

12 March 2026

Our Reference: NP25.281
TF.MH

Assessment Manager
Townsville City Council
PO Box 1268
TOWNSVILLE QLD 4810

Attention: Planning and Development

Dear Sir/Madam,

Application for Material Change of Use – Dwelling House located at 23 Springfield Street, Yabulu and formally identified as Lot 2 on SP345274

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

The application seeks a Development Permit for Material Change of Use – Dwelling House located at 23 Springfield Street, Yabulu and formally identified as Lot 2 on SP345274.

In accordance with Council's schedule of fees and charges, the assessment fee for the application is \$1,752. Payment will be issued on receipt of lodgement.

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 - Dwelling House



Northpoint
Planning

23 Springfield Street, Yabulu
Lot 2 on SP345274

12 March 2026
Reference: NP25.281

Client: Goldmore Pty Ltd

Project: 23 Springfield Street, Yabulu

Date: 12 March 2026



Project Reference: NP25.281

Contact: Meredith Hutton

Prepared by: Meredith Hutton – Northpoint Planning

Document Verification

Revision		Author	Reviewer
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Approval			
Author Signature		Approver Signature	
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1.0 Executive Summary

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

The subject site is located at 23 Springfield Street, Yabulu and comprises an area of 4,234m². The land has historically remained vacant and was formerly owned by Queensland Rail before being transferred into private ownership to facilitate the redevelopment of underutilised land for residential purposes. Accordingly, the site was subject to a 1 lot into 3 lot subdivision approval in 2023, which has since been sealed. The subject site forms one of these recently sealed allotments intended for future residential development. The proposed development intends to realise the intended residential use of the land.

Given the previous ownership of the land, the subject site is identified within the Community facilities zone of the planning scheme. A Dwelling house use within the Community facilities zone requires an impact assessable development application.

The site is located within the Food hazard overlay as containing area of low flood hazard, and the Bushfire hazard overlay as wholly containing area of potential impact buffer area. It is noted recently released update flood modelling from Townsville City Council marginally increases flooding risk across the site, however most of the site remains free from flooding constraints.

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	23 Springfield Street, Yabulu
Real Property Description	Lot 2 on SP345274
Area of Lot	4,234m ²
Applicant	Goldmore Pty Ltd
Purpose of Proposal	Dwelling House
Type of Application	Material Change of Use
Category of Assessment	Impact
SARA Mapping	<ul style="list-style-type: none">Area within 25m of a railway corridor
Referral Agencies	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 – Development within 25m of a State-controlled transport corridor.
Public Notification	Required
Zoning	Community facility zone
Overlays	<ul style="list-style-type: none">Flood hazard overlayBushfire hazard overlay



2.0 Site and Surrounding Environment

2.1. Subject Site and Surrounds

The subject site is located at 23 Springfield Street, Yabulu, comprises an area of 4,234m², and is formally identified as Lot 2 on SP345274. The site is currently a vacant allotment mostly cleared of vegetation. The site forms part of the wider Yabulu residential community with frontage to Springfield Street from the south and bounded by the North Coast railway corridor to the rear.

The site is identified within the Community facility zone of the planning scheme, and within the following overlays of the planning scheme:

- Flood hazard overlay – areas of low hazard, particularly to the north-west corner of the allotment; and
- Bushfire hazard overlay – wholly potential impact buffer area.

Recently released updated flood modelling from Townsville City Council identifies 0.10m of flood depth to the northwest corner of the allotment. Further, updated flood risk modelling identifies area of very low, low and medium flood risk across the site.

The site is currently not connected to reticulated water and wastewater networks.

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

Figure 1 - Site Location



Source: Qld Globe

2.2. Historical Context and Recent Approval

It is important to note that until recently the subject site was owned by Queensland Rail and as such retained community facilities zoning. The site was purchased by a private entity and developed for a three lot rural residential subdivision in 2023 (TCC reference RAL23/0058).

As such the subject site remains a vacant lot earmarked for future residential development, consistent with existing subdivision and development pattern of the surrounding Yabulu community.



3.0 Proposed Development

3.1. General Overview

The proposed development involves the development of the site for rural residential development, involving the construction of a single dwelling house. The proposed dwelling will be located centrally within the site and accessed via the Springfield Street frontage.

Specifically, the development involves the following:

- Construction of a single storey dwelling house centrally within the site.
- Proposed dwelling comprising four (4) bedrooms, with a building footprint of approximately 211.7m².
- Dwelling setback in excess of 6m from the Springfield Street frontage.
- Roofed outdoor area to the rear of dwelling.
- New access crossover and driveway to the Springfield Street frontage.
- Double bay enclosed garage to the western side of the dwelling, provisioning two covered carparks within the site.
- Retention of existing landscaping within the site to the best extent possible, additional landscaping anticipated following commencement of use.

The proposed development is illustrated in Figure 2 below.

Figure 2 – Proposed Dwelling Springfield Street Perspective



3.2. Proposal Plans

The proposed development is illustrated in the development plans listed below in Table 2, prepared by Pro-Build NQ (refer **Appendix 4**).

Table 2 – Proposal Plans

Plan title	Number	Issue	Date
Cover Sheet	IRLH-054-00	A	22/11/2025
Site Plan	IRLH-054-01	A	22/11/2025
Floor Plan	IRLH-054-02	A	22/11/2025
Elevations	IRLH-054-03	A	22/11/2025



Plan title	Number	Issue	Date
Furniture Plan	IRLH-054-23	A	22/11/2025
3D Images	IRLH-054-25	A	22/11/2025
3D Floor Plan	IRLH-054-26	A	22/11/2025

3.3. Use Definition

In accordance with schedule 1 of the planning scheme, the use is defined a Dwelling house. A Dwelling house is defined as *a residential use of premises involving—*

- (a) *1 dwelling and any domestic outbuildings associated with the dwelling; or*
- (b) *2 dwellings, 1 of which is a secondary dwelling, and any domestic outbuildings associated with either dwelling.*

3.4. Access and Parking

The proposed development is provided access via a new crossover and driveway to Springfield Street from the south. The site is provisioned two covered carparks within an enclosed garage to the western side of the dwelling's façade.

Additional vehicle parking can be readily accommodated within the subject site, given the large-format context of the allotment.

3.5. Infrastructure Services

The subject site is currently not connected to Council's reticulated networks, with no existing property connection to the water or sewer network. The site is located within the Yabulu residential community and located outside the wastewater service catchment area. An existing water main is located to the opposite side of the Springfield Street road corridor, and the site can be connected to this infrastructure via long property connection.

Given the large format context of the subject site, it is considered the proposal can be appropriately serviced by on-site wastewater treatment, consistent with the surrounding locality.

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

3.6. Stormwater Drainage

The subject site is a large lot, comprising an area of 4,234m² (refer **Appendix 2**). The proposal involves the construction of a single dwelling house with a building footprint of approximately 200m², accounting for a site cover of approximately 5% of the total site. Given the context of the proposal, it is considered the proposal will inconsequentially impact the existing stormwater regime of the site.

Further, no extensive earthworks are proposed, with the general topography of the site maintained with the proposed development. It is therefore considered the proposed development has been suitably designed to maintain the existing drainage pattern of the subject site to the extent possible.



3.7. Supportive Reporting

The subject site is bounded by the North Coast railway corridor to the rear of the site. Accordingly, the site is identified within the rail noise corridor as wholly containing area of Category 3 and Category 4 noise impact area.

The proposed development involves establishment of a sensitive use on the site, being a single dwelling house and as such it is anticipated the proposed dwelling will be designed and constructed to mitigate potential noise impact. It is noted Simpson Engineering Group have been engaged by the applicant to undertake a site-specific noise impact assessment, inclusive of on-site noise logging. This assessment is currently being undertaken and once finalised will be provided to Council and relevant agencies during the assessment phase of this application. It is considered this can be requested as part of an Information Request, if needed.



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 proposed development has been reviewed against the North Queensland Regional Plan (NQRP). It is considered the relevant regional planning matters are appropriately addressed through the planning scheme. Accordingly, 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 required given the subject site is located within proximity to State transport corridors (railway corridor). The relevant referral trigger is identified as:

- Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 – Development within 25m of a State-controlled transport corridor.

Assessment against the relevant benchmarks is provided in Section 5.

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 5.5.16 of the planning scheme, the proposed development requires impact assessment given the proposal involves a Dwelling house use within the Community facility zone.

4.5. Assessment Benchmarks

Pursuant to Table 5.5.16 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.
- Community facility zone code.
- Rural residential zone code.
- Healthy waters code.
- Landscape code.
- Transport impact, access and parking code.
- Works code.
- Bushfire hazard overlay code.
- Flood hazard overlay code.

Assessment against the relevant benchmarks is provided within Section 6.



5.0 State Development Assessment Provisions

5.1. State Code 2: Development in railway environment

The purpose of this code is to *protect railways, future railways and other infrastructure in a railway corridor from adverse impacts of development. The purpose of this code is also to protect the safety of people using, and living and working near, railways.*

Specifically, this code seeks to ensure:

- (1) *Development does not create a safety hazard for users of a railway, by increasing the likelihood or frequency of loss of life or injury.*
- (2) *Development does not compromise the structural integrity of railways, rail transport infrastructure, other rail infrastructure or railway works.*
- (3) *Development does not result in a worsening of the physical condition or operating performance of railways and the rail network.*
- (4) *Development does not compromise the State's ability to construct railways and future railways, or significantly increase the cost to maintain and operate railways.*
- (5) *Development does not compromise the State's ability to maintain and operate railways, or significantly increase the cost to maintain and railways.*
- (6) *The community is protected from significant adverse impacts resulting from environmental emissions generated by a railway.*

The proposed development is considered to comply with the propose of State Code 2. In particular:

- The proposed development does not involve works within the railway corridor.
- The proposed development does not locate building or structures, infrastructure, services or utilities within the railway corridor.
- Future residential development will not be located within proximity to overhead line equipment.
- The proposed development does not worsen stormwater run-off to the railway corridor.
- Access to the railway corridor from the subject site is sufficiently restricted with an existing fence to the northern boundary.
- The proposed development does not impede the maintenance or authorised access to the railway corridor.

It is further noted that Simpson Engineering Group have been engaged by the applicant to undertake a site-specific noise impact assessment to mitigate potential impact to the proposed dwelling. Assessment is currently underway and once finalised will be provided during assessment of this application.

Further assessment against State Code 2 is provided at **Appendix 5**.



6.0 Planning Assessment

6.1. Strategic Framework

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

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

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

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

- The proposal facilitates a low intensity residential use that is consistent with the character and expectations of the surrounding locality.
- The development supports the use of an existing vacant allotment for a purpose that is appropriate having regard to the site context.
- The scale and nature of the proposed dwelling house are such that the development is not expected to result in any unreasonable adverse impacts on surrounding premises
- The proposal contributes to the provision of additional housing within an established and serviced locality.
- The development is capable of being provided with appropriate access, parking and servicing arrangements to ensure it functions effectively as a residential use
- The proposal can be undertaken having regard to the physical and environmental constraints affecting the land.

6.2. Community Facility Zone Code

The purpose of the Community facility zone is to *provide for community-related uses, activities and facilities whether publicly or privately owned, including, for example—*

- (a) *educational establishments; and*
- (b) *hospitals; and*
- (c) *transport and telecommunication networks; and*
- (d) *utility installations.*

It is noted that the subject site was historically held by Queensland Rail and has remained vacant and undeveloped. While the land continues to be included within the Community facility zone, the site has since transitioned to private ownership and forms part of a recently approved and sealed subdivision intended to facilitate rural residential scale development within the established Yabulu locality.

Having regard to the site context, the proposal for a single dwelling house on a large allotment is considered consistent with the established character and prevailing development pattern of the surrounding area. In this regard, the proposal is not of a scale or nature that would undermine the function or intent of the zone in a broader planning sense, but rather reflects the practical and intended use of the land following its subdivision and release for residential purposes.



On this basis, while the site is formally included within the Community facility zone, the proposed development is more appropriately assessed having regard to the character and intent of the surrounding rural residential context. Accordingly, further detailed assessment against the Community facility zone code is not considered necessary, with assessment instead provided against the Rural residential zone code to demonstrate the suitability of the proposed residential outcome.

6.3. Rural Residential Zone Code

Assessment against the Rural residential zone code is provided on the basis that the proposal involves a single dwelling house on a large allotment and the surrounding Yabulu locality is otherwise characterised by rural residential development.

The purpose of the Rural residential zone code is to *provide for residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services.*

The proposal is considered to be generally consistent with the intent of the code, noting it facilitates a single dwelling house on a large format allotment in a manner that is compatible with the existing character and amenity of the surrounding area. In particular, the proposal:

- provides for a dwelling house as the primary use of the land, consistent with the residential outcomes anticipated by the code;
- maintains a low intensity built form that is consistent with the established semi-rural character of the locality;
- is of a scale and built form that is compatible with surrounding development and not expected to give rise to unreasonable amenity impacts;
- is capable of being appropriately serviced and accessed for residential purposes; and
- can be undertaken having regard to the physical and environmental constraints affecting the land.

In this instance, the proposal is considered to align with that intent and overall outcomes of the zone code; detailed assessment against the code is provided at **Appendix 6**.

6.4. Healthy Waters Code

The purpose of the Healthy waters code is to *ensure development manages stormwater and wastewater as part of the integrated total water cycle and in ways that help protect the environmental values specified in the Environmental Protection (Water) Policy 2009.*

The proposed development is considered to further the purpose and overall outcomes of the Healthy waters code. The proposed development will discharge stormwater to a lawful point of discharge, being Springfield Street to the south. The proposed development does not involve earthworks, with the existing topography and overland drainage pattern maintained. The proposed dwelling is sited outside mapped flood depth areas and outside of medium hazard and risk areas. Further the site is afforded sufficient area outside of identified hazard to locate future wastewater treatment systems.

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

6.5. 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. Existing vegetation within the subject site will be maintained to the extent possible. It is anticipated additional landscaping will be provided with the commencement of residential use of the site.

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

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

6.6. Transport Impact, Access and Parking Code

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

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

- *Two (2) spaces, which may be provided in tandem, of which one (1) space is to be covered.*

The proposed development is considered to further the purpose and overall outcomes of the Transport impact, access and parking code. Particularly given, the proposed development provides for two (2) covered parking spaces within the proposed enclosed garage and sufficient area surrounding the proposed dwelling for additional on-site vehicle parking.

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

6.7. 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, particularly noting:

- The site can be connected to Council's water network, with long property connection via direction boring under Springfield Street.
- The subject site is of sufficient size to facilitate on-site wastewater treatment systems in accordance with relevant standards.
- The proposed development maintains the existing topography of the site, with the overland drainage regime retained.
- The proposed lots can be appropriately serviced with electricity and telecommunications services.
- The proposed development does not involve earthworks.

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



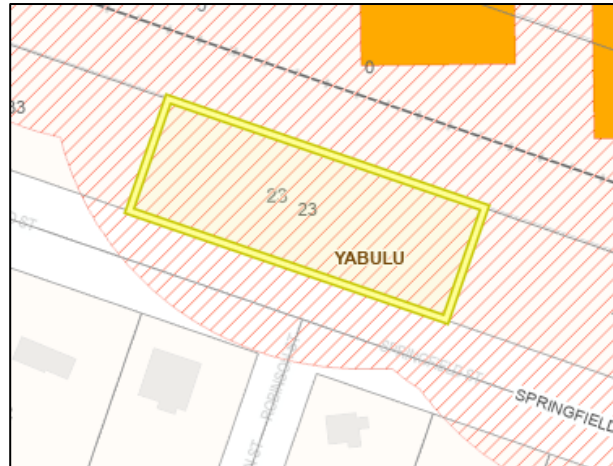
6.8. Bushfire Hazard Overlay Code

The purpose of the Bushfire hazard overlay code is to *ensure that development does not:*

- a) *increase the extent or the severity of bushfire hazard; or*
- b) *increase the risk to life, property, community and the environment.*

The subject lot is mapped within the Bushfire hazard overlay as containing area of potential impact buffer area, refer Figure 3 below:

Figure 3 – Bushfire hazard overlay



The proposed development is consistent with the purpose and overall outcomes of the Bushfire hazard overlay code, particularly noting:

- The subject site can be connected to Council's reticulated water network.
- The site is mostly clear of vegetation, with sparse trees located throughout.
- The site is most at risk from dense vegetation to the rear of the site as demonstrated within Figure 3. The site is buffered from this vegetation by the North Coast railway corridor which offers cleared buffer of approximately 45m from the rear lot boundary of the site to any dense vegetation.
- The proposed dwelling is sited to the front of the allotment, with close proximity to Springfield Street.

Given the above is it considered the proposed development is generally consistent with the Bushfire hazard overlay code and future assessment against the code is not required.

6.9. Flood Hazard Overlay Code

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

The subject site is identified as containing of low flood hazard area within the Flood hazard overlay of the planning scheme. However, more recently released updated flood risk mapping from Townsville City Council identifies very low, low and medium flood risk across the site.

Refer to Figure 4 and 5 overleaf for existing and updated identified flood hazard across the site.



Figure 4 – Flood Hazard Overlay



Figure 5 – New Flood Risk Mapping



As demonstrated within the new flood risk mapping, risk has marginally increased across the site, noting isolated areas of medium risk. It is noted the new flood depth data reflects similar flooding extent of the Flood hazard overlay mapping, with a maximum mapped depth of 0.1m to the northwest corner of the allotment.

The proposed dwelling is located outside of medium flood risk areas and mapping flood depth area, therefore it is considered the proposal sufficiently mitigates potential impact to people and property within an event. Therefore, the proposal is considered to further the purpose and overall outcomes of the Flood hazard overlay code.



7.0 Conclusion and Recommendations

This town planning report has been prepared by Northpoint Planning on behalf of Goldmore Pty Ltd in association with a Development Application for a Material Change of Use – Dwelling House located at 23 Springfield Street, Yabulu and formally described as Lot 2 on SP345274 .

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

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



Appendix 1

DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the *Planning Act 2016*, the *Planning Regulation 2017*, or the *Development Assessment Rules (DA Rules)*.

PART 1 – APPLICANT DETAILS

1) Applicant details

Applicant name(s) <i>(individual or company full name)</i>	Goldmore Pty Ltd C/- Northpoint Planning
Contact name <i>(only applicable for companies)</i>	Meredith Hutton
Postal address <i>(P.O. Box or street address)</i>	PO Box 4
Suburb	Townsville
State	Queensland
Postcode	4810
Country	Australia
Contact number	07 4440 5282
Email address <i>(non-mandatory)</i>	hello@northpointplanning.com.au
Mobile number <i>(non-mandatory)</i>	0407 574 897
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	NP25.281

1.1) Home-based business

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

2) Owner's consent

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

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

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
		23	Springfield Street	Yabulu
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4818	2	SP345274	Townsville
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

Coordinates of premises by longitude and latitude

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

Coordinates of premises by easting and northing

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

3.3) Additional premises

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

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

In or adjacent to a water body or watercourse or in or above an aquifer
 Name of water body, watercourse or aquifer:

On strategic port land under the *Transport Infrastructure Act 1994*
 Lot on plan description of strategic port land:
 Name of port authority for the lot:

In a tidal area
 Name of local government for the tidal area (if applicable):
 Name of port authority for tidal area (if applicable):

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

5) Are there any existing easements over the premises?

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

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

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

Dwelling house

e) Relevant plans

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

- Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

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

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

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

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

c) What is the level of assessment?

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

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

e) Relevant plans

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

- Relevant plans of the proposed development are attached to the development application



6.3) Additional aspects of development

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

6.4) Is the application for State facilitated development?

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

Section 2 – Further development details**7) Does the proposed development application involve any of the following?**

- | | |
|------------------------|---|
| Material change of use | <input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument |
| Reconfiguring a lot | <input type="checkbox"/> Yes – complete division 2 |
| Operational work | <input type="checkbox"/> Yes – complete division 3 |
| Building work | <input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i> |

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Residential development	Dwelling House		144.5

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

- Yes
- No

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

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

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

Division 2 – Reconfiguring a lot

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

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

--

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

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

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

\$

PART 4 – ASSESSMENT MANAGER DETAILS

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

Townsville City Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?

- Yes – a copy of the decision notice is attached to this development application
- The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

- No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the Planning Act 2016:**

- Clearing native vegetation
- Contaminated land (*unexploded ordnance*)
- Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- Fisheries – aquaculture
- Fisheries – declared fish habitat area
- Fisheries – marine plants
- Fisheries – waterway barrier works
- Hazardous chemical facilities
- Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- Infrastructure-related referrals – designated premises
- Infrastructure-related referrals – state transport infrastructure
- Infrastructure-related referrals – State transport corridor and future State transport corridor
- Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- Infrastructure-related referrals – near a state-controlled road intersection
- Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- Koala habitat in SEQ region – key resource areas
- Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- Ports – Brisbane core port land – environmentally relevant activity (ERA)
- Ports – Brisbane core port land – tidal works or work in a coastal management district
- Ports – Brisbane core port land – hazardous chemical facility
- Ports – Brisbane core port land – taking or interfering with water
- Ports – Brisbane core port land – referable dams
- Ports – Brisbane core port land – fisheries
- Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- SEQ development area
- SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- SEQ regional landscape and rural production area or SEQ rural living area – community activity
- SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- SEQ regional landscape and rural production area or SEQ rural living area – combined use
- SEQ northern inter-urban break – tourist activity or sport and recreation activity



Queensland
Government

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

Matters requiring referral to the local government:

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

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

- Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

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

Matters requiring referral to the Brisbane City Council:

- Ports – Brisbane core port land

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

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

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

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

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

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

Matters requiring referral to the Gold Coast Waterways Authority:

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

Matters requiring referral to the Queensland Fire and Emergency Service:

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

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

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

Referral requirement	Referral agency	Date of referral response

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

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

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

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

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

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

PART 7 – FURTHER DETAILS

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

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

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

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

- Yes – a copy of the receipted QLeave form is attached to this development application
 No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid
 Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

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

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

- Yes – show cause or enforcement notice is attached
 No

23) Further legislative requirements

Environmentally relevant activities

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

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

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

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

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

Hazardous chemical facilities

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

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

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

Clearing native vegetation

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

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

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

Environmental offsets

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

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

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

Koala habitat in SEQ Region

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

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

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

Water resources

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

Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

No

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

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

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

Waterway barrier works

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

Yes – the relevant template is completed and attached to this development application

No

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

Marine activities

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

Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

No

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

Quarry materials from a watercourse or lake

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

Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

No

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

Quarry materials from land under tidal waters

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

Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

No

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

Referable dams

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

Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application

No

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

Tidal work or development within a coastal management district

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

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

No

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

Queensland and local heritage places

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

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

No

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

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

Name of the heritage place:

Place ID:

Decision under section 62 of the Transport Infrastructure Act 1994

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

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

No

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

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

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

No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

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

Yes

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

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

Yes

Not applicable

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

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

Yes

Relevant plans of the development are attached to this development application

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

Yes

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

Yes

Not applicable



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25) Applicant declaration

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

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

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

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

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

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

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

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

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

QLeave notification and payment

Note: For completion by assessment manager if applicable

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

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 51376974	Search Date: 19/02/2026 11:59
Date Title Created: 07/03/2025	Request No: 55121734
Previous Title: 50456146	

ESTATE AND LAND

Estate in Fee Simple

LOT 2 SURVEY PLAN 345274

Local Government: TOWNSVILLE

REGISTERED OWNER

Dealing No: 724440401 24/10/2025

GOLDMOR PTY LTD A.C.N. 646 412 768
UNDER INSTRUMENT 724440401

TRUSTEE

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 40038674 (Lot 92 on SP 118258)
2. MORTGAGE No 724440402 24/10/2025 at 14:35
NATIONAL AUSTRALIA BANK LIMITED A.C.N. 004 044 937

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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

GOLDMOR PTY LTD (ACN 646 412 768)

as owner(s) of premises identified as:

Lot 2 on SP345274 and located at 23 Springfield Street, Yabulu

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

Name **Kellie Morgan**

Signature **Kellie Morgan**

Position **Director**

Date **28/02/26**

Name

Signature

Position

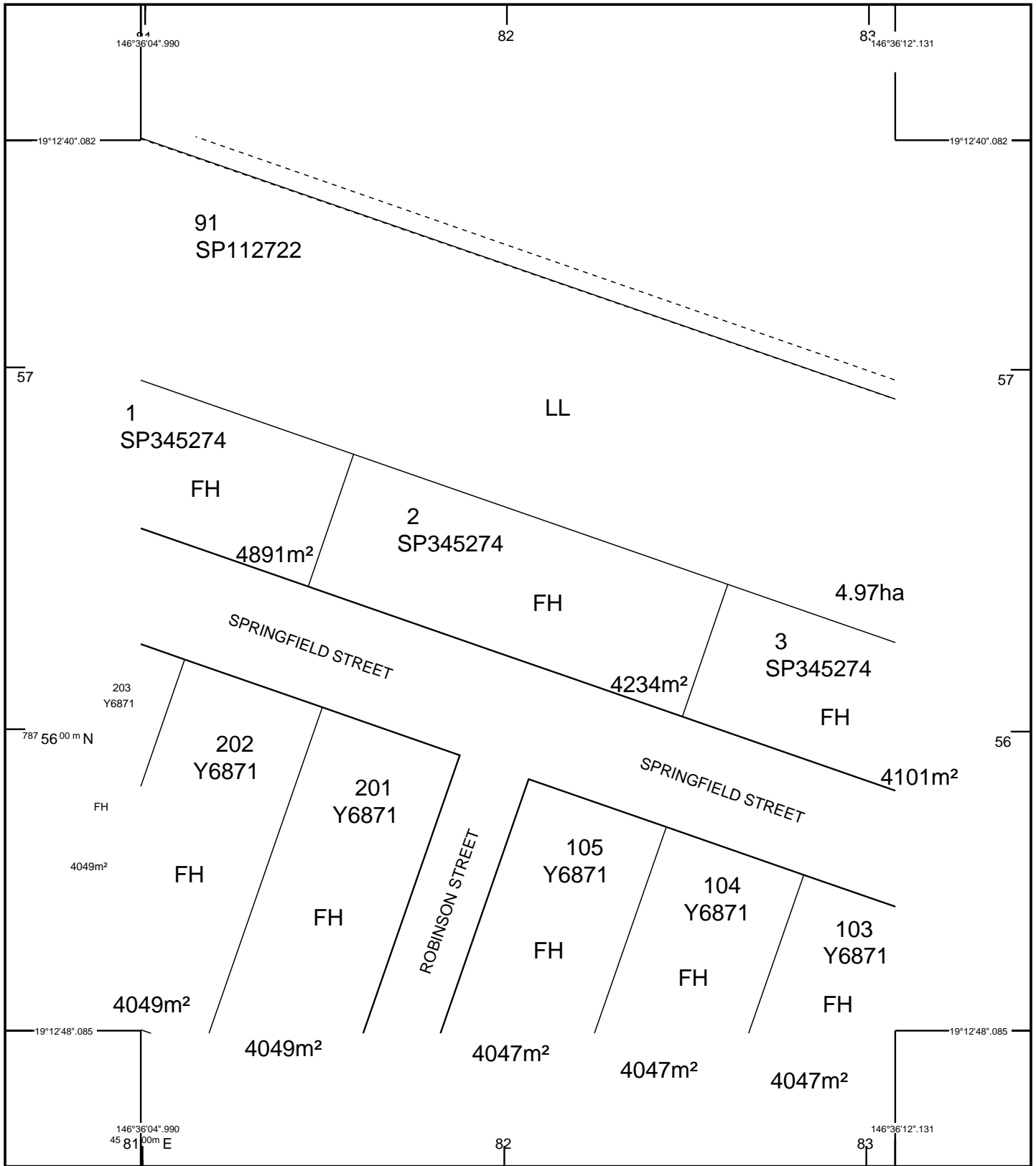
Date

Signature: *Kellie Morgan*
Kellie Morgan (Feb 28, 2026 22:30:02 PST)

Email: kellie@djmorgantransport.com.au



Appendix 2



STANDARD MAP NUMBER
8259-43213

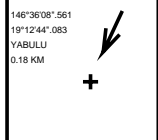


SmartMap

An External Product of
SmartMap Information Services

Based upon an extraction from the
Digital Cadastral Data Base

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	2/SP345274
Lot/Plan	2/SP345274
Area/Volume	4234m ²
Tenure	FREEHOLD
Local Government	TOWNSVILLE CITY
Locality	YABULU
Segment/Parcel	38464/87

CLIENT SERVICE STANDARDS

PRINTED 18/07/2025
DCDB 17/07/2025
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State Assessment and Referral Agency - Matters of Interest Report

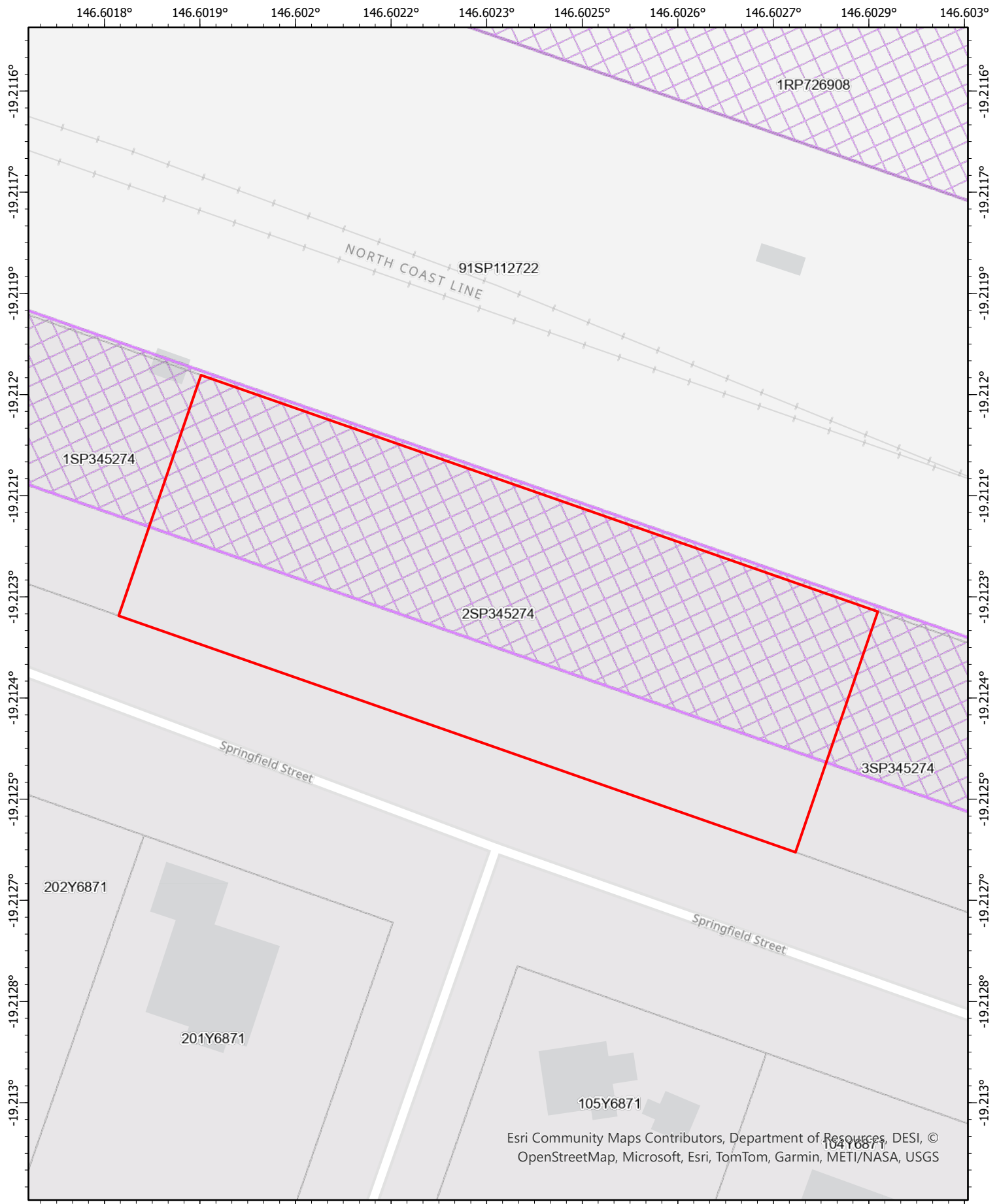
Matters of Interest for all selected Lot Plans


Area within 25m of a railway corridor

Matters of Interest by Lot Plan

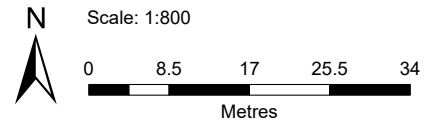
Lot Plan: 2SP345274 (Area: 4234 m²)

Area within 25m of a railway corridor



 Area within 25m of a railway corridor

Date: 23/09/2025



Queensland Government



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

Document Set ID: 28158333. Subject to the full terms and conditions available on the department's website.

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Version: 1, Version Date: 13/03/2026



Appendix 3

Subject Site and Surrounds

23 Springfield Street, Yabulu | Lot 2 on SP345274

19°12'38"S 146°35'60"E

19°12'38"S 146°36'16"E



19°12'51"S 146°35'60"E

19°12'51"S 146°36'16"E



Scale: 1:1556

Printed at: A3

Print date: 23/9/2025

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

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

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



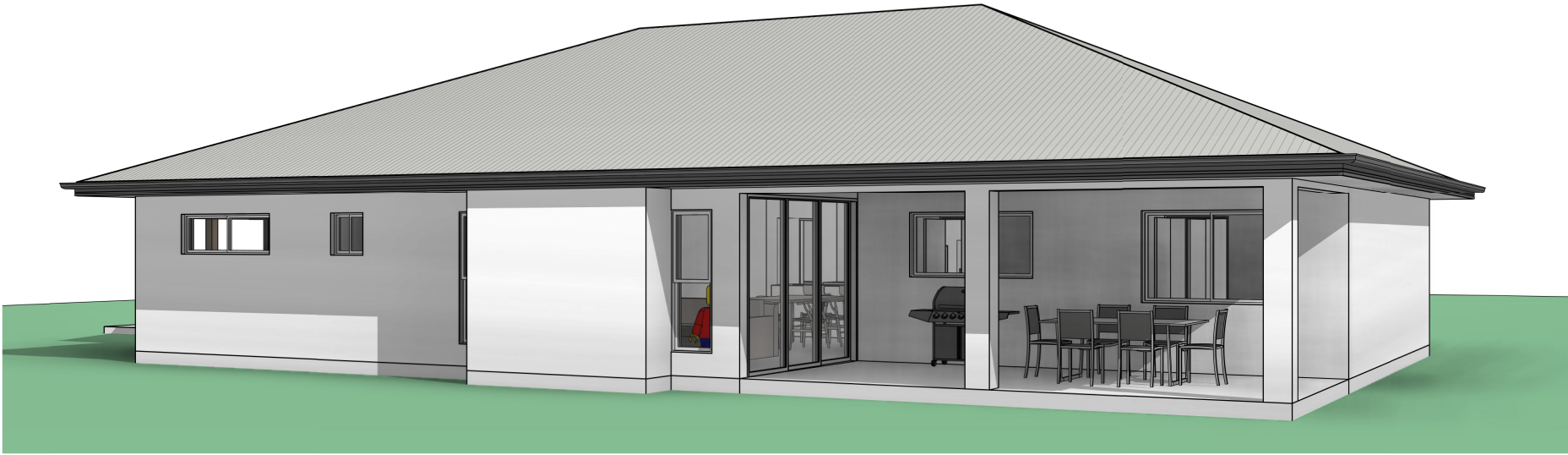
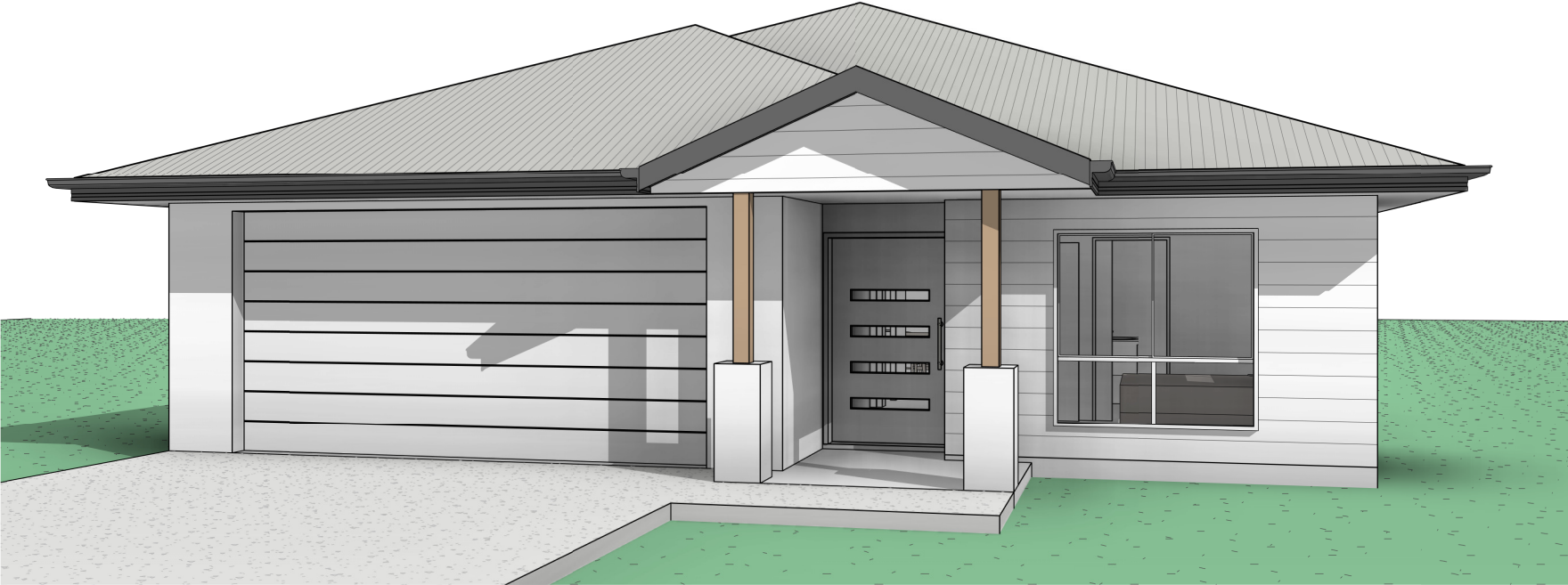
Appendix 4

NEW RESIDENCE

FOR: JAKE MORGAN

AT: LOT 2 (23)
 SPRINGFIELD STREET
 YABULU QLD 4818

BUILDER: PROBUILDNQ



1. VERIFY ALL LEVELS & DIMENSIONS BEFORE COMMENCING ANY WORK
 2. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED
 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

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Rev	Description	Date
A	CONCEPT PLANS	14.06.25

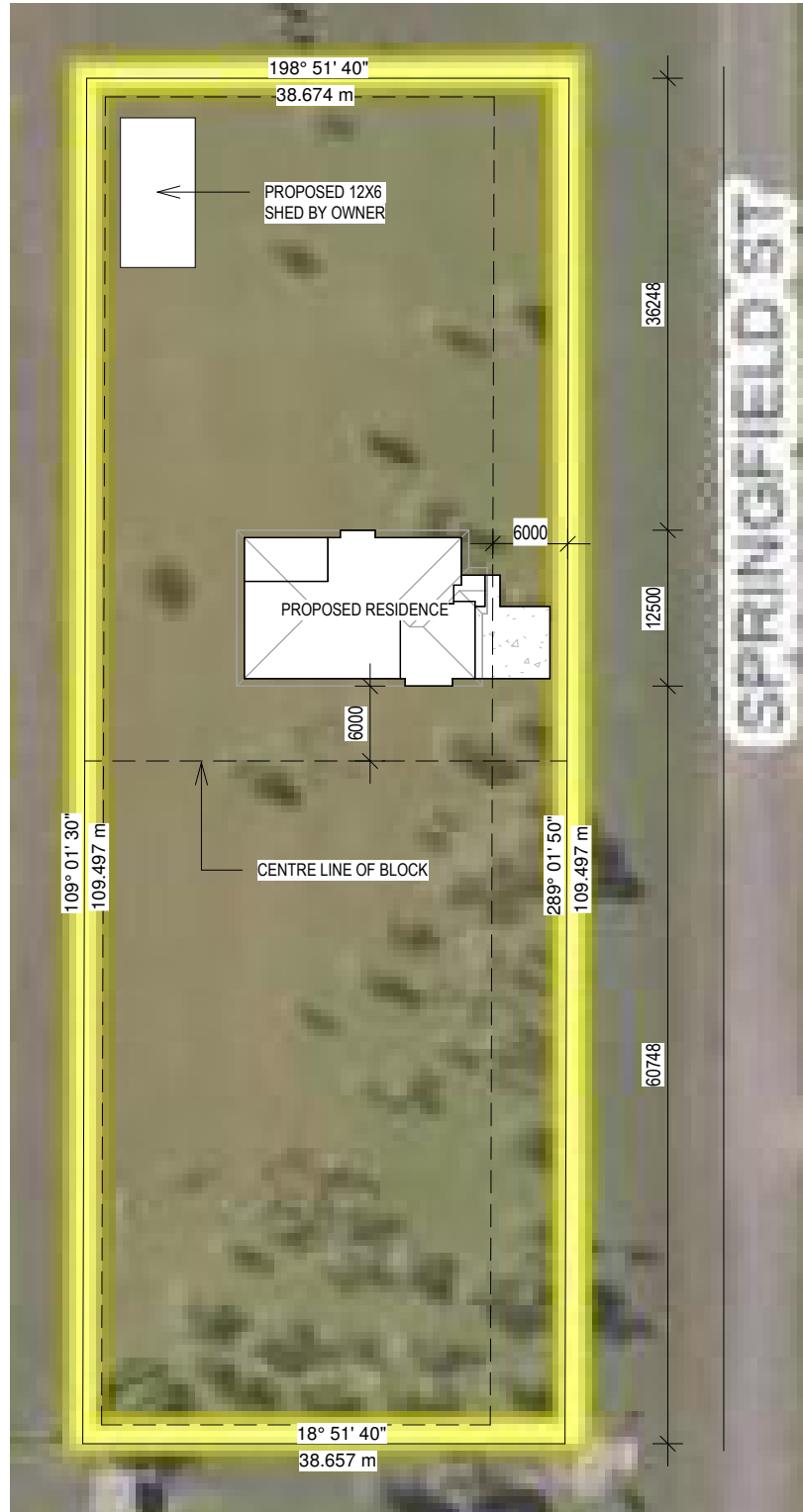


Client: JAKE MORGAN
 Location: LOT 2 (23)
 SPRINGFIELD STREET
 YABULU QLD 4818

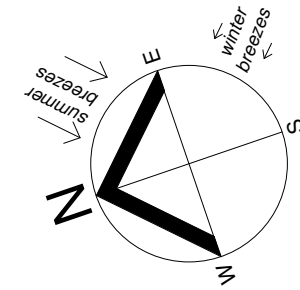
Project: NEW RESIDENCE
 Title: COVER SHEET

Date: 22/11/2025 11:09:15 AM

Scale (A3): N/A
 Job No: IRLH-054
 Sheet No: 00
 Revision: A



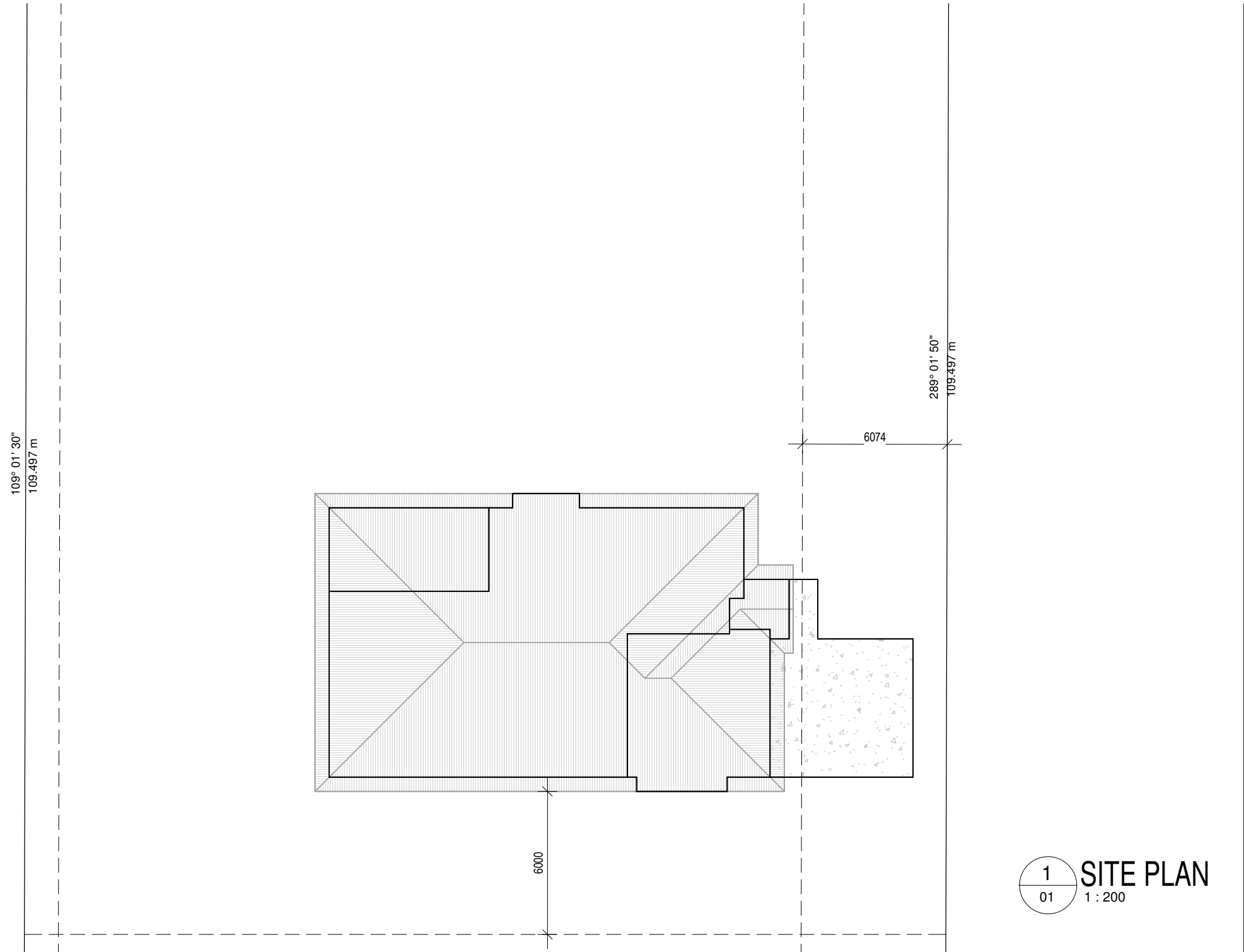
5 SITE PLAN
01 1 : 600



WIND CLASSIFICATION C2

PROPERTY DESCRIPTION

Lot 2 SP345274
SITE AREA: 4234m²



SPRINGFIELD STREET

1 SITE PLAN
01 1 : 200

1. VERIFY ALL LEVELS & DIMENSIONS BEFORE COMMENCING ANY WORK
2. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED
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Rev	Description	Date
A	PRELIMINARY PLANS	08.11.25



Builder: **PROBUILD NQ**
Client: **JAKE MORGAN**
Location: **LOT 2 (23)
SPRINGFIELD STREET
YABULU QLD 4818**

Project: **NEW RESIDENCE**
Title: **SITE PLAN**

Date: **22/11/2025 11:09:16 AM**
Scale (A3): **1:200**
Job No: **IRLH-054**
Sheet No: **01**
Revision: **A**



1 FLOOR PLAN
02 1 : 100

AREA SCHEDULE	
Name	Area
Living	144.5 m ²
Porch	5.1 m ²
Alfresco	23.5 m ²
Garage	38.7 m ²
211.7 m ²	

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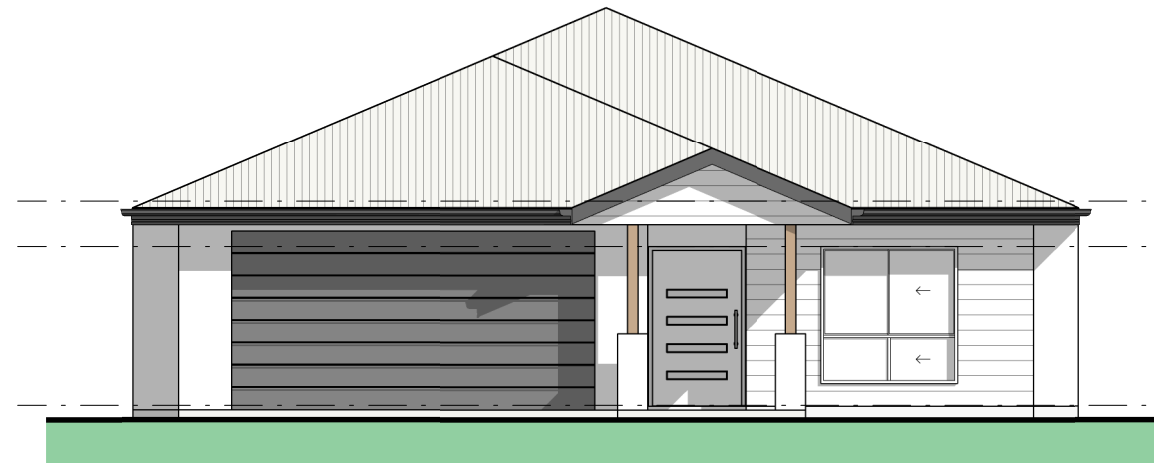
Rev	Description	Date
A	PRELIMINARY PLANS	08.11.25



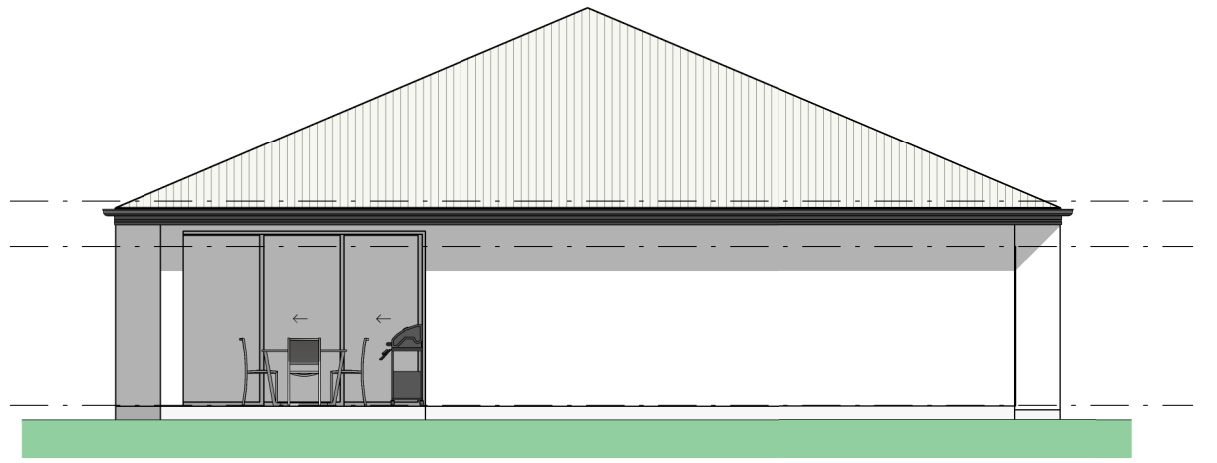
Builder: **PROBUILD NO**
 Client: **JAKE MORGAN**
 Location: **LOT 2 (23) SPRINGFIELD STREET YABULU QLD 4818**

Project: **NEW RESIDENCE**
 Title: **FLOOR PLAN**

Date: **22/11/2025 11:09:16 AM**
 Scale (A3): **1:100**
 Job No: **IRLH-054**
 Sheet No: **02**
 Revision: **A**



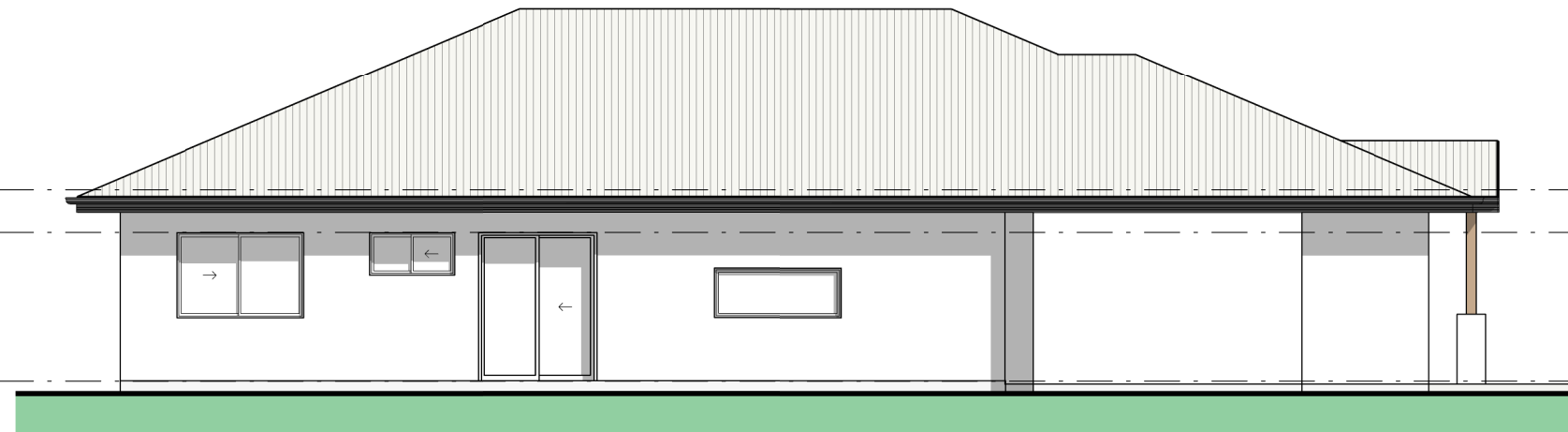
1 FRONT ELEVATION
03 1 : 100



2 REAR ELEVATION
03 1 : 100

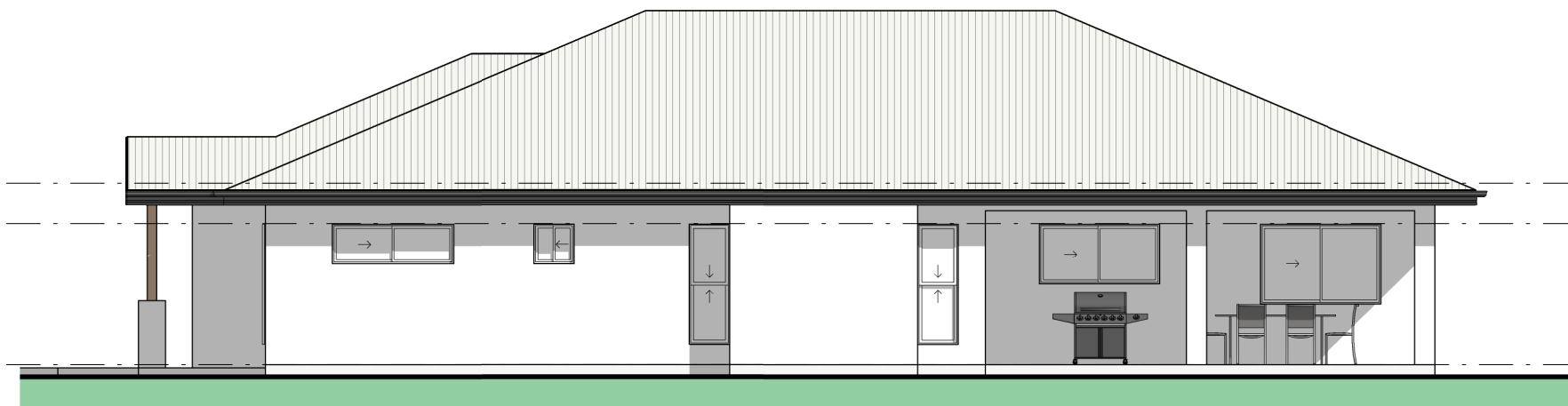
Top of Wall 2700
Head Ht 2100
Floor Level 0

2700 Top of Wall
2100 Head Ht
0 Floor Level



3 LEFT ELEVATION
03 1 : 100

2700 Top of Wall
2100 Head Ht
0 Floor Level



4 RIGHT ELEVATION
03 1 : 100

WIND CLASSIFICATION C2

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Version: 1, Version Date: 13/03/2026

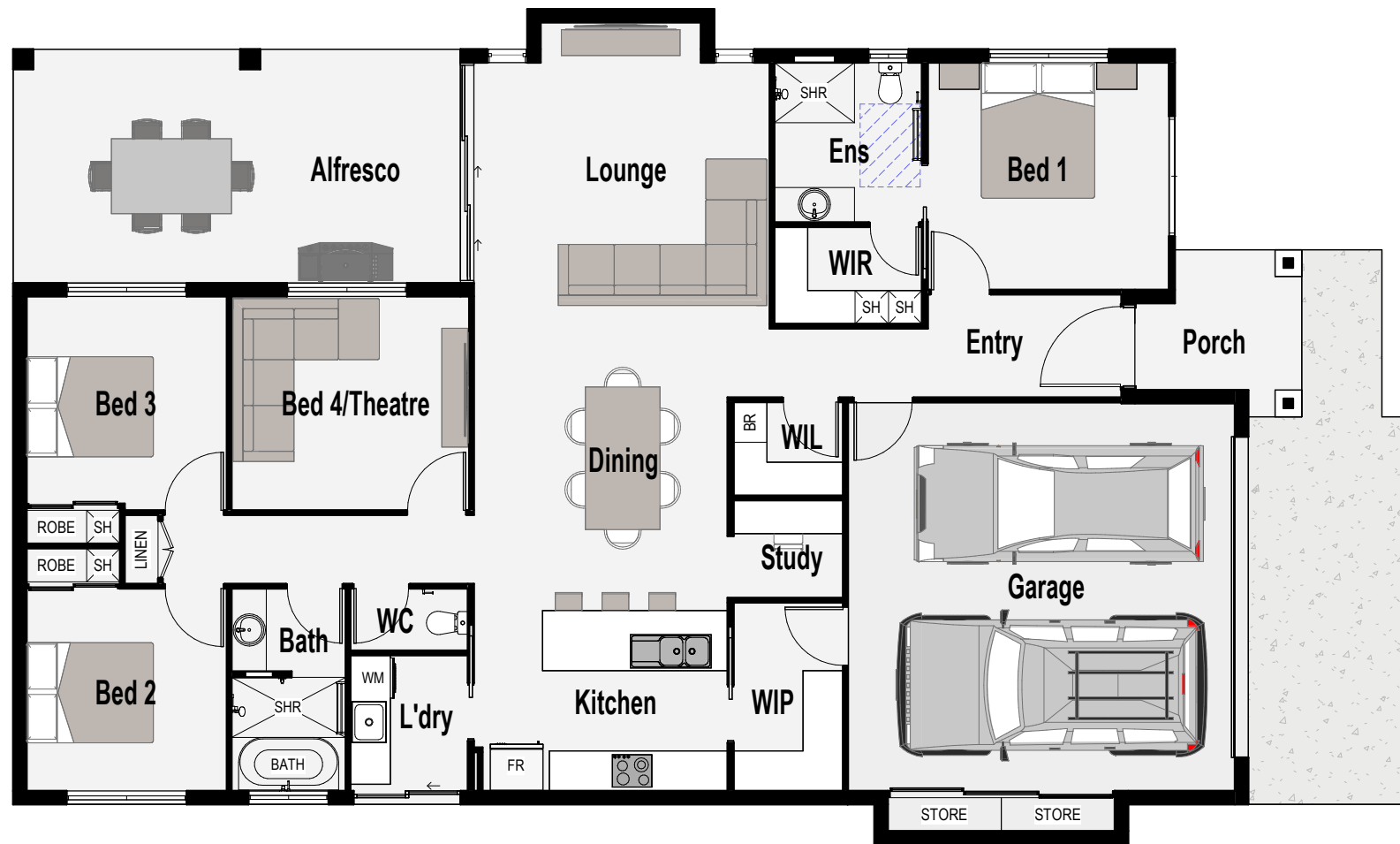
Rev	Description	Date
A	PRELIMINARY PLANS	08.11.25



Builder:
Client: JAKE MORGAN
Location: LOT 2 (23) SPRINGFIELD STREET YABULU QLD 4818

Project: NEW RESIDENCE
Title: ELEVATIONS

Date:	22/11/2025 11:09:19 AM		
Scale (A3):	Job No:	Sheet No:	Revision:
1:100	IRLH-054	03	A



1 FURNITURE PLAN
23 1 : 100

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Rev	Description	Date
A	PRELIMINARY PLANS	08.11.25



Builder:
Client: **JAKE MORGAN**
Location: **LOT 2 (23)
SPRINGFIELD STREET
YABULU QLD 4818**

Project: **NEW RESIDENCE**
Title: **FURNITURE PLAN**

Date: **22/11/2025 11:09:20 AM**
Scale (A3): **1:100**
Job No: **IRLH-054**
Sheet No: **23**
Revision: **A**



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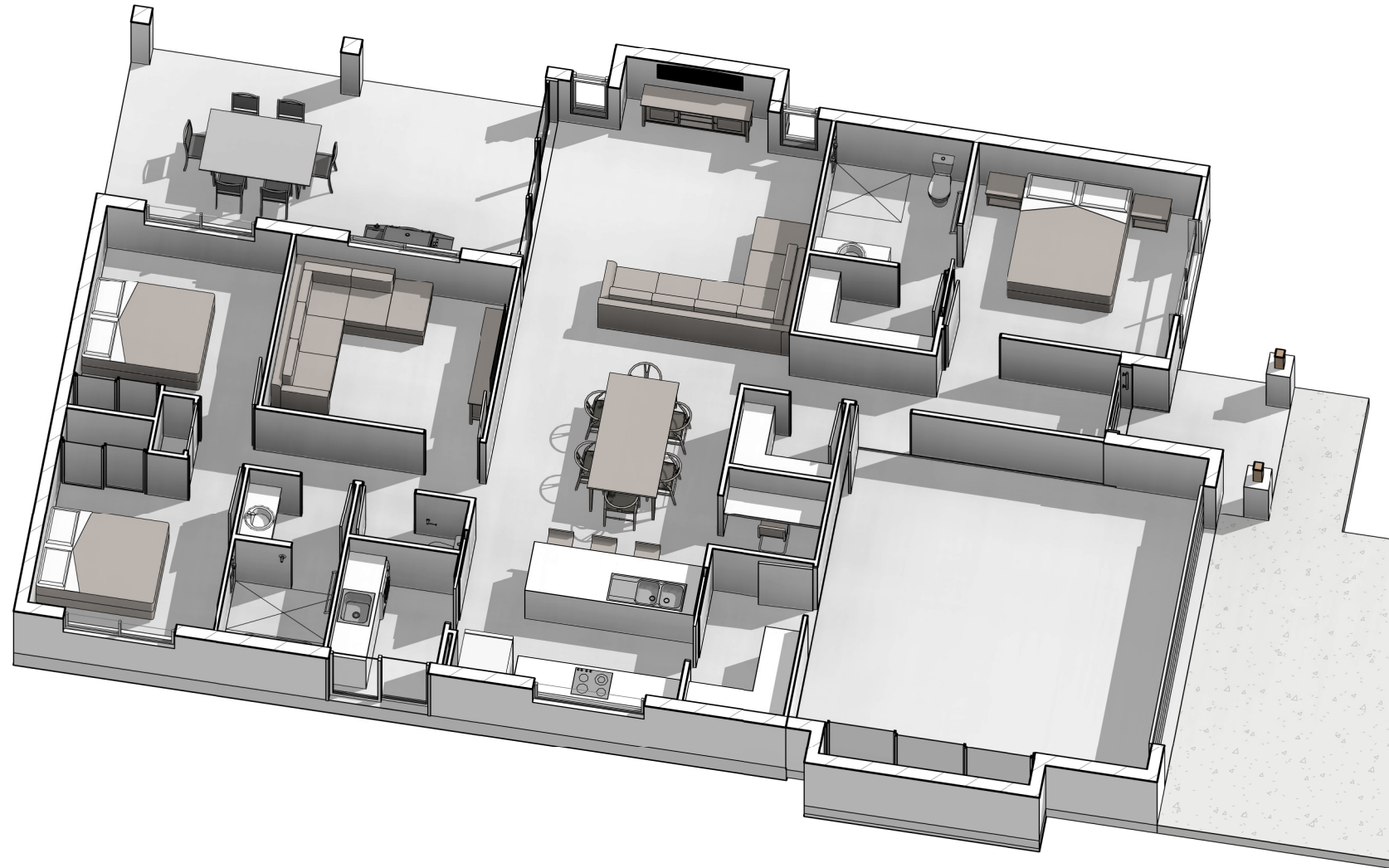
Rev	Description	Date
A	PRELIMINARY PLANS	08.11.25



Builder:
 Client: **JAKE MORGAN**
 Location: **LOT 2 (23)
 SPRINGFIELD STREET
 YABULU QLD 4818**

Project: **NEW RESIDENCE**
 Title: **3D IMAGES**

Date: **22/11/2025 11:09:24 AM**
 Scale (A3): **N/A**
 Job No: **IRLH-054**
 Sheet No: **25**
 Revision: **A**



1 3D Section View
26

1. VERIFY ALL LEVELS & DIMENSIONS BEFORE COMMENCING ANY WORK
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Rev	Description	Date
A	PRELIMINARY PLANS	08.11.25



Client: JAKE MORGAN
 Location: LOT 2 (23)
 SPRINGFIELD STREET
 YABULU QLD 4818

Project: NEW RESIDENCE
 Title: 3D FLOOR PLAN

Date: 22/11/2025 11:09:26 AM
 Scale (A3): N/A
 Job No: IRLH-054
 Sheet No: 26
 Revision: A



Appendix 5

State code 2: Development in a railway environment

Guide to Development in a Transport Environment: Rail which provides direction on how to address this code.

Table 2.1 Development in general

Performance outcomes	Acceptable outcomes	Response
Building, structures, infrastructure, services and utilities		
PO1 Development does not create a safety hazard within the railway corridor .	No acceptable outcome is prescribed.	Complies with PO1 The proposed development does not involve works within the railway corridor. It is therefore considered that there will be no safety hazard to rail transport infrastructure.
PO2 Development does not cause damage to the railway corridor, rail transport infrastructure or other rail infrastructure .	No acceptable outcome is prescribed.	Complies with PO2 The proposed development does not involve works within the railway corridor. It is therefore considered that there will be no safety hazard to rail transport infrastructure.
PO3 Development does not interfere with, or obstruct, the rail transport infrastructure or other rail infrastructure .	No acceptable outcome is prescribed.	Complies with PO3 The proposed development does not involve works within the railway corridor and will not cause an obstruction.
PO4 Development does not adversely impact the structural integrity or physical condition of the railway, other rail infrastructure or the railway corridor by adding or removing loading .	No acceptable outcome is prescribed.	Complies with PO4 The proposed development does not locate buildings or structures, infrastructure, services or utilities within a railway corridor. It is therefore considered that the development will not adversely impact on the structural integrity or physical condition of rail infrastructure.
PO5 Development above a railway is designed to enable natural ventilation and smoke dispersion in the event of a fire emergency.	No acceptable outcome is prescribed.	Not applicable The proposed development is not above a railway.

Performance outcomes	Acceptable outcomes	Response
PO6 Development does not adversely impact the operating performance of the railway corridor .	No acceptable outcome is prescribed.	Complies with PO6 The proposed development does not locate buildings or structures, infrastructure, services or utilities within a railway corridor and will not adversely impact the operation of the railway corridor.
PO7 Buildings and structures in a railway corridor are designed and constructed to protect persons in the event of a derailed train.	No acceptable outcome is prescribed.	Not applicable The proposed development does not involve buildings or structures within a railway corridor.
PO8 Buildings and structures in high risk locations and where also located within 10 metres of the centreline of the nearest railway track are design and constructed to protect persons in the event of a derailed train.	AO8.1 Buildings and structures , in a railway corridor , including foundations, retaining and other support elements, are designed and constructed in accordance with Civil Engineering Technical Requirement CIVIL-SR-012 Collision protection of supporting elements adjacent to railways , Queensland Rail, 2011, AS5100 Bridge design, and AS1170 Structural design actions.	Not applicable The proposed development does not involve buildings or structures within a railway corridor.
PO9 Buildings and structures are designed and constructed to protect people from electrocution.	AO9.1 The outermost projection of development is set back horizontally a minimum of 3 metres from the outermost projection of overhead line equipment .	Complies with AO9.1 Buildings and structures associated with the proposed development are not located within proximity to overhead line equipment.
PO10 Development in the railway corridor is designed and constructed to prevent projectiles being thrown onto the railway .	No acceptable outcome is prescribed.	Not applicable The proposed development does not involve buildings or structures within a railway corridor.
PO11 Buildings, and structures with publicly accessible or communal areas within 20 metres from the centreline of the nearest railway track are designed and constructed to prevent projectiles from being thrown onto a railway .	AO11.1 Publicly accessible areas located within 20 metre from the centreline of the nearest railway do not overlook a railway . OR AO11.2 Buildings and structures are designed to ensure publicly accessible areas located within 20 metres from the centreline of the nearest railway track and that overlook the railway may include	Complies with AO11.1 The proposed development does not involve any publicly accessible areas given the proposal is limited to a private residential dwelling. The proposal maintains appropriate fencing along the rear boundary of the site, adjoining the railway corridor to mitigate potential impact.

Performance outcomes	Acceptable outcomes	Response
	throw protection screens in accordance with the relevant provisions of the Civil Engineering Technical Requirement – CIVIL-SR005 Design of buildings over or near railways , Queensland Rail, 2011, and the Civil Engineering Technical Requirement – CIVIL-SR008 Protection screens, Queensland Rail.	
Stormwater and overland flow		
PO12 Stormwater run-off or overland flow from the development site does not create or exacerbate a safety hazard in a railway corridor .	No acceptable outcome is prescribed.	Complies with PO12 The proposed development retains the existing stormwater drainage regime of the site, noting the proposal involves an approximate site cover of 5%. It is considered a lawful point of discharge will be retained, being the Springfield Street road corridor to the southern property boundary. Therefore, the proposed development is not considered to create or exacerbate a safety hazard in a railway corridor.
PO13 Stormwater run-off or overland flow from the development site does not result in a material worsening of operating performance of the railway corridor, rail transport infrastructure or other rail infrastructure .	No acceptable outcome is prescribed.	Complies with PO13 The proposed development retains the existing stormwater drainage regime of the site, noting the proposal involves an approximate site cover of 5%. It is considered a lawful point of discharge will be retained, being the Springfield Street road corridor to the southern property boundary. Therefore, the proposed development is not considered to not result in a material worsening of operating performance of the railway corridor or associated infrastructure.
PO14 Stormwater run-off or overland flow from the development site does not interfere with the structural integrity or physical condition of the railway corridor, rail transport infrastructure or other rail infrastructure .	No acceptable outcome is prescribed.	Complies with PO14 The proposed development retains the existing stormwater drainage regime of the site, noting the proposal involves an approximate site cover of 5%. It is considered a lawful point of discharge will be retained, being the Springfield Street road corridor to

Performance outcomes	Acceptable outcomes	Response
		the southern property boundary. Therefore, it is considered the development will not adversely impact the structural integrity of the railway corridor and associated infrastructure.
Flooding		
PO15 Development does not result in a material worsening of flooding impacts within a railway corridor .	No acceptable outcome is prescribed.	Complies with PO15 The proposed development maintains the current contours and stormwater regime of the site, the proposed dwelling is sited outside local mapped flood depth area. It is noted the proposed scale of the development involves a site cover of approximately 5% of the total site, and therefore it is considered the proposed development will result inconsequently impact to flooding within the site or to the adjoining railway corridor.
Drainage Infrastructure		
PO16 Drainage infrastructure does not create a safety hazard in a railway corridor .	AO16.1 Drainage infrastructure is wholly contained within the development site. AND AO16.2 Drainage infrastructure can be maintained without requiring access to a railway corridor .	Complies with PO16 The proposal is limited to a single dwelling house within a large format allotment, therefore no significant drainage infrastructure is proposed. Where required, it is considered all infrastructure can be appropriately contained and accessed within the bounds of the site. In any instance access within the railway corridor is not proposed.
Construction Impacts		
PO17 Construction activities do not cause ground movement or vibration impacts in a railway corridor .	No acceptable outcome is prescribed.	Complies with PO17 The proposed development is limited to the construction of a single dwelling house only on level ground. All associated earthworks will be minimal and of a nature that would not be considered to cause ground movement that would impact the railway corridor.

Performance outcomes	Acceptable outcomes	Response
Access		
PO18 Development prevents unauthorised access to the railway corridor .	<p>AO18.1 Development abutting the railway corridor incorporates fencing along the property boundary with the railway corridor in accordance with the railway manager's standards.</p> <p>AND</p> <p>AO18.2 A road barrier designed in accordance with Queensland Rail Civil Engineering Technical Requirement CIVIL-SR-007 – Design Criteria for Road Rail Barriers.</p> <p>AND</p> <p>AO18.3 Vehicle manoeuvring areas, driveways, loading areas and carparks abutting the railway corridor incorporate rail interface barriers along the boundary to the railway corridor.</p>	<p>Complies with PO18</p> <p>The proposed subject site adjoins railway corridor to the northern property boundary. Fencing along the full extent of the rear property boundary will be maintained to prevent unauthorised access to the railway corridor.</p>
PO19 Development maintains existing maintenance and authorised access to the railway corridor .	AO19.1 Development does not obstruct existing authorised access points and access routes for maintenance and emergency works to the railway corridor at all times.	<p>Complies with AO19.1</p> <p>The proposed development is limited to a single dwelling within a freehold allotment not involving any existing lawful access points to the railway corridor, Therefore the proposal does not obstruct existing access points to the railway corridor.</p>
PO20 Development does not impede the maintenance of a railway bridge or authorised access to a railway bridge .	<p>AO20.1 Buildings and other structures are set back horizontally a minimum of 3 metres from a railway bridge.</p> <p>AND</p> <p>AO20.2 Permanent structures are not located below or abutting a railway bridge.</p> <p>AND</p>	<p>Not applicable</p> <p>The proposed subject site is not located within immediate proximity of a railway bridge.</p>

Performance outcomes	Acceptable outcomes	Response
	AO20.3 Temporary activities below or abutting a railway bridge do not impede access to a railway corridor .	
Public passenger transport and active transport		
PO21 Development does not compromise the safety of public passenger transport infrastructure and active transport infrastructure .	No acceptable outcome is prescribed.	Complies with PO21 The proposed development is not located in proximity to public passenger or active transport infrastructure.
PO22 Development maintains pedestrian and cycle access to a railway station or other public passenger transport infrastructure and active transport infrastructure associated with the railway .	No acceptable outcome is prescribed.	Complies with PO22 The proposed development is not located in proximity to public passenger or active transport infrastructure.
PO23 Development does not adversely impact the structural integrity or physical condition of public passenger transport infrastructure and active transport infrastructure .	No acceptable outcome is prescribed.	Complies with PO23 The proposed development is not located in proximity to public passenger or active transport infrastructure.
PO24 Development does not adversely impact the operating performance of public passenger transport infrastructure, public passenger services and active transport infrastructure .	No acceptable outcome is prescribed.	Complies with PO24 The proposed development is not located in proximity to public passenger or active transport infrastructure.
Planned upgrades		
PO25 Development does not impede delivery of planned upgrades of rail transport infrastructure .	No acceptable outcome is prescribed.	Complies with PO25 The proposed development is appropriately located to not impede delivery of planned upgrades.
Network safety		
PO26 Development involving dangerous goods does not adversely impact on the safety or operations of the railway and rail transport infrastructure .	AO26.1 Development does not involve handling or storage of hazardous chemicals above the threshold quantities listed in table 5.2 of the Model Planning Scheme Development Code for Hazardous Industries and Chemicals, Office of Industrial	Not applicable The proposed development does not involve handling or storage of dangerous goods.

Performance outcomes	Acceptable outcomes	Response
	Relations, Department of Justice and Attorney-General, 2016.	

Table 2.2 Filling, excavation, building foundations and retaining structures

Performance outcomes	Acceptable outcomes	Response
PO27 Development does not create a safety hazard for users of the railway or other rail infrastructure .	No acceptable outcome is prescribed.	Complies with PO27 Construction practices associated with the proposed development are suitably located to not result in any adverse impact or safety hazard for users of the railway.
PO28 Development does not adversely impact on the operating performance of the railway or other rail infrastructure within the railway corridor .	No acceptable outcome is prescribed.	Complies with PO28 Construction practices associated with the proposed development are suitably located to not result in any adverse impact on operating performance of the railway.
PO29 Development does not undermine, damage, or cause subsidence of, the railway corridor .	No acceptable outcome is prescribed.	Complies with PO29 Construction practices associated with the proposed development are suitably located to not undermine, damage or cause subsidence of the railway corridor.
PO30 Development does not adversely impact the structural integrity or physical condition of the railway, other rail infrastructure or the railway corridor by adding or removing loading .	No acceptable outcome is prescribed.	Complies with PO30 Construction practices associated with the proposed development are suitably located to not result in any adverse impact to the railway.
PO31 Development does not cause ground water disturbance in the railway corridor .	No acceptable outcome is prescribed.	Complies with PO31 Construction practices associated with the proposed development can be suitably managed to not cause ground water disturbance in the railway corridor.
PO32 Development does not adversely impact the railway or other rail infrastructure within the railway corridor .	No acceptable outcome is prescribed.	Complies with PO32 The proposed development is not considered to adversely impact the railway corridor noting the

		building footprint of the dwelling is suitably setback from the operational corridor.
PO33 Excavation, boring, piling, blasting, drilling, fill compaction or similar activities does not adversely impact the operating performance of the railway or other rail infrastructure within the railway corridor .	No acceptable outcome is prescribed.	Complies with PO33 Filling, excavation, compaction and similar activities associated with the proposed development can be suitably designed and located to not adversely impact the railway corridor.
PO34 Filling and excavation material does not cause an obstruction or nuisance in the railway corridor .	AO34.1 Fill, spoil or any other material is not stored in, or adjacent to, the railway corridor .	Complies with PO34 No fill, spoil or other material is proposed to be stored in the railway corridor.

Table 2.3 Railway crossings

Performance outcomes	Acceptable outcomes	Response
PO35 Development does not require a new level railway crossing .	No acceptable outcome is prescribed.	Complies with PO35 The development does not require a new level railway crossing.
PO36 Development does not adversely impact on the operating performance of an existing railway crossing .	No acceptable outcome is prescribed.	Complies with PO36 The proposed development is not located within immediate proximity to, nor will adversely impact, an existing railway crossing.
PO37 Development does not adversely impact on the safety of an existing railway crossing .	No acceptable outcome is prescribed.	Complies with PO37 The proposed development is not located within immediate proximity to, nor will adversely impact, an existing railway crossing.
PO38 Development is designed and constructed to allow for on-site circulation to ensure vehicles do not queue in a railway crossing .	No acceptable outcome is prescribed.	Complies with PO38 The proposed development is not located within immediate proximity to, nor will adversely impact, an existing railway crossing.

Table 2.4 Environmental emissions

Statutory note: Where development is adjacent to a **railway** with 15 or fewer passing trains per day, compliance with table 2.4 is not required.

Performance outcomes	Acceptable outcomes	Response
Reconfiguring a Lot		
Involving the creation of 5 or fewer new residential lots adjacent to a railway or type 2 multi-modal corridor		
<p>PO39 Development minimises free field noise intrusion from a railway.</p>	<p>AO39.1 Development provides a noise barrier or earth mound which is designed, sited and constructed:</p> <ol style="list-style-type: none"> 1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.1); 2. in accordance with: <ol style="list-style-type: none"> a. Civil Engineering Standard Specification QR-CTS-Part 41 – Part 41, Design and Construction of Noise Fences/Barriers, Queensland Rail, 2018; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. <p>OR</p> <p>AO39.2 Development achieves the maximum free field acoustic levels in reference table 2 (item 2.1) by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.</p> <p>OR</p> <p>AO39.3 Development provides a solid gap-free fence or other solid gap-free structure along the full extent of the boundary closest to a railway.</p>	<p>Not applicable The proposed development does not involve reconfiguring a lot.</p>
Involving the creation of 6 or more new residential lots adjacent to a railway or type 2 multi-modal corridor		

<p>PO40 Reconfiguring a lot minimises free field noise intrusion from a railway.</p>	<p>AO40.1 Development provides a noise barrier or earth mound which is designed, sited and constructed:</p> <ol style="list-style-type: none"> 1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.1); 2. in accordance with: <ol style="list-style-type: none"> a. Civil Engineering Standard Specification QR-CTS-Part 41 – Part 41, Design and Construction of Noise Fences/Barriers; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. <p>OR</p> <p>AO40.2 Development achieves the maximum free field acoustic levels in reference table 2 (item 2.1) by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.</p>	<p>Not applicable The proposed development does not involve reconfiguring a lot.</p>
<p>Material change of use (accommodation activity)</p>		
<p>Ground floor level requirements adjacent to a railway or type 2 multi-modal corridor</p>		
<p>PO41 Development minimises noise intrusion from a railway in private open space at the ground floor.</p>	<p>AO41.1 Development provides a noise barrier or earth mound which is designed, sited and constructed:</p> <ol style="list-style-type: none"> 1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.2) for private open space at the ground floor level; 2. in accordance with: <ol style="list-style-type: none"> a. Civil Engineering Standard Specification QR-CTS-Part 41 – Part 41, Design and Construction of Noise Fences/Barriers, Queensland Rail, 2018; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; 	

	<p>c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020.</p> <p>OR</p> <p>AO41.2 Development achieves the maximum free field acoustic level in reference table 2 (item 2.2) for private open space at the ground floor level by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.</p>	
<p>PO42 Development (excluding a relevant residential building or relocated building) minimises noise intrusion from the railway in habitable rooms at the facade of the ground floor level.</p>	<p>AO42.1 Development (excluding a relevant residential building or relocated building) provides a noise barrier or earth mound which is designed, sited and constructed:</p> <ol style="list-style-type: none"> 1. to achieve the maximum building facade acoustic level in reference table 1 (item 1.1) for habitable rooms at the ground floor level; 2. in accordance with: <ol style="list-style-type: none"> a. Civil Engineering Standard Specification QR-CTS-Part 41 – Part 41, Design and Construction of Noise Fences/Barriers, Queensland Rail, 2018; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;. c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. <p>OR</p> <p>AO42.2 Development (excluding a relevant residential building or relocated building) achieves the maximum building facade acoustic level in reference table 1 (item 1.1) for habitable rooms at the ground floor level by alternative noise</p>	

	attenuation measures where it is not practical to provide a noise barrier or earth mound.	
PO43 Habitable rooms (excluding a relevant residential building or relocated building) are designed and constructed using materials to achieve the maximum internal acoustic level in Table 3 (item 3.1).	No acceptable outcome is prescribed.	
Above ground floor level requirements (accommodation activity) adjacent to a railway or type 2 multi-modal corridor		
PO44 Balconies, podiums and roof decks include: 1. a continuous solid gap-free structure or balustrade (excluding gaps required for drainage purposes to comply with the Building Code of Australia); 2. highly acoustically absorbent material treatment for the total area of the soffit above balconies, podiums and roof decks	No acceptable outcome is prescribed.	Not Applicable The proposed development does not involve construction above ground floor with a single storey dwelling proposed.
PO45 Habitable rooms (excluding a relevant residential building or relocated building) are designed and constructed using materials to achieve the maximum internal acoustic level in reference table 3 (item 3.1).	No acceptable outcome is prescribed.	Not Applicable The proposed development does not involve construction above ground floor with a single storey dwelling proposed.
Material change of use (other uses)		
Ground floor level requirements (childcare centre, educational establishment, hospital) adjacent to a railway or type 2 multi-modal corridor		
PO46 Development: 1. provides a noise barrier or earth mound that is designed, sited and constructed: a. to achieve the maximum free field acoustic level in reference table 2 (item 2.3) for all outdoor education areas and outdoor play areas ; b. in accordance with: i. Civil Engineering Standard Specification QR-CTS-Part 41 – Part 41, Design and Construction of Noise Fences/Barriers, Queensland Rail, 2018;	No acceptable outcome is prescribed.	Not Applicable The proposed development does not involve a childcare centre or educational establishment.

<ul style="list-style-type: none"> ii. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; iii. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020; or <p>2. achieves the maximum free field acoustic level in reference table (item 2.3) for all outdoor education areas and outdoor play areas by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.</p>		
<p>PO47 Development involving a childcare centre or educational establishment:</p> <ul style="list-style-type: none"> 1. provides a noise barrier or earth mound that is designed, sited and constructed: <ul style="list-style-type: none"> a. to achieve the maximum building facade acoustic level in reference table 1 (item 1.2); b. in accordance with: <ul style="list-style-type: none"> i. Civil Engineering Standard Specification QR-CTS-Part 41 – Part 41, Design and Construction of Noise Fences/Barriers, Queensland Rail, 2018; or 2. achieves the maximum building facade acoustic level in reference table 1 (item 1.2) by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound. 	No acceptable outcome is prescribed.	<p>Not Applicable The proposed development does not involve a childcare centre or educational establishment.</p>
<p>PO48 Development involving:</p> <ul style="list-style-type: none"> 1. indoor education areas and indoor play areas; or 2. sleeping rooms in a childcare centre; or 3. patient care areas in a hospital; <p>achieves the maximum internal acoustic level in reference table 3 (items 3.2, 3.3 and 3.4).</p>	No acceptable outcome is prescribed.	<p>Not Applicable The proposed development does not involve a childcare centre or educational establishment.</p>

Above ground floor level requirements (childcare centre, educational establishment, hospital) adjacent to a railway or type 2 multi-modal corridor		
<p>PO49 Development involving a childcare centre; or educational establishment which have balconies, podiums or elevated outdoor play areas predicted to exceed the maximum free field acoustic level in reference table 2 (item 2.3) due to noise from the railway are provided with:</p> <ol style="list-style-type: none"> 1. a continuous solid gap-free structure or balustrade (excluding gaps required for drainage purposes to comply with the Building Code of Australia); and 2. highly acoustically absorbent material treatment for the total area of the soffit above balconies, podiums and elevated outdoor play areas. 	<p>No acceptable outcome is prescribed.</p>	<p>Not Applicable The proposed development does not involve a childcare centre or educational establishment.</p>
<p>PO50 Development including:</p> <ol style="list-style-type: none"> 1. indoor education areas and indoor play areas in a childcare centre or educational establishment; or 2. sleeping rooms in a childcare centre; or 3. patient care areas in a hospital located above ground level, is designed and constructed to achieve the maximum internal acoustic level in reference table 3 (items 3.2-3.4). 	<p>No acceptable outcome is prescribed.</p>	<p>Not Applicable The proposed development does not involve a childcare centre or educational establishment.</p>
Air, light and vibration		
<p>PO51 Private open space, outdoor education areas and outdoor play areas are protected from air quality impacts from a railway.</p>	<p>AO51.1 Each dwelling or unit has access to a private open space which is shielded from a railway by a building, noise barrier, solid gap-free fence, or other solid gap-free structure.</p> <p>OR</p> <p>AO51.2 Each outdoor education area and outdoor play area is shielded from a railway by a building, noise barrier, solid gap-free fence, or other solid gap-free structure.</p>	

<p>PO52 Patient care areas within hospitals are protected from vibration impacts from a railway.</p>	<p>AO52.1 Hospitals are designed and constructed to ensure vibration in the patient treatment area does not exceed a vibration dose value of 0.1m/s^{1.75}.</p> <p>AND</p> <p>AO52.2 Hospitals are designed and constructed to ensure vibration in the ward of a patient care area does not exceed a vibration dose value of 0.4m/s^{1.75}.</p>	
<p>PO53 Development is designed and sited to ensure light from infrastructure within, and use of, a railway does not:</p> <ol style="list-style-type: none"> 1. intrude into buildings during night hours (10pm to 6am); and 2. create unreasonable disturbance during evening hours (6pm to 10pm). 	<p>No acceptable outcomes are prescribed.</p>	

Table 2.5 Development in a future railway corridor

Performance outcomes	Acceptable outcomes	Response
<p>PO54 Development does not impede the planning, design and delivery of rail transport infrastructure in a future railway corridor.</p>	<p>AO54.1 Development is not located in a future railway corridor.</p> <p>OR both of the following acceptable outcomes apply:</p> <p>AO54.2 The intensification of lots does not occur within a future railway corridor.</p> <p>AND</p> <p>AO54.3 Development does not result in the landlocking of parcels once a future railway corridor is delivered.</p>	<p>Complies with PO# / AO#</p> <p>Use this column to indicate whether compliance is achieved with the relevant PO or AO (or if they do not apply), and explain why</p>
<p>PO55 Development, including filling, excavation, building foundations and retaining structures do not undermine or cause subsidence of a future railway corridor.</p>	<p>No acceptable outcome is prescribed.</p>	

Performance outcomes	Acceptable outcomes	Response
PO56 Development does not result in a material worsening of stormwater, flooding, overland flow or drainage impacts in a future railway corridor .	No acceptable outcome is prescribed.	



Appendix 6



Townsville City Plan – Rural Residential Zone Code

Purpose

The purpose of the Rural residential zone code is to *provide for residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services.*

The local government purpose of the code is to:

- a) *provide for semi-rural lifestyles in which the primary use is dwelling houses on large lots which may have limited access to infrastructure and services;*
- b) *provide for some subordinate, and generally domestic scale, rural activities and home based business to occur;*
- c) *ensure development maintains the character and amenity of the rural residential locality; and*
- d) *ensure any intensification of impacts on nearby ecological values or natural resources is avoided.*

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

- a) *residential development occurs in the form of dwelling houses, to the general exclusion of other more intensive residential uses;*
- b) *reconfiguration creates large lots which support a semi-rural lifestyle and avoid intensification of impacts on on-site and on nearby ecological values, natural resources or rural activities;*
- c) *lot sizes are sufficient to ensure the protection of environmental values and water quality objectives;*
- d) *further expansion of existing rural residential areas does not occur beyond those areas zoned for this purpose;*
- e) *home businesses occur to an extent that does not unduly diminish the semi-rural residential amenity, having regard to noise, odour, dust, traffic and other impacts;*
- f) *roadside stalls and other sales of produce produced on the site are of a limited scale that is consistent with the semi-rural lifestyle;*
- g) *non-residential uses occur within the zone where they primarily support the day-to-day needs of the immediate residential community and do not unreasonably detract from the residential amenity of the area;*
- h) *development is buffered from nearby rural land such that the productive use of the rural land is not constrained;*
- i) *residential development is protected from the impacts of nearby industrial activities, transport corridors and infrastructure installations and major facilities such as Department of Defence landholdings;*
- j) *the natural bushland setting and village character of Balgal Beach and the Magnetic Island townships are maintained. Tourism accommodation in these communities is of a house compatible scale; and*
- k) *development does not diminish water quality and does not intensify impacts on other environmental values including remaining areas of ecological significance within the zone.*



Performance Outcome/Acceptable Outcomes	Response
For accepted development subject to requirements and assessable development	
PO1/AO1.1 – PO8: Not Applicable	
Not applicable given the proposal does not involve a home based business or non-residential use. The proposal is limited to a single dwelling house only.	
For assessable development	
Built form	
<p>PO9: Development is consistent with the height and scale of surrounding buildings and includes features that contribute to an attractive streetscape.</p>	<p>Complies: The proposed development involves the construction of a single storey dwelling house, consistent with the prevailing character and building height of the immediate surrounding streetscape. The proposed dwelling has been intentionally designed to provide a positive contribution to the streetscape through high residential amenity design.</p>
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) privacy; and h) outlook. 	<p>Complies: The proposed development involves the establishment of a single dwelling house on the site, consistent with the surrounding Yabulu locality. The proposal is considered to appropriately reflect the anticipated traffic, noise, privacy and outlook expected by the community for the site.</p>
<p>PO11: Landscaping is provided to contribute positively to the city image, particularly along major roads.</p>	<p>Complies: The proposed development will retain existing vegetation within the site to the extent possible and does not front any major roads. Additional future landscaping will be established within the allotment following commencement of residential use of the property.</p>
<p>PO12: Development does not compromise the ongoing productive use of nearby rural land.</p>	<p>Complies: The proposed development is limited to the establishment of a single residential dwelling on a large format allotment. The proposal is not considered to compromise the on-going productivity of surrounding rural land.</p>
<p>PO13: 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 <i>Environmental Protection (Noise) Policy 2019</i>; 	<p>Complies: The proposed development is not located within immediate proximity to Medium impact industry, High impact industry or Special purpose zoned land.</p>



Performance Outcome/Acceptable Outcomes	Response
<p>b) achieves air quality levels consistent with the objectives set out in the <i>Environmental Protection (Air) Policy 2019</i> and the relevant national standard; and</p> <p>c) does not experience offensive odours.</p>	
Protection of natural values	
<p>PO14: The site layout, size and design responds sensitively to on-site and surrounding topography, drainage patterns and ecological values by:</p> <ul style="list-style-type: none"> a) minimising earthworks; b) maximising retention of natural drainage patterns; c) ensuring existing drainage capacity is not reduced; d) maximising the retention of existing vegetation; e) providing buffers to protect the ecological functions of waterways; and f) protecting environmental values and water quality objectives of receiving waters. <p>Editor's note—The environmental values and water quality objectives are established under the Environmental Protection Policy (2019). For Townsville, they are specified in the Ross River Basin Environmental Values and Water Quality Objectives 2012 and Black River Basin Environmental Values and Water Quality Objectives (2012).</p>	<p>Complies: The proposed development is considered consistent with PO14 of the zone code given the following:</p> <ul style="list-style-type: none"> ▪ The proposed development involves the establishment of a single dwelling house within the site only. ▪ The proposal involves an approximate 5% site cover of the entire allotment. ▪ The proposal does not involve further reconfiguration of the allotment. ▪ The proposed dwelling has been intentionally sited outside flood depth affected areas as demonstrated within available Council mapping to minimise potential impact to the existing stormwater drainage regime of the site. ▪ The proposed dwelling is designed as slab on ground construction within a generally even topography allotment, minimising any associated earthworks. ▪ The proposal retains all existing vegetation to the extent possible, with additional landscaping to be established following the commencement of residential use of the property.