

Our Reference: NP24.131
RB.MH.TF

9 June 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 – Health Care Services (Medical Centre) located at 369 Mount Low Parkway, Bushland Beach and formally described as Lot 2 on RP744351.

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 a Material Change of Use – Health Care Services (Medical Centre). The land is situated at 369 Mount Low Parkway, Bushland Beach and is formally identified as Lot 2 on RP744351.

In accordance with Council's schedule of fees and charges, the assessment fee for the application is \$5,004. It would be appreciated if this fee is charged to our account (reference 30460616). The fee is calculated as follows, noting the gross floor area of the proposal is 460m².

Impact assessment	\$1,112
First 100m ² of GFA	\$2,224
For each 100m ² of TFA exceeding 100m ² (4 x \$417)	\$1,668
Total	\$5,004

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 – Health Care Services (Medical Centre)



Northpoint
Planning

369 Mount Low Parkway, Bushland Beach
Lot 2 on RP744351

9 June 2025
Reference: NP24.131

Client: Hepturn Pty Ltd

Project: 369 Mount Low Parkway, Bushland Beach

Date: 9 June 2025

Project Reference: NP24.131

Contact: Meredith Hutton

Prepared by: Meredith Hutton – Northpoint Planning

Document Verification

Revision		Author	Reviewer
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Approval			
Author Signature		Approver Signature	
Name	R. Bull	Name	M. Hutton
Title	Student Planner	Title	Principal 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 – Health Care Services (Medical Centre).

The subject site is located at 369 Mount Low Parkway, Bushland Beach and comprises an area of 1,436m². The site is currently a vacant residential allotment and has historically remained undeveloped since the conception of the localities parent subdivision circa 1990.

The proposed development involves the construction of a medical centre comprising a building footprint of approximately 486.6m². Vehicular access will be facilitated to the site via new crossover and driveway to the northern side of the Mount Low Parkway frontage. The proposal provisions sixteen (16) on-site car parks.

The proposed development involves a single storey structure, with landscaping and articulation of the façade 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 medical centre within this zone, the development application is subject to impact assessment.

The site is located within the Food Hazard Overlay as containing area of low and medium flood hazard. We note given the minimal extent and nature of flood hazard across the site Council have confirmed a Flood Impact Assessment is not necessary to support the proposal, and it is considered the proposed development will not result in unacceptable impact 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	369 Mount Low Parkway
Real Property Description	Lot 2 on RP744351
Area of Lot	1,436m ²
Applicant	Hepturn Pty Ltd
Purpose of Proposal	Health Care Services - Medical Centre
Type of Application	Material Change of Use
Category of Assessment	Impact
SARA Mapping	<ul style="list-style-type: none">Coastal area – medium storm tide inundation
Referral Agencies	N/A
Public Notification	Required



2.0 Site and Surrounding Environment

2.1. Subject Site and Surrounds

The subject site is located at 369 Mount Low Parkway, Bushland Beach comprising an area of 1,436m², and is formally identified as Lot 2 on RP744351. The site is a vacant allotment and has historically remained undeveloped since the original development of the parent subdivision circa 1990. The topography of the site slightly slopes towards the road frontage, with the site generally mapped with contours ranging between 4.5m AHD and 4m AHD.

The site fronts Mount Low Parkway to the west, with existing crossover established to the northern side of the road frontage. It is noted Mount Low Parkway road parcel to the frontage of the subject site comprises a round-a-bout with wide verges and marked on-street parking. Two on-street carparks are nominated along the immediate frontage of the subject site, pedestrian footpath to the full extent of the road frontage and a bus stop is located to the immediate north of the property.

The immediate surrounding locality includes a mix of residential development and non-residential uses. A small centre identified within the Neighbourhood centre zone adjoins the subject site to the south, comprising various tenancies of which involves a medical practice and convenience sized services.

The wider locality includes Bushland Beach foreshore approximately 130m to the north, Bushland Beach Coles and sports precinct approximately 1km to the south.

The subject site is located within the Low Density Residential Zone of the planning scheme and is identified within the Flood hazard overlay as containing area of low and medium flood hazard to the frontage of the site.

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 a medical centre comprising four individual tenancies, situated at 369 Mount Low Parkway, Bushland Beach and Lot 2 on RP744351.

The proposed built form involves a single-storey commercial building positioned to the southern side of the site, with on-site car parking and vehicle access provided via a new crossover to the northern side of the Mount Low Parkway frontage. The building comprising four tenancies, with provision of sixteen (16) on-site car parks.

Key elements of the proposed development include:

- Construction of a single storey building to the southern side of the allotment with a building footprint of approximately of 486.6m².
- The proposed building will accommodate four tenancies, with the following individual floor areas:
 - Tenancy 1: 97m²;
 - Tenancy 2: 117m²;
 - Tenancy 3: 96m²; and
 - Tenancy 4: 150m².
- Proposed gross floor area (GFA) of structure to be approximately 460m².
- Sixteen (16) on-site car parking spaces are proposed, located to the north of the building.
- A new all-turn crossover to Mount Low Parkway to facilitate site access.
- Development setback 3.233m from Mount Low Parkway road frontage.
- Refuse storage located along the northern boundary of the site.

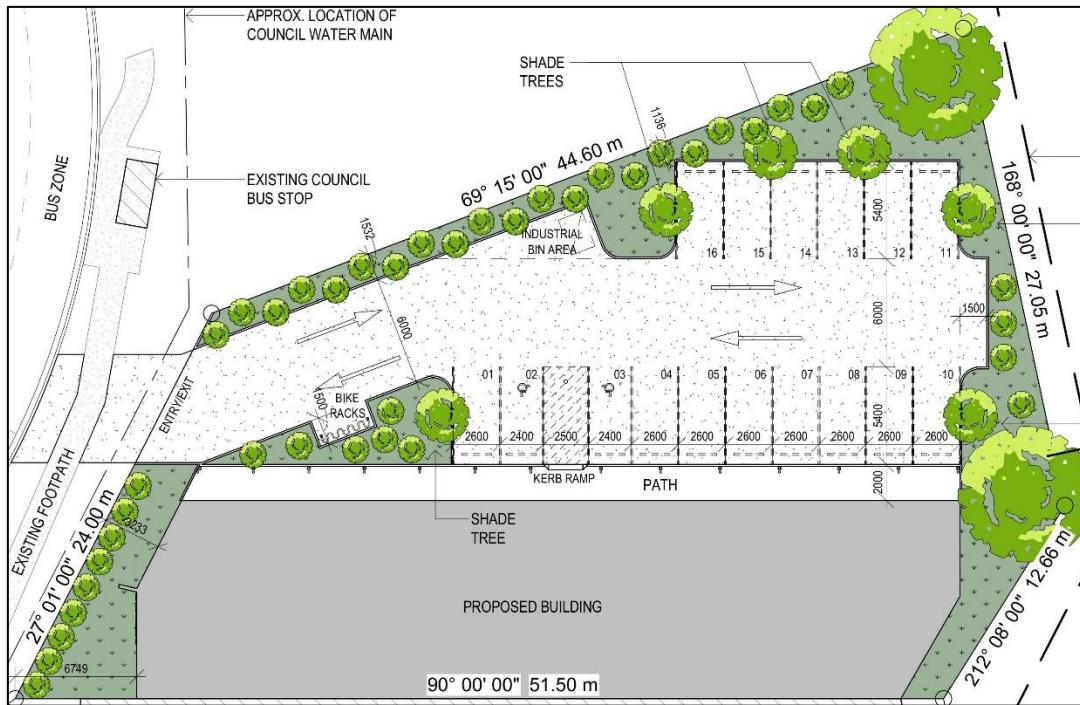
The proposed development is illustrated in Figure 2 and 3 below.

Figure 2: Mount Low Parkway Perspective





Figure 3: Proposed Development Layout



3.2. Proposal Plans

The proposed development is illustrated in the following development plans prepared by The Design House (refer **Appendix 4**):

- 2025-055-C-DD-01 Rev 1 – Cover Page
- 2025-055-C-DD-02 Rev 1 – Site Plan
- 2025-055-C-DD-04 Rev 1 – Floor Plan
- 2025-055-C-DD-05 Rev 1 – Elevations
- 2025-055-C-DD-06 Rev 1 – Perspectives

3.3. Use Definition

In accordance with schedule 1 of the planning scheme, the use is defined a Health Care Services. Health Care Services is defined as a *premises for medical, paramedical, alternative therapies and general health care and treatment of persons that involves no overnight accommodation*.

3.4. Access and Parking

The proposed development includes the provision of a new 6m wide crossover and driveway to Mount Low Parkway, providing two-way vehicular ingress/egress to the site. Dedicated bicycle parking is provided to the southern side of the driveway access, with on-site car parking provided to the rear of the site, minimising visual impact from the street frontage. The proposed car park will be sealed and appropriately marked, with on-site arrangements allowing for vehicles to enter, traverse and exit the premises in a forward motion.

A bus stop is located to the immediate north of the subject site, with existing pedestrian footpath connecting to the wider active transport network.



Table 2 below outlines the required car parking spaces for the relevant GFA and medical practitioners for the proposed medical centre in accordance with schedule 6.10 of the planning scheme.

Table 2: Parking Provisions

Land Use	Quantity	Carparking Rate	Parking Requirement
Health Care Services	460m ² (GFA)	<ul style="list-style-type: none">one (1) space per 20m² of GFA, OR m² (GFA) Parking Requirement: ANDone (1) space for ambulance vehicle pickup and set down.	23 + 1 ambulance bay
	4 practitioners	<ul style="list-style-type: none">four (4) spaces per medical practitioner, whichever is the greater; ANDone (1) space for ambulance vehicle pickup and set down	16 + 1 ambulance bay

The proposed development provides for sixteen (16) on-site car parking spaces, demonstrating compliance with the requirements as they pertain to the number of practitioners. We note a dedicated ambulance bay is not provided with the proposal, however this can be co-located with one of the two PWD parking spaces.

The proposed development does not comply with the GFA parking provisions, with a shortfall of 8 car parking spaces. Given the subject site's co-location with other similar uses, and proximity to public transport and active transport infrastructure, it is considered the provided on-site car parking is sufficient to meet the anticipated demand generated by the proposed medical centre.

3.5. Infrastructure Services

The subject site maintains existing property connection to Council's reticulated sewer network, with an existing sewer main traversing the adjoining property to the east. Further, the maintains existing connection to Council's reticulated water network to the Mount Low Parkway frontage.

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, with the site discharging to the road frontage, being the lawful point of discharge.

3.7. Landscaping

The proposed development incorporates landscaping treatments designed to improve visual amenity and provide appropriate interface buffering to adjoining residential land uses. Key landscaping elements include:

- Landscape strip to the full extent of the road frontage, less the access crossover, ranging from 3.2m to 6.7m in width.
- 1.5m wide landscape buffer to the northern side boundary, increasing to the rear of the site.
- Landscaping to rear, providing buffer to adjoining residential uses.
- Provision of shade trees throughout.



- Provision of approximately 316.6m² of landscaped area within the site.

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

3.8. Pre-lodgement Discussions

A pre-lodgement meeting was undertaken with Council and the applicant's representatives on 27 November 2024, with further discussions occurring following this. It was noted that Council were generally supportive of the proposed development, noting the existing medical centre on the adjoining property, also owned by the applicant. In particular, Council confirmed no flood impact assessment would be necessary, given the lowing of flood risk to the site with Council's recently released flood mapping. Additionally, Council confirmed they would be generally supportive of the crossover at the proposed location, with this being consistent with previous development options discussed with Council.

It is considered all feedback from Council has been appropriately incorporated within the design of the development and addressed within this application.



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 predominately 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 Health Care Services 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.
- Flood hazard overlay code.

Assessment against the relevant benchmarks is provided within section 5.



5.0 Planning Assessment

5.1. Strategic Framework

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

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

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

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

- The proposed medical centre is located within an established urban area and on a site with direct frontage to a sub-arterial road. It contributes to the infill of underutilised land and supports consolidation of non-residential services in locations with appropriate access, transport and servicing infrastructure.
- The proposed development supports the functional role of Bushland Beach by delivering small-scale, service-based non-residential uses that meet the day-to-day needs of the local surrounding community.
- The site's location adjacent to an existing neighbourhood centre provides for clustering of compatible non-residential uses in a way that does not undermine the hierarchy of designated activity centres.
- The proposed built form responds to the scale and character of the surrounding area, maintaining low-rise development and residential amenity.
- The proposed development maintains a high standard of development infrastructure, effectively managing potential impacts on the community and the environment.
- The proposal provides for employment opportunities for local residents.
- The proposal involves a use which appropriately integrates with the surrounding uses.

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 involves a Health Care Services use (medical centre) on a site located within the Low Density Residential Zone. While the zone is primarily intended for residential development, the planning scheme recognises the need to accommodate non-residential uses that are compatible with residential amenity, and service local needs without detracting from the character of the surrounding locality.

The proposed development is considered to be consistent with the purpose and overall outcomes of the Low Density Residential Zone Code. In particular:

- The development is low-rise and single storey in form, maintaining a domestic scale that integrates appropriately with the surrounding residential context.
- The built form is sited and designed to minimise impacts on adjoining residential properties through appropriate setbacks, orientation and landscape buffers.



- The development includes substantial landscaping along the northern and eastern boundaries to buffer adjoining residential uses and maintain a high level of residential amenity.
- Vehicle access is provided via new crossover from Mount Low Parkway, with all car parking to the side of the building and rear of the site, reducing visual dominance from the street frontage.
- The subject site is located adjacent to an existing neighbourhood centre and complements surrounding land uses, consolidating small-scale non-residential activity in an appropriate location.
- The proposal utilises an underdeveloped lot with direct access to public transport and existing infrastructure, supporting sustainable infill development outcomes.

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 consistent with the purpose and overall outcomes of the Healthy Waters Code. The development has been designed to maintain the existing drainage pattern of the site, with all stormwater directed to Mount Low Parkway, being the lawful point of discharge. The proposal does not alter existing overland flow paths and will not increase the risk of flooding or drainage impacts to adjoining or downstream properties.

Additionally, the development can be appropriately serviced by Council's existing reticulated water and sewer infrastructure, with available connection points located at the Mount Low Parkway frontage and along the eastern boundary. Given the scale of the development and the absence of any environmental constraints, the proposal is considered to meet the intent of the Healthy Waters Code and no further detailed assessment is considered necessary at this stage.

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 site has historically been a vacant, undeveloped allotment with minimal landscaping, and the proposal incorporates extensive landscaping to positively contribute to the streetscape of Mount Low Parkway.

The proposed development does not involve the removal or alteration to any street tree along the Mount Low Parkway frontage.

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



5.5. Transport Impact, Access and Parking Code

The purpose of the Transport Impact, Access And Parking Code is to ensure *appropriate provision for transport and end of trip facilities, and to facilitate, as far as practicable, an environmentally sustainable transport network.*

The proposed development is consistent with the purpose and overall outcomes of the Transport Impact, Access and Parking Code. The development provides for safe and efficient access via a new 6.0m wide crossover to Mount Low Parkway, allowing for two-way vehicle movement and appropriate turning areas on site. The internal circulation layout enables vehicles to enter and exit the site in a forward motion.

In accordance with schedule 6.10 of the planning scheme, the required car parking rates for a Health Care Services use is:

- 1 space per 20m² GFA; OR
- 4 spaces per practitioner: Which ever is greater: AND
- 1 space for ambulance vehicle pick-up and set down.

The proposed development provides for 16 on-site car parking spaces, inclusive of 2 x PWD parking bays. These spaces satisfy the requirement for 4 car parking spaces per practitioner rate. While there is a shortfall based on the gross floor area rate, the development is considered to provide sufficient parking based on the scale of the proposed tenancies and the expected parking demand generated by the use. Further, the site benefits from proximity to public transport infrastructure, including a bus stop immediately adjacent to the site frontage, and is connected to the broader pedestrian network via an existing footpath.

Bicycle parking is also incorporated into the site layout, located adjacent to the main entry and in close proximity to the pedestrian pathway, promoting active transport options.

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 subject site is located within an established urban area and can be serviced via Council's reticulated water and sewer infrastructure. All civil works, including crossover, internal driveway and stormwater drainage, will be designed and constructed in accordance with relevant standards.

Appropriate on-site waste management has been incorporated into the design, with a dedicated refuse storage area along the northern boundary of the site.

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 proposed development involves single storey building height, consistent with existing scale of adjoining properties. 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. 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 containing area of low and medium flood hazard. The extent of the flood hazard is demonstrated in Figures 4 and 5 below.

Figure 4: Flood Hazard Overlay Extent



Figure 5: Townsville Flood Mapping Extent



The proposed development is considered to be consistent with the purpose and overall outcomes of the Flood Hazard Overlay Code, specifically given:

- The extent of flood hazard within the site is primarily limited to low flood risk.
- The developable area of the site, including the proposed building footprint and car park, is located outside the mapped medium flood hazard extent.
- The proposed development is appropriately designed to maintain the exiting drainage pattern of the site, specifically noting the site naturally falls to Mount Low Parkway.
- Council's pre-lodgement advice confirms no flood impact assessment is required, given the limited extent and low risk associated with the site.
- The proposed development maintains safe and direct access to Mount Low Parkway, which remains trafficable during flood events.
- The proposed development does not unreasonably increase flood risk to people, property or surrounding land.

Given the above, the proposed development is considered to comply with the Flood Hazard Overlay code.



6.0 Other Relevant Matters

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

- The development provides additional local access to primary healthcare, especially for residents without private transport, supporting improved community health outcomes.
- The subject site is located adjacent to an existing Neighbourhood Centre Zone and is within proximity to established residential areas. The proposal represents a logical and compatible extension of existing community-oriented uses and contributes to the local service network.
- The development will deliver additional health services within Bushland Beach, addressing increasing demand for accessible medical and allied health services in a growing residential catchment. The proposal supports timely and convenient access to healthcare for the local population.
- The site has remained undeveloped for an extended period since the creation of the original subdivision. The proposal facilitates efficient use of serviced urban land in a manner that is compatible with the surrounding development pattern.
- The building is of a low scale, with appropriate setbacks, landscaping, and site layout to ensure it does not compromise the amenity of surrounding properties. Impacts from traffic, noise, and operational activities are minimal and consistent with expected residential interface conditions.
- The site is fully serviced by reticulated water and sewer infrastructure and has direct access to public transport, on-street parking, and the pedestrian network. No external infrastructure upgrades are required to support the development.
- The development aligns with the strategic intent of the planning scheme, particularly in terms of supporting liveability, service accessibility, and economic activity in residential areas without undermining the function of higher-order centres.



7.0 Conclusion and Recommendations

This town planning report has been prepared by Northpoint Planning on behalf of Hepturn Pty Ltd in association with a Development Application for a Material Change of Use – Health Care Services (Medical Centre) located at 369 Mount Low Parkway, Bushland Beach and formally described as Lot 2 on RP744351.

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)	Hepturn Pty Ltd C/- Northpoint Planning
Contact name (only applicable for companies)	Meredith Hutton
Postal address (P.O. Box or street address)	BO Box 4
Suburb	Townsville
State	QLD
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)	NP24.131

1.1) Home-based business

Personal details to remain private in accordance with section 264(6) of *Planning Act 2016*

2) Owner's consent

2.1) Is written consent of the owner required for this development application?

Yes – the written consent of the owner(s) is attached to this development application
 No – proceed to 3)

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

<input checked="" type="checkbox"/> Street address AND lot on plan (all lots must be listed), or <input type="checkbox"/> 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
		369	Mount Low Parkway
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)
	4818	2	RP744351
b)	Unit No.	Street No.	Street Name and Type
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row.

Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: <input type="text"/>	

Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: <input type="text"/>	

3.3) Additional premises

<input type="checkbox"/> Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application <input checked="" type="checkbox"/> Not required
--

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

In a tidal area

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

Name of port authority for tidal area (if applicable):

<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>	
Name of airport:	
<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>	
EMR site identification:	
<input type="checkbox"/> 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](#).

<input type="checkbox"/> Yes – All easement locations, types and dimensions are included in plans submitted with this development application
<input checked="" type="checkbox"/> 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)

<input checked="" type="checkbox"/> Material change of use	<input type="checkbox"/> Reconfiguring a lot	<input type="checkbox"/> Operational work	<input type="checkbox"/> Building work
--	--	---	--

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

<input checked="" type="checkbox"/> Development permit	<input type="checkbox"/> Preliminary approval	<input type="checkbox"/> Preliminary approval that includes a variation approval
--	---	--

c) What is the level of assessment?

<input type="checkbox"/> Code assessment	<input checked="" type="checkbox"/> 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 – Health Care Facility (Medical Centre)

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](#).

<input checked="" type="checkbox"/> 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)

<input type="checkbox"/> Material change of use	<input type="checkbox"/> Reconfiguring a lot	<input type="checkbox"/> Operational work	<input type="checkbox"/> Building work
---	--	---	--

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

<input type="checkbox"/> Development permit	<input type="checkbox"/> Preliminary approval	<input type="checkbox"/> Preliminary approval that includes a variation approval
---	---	--

c) What is the level of assessment?

<input type="checkbox"/> Code assessment	<input type="checkbox"/> 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](#).

<input type="checkbox"/> Relevant plans of the proposed development are attached to the development application



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6.3) Additional aspects of development

Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
 Not required

6.4) Is the application for State facilitated development?

Yes - Has a notice of declaration been given by the Minister?
 No

Section 2 – Further development details

7) Does the proposed development application involve any of the following?

Material change of use	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete 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)
Medical Centre	Health Care Facility		460

8.2) Does the proposed use involve the use of existing buildings on the premises?

Yes
 No

8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?

Yes – provide details below or include details in a schedule to this development application
 No

Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?

9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)

<input type="checkbox"/> Subdivision (complete 10)	<input type="checkbox"/> Dividing land into parts by agreement (complete 11)
<input type="checkbox"/> Boundary realignment (complete 12)	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road (complete 13)

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 Stormwater Water infrastructure
 Drainage work Earthworks Sewage infrastructure
 Landscaping Signage Clearing vegetation
 Other – please specify:

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

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

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

<input type="checkbox"/> Airport land
<input type="checkbox"/> Environmentally relevant activities (ERA) (<i>only if the ERA has been devolved to local government</i>)
<input type="checkbox"/> Heritage places – Local heritage places

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

<input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
--

Matters requiring referral to:

<ul style="list-style-type: none"> • 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
<input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure

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

<input type="checkbox"/> Ports – Brisbane core port land
--

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

<input type="checkbox"/> Ports – Brisbane core port land (<i>where inconsistent with the Brisbane port LUP for transport reasons</i>)
<input type="checkbox"/> Ports – Strategic port land

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

<input type="checkbox"/> Ports – Land within Port of Brisbane's port limits (<i>below high-water mark</i>)
--

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

<input type="checkbox"/> Ports – Land within limits of another port (<i>below high-water mark</i>)
--

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

<input type="checkbox"/> Tidal works or work in a coastal management district (<i>in Gold Coast waters</i>)

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

<input type="checkbox"/> Tidal works or work in a coastal management district (<i>involving a marina (more than six vessel berths)</i>)

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

<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application
<input type="checkbox"/> No

Referral requirement	Referral agency	Date of referral response

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

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

I agree to receive an information request if determined necessary for this development application
 I do not agree to accept an information request for this development application

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

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

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

PART 7 – FURTHER DETAILS

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

Yes – provide details below or include details in a schedule to this development application
 No

List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

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

Yes – a copy of the received 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.



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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.



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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.qldgov.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 Yes

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](#).

Relevant plans of the development are attached to this development application Yes

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

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 received form sighted by assessment manager	
Name of officer who sighted the form	

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	21387003	Search Date:	20/09/2024 12:41
Date Title Created:	23/01/1989	Request No:	49407768
Previous Title:	21249128, 21370125		

ESTATE AND LAND

Estate in Fee Simple

LOT 2 REGISTERED PLAN 744351
Local Government: TOWNSVILLE

REGISTERED OWNER

Dealing No: 709799548 25/07/2006

HEPTURN PTY LTD A.C.N. 069 306 449
UNDER INSTRUMENT 709799548

TRUSTEE

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10531136 (POR 240)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

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

HEPTURN PTY LTD (ACN 069 306 449)

as owner(s) of premises identified as:

Lot 2 on RP744351 and located at 369 Mount Low Parkway, Bushland Beach

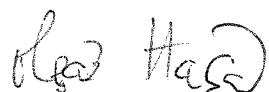
consent to the making of a development application under the *Planning Act 2016* by Northpoint Planning on the premises described above.



Signature

24.9.2024

Date



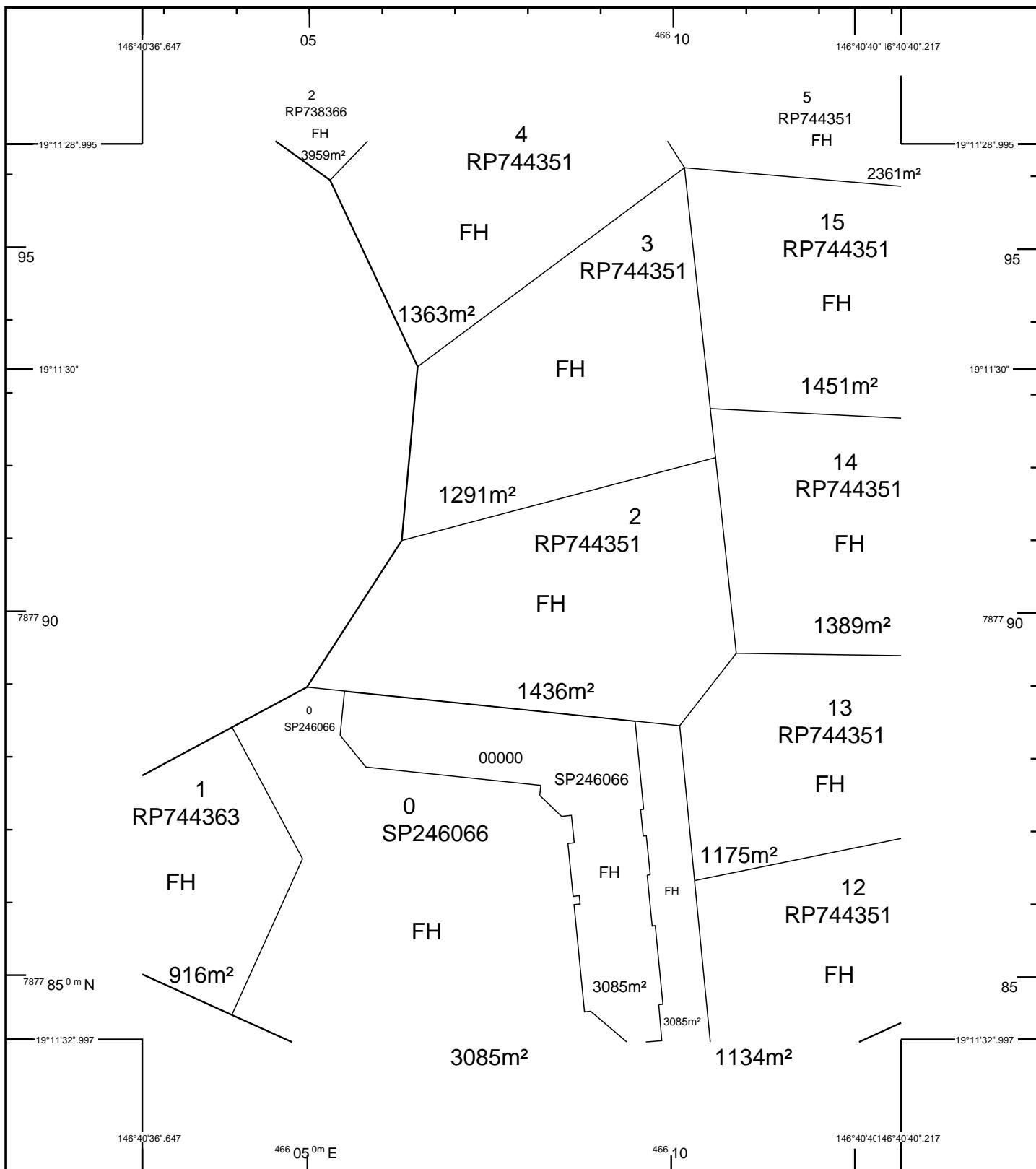
Signature

24.9.2024

Date



Appendix 2



STANDARD MAP NUMBER
8259-42311

0 15 30 45 60 75
HORIZONTAL DATUM: GDA94 ZONE: 55 SCALE 1 : 750 m

SmartMap

An External Product of
SmartMap Information Services

Based upon an extraction from the
Digital Cadastral Data Base



SUBJECT PARCEL DESCRIPTION

DCDB
Lot/Plan 2/RP744351
Area/Volume 1436m²
Tenure FREEHOLD
Local Government TOWNSVILLE CITY
Locality BUSHLAND BEACH
Segment/Parcel 38560/137

CLIENT SERVICE STANDARDS

PRINTED 04/07/2024

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<https://www.qld.gov.au/housing/buying-owning-home/property-land-valuations/smartmaps>



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(Department of Resources) 2024.



State Assessment and Referral Agency

Date: 04/07/2024



Queensland Government

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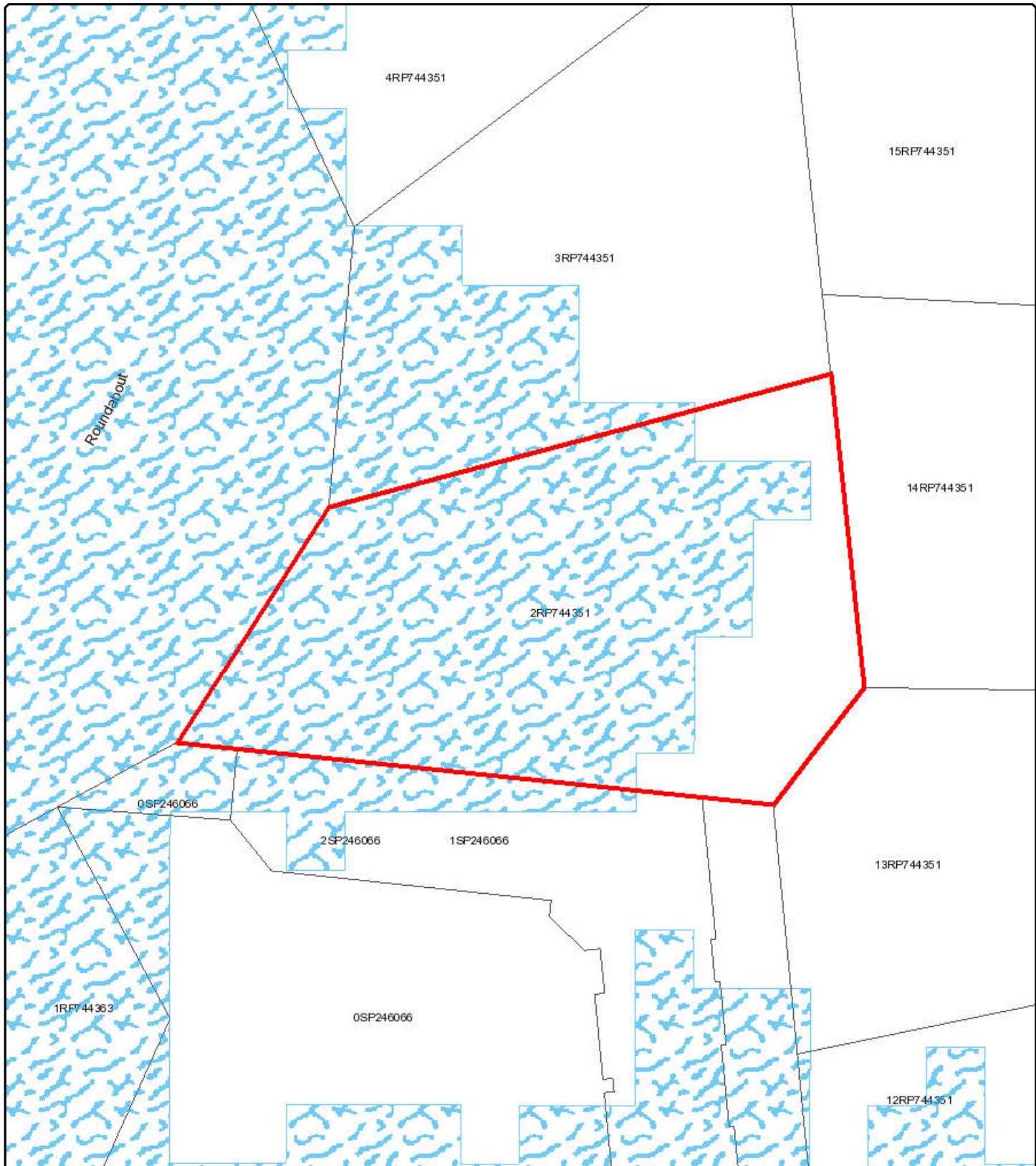
Matters of Interest for all selected Lot Plans

Coastal area - medium storm tide inundation area

Matters of Interest by Lot Plan

Lot Plan: 2RP744351 (Area: 1436 m²)

Coastal area - medium storm tide inundation area



State Assessment and Referral Agency

Date: 04/07/2024



Queensland Government

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Legend

Coastal area - medium storm tide inundation area

Coastal area - medium storm tide inundation area

0 8.5 17 25.5 34
Metres

Disclaimer:

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Appendix 3



Legend located on next page



A north arrow pointing upwards, consisting of a vertical line with a small circle at the top, and a diagonal line from the top-right to the bottom-left. Below it is a scale bar with tick marks at both ends, labeled '25 metres'.

Digitized by AS

Printed at: A5

uitable for accurate measurement.
n: Web Mercator EPSG 102100 (3857)

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Queensland
Government

Department of Resources

Address	
Land parcel	Roads and tracks
<input type="checkbox"/> Parcel	Motorway
<input type="checkbox"/> Parcel	Highway
<input type="checkbox"/> Parcel	Secondary
<input type="checkbox"/> Parcel	Connector
<input type="checkbox"/> Parcel	Local
<input type="checkbox"/> Parcel	Restricted Access Road
<input type="checkbox"/> Parcel	Mall
<input type="checkbox"/> Parcel	Busway
<input type="checkbox"/> Parcel	Bikeway
<input type="checkbox"/> Parcel	Restricted Access
<input type="checkbox"/> Parcel	Bikeway
<input type="checkbox"/> Parcel	Walkway
<input type="checkbox"/> Parcel	Restricted Access
<input type="checkbox"/> Parcel	Walkway
<input type="checkbox"/> Parcel	Non-vehicular Track
<input type="checkbox"/> Parcel	Track
<input type="checkbox"/> Parcel	Restricted Access Track
<input type="checkbox"/> Parcel	Ferry
<input type="checkbox"/> Parcel	Proposed Thoroughfare
Easement parcel	
Land parcel - gt 1 ha	Railway stations
<input type="checkbox"/> Parcel	
Land parcel label	Railways
Land parcel label - gt 1 ha	
Land parcel label - gt 10 ha	
Land parcel label - gt 1000 ha	
Land parcel label - gt 10000 ha	
Green bridges	
Bridges	
Tunnels	

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Appendix 4



PRE-LODGEMENT MEETING MINUTES >>

PO BOX 1268, Townsville
Queensland 4810

COUNCIL REFERENCE >> PLM24/0219 **13 48 10**
ASSESSMENT NO >> 11075017 **enquiries@townsville.qld.gov.au**
LEGAL DESCRIPTION >> Lot 2 RP 744351 **townsville.qld.gov.au**
PROPERTY ADDRESS >> 369 Mount Low Parkway BUSHLAND BEACH QLD 4818 **ABN: 44 741 992 072**
PROPOSAL >> Material Change of Use - Extension to Existing Medical Centre

DATE >> 27 November 2024
TIME >> 2:00pm

ATTENDEES >>
Meredith Hutton
Kaitlyn O'Malley
Dale Armbrust
Sam Rang
Northpoint Planning
Senior Planner - Planning and Development
Development Engineer - Planning and Development
Planning Support Officer - Planning and Development

Description of the Proposal

- The proposal is for an extension to an existing medical centre.

Property Zoning and Overlays

Zone:

>> Low density residential zone

Overlay(s):

- >> Airport Environs Overlay Map OM-01.1 - Operational airspace - Airspace more than 90m above ground level
- >> Airport Environs Overlay Map OM-01.2 - Wildlife hazard buffer zones and Public safety areas - Distance from airport runway - 13km
- >> Development Constraints Overlay Map OM-06.1 to OM-06.2 - Flood hazard - Low hazard area
- >> Development Constraints Overlay Map OM-06.1 to OM-06.2 - Flood hazard - Medium hazard area

Planning Scheme

The proposal is subject to assessment against the Townsville City Plan. The planning scheme can be viewed via the following link: [Current City Plan \(townsville.qld.gov.au\)](http://currentcityplan.townsville.qld.gov.au)

Furthermore, Townsville Maps can be viewed via the following link: [TownsvilleMAPS Mapping Service - Townsville City Council](#)

Meeting Discussion

- Defined Use - Health Care Facility
- Level of assessment - Impact
- Landscaping will be required to not only soften the built form but also to provide better residential amenity on the boundaries.
- Transport impact, access and parking code
 - Parking - Number to be created TBC following building design. Applicant stated that they are flexible to accommodate parking.
 - Access - Clarification between access for staff and pedestrians.
 - New trip generation rate to be determined, and TIA to be provided if trips exceed threshold.
 - Assessment of sight lines at new access is required.
- Works code - An assessment of water and sewer demands is required.
- Flood hazard overlay code - Council's latest flood modelling shows minor flooding within the site. It is considered that an FIA is not required.
- Healthy waters code
 - A Stormwater Quality Management Plan is required, as the total area of the premises will exceed 2,500m².

Other Applicable Information

Upon lodgement of your development application, you will be required to pay assessment fees in accordance with Council's Planning Services Fees and Charges Schedule. For the most current schedule, please refer to: [Fees & Charges - Townsville City Council](#)

Furthermore, the development proposal will be subject to Infrastructure Charges. For a comprehensive review of Council's Infrastructure Charge Resolution, please view the following link: [Infrastructure Charges - Townsville City Council](#)

Post Meeting Feedback

- Engineering - To confirm whether stormwater will be triggered on north end with a lodgement of a new MCU.

Meeting Closed >> 2:22pm

Note: *This pre-lodgement advice has been prepared based on the information provided in the meeting. A full assessment of the proposal against the planning scheme has not been carried out and this advice may be subject to change at the time of lodgement of a formal development application. An application may be subject to requests for further information not identified in the pre-lodgement meeting following a full assessment.*



Appendix 5

PROPOSED COMMERCIAL BUILDING

369 MT. LOW PARKWAY, BUSHLAND BEACH

GENERAL:

1. IF IN DOUBT, JUST ASK.
2. USE FIGURED DIMENSIONS, DO NOT SCALE FROM DRAWINGS.
3. CONFIRM ALL RELEVANT DIMENSIONS, LEVELS AND DETAILS ON SITE PRIOR TO COMMENCEMENT OF ALL WORK. CONFIRM SETBACKS TO ALL ALIGNMENTS.
4. THESE ARCHITECTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ENGINEERING AND OTHER CONSULTANT'S DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES SHALL BE REFERRED TO THE BUILDING DESIGNER FOR DISCUSSION BEFORE PROCEEDING WITH THE WORK.
5. DESIGN AND CONSTRUCTION TO COMPLY WITH CURRENT STANDARD BUILDING BY-LAWS, BUILDING ACT, BUILDING AMENDMENT ACT, BUILDING AND OTHER LEGISLATION AMENDMENT ACT, QUEENSLAND DEVELOPMENT CODE, BUILDING CODE OF AUSTRALIA, CURRENT AUSTRALIAN STANDARDS, STATUTORY REQUIREMENTS, ORDINANCES, LOCAL GOVERNMENT REQUIREMENTS, RELEVANT BUILDING AUTHORITIES AND ALL CONTRACT DOCUMENTATION.
6. CARRY OUT ALL WORK IN A SAFE MANNER IN ACCORDANCE WITH APPLICABLE STATUTORY REGULATIONS, BY-LAWS OR RULES. COMPLY WITH RELEVANT STATE OCCUPATIONAL HEALTH AND SAFETY ACTS INCLUDING ASSOCIATED REGULATIONS AND CODES OF PRACTISE. CONTRACTOR IS RESPONSIBLE FOR OCCUPATIONAL HEALTH AND SAFETY OF SITE PERSONNEL AND GENERAL PUBLIC IN ACCORDANCE WITH LEGISLATIVE REQUIREMENTS, INDUSTRIAL AGREEMENTS AND ACCEPTED INDUSTRY PRACTISE.
7. TIMBER CONSTRUCTION TO COMPLY WITH AS1720. DOMESTIC TIMBER CONSTRUCTION IN NON-CYCLONIC LOCATIONS SHALL BE IN ACCORDANCE WITH AS1684.
8. ALL BRICKWORK AND BLOCKWORK SHALL BE IN ACCORDANCE WITH AS3700.
9. ALL PROPRIETARY PRODUCTS AND SYSTEMS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATION AND INSTRUCTIONS.
10. GARAGE DOORS TO COMPLY WITH THE ABCB HOUSING PROVISION PART 2.2. - GARAGE DOORS AND OTHER LARGE ACCESS DOORS IN OPENINGS NOT MORE THAN 3M IN HEIGHT IN EXTERNAL WALLS OF BUILDINGS DETERMINED AS BEING LOCATED IN WIND REGION C OR D IN ACCORDANCE WITH FIGURE 2.2.3 : AS/NZS 4505.
11. WHEN BUILDING IN A CORROSIVE ENVIRONMENT, CORROSION PROTECTION IS TO COMPLY WITH SECTION 6.3.9 OF THE ABCB HOUSING PROVISIONS
12. THESE DRAWINGS ARE THE COPYRIGHT OF THE DESIGN HOUSE NQ AND MAY NOT BE USED, RETAINED OR REPRODUCED WITHOUT WRITTEN AUTHORITY.
13. THESE DRAWINGS ARE FOR THE PURPOSE OF GAINING A BUILDING APPROVAL ONLY.

CLASS 1 & 2 BUILDINGS OR ASSESSABLE AND SELF-ASSESSABLE RENOVATIONS

LIGHTING - ENERGY EFFICIENT LIGHTING - WHICH IS A GLOBE WITH A MINIMUM OUTPUT OF 30 LUMENS/WATT INSTALLED TO A MINIMUM OF 80% OF THE TOTAL FIXED INTERNAL LIGHTING. EXCLUDING LAMPS RADIATING HEAT IN BATHROOMS.

NEW AND REPLACEMENT AIR-CONDITIONING TO HAVE ENERGY EFFICIENCY RATING TO MINIMUM 2.9

IN AREAS SERVICED BY A WATER SERVICE PROVIDER:-

- * **SHOWER ROSES IN A AREA WITH A RETICULATED WATER SERVICE MUST BE MIN 3 STAR WELS RATED.**
- * **ALL TOILET CISTERS MUST HAVE A DUAL FLUSH FUNCTION AND HAVE A MIN. OF 4 STAR WELS RATING WHICH MUST BE COMPATABLE WITH THE SIZE OF THE TOILET BOWL.**
- * **ALL TAPS SERVING LAUNDRY TUBS, KITCHEN SINKS AND BATHROOM BASINS MUST HAVE A 3 STAR WELS RATING.**

**(WELS - 'WATER EFFICIENCY LABELLING AND STANDARDS')
(QDC - QUEENSLAND DEVELOPMENT CODE)**

(MP - MANDATORY PART)

SUSTAINABLE BUILDING REQUIREMENTS @ 1 MARCH 2009 - CLASS 1 BUILDINGS

NEW WORK - HOT WATER SYSTEMS MUST BE SUPPLIED BY A:-

- SOLAR HOT WATER SYSTEM, OR HEAT PUMP HOT WATER SYSTEM OR GAS HOT WATER SYSTEM.

TANKS IF REQUIRED BY LOCAL AUTHORITY:

- 5000LTR FOR DETACHED CLASS 1, 3000LTR FOR OTHER THAN CLASS 1 DETACHED AS PER QDC MP 4.2 WATER SAVINGS TARGETS:-
- TO RECEIVE A MINIMUM ROOF AREA AT LEAST 100SQM OR ONE HALF OF THE TOTAL ROOF AREA WHICHEVER IS THE LESSER.
- BE CONNECTED TO TOILET CISTERS, WASHING MACHINE COLD WATER TAPS (OTHER THAN GREY WATER CONNS.) AND EXTERNAL USE TAPS. REFER QDC MP 4.2 FOR VARIATIONS. PLUMBER TO REFER TO QDC MP 4.2 FOR COMPLETE TANK REQUIREMENTS

SHEET LIST							
SHEET No.	SHEET NAME	Project Issue DATE	Project Revision	Current Revision	Revision Date	Current Revision Description	
01	COVER PAGE	27.02.25	1	1	28.02.25	PRELIMINARY	
02	SITE PLAN	27.02.25	1	1	28.02.25	PRELIMINARY	
04	FLOOR PLAN	27.02.25	1	1	28.02.25	PRELIMINARY	
05	ELEVATIONS	27.02.25	1	1	28.02.25	PRELIMINARY	
06	PERSPECTIVES	27.02.25	1	1	28.02.25	PRELIMINARY	



THE DESIGN HOUSE NQ
m: 0423 623 647
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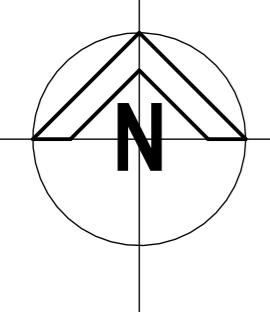
NOTE:
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2. PLANS NOT TO BE SCALED, ALL FIGURED DIMENSIONS TO TAKE PRECEDENCE.
3. COMPLY WITH LOCAL AUTHORITY, STANDARD BUILDING LAW & ALL RELEVANT AUSTRALIAN STANDARDS & LEGISLATION
4. THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT

Project: PROPOSED COMMERCIAL BUILDING
Client: .
Location: 369 MT. LOW PARKWAY, BUSHLAND BEACH

Title : COVER PAGE
Date: 27.02.25 Drawn: N.H
Scale: 1 : 1 Designed: N.H

Job No: 2025-055-C
Drawing No: DD 01
Rev. 1

WIND CATEGORY C2



PRELIMINARY

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MOUNT LOW PARKWAY

APPROX. LOCATION OF COUNCIL WATER MAIN

BUS ZONE

EXISTING COUNCIL
BUS STOP

SHADE
TREES

69° 15' 00" 44.60 m

INDUSTRIAL
BIN AREA

APPROX. LOCATION OF
COUNCIL WASTE WATER MAIN

SHADE
TREE

ENTRY/EXIT

KERB RAMP PATH

SHADE
TREE

PROPOSED BUILDING

90° 00' 00" 51.50 m

EXISTING ON-STREET
CARPARKS

EXISTING
STORMWATER PIT

EXISTING STREET
LIGHT

EXISTING POWER
PILLAR

EXISTING FOOTPATH

27° 01' 00" 24.00 m

EXISTING ADJACENT
COMMERCIAL BUILDING

DEVELOPMENT DETAILS

TOTAL SITE AREA: 1436m² APPROX.

CAR PARKS:

PARKING PROVIDED (ON SITE)	: 16
PARKING (ON STREET)	: -
TOTAL	: 16

DRIVEWAYS & CARPARKS:

NEW	: 537.5m ²
-----	-----------------------

SITE COVER:

GROUND FLOOR	486.6m ²	: 33.9%
--------------	---------------------	---------

LANDSCAPING:

GROUND FLOOR	316.6m ²	: 22.0%
--------------	---------------------	---------

REAL PROPERTY DESCRIPTION

LOT 2 ON RP 744351

AREA OF LAND: 1436m²

LOCAL GOVERNMENT: TOWNSVILLE CITY COUNCIL

1 SITE PLAN

1 : 250

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THE DESIGN HOUSE NQ
m: 0423 623 647
a: 11 Cashell Crescent, Bushland Beach, QLD 4818
e: nathan@thedesighnousenq.com.au
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Project: PROPOSED COMMERCIAL
BUILDING
Client: .
Location: 369 MT. LOW PARKWAY,
BUSHLAND BEACH

Title : SITE PLAN

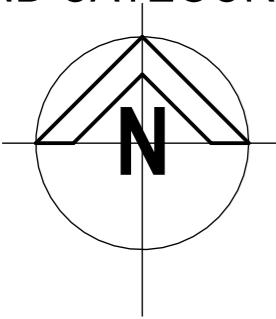
Date: 27.02.25 Drawn: N.H

Scale: As indicated Designed: N.H

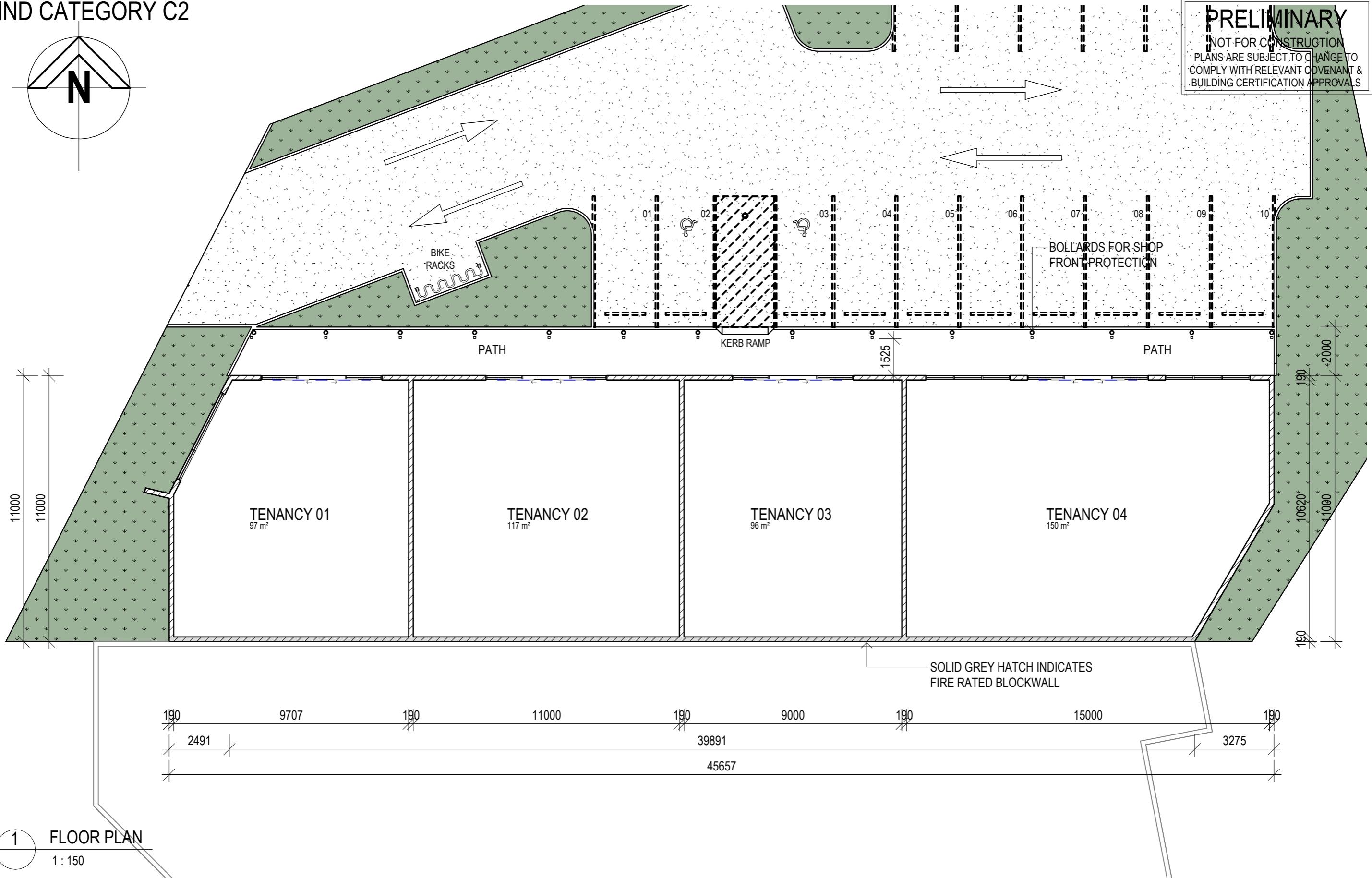
Job No:
2025-055-C

Drawing No: Rev.
DD 02 1

WIND CATEGORY C2



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m: 0423 623 647
a: 11 Cashell Crescent, Bushland Beach, QLD 4818
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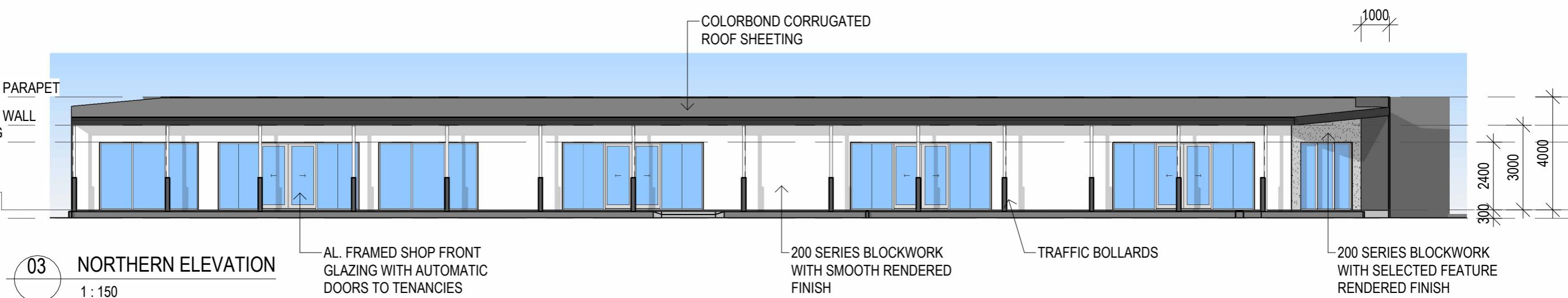
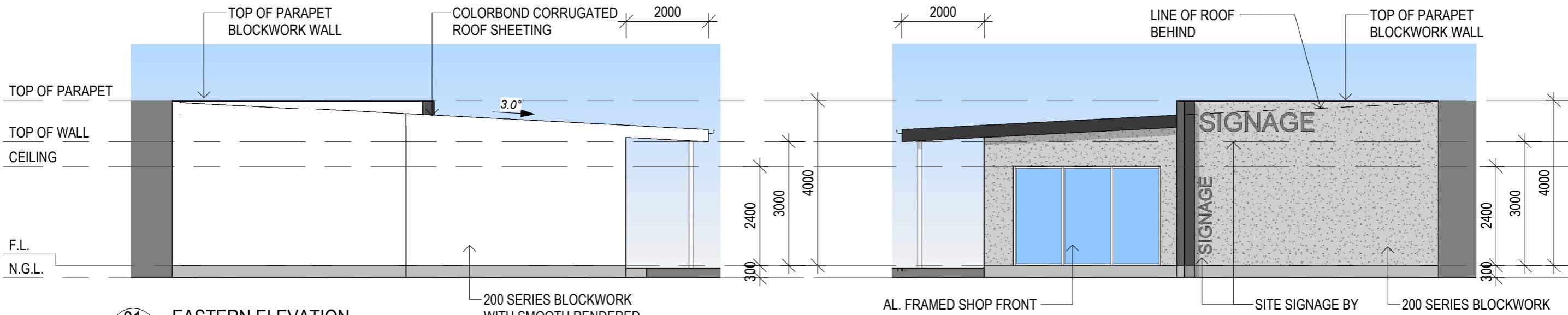
Project: PROPOSED COMMERCIAL
BUILDING
Client: .
Location: 369 MT. LOW PARKWAY,
BUSHLAND BEACH

Title : FLOOR PLAN
Date: 27.02.25
Scale: As indicated D

Job No:
2025-055-C
Drawing No: Rev.
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Project: PROPOSED COMMERCIAL BUILDING
Client: .
Location: 369 MT. LOW PARKWAY, BUSHLAND BEACH

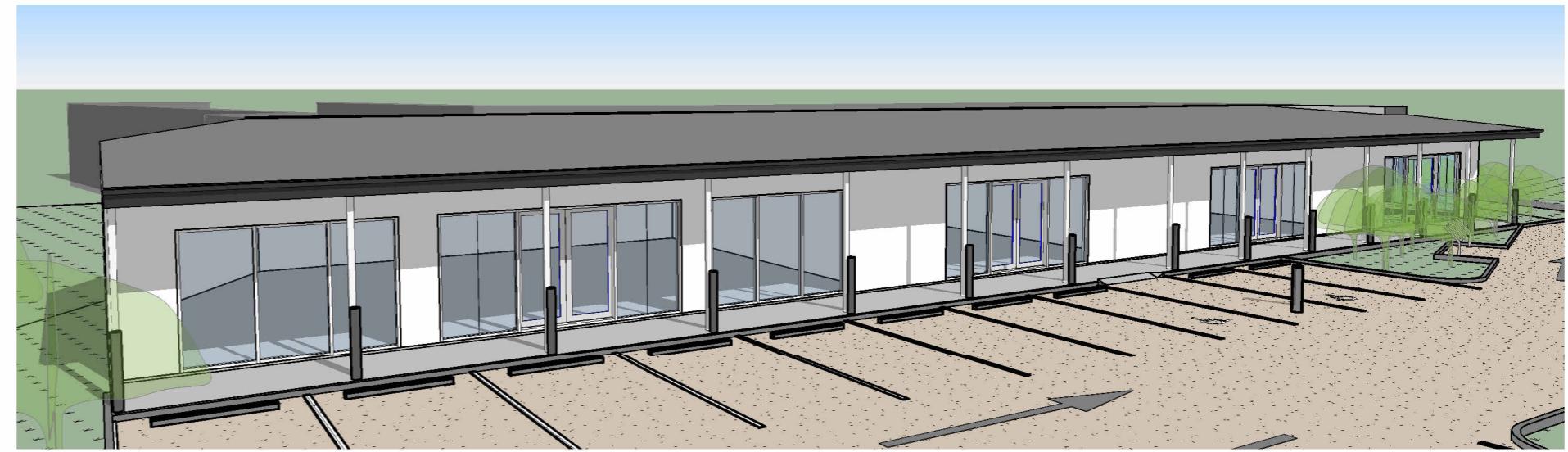
Title : ELEVATIONS
Date: 27.02.25 Drawn: N.H
Scale: As indicated Designed: N.H

Job No:
2025-055-C
Drawing No: Rev.
DD 05 1



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1 PERSPECTIVE VIEW 01



2 PERSPECTIVE VIEW 02



3 PERSPECTIVE VIEW 03

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Project: PROPOSED COMMERCIAL
BUILDING
Client: .
Location: 369 MT. LOW PARKWAY,
BUSHLAND BEACH

Title : PERSPECTIVES
Date: 27.02.25 Drawn: N.H
Scale: Designed: N.H

Job No:
2025-055-C
Drawing No: Rev.
DD 06 1



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: <ol style="list-style-type: none">a) is carried out in an existing building or structure;b) does not use more than 60m² of the gross floor area of the building or structure;c) involves at least one or more residents of the dwelling house;	Not applicable The proposed development does not involve a home based business.



Performance Outcome/Acceptable Outcomes	Response
<ul style="list-style-type: none">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; andj) does not involve the repair or maintenance of vehicles, other than minor maintenance of vehicles used in conjunction of the home based business on the site.	<p>AO1.2: Functional aspects of the use such as service areas, material storage or use activities are not visible from the street.</p> <p>AO1.3: Other than where a bed and breakfast or home based childcare, the business use does not operate outside the hours of 8am to 5pm Monday to Friday, 8am to 2pm Saturday and does not operate on Sunday.</p> <p>AO1.4: Noise levels do not exceed acoustic quality objectives under the <i>Environmental Protection (Noise) Policy 2008</i>.</p>
<p>PO2: Commercial vehicle parking:</p> <ul style="list-style-type: none">a) has a direct nexus with a home based business carried out on the site; andb) does not adversely affect the amenity of neighbouring properties.	<p>AO2.1: Not more than one commercial vehicle is parked on the site.</p> <p>AO2.2: While on-site, vehicles:<ul style="list-style-type: none">a) are not left idling for more than 5 minutes at any one time; andb) do not have a refrigeration unit running.</p> <p>Not applicable The proposed development does not involve a home based business.</p>



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.
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 90m ² ; and (b) is located not more than 20m from the primary house.
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.
PO6: Reconfiguration does not result in additional lots being created.	AO6: Lot size is no less than 1,000m ² .
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 .
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.
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 .



Performance Outcome/Acceptable Outcomes	Response
Assessable Development	
Amenity	
<p>PO10: Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the site, having regard to:</p> <ul style="list-style-type: none">a) noise;b) hours of operation;c) traffic;d) visual impact;e) odour & emissions;f) lighting;g) access to sunlight;h) privacy; andi) outlook.	<p>Complies The proposed development has been designed to positively contribute to the existing residential character of the surrounding locality, particularly given:</p> <ul style="list-style-type: none">▪ The proposed development involves extensive landscaping throughout to provide buffering and privacy.▪ The proposed development does not adversely impact the outlook of adjoining or surrounding properties.▪ The proposed development provides for a Health Care Facility use that is consistent with existing development within the immediate surrounding locality.
<p>PO11: Landscaping is provided to enhance the appearance of the development, screen unsightly components, create an attractive on-site environment and provide shading.</p>	<p>Complies The proposed development involves extensive landscaping, particularly to the road frontage and eastern boundary, to provide a high level of amenity to the streetscape and within the development.</p>
<p>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:</p> <ul style="list-style-type: none">a) achieves indoor noise levels consistent with the objectives set out in the Environmental Protection (Noise) Policy 2008;b) achieves air quality levels consistent with the objectives set out in the Environmental Protection (Air) Policy 2008 and the relevant national standard; andc) does not experience offensive odours.	<p>Not applicable The subject site is not located within proximity to identified zones.</p>
Assessable Development	
Crime Prevention through Environmental Design	
<p>PO13: Development facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none">a) opportunities for casual surveillance and sight lines;b) exterior building design that promotes safety;c) adequate lighting;d) appropriate signage and wayfinding;e) minimisation of entrapment locations; andf) building entrances, loading and storage areas that are well lit and lockable after hours.	<p>Complies The proposed development has been designed to facilitate the safety and security of people and property through the following measures:</p> <ul style="list-style-type: none">▪ The building is oriented to address Mount Low Parkway, with glazing provided to the façade and tenancy entrances to enable passive surveillance of the street, car park and entry paths.



Performance Outcome/Acceptable Outcomes	Response	
	<ul style="list-style-type: none">The single storey design includes defined building entrances with open sight lines, avoiding recessed or obscured areas.External lighting will be provided, with this designed in accordance with relevant standards.	
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: <ol style="list-style-type: none">development is sympathetic to the natural landform through the use of terraced or split level building forms;the understoreys of buildings are screened to maintain the quality of views from public vantage points below; andbuildings 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: <ol style="list-style-type: none">behind the building setback; orbehind the building; orat basement level.	Complies The proposed development provides for on-site carparking to the side and rear of the subject site.
PO17: Waste disposal and servicing areas are screened from public view and do not have adverse amenity impacts on adjoining properties.		Complies The proposed development involves on-site refuse storage to the northern side of the subject land, which can be appropriately screened.
Where a Non-residential or Tourist Accommodation Use		
PO18: Non-residential uses are established only where: <ol style="list-style-type: none">compatible with local character and amenity;limited in scale and supporting the day-to-day needs of the local community; andnot impacting on the role and function of the city's network of centres or more appropriately located in another zone.	Complies The proposed development involves a relatively small-scale non-residential use that is compatible with the residential context of Bushland Beach. The building is single storey and adopts a low-scale design with residential-style articulation and setbacks, ensuring it integrates with the surrounding built form. Landscaping is provided along the site boundaries to buffer adjoining residential lots and maintain local amenity. The development is limited in scale, comprising four tenancies with a total GFA of 486.6m ² , and is intended to provide localised	



Performance Outcome/Acceptable Outcomes	Response
	<p>health services that support the day-to-day needs of the surrounding community. The use does not generate high volumes of traffic or activity and is appropriately serviced by existing infrastructure and transport connections.</p> <p>The development does not undermine the function of Townsville's network of centres. It is located adjacent to an existing neighbourhood centre and complements, rather than competes with, its role. The proposed use would not be more appropriately located in a centre zone, as it is designed specifically to serve the immediate residential catchment.</p>
PO19: Tourist accommodation occurs only within the townships of Paluma, Balgal Beach, Toomulla, Toolakea and Saunders Beach and the Magnetic Island townships, and is compatible with the village character of these communities.	Not applicable The proposed development does not involve a 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 AO20.2: Where a new building is proposed: <ol style="list-style-type: none">buildings and other structures do not exceed 8.5m or 2 storeys, whichever is the lesser;the building does not exceed 250m² in gross floor area;site cover does not exceed 60%; andthe maximum length of any wall is 12m.
Where a Multiple Dwelling, Residential Care Facility or Retirement Facility Development	
PO21 – PO2 Not applicable	
Outcomes for Particular Precincts	
PO33 - PO37 Not applicable	