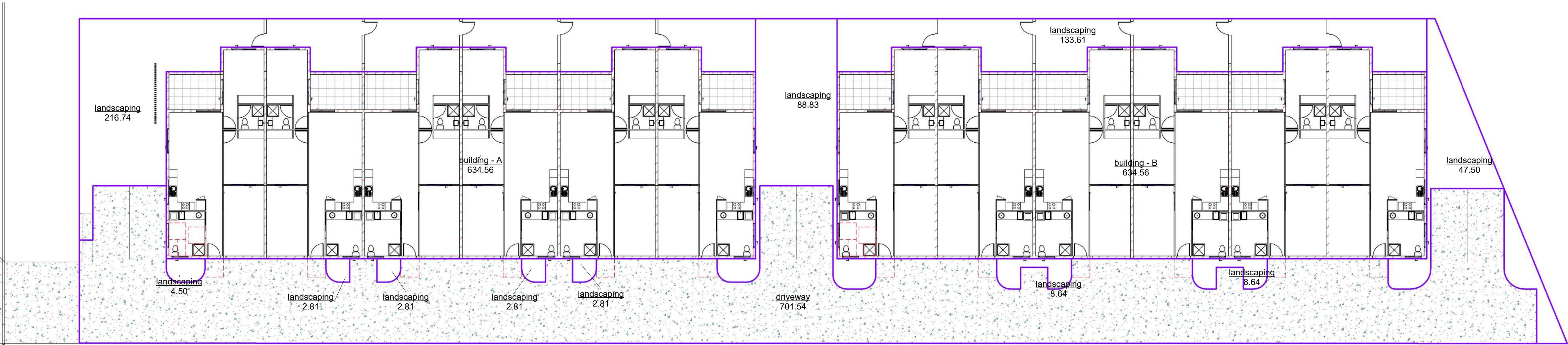
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No	Description	Date



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Proposed 12x2 Bed Rm Multiple Dwellings
for:
Mr Matt Maartensz
at:
9-15 Milne street
Idalia

Issue Date	11/29/24
Drawn	Author
scale	As indicated
sheet	sk 02
24-038	
printed 22/05/2025 8:34:41 AM	

Gross Area Schedule			
Count	Name	Area	percentage
building			
1	building - A	634.56 m²	25%
1	building - B	634.56 m²	25%
2		1269.12 m²	51%
driveway/parking			
1	driveway	701.54 m²	28%
1		701.54 m²	28%
landscape			
1	landscaping	216.74 m²	9%
1	landscaping	47.50 m²	2%
1	landscaping	2.81 m²	0%
1	landscaping	2.81 m²	0%
1	landscaping	8.64 m²	0%
1	landscaping	8.64 m²	0%
1	landscaping	88.83 m²	4%
1	landscaping	133.61 m²	5%
1	landscaping	2.81 m²	0%
1	landscaping	2.81 m²	0%
1	landscaping	4.50 m²	0%
11		519.71 m²	21%
14		2490.37 m²	100%



1 site area break down
1 : 150

sheet size = A1

issued for
planning



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No	Revision Schedule	Date
1		



tel: 07 4728 3228

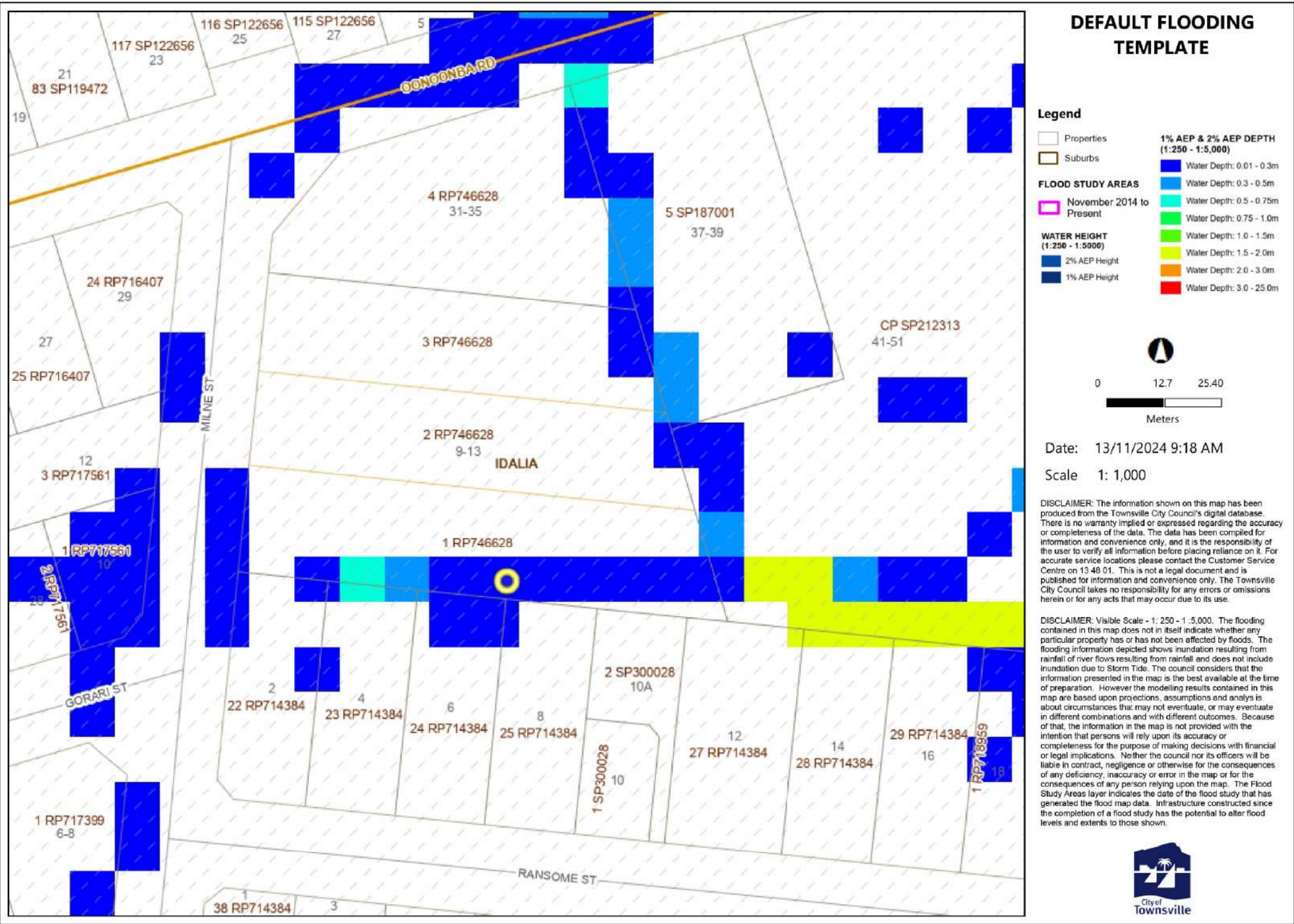
project:
Proposed 12x2 Bed Rm Multiple Dwellings
for:
Mr Matt Maartensz
at:
9-15 Milne street
Idalia

Issue Date	11/20/07
Drawn	Author
scale	1 : 150
sheet	sk_03

24-038

printed 22/05/2025 8:34:43 AM

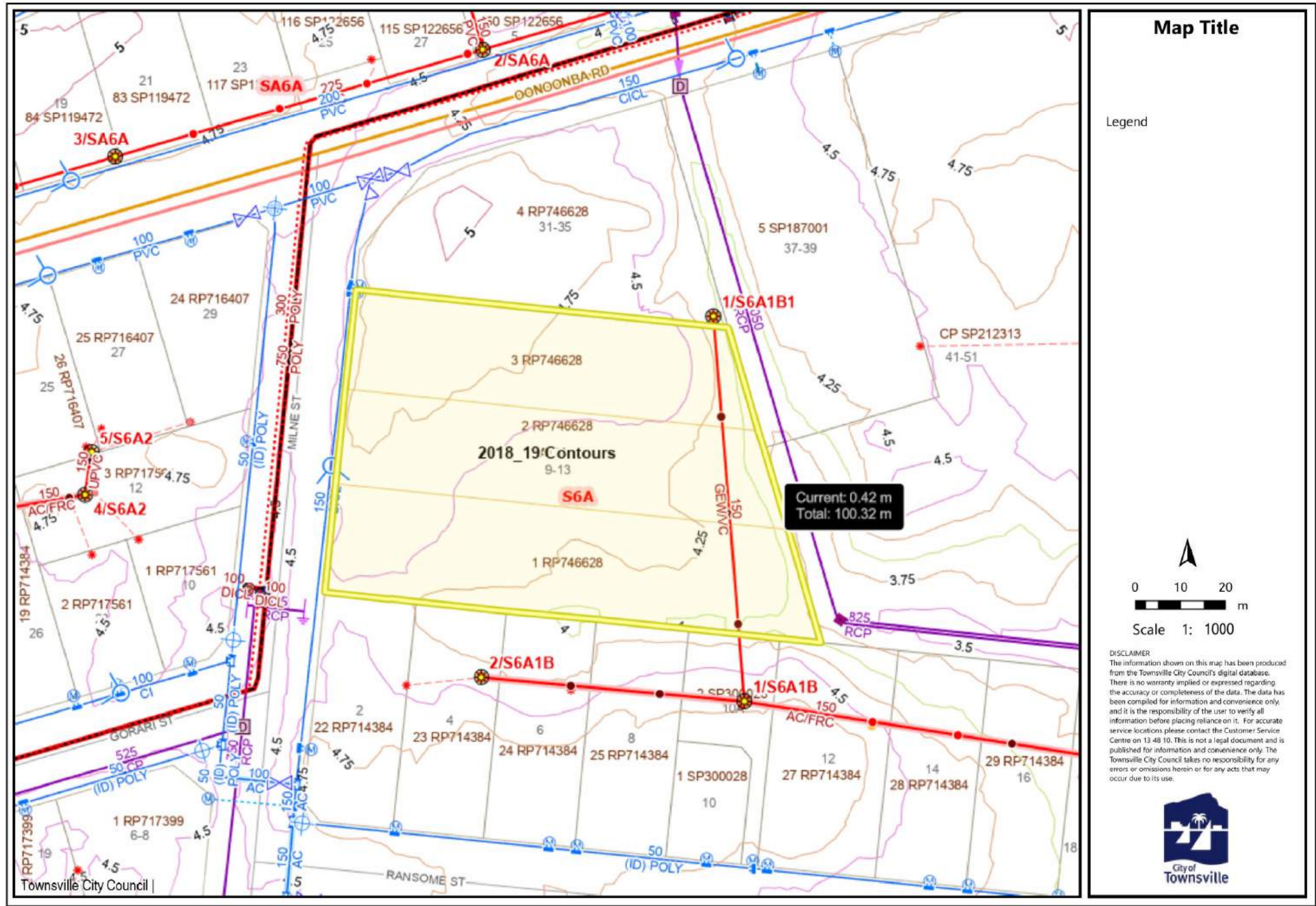
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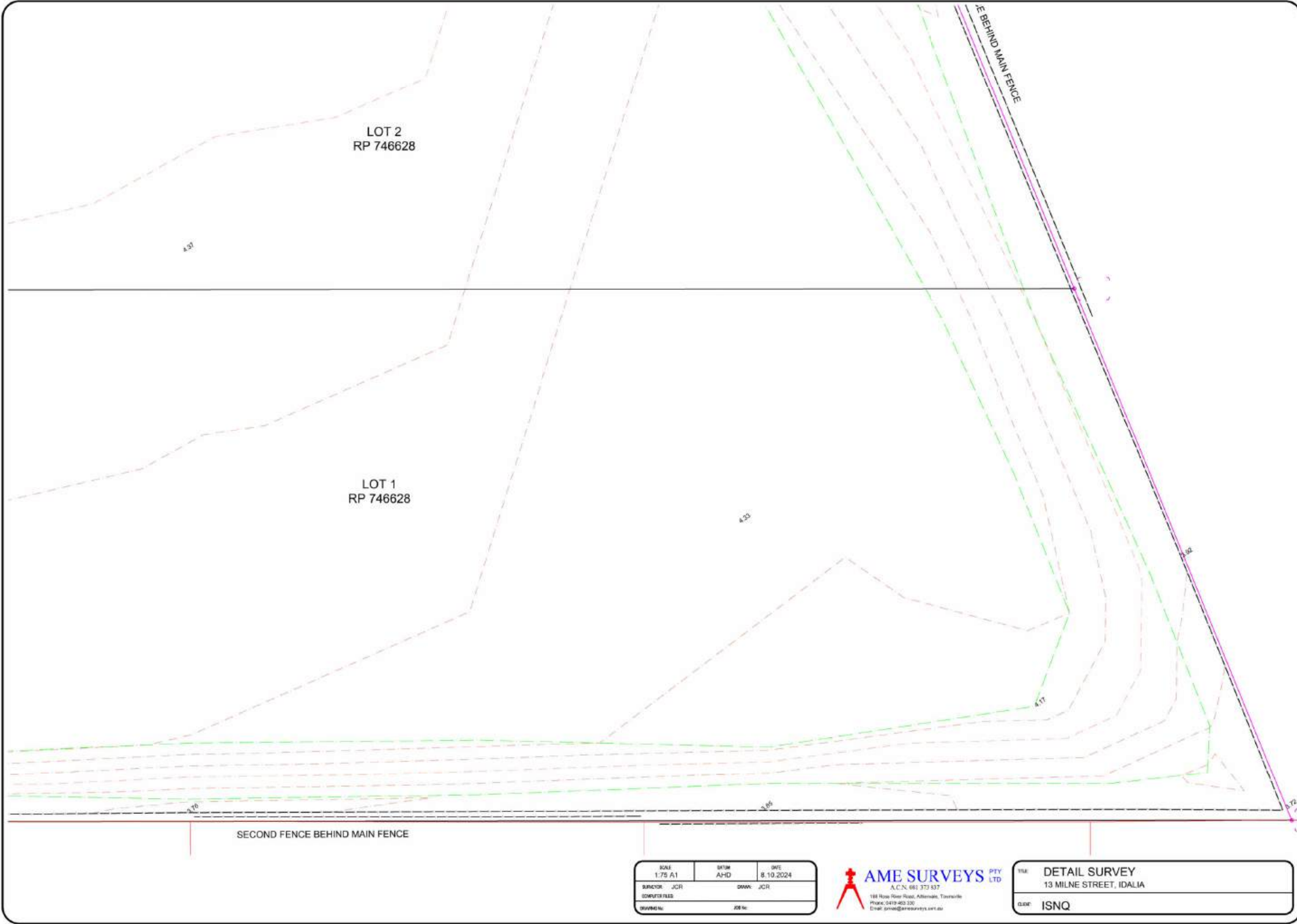
flood plan



aerial view



services plan



detail survey plan

issued for planning

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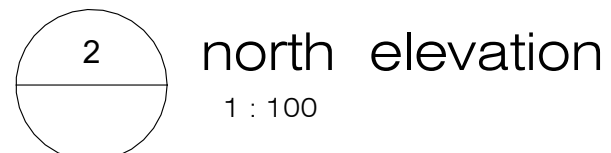
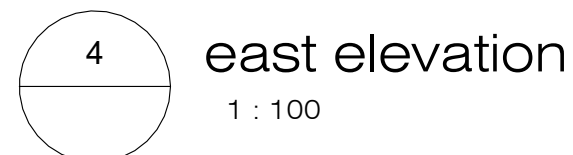
Revision Schedule	Date
No	

tel: 07 4728 3228

project: Proposed 12x2 Bed Rm Multiple Dwellings

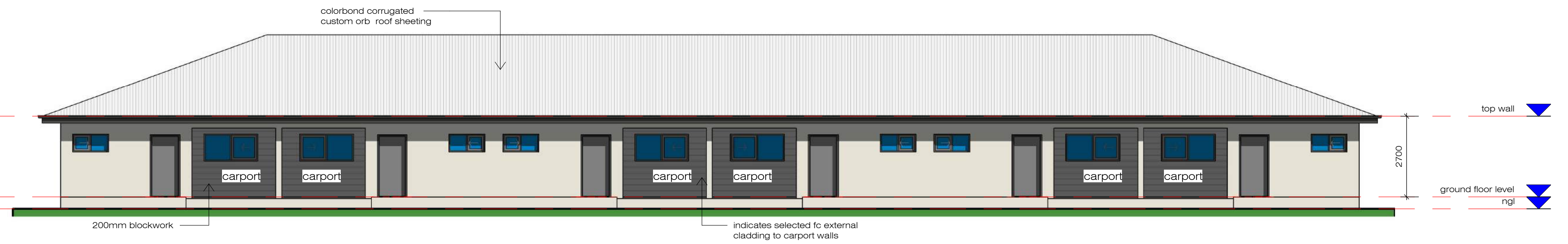
for: Mr Matt Maartensz

at: 9-15 Milne street Idalia

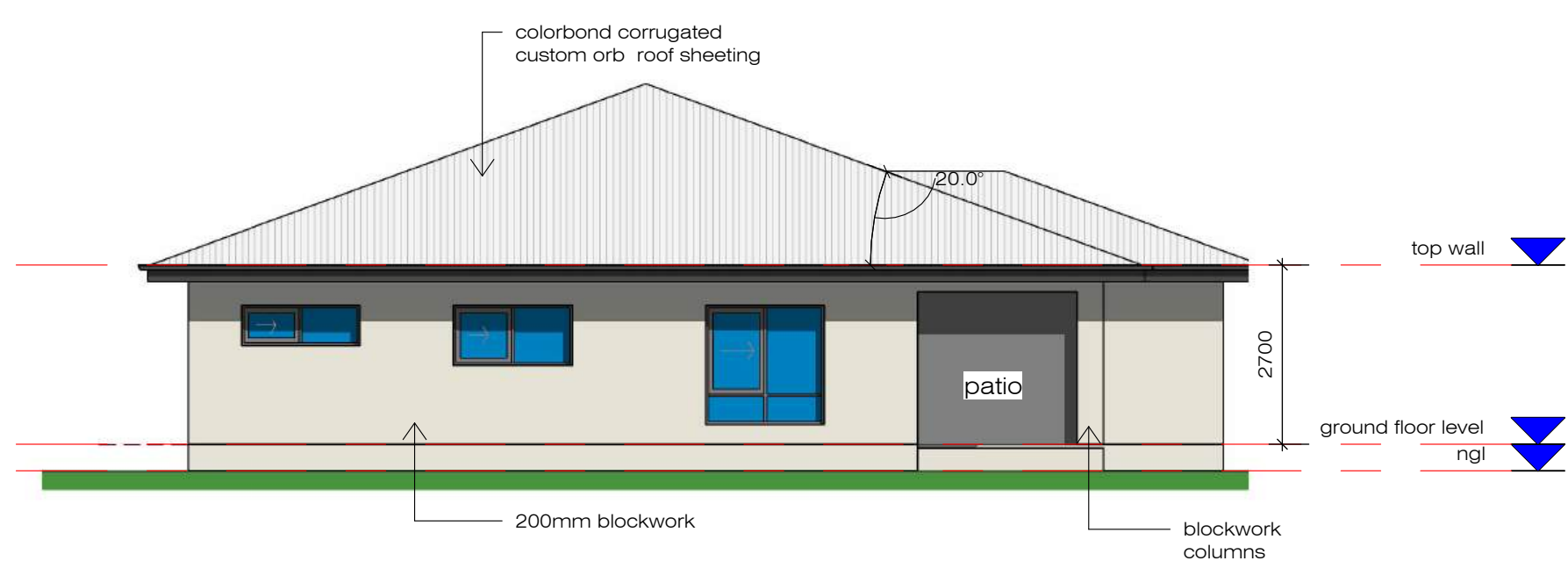




3 west elevation
1 : 100



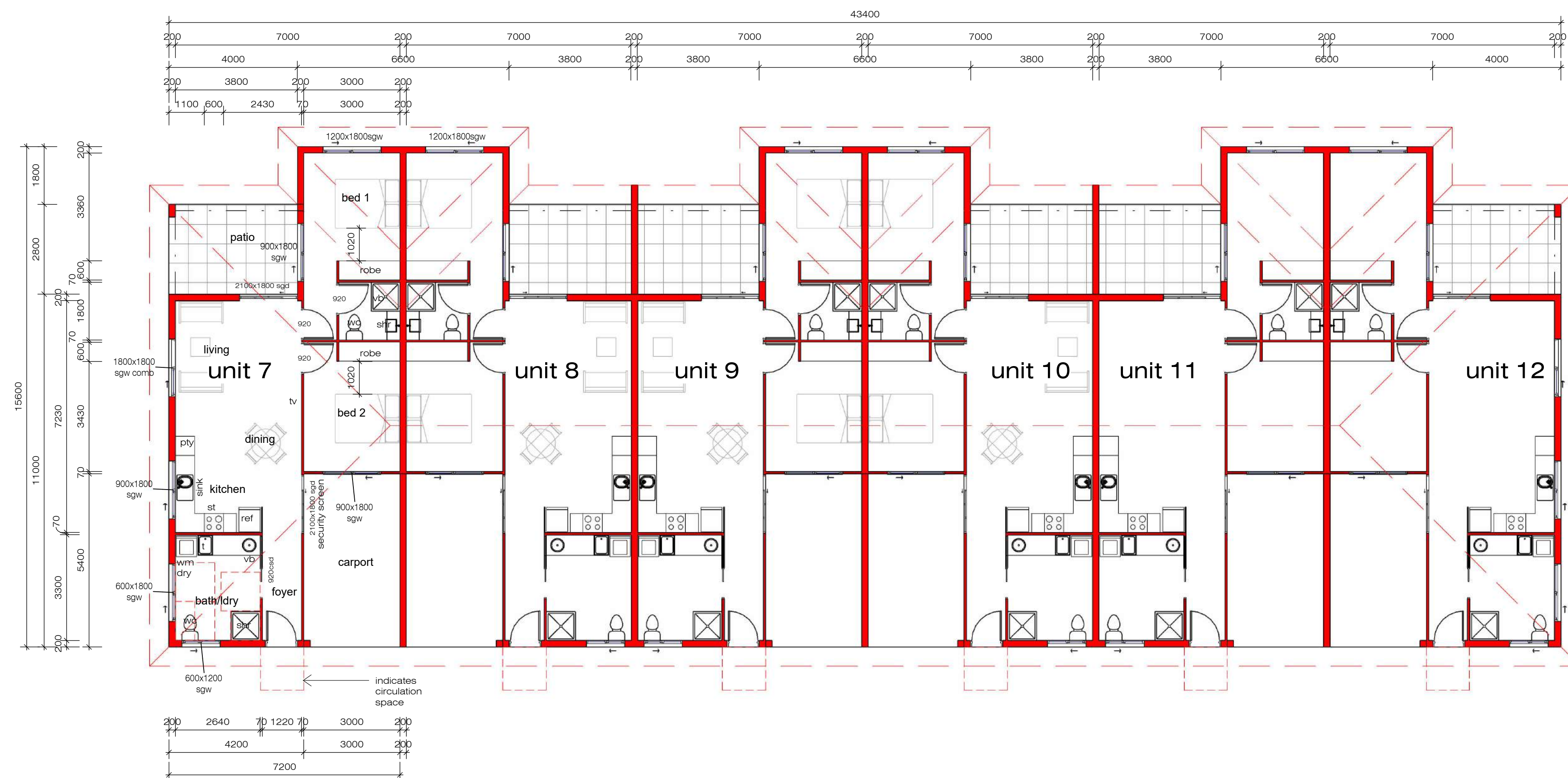
5 south elevation
1 : 100



4 east elevation
1 : 100

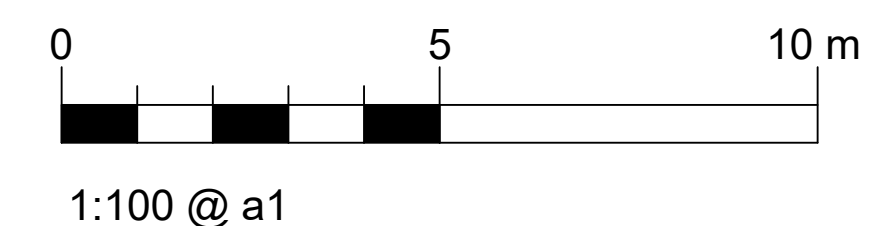


2 north elevation
1 : 100



1 ground floor plan
sk_06
1 : 100

Area Schedule (building area)				
Count	Name	Area	%	Comments
unit 1				
1	unit 7 patio	11.20	2%	unit 1
1	unit 7 living	78.74	12%	unit 1
1	unit 7 carport	16.74	3%	unit 1
3		106.68	17%	
unit 2				
1	unit 8 patio	10.92	2%	unit 2
1	unit 8 living	77.64	12%	unit 2
1	unit 8 carport	16.74	3%	unit 2
3		105.30	17%	
unit 3				
1	unit 9 patio	10.92	2%	unit 3
1	unit 9 living	77.64	12%	unit 3
1	unit 9 carport	16.74	3%	unit 3
3		105.30	17%	
unit 4				
1	unit 10 patio	10.92	2%	unit 4
1	unit 10 living	77.64	12%	unit 4
1	unit 10 carport	16.74	3%	unit 4
3		105.30	17%	
unit 5				
1	unit 11 patio	10.92	2%	unit 5
1	unit 11 living	77.64	12%	unit 5
1	unit 11 carport	16.74	3%	unit 5
3		105.30	17%	
unit 6				
1	unit 12 patio	11.20	2%	unit 6
1	unit 12 living	78.74	12%	unit 6
1	unit 12 carport	16.74	3%	unit 6
3		106.68	17%	
18		634.56	100%	



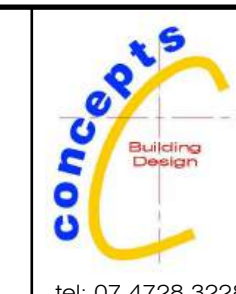
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Building-B

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No	Description	Date



project:
Proposed 12x2 Bed Rm Multiple Dwellings
for:
Mr Matt Maartensz
at:
9-13 Milne street
Idalia

Issue Date	dec 2024
Drawn	Author
scale	1 : 100
sheet	sk_06
24-038	
printed 22/05/2025 8:37:32 AM	



Appendix 5

Our Ref: **MJ2656/01:JS**

Your Ref: **9-13 Milne**

11 September 2025

Industry Solutions NQ Pty Ltd
PO Box 2263
IDALIA QLD 4811

Attention: Matt Maartensz
Email: matt@isnq.com.au

Dear Matt,

**RE: MULTIPLE DWELING DEVELOPMENT AT 9-13 MILNE STREET, IDALIA – MINOR 2D FLOOD
IMPACT ASSESSMENT (FIA)**

In accordance with our engagement please find herein the 2D flood impact assessment (FIA) for the above-mentioned development. The purpose of this FIA is to demonstrate that the proposed development, a 12x2 bedroom multiple dwelling, achieves a non-worsening outcome.

NCE have sourced Townsville City Council's (TCC) new Ross River 2021 flood model and adopted this model for the FIA. A review of the model highlighted that the site was subject to local catchment flooding as well as overflow from the Ross River during the 1% AEP climate change (CC) 120-hour Ross Dam peak flow event. The local catchment flooding assessment was carried out for the 1% AEP climate change (CC) and 50% AEP event; for which the critical duration was deemed to be the 9-hour and 1-hour, respectively. The median temporal patterns were 8752 and 8727 for the 1% AEP CC and 50% AEP events, respectively.

The base parameters of the Ross River 2021 model were maintained for the baseline simulations, other than stamping the detailed site survey into the model; with the site imperviousness and terrain modified for the developed scenarios. In both scenarios, the large shed immediately east of the site was included into the model as this had an impact on the flow coming from the north.

NCE did not carry out any overarching verification of the model as it is understood the model has been through number of calibration and validation scenarios during its development. Subsequently, the model is deemed fit for purpose, i.e. assessing potential impact associated with the development.

A number of iterations were undertaken to arrive at the final outcome; where the develop scenario consisted of the following:

- The development extent, including an area on the adjoining land parcel to the north, have been raised to be flood immune. The 'filled' area on the adjoining land parcel was setback ~6.4m from the front boundary, ~4m from the northern boundary and ~5.3m from the rear boundary. Refer **Figure 1**.

- There is a significant flow path along the southern boundary, where the driveway is proposed, and when this area was filled, significant afflux was observed. This was resolved by modelling a suspended driveway that had a flow area of ~2.8m x 0.7m under the driveway slab, refer **Figure 2**. To represent this, two (2) bridge structures were modelled using the 2d_lfcsh line and region shape files. The region file (the pink area illustrated along the southern boundary in **Figure 1**) was applied for the full length of the driveway for the 2.8m width in order to allow flow from the southern property to flow in underneath the driveway. The blade walls were simulated as piers at 5% blockage factor with the driveway slab simulated as 100% blockage factor. The line file was applied on the western end region file with a blockage factor of 50% applied to represent a 2.8m wide x 0.6m high grated inlet that allows water underneath the driveway. The ground under the driveway was regraded, starting at ~RL4.08 at the front boundary to ~RL3.68 at the rear.
- The site impervious was modified to represent 100% impervious. This ensured that any increase in run-off due to a change in impervious area was captured in the assessment.



Figure 1 – Developed scenario DEM

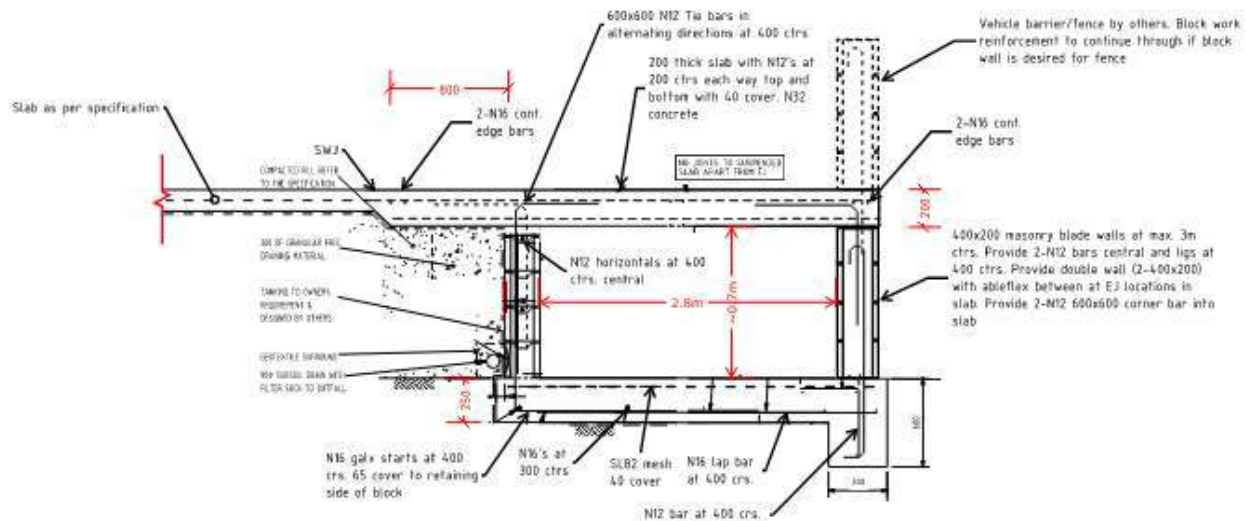


Figure 2 – Suspended driveway concept

The results from the developed scenario were adopted in the flood impact assessment, which is best analysed by assessing the afflux. Afflux is defined as the relative change in a flooding characteristic, namely water surface level (WSL) or velocity, between the baseline and developed scenario. This is determined by subtracting the baseline peak results from the developed peak results, where a positive value represents an increase in the flood characteristic and a negative value is a decrease.

The WSL afflux has been assessed for the 120-hour Ross Dam peak flow, 1% AEP CC and 50% AEP events. TCC parameters for acceptable development is +/- 10 mm change in WSL (shown as white in the result mapping). Depending on the circumstances, we are of the opinion that up to +20mm (aqua) is also acceptable in some environments where the impacted areas are not sensitive, and the increase is immaterial. With this in mind, the following commentary is provided.

1% CC 120-hour Ross Dam Peak Flow Event – Map A01

- An 11mm increase is observed at 4 Ransome St; however, this does not encroach in the existing dwelling.
- Up to a 25mm increase is observed at within the drainage easement at 37-39 Ooononba Rd, which is contained to the easement.
- Up to a 17mm increase is observed at the Sanctuary unit complex to the east of the site; which is primarily contained to the driveway and carport areas. A review of the developed water surface level (WSL) within the increased area, the flood level is observed as 4.63m AHD; with the lowest as constructed FFL of the units in the immediate vicinity being 4.66m AHD. The as constructed FFL of the surrounding units are 4.83m AHD and 4.88m AHD. Refer **Figure 3**.
- Up to a 15mm increase is observed 31-35 Ooononba Rd; however, this property is understood to be owned by the developer with this impact being acceptable.
- All other impacts are contained to the development site.

1% AEP 9-hour CC Event – Map A02

- No impacts are observed.

50% AEP 1-hour Event – Map A03

- No impacts are observed.

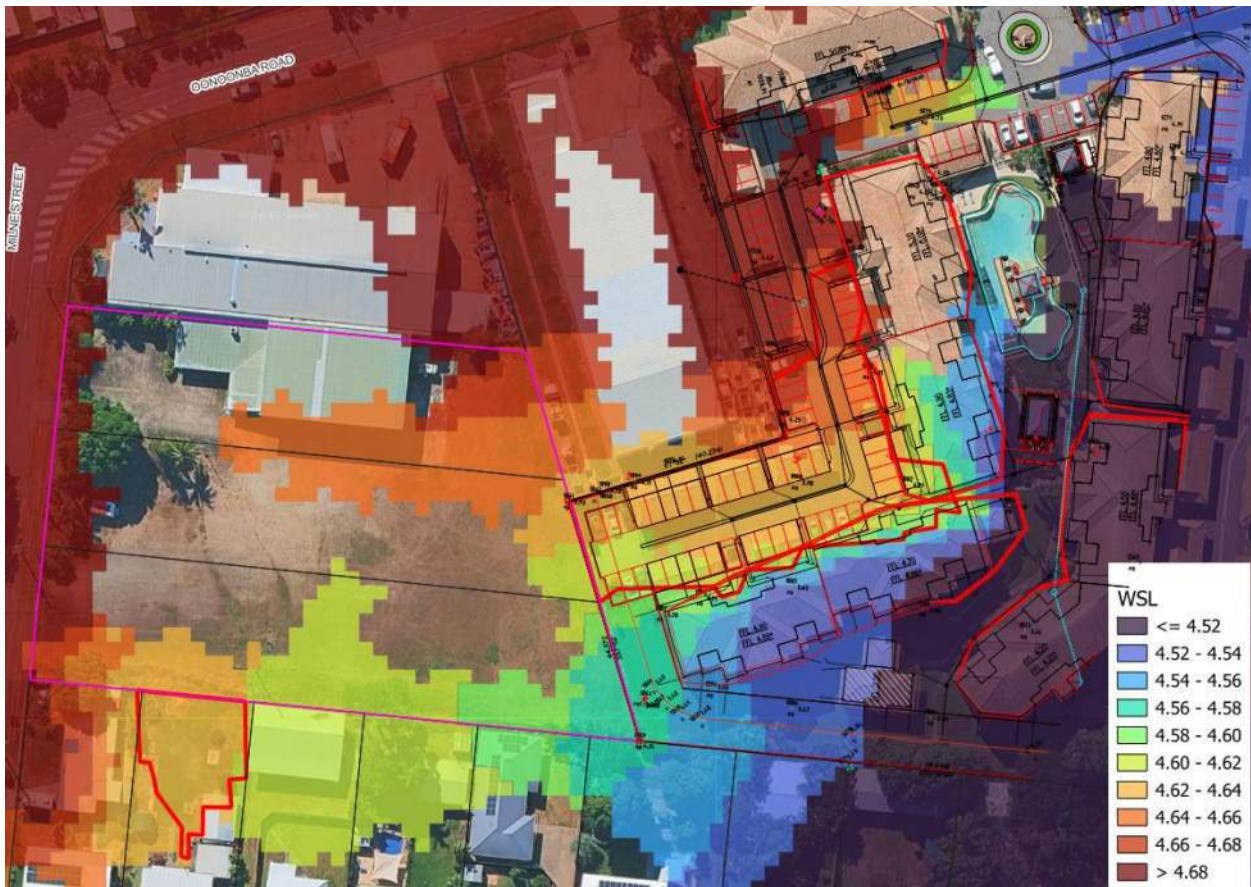


Figure 3 – 1% CC 120-hour Ross Dam peak flow flood levels

The inclusion of the development has no impact to the flooding characteristics of the 1% AEP CC or 50% AEP events; however, minor impacts are observed during a significant event when the Ross River breaks its banks, which may be considered a rare event. The impacts observed are isolated and the flood risk profile, in the areas in which impacts are observed beyond the site, is unchanged, refer **Map C01** and **C02**. Furthermore, the assessment has ensured any increase in run-off due to the change in impervious area is accounted for in the assessment. Subsequently as there are no impacts downstream of the development in the local catchment assessments, on-site storage is not required.

Finished floor levels (FFL) of the habitable floors are required to be 300mm above the 1% AEP flood level. Therefore, it is recommended that as a minimum the FFL is above the highest 1% AEP flood level, namely 5.02m AHD (300mm above 4.72m AHD) for the front units and 4.89m AHD (300mm above 4.59m AHD) for the rear units, refer Table 1.

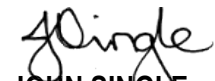
Table 1 – Recommended Finished Floor Levels

Proposal	Recommended Floor Levels (m AHD)
Front Units	5.02
Rear Units	4.89

Given the above, the flood modelling demonstrates the proposed development can achieve an acceptable outcome that is aligned with the intent of the flood hazard overlay code.

Please do not hesitate to contact the undersigned on 07 4725 5550 if you have any questions regarding this response.

Yours sincerely,



JOHN SINGLE

Senior Civil Engineer (RPEQ 24378)

Encl. Flood result mapping



Afflux WSL (m)

- Below -1.00
- 0.50 - -1.00
- 0.30 - -0.50
- 0.10 - -0.30
- 0.05 - -0.10
- 0.01 - -0.05
- 0.01 - 0.01
- 0.01 - 0.02
- 0.02 - 0.03
- 0.03 - 0.05
- 0.05 - 0.10
- 0.10 - 0.30
- Above 0.30



0°

NORTHERN CONSULTING

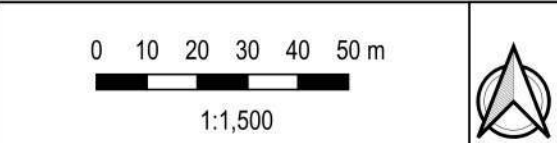
engineers

Civil | Structural | Forensic
Traffic | Flood Modelling

TOWNSVILLE | SUNSHINE COAST | BRISBANE
GLADSTONE | NEW ZEALAND

T: +617 4725 5550 E: mail@nceng.com.au
W: www.nceng.com.au

In Association With:
Industry Solutions NQ Pty Ltd



Legend

- Bridge - Line
- Bridge - Region
- Development Layout
- Development Site Extents
- Property Boundaries

9-13 MILNE STREET, OONOONBA
12X2 BED MULTI DWELLING

**AFFLUX - 1% AEP 120-HOUR ROSS
RIVER DAM FLOW**

Prepared By: JS Reviewed by: JS	Date: 11/09/2025 Revision: A NCE Ref: MJ2656	Size A3	Map A01
------------------------------------	--	-------------------	-------------------



Afflux WSL (m)

- Below -1.00
- 0.50 - -1.00
- 0.30 - -0.50
- 0.10 - -0.30
- 0.05 - -0.10
- 0.01 - -0.05
- 0.01 - 0.01
- 0.01 - 0.02
- 0.02 - 0.03
- 0.03 - 0.05
- 0.05 - 0.10
- 0.10 - 0.30
- Above 0.30



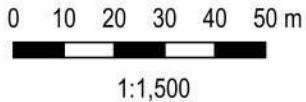
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Legend

- Bridge - Line
- Bridge - Region

- Development Layout
- Development Site Extents
- Property Boundaries

9-13 MILNE STREET, OONOONBA
12X2 BED MULTI DWELLING

AFFLUX - 1% AEP CC 9-HOUR LOCAL CATCHMENT EVENT

Prepared By: JS Reviewed by: JS	Date: 11/09/2025 Revision: A NCE Ref: MJ2656	Size A3	Map A02
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0 10 20 30 40 50 m

1:1,500



Legend

Bridge - Line

Bridge - Region

Development Layout

Development Site Extents

Property Boundaries

9-13 MILNE STREET, OONOONBA
12X2 BED MULTI DWELLING

**AFFLUX - 50% AEP 1-HOUR LOCAL
CATCHMENT EVENT**

Prepared By: JS
Reviewed by: JS

Date: 11/09/2025
Revision: A
NCE Ref: MJ2656

Size
A3

Map
A03



Depth (m)	
	Below 0.05
	0.05 - 0.10
	0.10 - 0.20
	0.20 - 0.40
	0.40 - 0.60
	0.60 - 0.80
	0.80 - 1.0
	1.0 - 1.20
	1.20 - 1.40
	1.40 - 1.60
	1.60 - 1.8
	Above 1.8



0°

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Legend

Bridge - Line

Bridge - Region

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Development Site Extents

Property Boundaries

9-13 MILNE STREET, OONOONBA
12X2 BED MULTI DWELLING

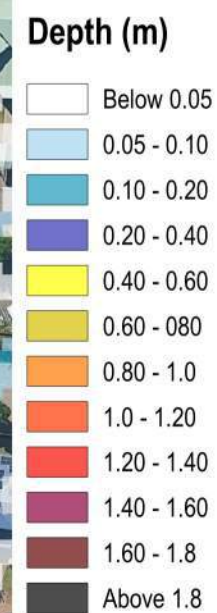
**DEPTH - 1% AEP 120-HOUR ROSS
RIVER DAM FLOW - DEVELOPED**

Prepared By: JS
Reviewed by: JS

Date: 11/09/2025
Revision: A
NCE Ref: MJ2656

Size
A3

Map
B01



Legend

 Bridge - Line
 Bridge - Region

 Development Layout
 Development Site Extents

 Property Boundaries

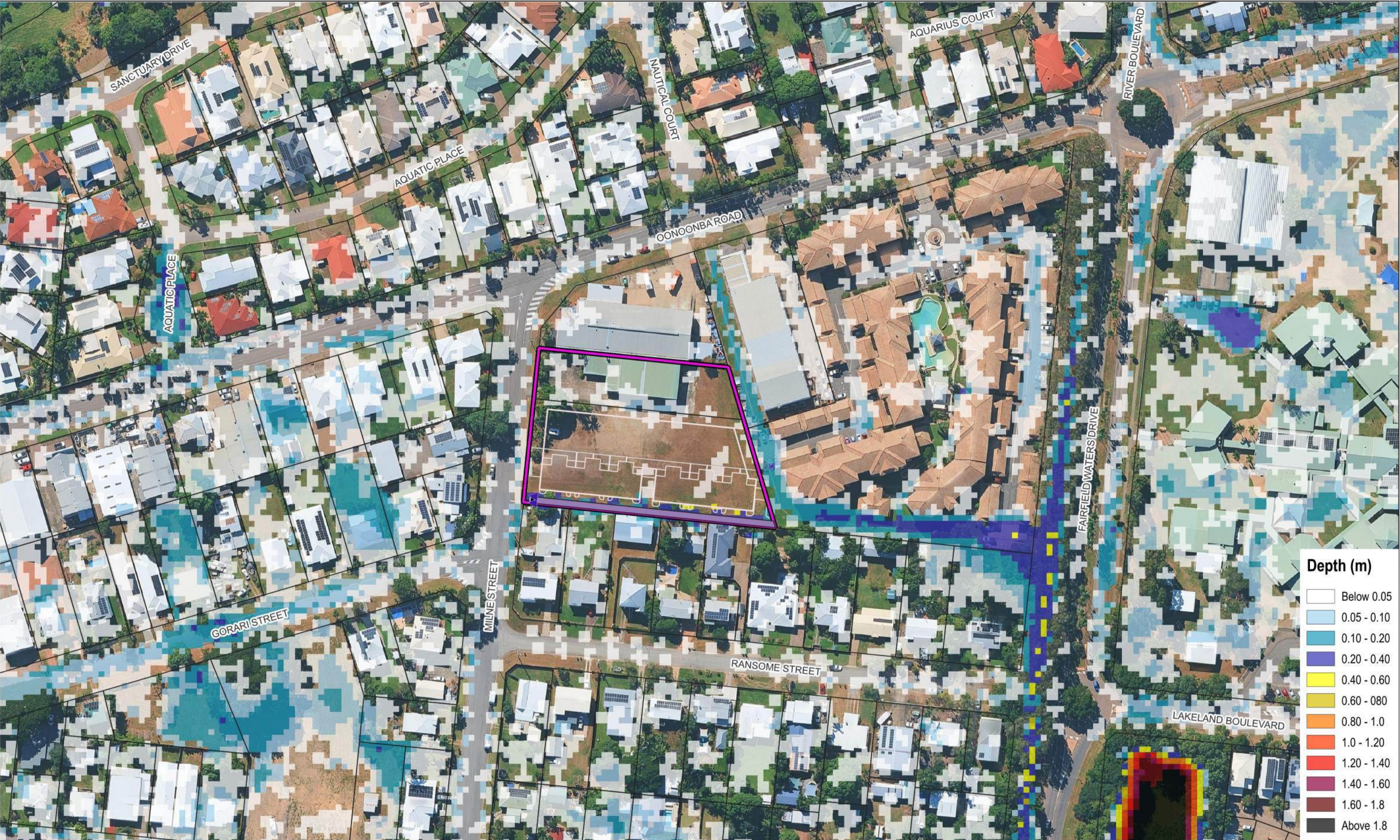
9-13 MILNE STREET, OONOONBA
12X2 BED MULTI DWELLING

**DEPTH - 1% AEP CC 9-HOUR LOCAL
CATCHMENT EVENT - DEVELOPED**

Prepared By: JS
Reviewed by: JS

Date: 11/09/2025
Revision: A
NCE Ref: MJ2656

Size	Map
A3	B02





0°

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0 10 20 30 40 50 m

1:1,500



Legend

 Bridge - Line

 Bridge - Region

 Development Layout

 Development Site Extents

 Property Boundaries

9-13 MILNE STREET, OONOONBA
12X2 BED MULTI DWELLING

**DEPTH - 50% AEP 1-HOUR LOCAL
CATCHMENT EVENT - DEVELOPED**

Prepared By: JS
Reviewed by: JS

Date: 11/09/2025
Revision: A
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Size
A3

Map
B03



Flood Hazard

- H1
- H2
- H3
- H4
- H5
- H6

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Legend

- Bridge - Line
- Bridge - Region

- Development Layout
- Development Site Extents

- Property Boundaries

9-13 MILNE STREET, OONOONBA
12X2 BED MULTI DWELLING

**HAZARD - 1% AEP 120-HOUR ROSS
RIVER DAM FLOW - BASELINE**

Prepared By: JS
Reviewed by: JS

Date: 11/09/2025
Revision: A
NCE Ref: MJ2656

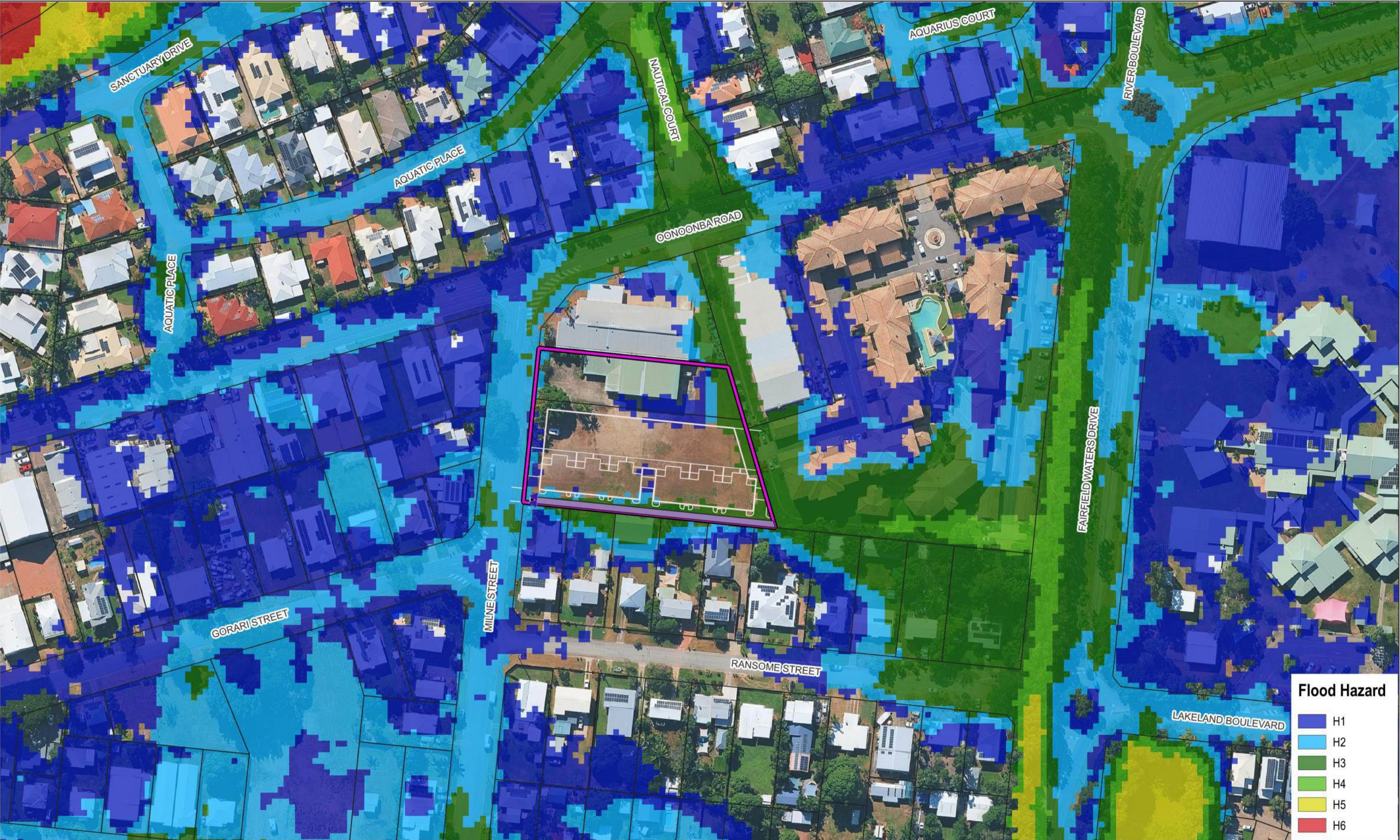
Size

A3

Map

C01

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Flood Hazard

- H1
- H2
- H3
- H4
- H5
- H6



0°

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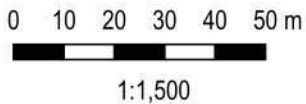
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Legend

- Bridge - Line
- Bridge - Region
- Development Layout
- Development Site Extents
- Property Boundaries

9-13 MILNE STREET, OONOONBA
12X2 BED MULTI DWELLING

**HAZARD - 1% AEP 120-HOUR ROSS
RIVER DAM FLOW - DEVELOPED**

Prepared By: JS
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Date: 11/09/2025
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Size

A3

Map

C02



Appendix 6



Townsville City Plan – Low Density Residential Zone Code

Purpose

The purpose of the Low Density Residential Zone Code is to *provide for predominantly dwelling houses*.

The particular purpose of the code is to:

- a) *primarily accommodate dwelling houses and dual occupancy dwellings;*
- b) *provide for housing choice and affordability by allowing for a range of lot sizes;*
- c) *maintain the low-rise and lower density character of Townsville's suburbs;*
- d) *maintain a high level of residential amenity; and*
- e) *achieve accessible, well-serviced and well-designed communities.*

The purpose of the code 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 on the amenity of the surrounding residential land uses and local character.	AO1.1: The home based business: a) is carried out in an existing building or structure; b) does not use more than 60m ² of the gross floor area of the building or structure; c) involves at least one or more residents of the dwelling house;	Not applicable The proposed development does not involve a home based business.



Performance Outcome/Acceptable Outcomes	Response
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; g) does not generate more than 14 vehicle trips per day by other vehicles, where one trip includes arriving and 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. AO1.2: Functional aspects of the use such as service areas, material storage or use activities are not visible from the street. 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. AO1.4: Noise levels do not exceed acoustic quality objectives under the <i>Environmental Protection (Noise) Policy 2008</i>.	
PO2: Commercial vehicle parking: a) has a direct nexus with a home based business carried out on the site; and b) does not adversely affect the amenity of neighbouring properties.	AO2.1: Not more than one commercial vehicle is parked on the site. AO2.2: While on-site, vehicles: a) are not left idling for more than 5 minutes at any one time; and b) do not have a refrigeration unit running. Not applicable The proposed development does not involve a home based business.



Performance Outcome/Acceptable Outcomes		Response
	AO2.3: Any commercial vehicle does not exceed 4.5 tonnes gross vehicle mass and is housed behind the building line.	
For Accepted development subject to requirements and Assessable Development		
Sales Office		
PO3: The use does not adversely impact on the amenity of the surrounding land uses and local character.	AO3: Development of the sales office is in place for no more than two years.	Not applicable The proposed development does not involve a sales office.
For Accepted development subject to requirements and Assessable Development		
Secondary Dwelling		
PO4: Secondary dwellings are: (a) are subordinate, small-scaled dwellings; (b) contribute to a safe and pleasant living environment; and (c) does not cause adverse impacts on adjoining properties.	AO3: The secondary dwelling: (a) has a GFA, exclusive of a single carport or garage, of not more than 90m²; and (b) is located not more than 20m from the primary house.	Not applicable The proposed development does not involve a secondary dwelling.
For Accepted development subject to requirements and Assessable Development		
Stables Precinct		
PO5: Only dwelling houses or caretaker's accommodation are established in the precinct.	AO5: The development does not involve a Dual Occupancy, Rooming Accommodation, Multiple Dwelling, Retirement Facility, Residential Care Facility, Short-term Accommodation or Tourist Park.	Not applicable The proposed development is not within the Stables Precinct.
PO6: Reconfiguration does not result in additional lots being created.	AO6: Lot size is no less than 1,000m ² .	Not applicable The proposed development is not within the Stables Precinct.
PO7: The site is of a size to accommodate stables and associated service areas and allows for setback of stables from adjacent houses.	AO7: Where stables are proposed, the site has a minimum area of 1,000m ² .	Not applicable The proposed development is not within the Stables Precinct.
PO8: Stables are established where provision is made for a manager living on-site.	AO8: Stables are established on the same site as a dwelling house or caretaker's accommodation.	Not applicable The proposed development is not within the Stables Precinct.
PO9: Residential uses in the precinct do not intensify.	AO9.1: Not more than one dwelling house or caretaker's accommodation unit is established on each lot. AO9.2: The caretaker's accommodation unit has a gross floor area of no more than 70m ² .	Not applicable The proposed development is not within the Stables Precinct.



Performance Outcome/Acceptable Outcomes	Response
Assessable Development	
Amenity	
PO10: Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the site, having regard to: a) noise; b) hours of operation; c) traffic; d) visual impact; e) odour & emissions; f) lighting; g) access to sunlight; h) privacy; and i) outlook.	Complies The proposed development has been thoughtfully designed to enhance and maintain the existing residential character and amenity of the surrounding locality. Specifically: ▪ The development is expected to generate minimal noise emissions, consistent with typical residential activities. ▪ The proposed development involves extensive landscaping throughout to provide buffering and privacy. ▪ The proposed development provides for a multiple dwelling use that is consistent with existing development within the immediate surrounding locality, particularly noting the subject site immediately adjoins a large apartment complex to the east. ▪ The proposed development involves a high level of visual amenity to Milne Street, with a 6.412m landscaping strip provided to the road frontage. ▪ The proposed development involves a residential use on residential land. ▪ The proposed development does not adversely impact the outlook of adjoining or surrounding properties.
PO11: Landscaping is provided to enhance the appearance of the development, screen unsightly components, create an attractive on-site environment and provide shading.	Complies The proposed development provides for appropriate landscaping on-site. Specifically: ▪ 6.412m wide landscaping strip provided to the Milne Street frontage. ▪ Shared landscaped area to the eastern and western sides of each accommodation building.



Performance Outcome/Acceptable Outcomes		Response
		- Landscaping provided to the southern façade of each unit. - Landscaping to each private outdoor area.
PO12: 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: 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.		Not applicable The subject site is not located within proximity to identified zones.
Assessable Development		
Crime Prevention through Environmental Design		
PO13: Development facilitates the security of people and property having regard to: 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.		Complies The proposed development is considered to facilitate the security of people and property. The proposed development involves a multiple dwelling with access and fenestrations overlooking Milne Street, providing increased opportunity for casual surveillance.
Assessable Development		
General		
PO14: Development minimises impacts on remaining areas of ecological significance within the zone.		Complies The proposed development does not impact on remaining areas of ecological significance.
PO15: On elevated or steeply sloping sites: a) development is sympathetic to the natural landform through the use of terraced or split level building forms; b) the understoreys of buildings are screened to maintain the quality of views from public vantage points below; and c) buildings avoid highly reflective finishes.		Not applicable The subject site is not an elevated or steeply sloping site.
Parking and Service		
PO16: Parking facilities are located to be concealed from public view to ensure an attractive streetscape.	AO16: Vehicle parking structures are located: a) behind the building setback; or b) behind the building; or c) at basement level.	Complies The proposed development involves a single bay carport to each unit, with these located to the side of each unit. Furthermore, visitor parking spaces to the front are obscured by proposed fencing to the road frontage, with further parking located to the eastern and western facades of the rear accommodation building. Therefore, vehicle parking areas are appropriately screened from the streetscape.
PO17:		Complies



Performance Outcome/Acceptable Outcomes		Response
Waste disposal and servicing areas are screened from public view and do not have adverse amenity impacts on adjoining properties.		The proposed development provides for dedicated waste disposal areas that are appropriately located and screened from public view.
Where a Non-residential or Tourist Accommodation Use		
PO18: Non-residential uses are established only where: a) compatible with local character and amenity; b) limited in scale and supporting the day-to-day needs of the local community; and c) not impacting on the role and function of the city's network of centres or more appropriately located in another zone.		Not applicable The proposed development does not involve a non-residential or tourist accommodation use.
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.		Not applicable The proposed development does not involve a non-residential or tourist accommodation use.
PO20: Development is of a house compatible scale.	AO20.1: The use does not involve any building work or only minor building work. OR	Not applicable The proposed development does not involve a non-residential or tourist accommodation use.
	AO20.2: Where a new building is proposed: 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.	
Where a Multiple Dwelling, Residential Care Facility or Retirement Facility Development		
PO21: Multiple dwelling, residential care facility or retirement facility development occur only in locations where: 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.	AO21: The premises: a) is located within 400m of a centre zone or public transport stop on a major road; b) has a minimum site area of 1,000m ² and 20m frontage where for a multiple dwelling; c) has a minimum site area of 3,000m ² and 20m frontage where for a residential care facility or retirement facility; and d) is located within 400m of a park.	Complies The proposed development is considered compliant with PO21 given: - The proposed development is located approximately 300m from the nearest parkland to the south. - The proposed development maintains the low scale nature of the zone, presenting a single storey dwelling house from the Milne Street frontage. - The subject site comprises a total area of 2,507m², with an approximate road frontage of 24m. - The subject site is in close proximity to major road networks and public transport facilities.



Performance Outcome/Acceptable Outcomes		Response
		The proposed development provides for a multiple dwelling use, consistent with the established character of the surrounding locality. Notably, several multiple dwelling properties are prevalent within the area, with the site adjoining a large apartment complex to the east.
PO22: Buildings are low-rise and of a house compatible scale.	AO22: Building design achieves: 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.	Complies The proposed development is of single storey construction, consistent with existing residential development within the immediate surrounding locality.
PO23: Building setbacks and landscaping: 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.	AO23.1: Buildings are set back from street frontages: a) within 20% of the average front setback of adjoining buildings; or b) where there are no adjoining buildings, 3m. 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). AO23.3: The side boundary setback is a minimum of: 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. AO23.4: The rear boundary setback is a minimum of 6m.	Complies The proposed development is appropriately setback within the subject site, particularly given: - The road frontage setback is consistent with the established rhythm and pattern of Milne Street and the surrounding locality. - Sufficient landscaping is provided to the road frontage. - Internal landscaping and hardstand areas have been intentionally located to maximise buffering between the proposed development and residential properties to the south and east.
PO24: Built to boundary walls do not impact on the amenity or privacy of adjoining premises.	AO24: Built to boundary walls: 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	Not applicable The proposed development does not involve a built to boundary wall.



Performance Outcome/Acceptable Outcomes		Response
	or house on an adjoining lot; d) have a maximum height of 3m; and e) have a maximum length of 9m.	
PO25: Buildings are designed to achieve good solar access by: a) minimising the extent of shadows on usable private open space or public spaces; and b) providing adequate sunlight to habitable rooms.		Complies The proposed development has been appropriately designed to provide adequate sunlight to habitable rooms, private open space and public space.
PO26: Design elements contribute to an interesting and attractive streetscape and building through: 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.		Complies The proposed development is considered to positively contribute to the Milne Street streetscape, particularly given: ▪ The proposed development involves a residential use of land intended for residential purposes. ▪ The facade of the development involves articulation and varying materials. ▪ The development incorporates design features consistent with the surrounding locality.
PO27: Roof form assists in reducing the appearance of building bulk by: a) articulating individual dwellings; and b) incorporating variety in design through use of roof pitch, height, gables and skillions.		Complies The proposed development involves a roof profile comprising articulation to the building facades that does not contribute to increasing the bulk of the building.
PO28: Development promotes the safety of residents and visitors, particularly through casual surveillance of the street and public spaces.	AO28.1: Buildings are designed to have balconies, windows and building openings overlooking streets and other public spaces.	Complies The proposed development has been appropriately designed to ensure the safety of its residents and visitors by ensuring design features have been incorporated to maintain casual surveillance of Milne Street.
	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.	
PO29: Development provides private open space that is: a) well-proportioned, appealing, functional and easily accessible, and promotes outdoor living as an extension of the dwelling;	AO29.1: For a ground floor dwelling (where a multiple dwelling), ground floor private open space is provided with: 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.	Complies The proposed development involves appropriate private open space to residents, including: ▪ Private landscape areas are provided to each unit. ▪ Private outdoor patio areas area provided to each dwelling.



Performance Outcome/Acceptable Outcomes	Response
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.	Private outdoor spaces for residents are appropriately separated within the site to afford residents and neighbours with privacy.
AO29.2: For a dwelling above ground storey, private open space is provided as a balcony with: 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. 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. 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.	Complies Minimal communal open space is provided with the proposed development, with shared areas primarily provided for access, services and landscaping. Given the nature of the housing and the extent of private open space provided, it is considered this is appropriate for the development.
PO30: Sufficient communal open space is provided to create flexible spaces suitable for a range of activities.	Complies Minimal communal open space is provided with the proposed development, with shared areas primarily provided for access, services and landscaping. Given the nature of the housing and the extent of private open space provided, it is considered this is appropriate for the development.
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.	Complies Minimal communal open space is provided with the proposed development, with shared areas primarily provided for access, services and landscaping. Given the nature of the housing and the extent of private open space provided, it is considered this is appropriate for the development.
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.	Complies The proposed development will appropriately locate air conditioning units to avoid adverse amenity impact to the immediate surrounding locality.
Outcomes for Particular Precincts	
PO33 - PO37 Not applicable	