

APPLICATION FOR A DEVELOPMENT PERMIT

MATERIAL CHANGE OF USE  
CHILDCARE CENTRE (120 SPACES)

on behalf of  
Griffith Group

at  
2 Treeline Drive, Rasmussen

on  
Lot 904 on SP344615



GRIFFITH | GROUP





*Brazier Motti have prepared this report for the sole purposes of Griffith Group for the specific purpose of a Development Application seeking a Development Permit for Material Change of Use (Childcare Centre) at 2 Treeline Drive, Rasmussen.*

*In preparing this report we have assumed that all information and documents provided to us by others, such as the client, other consultants acting on the client's behalf or government agencies, to be complete, accurate and current.*

*Signed on behalf of Brazier Motti Pty Ltd*

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**ANNE ZAREH**

Senior Town Planner

**Brazier Motti**



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## APPENDICES

Appendix A:	DA form 1 and Owners Consent
Appendix B:	Certificate of Title and Survey Plan
Appendix C:	Concept Design Plans prepared by Elevation Architecture
Appendix D:	Landscaping Design Report prepared by LaudInk
Appendix E:	Engineering Report prepared by NCE
Appendix F:	Traffic Impact Assessment prepared by QTraffic



## 1.0 INTRODUCTION

This town planning report has been prepared on behalf of the Applicant, Griffith Group, in support of a development application seeking a Development Permit for a Material Change of Use for Child Care Centre at 2 Treeline Drive, Rasmussen, being formally described as Lot 904 on SP344615.

The proposal is for a childcare centre within the Somers & Hervey Estate. The centre will accommodate 120 children and 21 full time staff.

To assist in Council's determination of this development application, this planning report covers the following matters:

Section 2:- Subject land description.

Section 3:- Subject site description.

Section 4:- A detailed description of the development proposal.

Section 5:- A review of relevant legislative requirements.

Section 6:- An assessment of the proposal against the relevant code provisions of the Townsville City Plan 2014.

Section 7:- Conclusion.

The development application is made in accordance with section 51 of the Planning Act 2016 and contains the mandatory supporting information specified in the applicable DA forms, included in **Appendix A**. The application is subject to impact assessment and therefore public notification will be required.

For the purpose of this report, the subject land refers to Management Lot 904 on SP344615 which includes future Precincts 2, 3 and 4, whereas the subject site refers to proposed Lot 194 (Stage 4D) in Precinct 2.



## 2.0 THE SUBJECT LAND

The subject land is formally described as Lot 904 on SP344615 and is located at 2 Treeline Drive in the Upper Ross suburb of Rasmussen with direct access to established education and community facilities as well as local services and convenience shopping. Proximity to the Ross River corridor provides broader access to regional open space facilities and local bus routes run direct to the Thuringowa retail and commercial precinct.

Figure 1 below shows the extent of the subject land. It encompasses a total area of 29ha.

Figure 1: Aerial image of the Subject site



Source: Queensland Globe

The Certificate of Title confirming ownership of the subject site by Urbex 118 Pty Ltd is included in **Appendix B**. A copy of the survey plan is also included in **Appendix B**.



With respect to planning scheme designations, the subject land is included within the Low Density Residential zone (refer Figure 2).

Figure 2: Zoning of the Subject Land



Source: Extract of the Townsville City Plan 2014 – Zoning Map



### 3.0 THE SUBJECT SITE

The subject site forms part of Lot 904 on SP344615 and is located immediately west of Birdwing Park. Further, the subject site (proposed Lot 194) is located within Precinct 2 (Stage 4D) of the Somers & Hervey Estate. It is anticipated that Stages 4C-4E will be registered prior to the end of this year. *Figure 3* below shows the extent of the subject site which encompasses a total area of 2988m<sup>2</sup>.

Figure 3: Aerial image of the Subject site – black outlines



Source: Queensland Globe

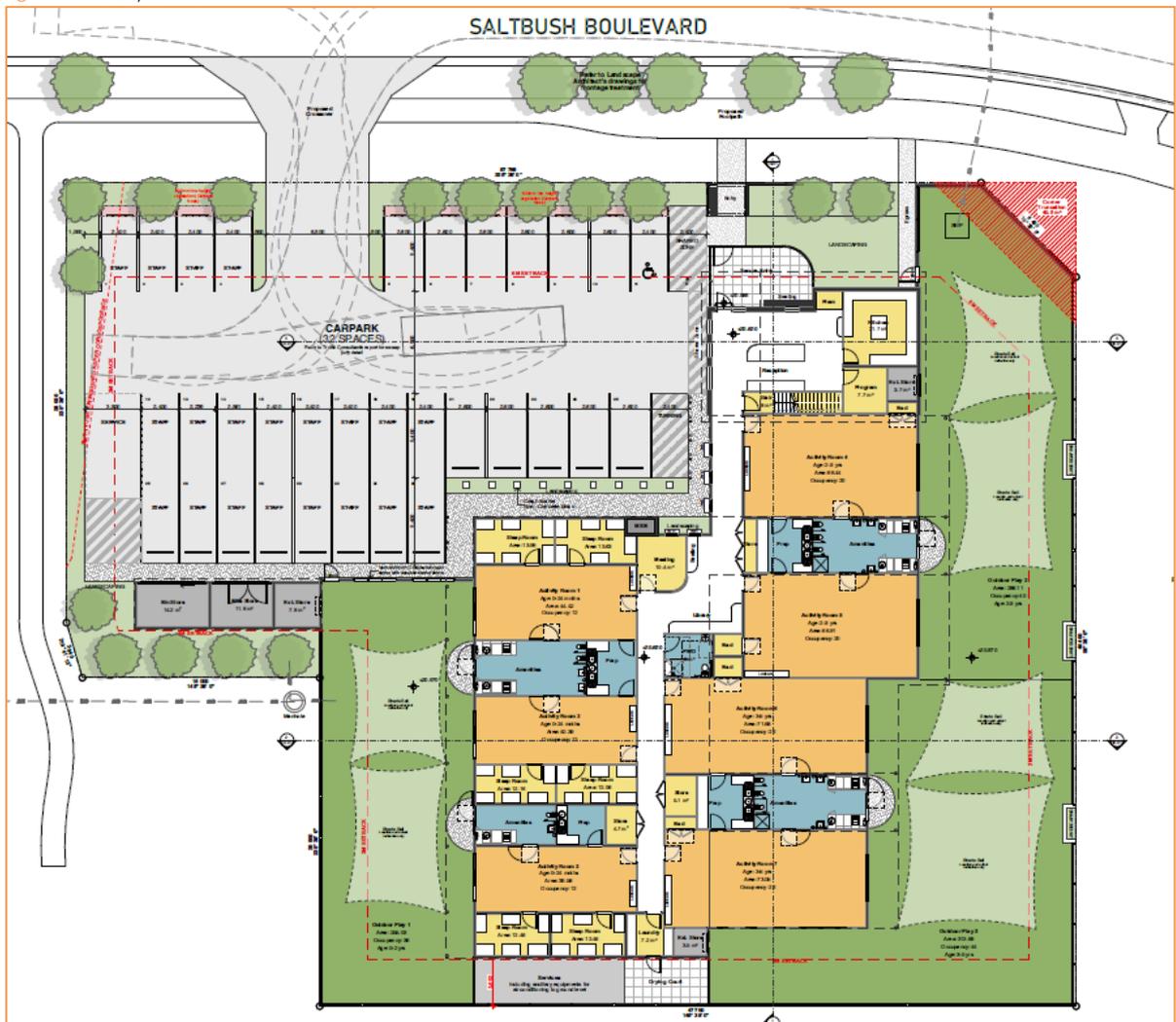


#### 4.0 THE PROPOSAL

The applicant proposes to deliver a contemporary childcare centre within the existing residential Somers & Hervey Estate as identified on *Figure 4* below. The centre will be able to accommodate 120 children supported by 21 full time employees. The total GFA of the centre is 963m<sup>2</sup> with a ground floor area of approximately 899m<sup>2</sup> and a mezzanine floor area of approximately 65m<sup>2</sup>. Further, the development will include seven (7) activity rooms for different age groups and shared amenities. Outdoor play areas are located accessible to all activity rooms. The mezzanine level is for staff retreat and storage purposes.

The development proposal is illustrated in detail on the attached development plans which have been prepared by Elevation Architecture, and are included in **Appendix C**.

Figure 4: Site Layout Plan



Source: Elevation Architecture

The proposed use is defined as follows under the Townsville City Plan 2014:-

**Childcare Centre:** Premises used for minding, education and care, but not residence, of children.



The design of the development provides direct streetscape interaction with the external road network and connection into the future footpaths network in Saltbush Boulevard.

The centre building will be located within the north-eastern portion of the site with at-grade car parking within the south-western portion of the site. A total of 32 car parking spaces are provided, including 16 tandem spaces. Access will be off Saltbush Boulevard via an all-movement driveway to directly access the car parking area.

The bin enclosure is located in proximity to the tandem car parks. An accessible service area will be located east of the tandem car parks to allow unimpeded access for refuse trucks.

Figure 5: Elevations (North and East- with and without fencing)



Source: Elevation Architecture



Figure 6: Elevations (South and West- with and without fencing)



Source: Elevation Architecture

### Material

A variety of colour schemes and materials have been applied to add visual variety, refer to *Figure 7*. The use of these materials creates a synergy between building facades.

Figure 7: Materials and Colours



Further, artist impressions have been included in the architectural design package showing perspective views.



In summary, the proposed development will:

- Introduce and accommodate a key child minding establishment and be complementary to the surrounding community;
- Provide an aesthetic presentation by:
  - Articulated building design treatments including recesses, awnings, overhangs and roof lines; and
  - Use of varied materials and screening/landscaping treatments to public areas.
- Provide a functional and responsive design to meet internal and external requirements of the community by:
  - Providing child minding services to cater for the needs of the surrounding community;
  - Providing screen and shade features that suitably respond to the North Queensland climate;
  - Providing large and functional outdoor play area;
  - Provides car parking spaces allowing for smooth vehicle movements within the site, between areas of car parking; and
  - Provides a consolidated point of ingress and egress, from Saltbush Boulevard.

The proposed layout has been designed to appropriately integrate into the shape of the site and therefore the design is a direct response to the shape of the land and associated access and parking requirements.

Figure 8: View from Saltbush Boulevard



Source: Elevation Architecture



## 5.0 RELEVANT LEGISLATION

### 5.1 COMMONWEALTH LEGISLATION

The application is not subject to assessment against Commonwealth legislation. It is not anticipated that development of this land will trigger assessment against the Environmental Protection and Biodiversity Conservation Act 1999 (EPBC), as it is not anticipated that the development will significantly impact upon a matter of national environmental significance.

### 5.2 THE PLANNING ACT 2016

The Planning Act 2016 provides the framework for coordinating local, regional and state planning. Given the nature of the development, the application requires assessment against this legislation.

### 5.3 STATE ASSESSMENT AND REFERRALS

The Development Assessment Rules (DA Rules) incorporate a referral process, established through the *Planning Regulation 2017*, enabling relevant State agencies to have input in the assessment process. Schedule 10 of the *Planning Regulation 2017* outlines the triggers for the referral of the development application to other agencies. The referral agencies for the development application are summarised in *Table 1*.

Table 1- State referral triggers

ISSUE	STATUTORY TRIGGER
Electricity Infrastructure	<u>Schedule 10, Part 9, Division 2, Table 2, Item 1</u> Development application for a material change of use that is assessable development under a local categorising instrument and does not relate to reconfiguring a lot, if— (a) <b>all or part of the premises are within 100m of a substation site</b> ; or (b) both of the following apply— (i) all or part of the premises are subject to an easement for the benefit of a distribution entity, or transmission entity, under the Electricity Act; (ii) the easement is for a transmission grid or supply network

### 5.4 STATE PLANNING POLICY

For the purposes of this development, we consider that separate assessment of the proposal against the provisions of the SPP is not required given that all relevant matters will be dealt with under the provisions of the planning scheme.

### 5.5 ASSESSMENT MANAGER AND PLANNING SCHEME

Townsville City Council is nominated as the assessment manager for the application. The applicable planning scheme is the City Plan 2014.



## 5.6 NORTH QUEENSLAND REGIONAL PLAN

The subject site is located within an urban area identified in the NQ Regional Plan, refer *Figure 8* below. The development is consistent with the outcomes of the NQ Regional Plan as it further strengthens the community support sector to support Townsville's growing community at a convenient location, with strong connections to public transport and principal roads.

Figure 8: NQ Regional Plan- Urban Area



Source: DAMS Mapping

## 5.7 PUBLIC NOTIFICATION

The proposed development on the subject site requires public notification under the provisions of the Planning Act 2016.



## 6.0 THE PLANNING FRAMEWORK

### 6.1 THE TOWNSVILLE CITY COUNCIL PLANNING SCHEME – CITY PLAN 2014

The planning scheme seeks to achieve outcomes through the identification of a number of overall outcomes, performance outcomes and acceptable solutions. Land identified within the planning scheme is divided into a number of zones. Zones are further identified within individual precincts. The planning scheme further identifies numerous overlay codes.

### 6.2 PLANNING SCHEME DESIGNATIONS

In accordance with the Townsville City Plan 2014, the site is subject to the designations listed in *Table 2*. These designations will assist in determining which Tables of Assessment are applicable to the proposed development on the subject site and therefore assist in the determination of the Category of assessment and the codes applicable to the proposed development.

Table 2- Planning Scheme Designation

Type of Designation	Designation
Zone	Low Density Residential Zone
Precinct	Not Applicable
Local Area	Not Applicable
Airport Environs Overlay	Identified within the Operational Airspace Overlay more than 90m above ground level.
Bushfire Hazard Overlay	Not applicable
Coastal Protection Overlay	Not Applicable
Cultural Heritage Overlay	Not Applicable
Natural Assets (Extractive Resources Overlay )	Not applicable
Flood Hazard Overlay	Identified within the low, medium and high hazard area
Landslide Hazard Overlay	Not applicable
Natural Assets (Environmental Importance) Overlay	Not applicable
Natural Assets (Water Resource Catchment Overlay)	Not applicable

### 6.3 LEVEL OF ASSESSMENT, ASSESSABLE BENCHMARKS AND APPLICABLE CODES

The subject site is designated within the *Low Density Residential Zone*, *Airport Environs Overlay* and *Flood Hazard Overlay*. The relevant table of assessment within the Townsville City Plan (2014) (Table 5.5.1) identifies the Material Change of Use for Childcare Centre as Impact Assessable Development.



Furthermore, the Assessment Tables identify that an application for impact assessable Material Change of Use requires assessment against the planning scheme and hence the following Codes:

- Strategic Framework;
- Low Density Residential Zone Code;
- Healthy Waters Code;
- Landscape Code;
- Transport Impact, Access and Parking Code;
- Works Code;
- Airport Environs Overlay Code; and
- Flood Hazard Overlay Code.

A complete assessment of the proposal against the relevant provisions of the applicable Codes is discussed below:

#### 6.4 STRATEGIC FRAMEWORK

The Framework relevantly contemplates four themes that represent the policy intent of the Scheme. The themes are:

1. Shaping Townsville;
2. Strong, connected community;
3. Environmentally sustainable future; and
4. Sustainable economic growth.

The themes, on balance, seek to create a vibrant and liveable City that is efficiently served and respectful of its built and natural environment.

Significantly, the Framework establishes objectives to support sustainable lifestyles for its residents, including ensuring residents are properly served and provided with convenient services, including community facilities (e.g S3.3.1 (11), S3.3.2.1 (12)(f), S3.4.1(3)). It further encourages a pattern of development that enhances efficiencies (e.g S3.3.6 (1))

The proposed development achieves this balance, locating at a convenient and accessible location within a catchment that is underserved. It maximises utility of established infrastructure improving efficiencies.

The proposed development furthers all four themes as it:-

- Provides a much-needed childcare service for the local community.
- Provides a built form that integrates well into the existing and developing low density residential amenity.
- Is on a site that is located on a key block that has been earmarked for a non-residential use.
- Provides of a development that connects with the future surrounding pedestrian network and recreational opportunities afforded within close proximity of the site.
- Provides a development that has minimal risk to people, life or property as a result of natural hazards.
- Provides a development that will make a positive contribution to the local community and economy by providing local employment opportunities and an essential service.
- Establishes a development that maintains and enhances Townsville's image.



The strategic intent is further encouraged by more specific outcomes of the Zone Code which seek to achieve an accessible and well-serviced community. Non-residential uses are contemplated where they serve the needs of a catchment and are responsive to local amenity.

## 6.5 ZONE CODE PROVISIONS

### 6.5.1 Low Density Residential Zone Code

In accordance with the Townsville City Plan 2014 the subject site is contained within the Low Density Residential zone, where Material Change of Use for Multiple Dwelling is considered Impact Assessable.

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

The particular purpose of the code is:

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

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

- a) *built form is of a house compatible scale and consistent with the local streetscape character;*
- b) *reconfiguration facilitates a range of lot sizes to accommodate dwelling houses and dual occupancy dwellings, typically on lots 400m<sup>2</sup> or greater (unless otherwise intended in a precinct);*
- c) *development maintains a high level of residential amenity on the site and in the neighbourhood;*
- d) *residential development is protected from the impacts of any nearby industrial activities, transport corridors, infrastructure, installations and major facilities such as the port, airport and Department of Defence landholdings;*
- e) *the design of development promotes accessibility by walking, cycling and public transport;*
- f) *the design of development is responsive to the city's climate and promotes sustainable practices including energy efficiency and water conservation;*
- g) *low-rise multiple dwellings, residential care or retirement facilities may be acceptable within this zone where provided in locations that are within a convenient walkable distance to centres, public transport and community activities, and where of a scale that is consistent with the local character;*
- h) *non-residential uses only occur within the zone where they primarily support the day-to-day needs of the immediate residential community, do not unreasonably detract from the residential amenity of the area and are not better located in nearby centre zones;*
- i) *development minimises impacts on remaining areas of ecological significance within the zone; and*
- j) *the natural bushland setting and village character of the northern beaches and Magnetic Island townships are maintained. Tourism accommodation in these communities is of a house compatible scale.*

#### **Response**

While the proposed use represents a non-residential use, it is such a use that is envisaged by the Code to support the day-to-day needs of the immediate residential community.



The proposal is considered consistent with the Low-Density Residential Zone Code’s overall outcomes, particularly noting that:

- The proposed development responds to its setting, locating at a convenient and accessible location to serve the surrounding and emerging residential population.
- Offering a high degree of amenity and convenience to the local community including an improvement in childcare facilities available to local residents.
- Increasing labour force participation and the flow-on economic benefits to the community.
- The proposed development provides an essential service to the local community and provides for the day-to-day needs of families in the local area.
- The proposed development incorporates built form that is generally sympathetic and integrates with the existing and future built form in the area.
- The development is conveniently located in close proximity to existing public transport infrastructure and footpaths.
- The built form allows for passive surveillance of car parking areas and restricts anti-social behaviour.

The proposed development will not unreasonably detract from the existing and emerging residential amenity of the area and well considered mitigation measures will be implemented that adjoining properties are protected from any potential amenity impacts. The proposed building design is of compatible scale, as envisaged for the emerging residential area, as it does not exceed the maximum building height and achieves setbacks that allow for appropriate buffer treatments.

Overall, the proposal complies with the outcomes sought by the purpose Statements, Performance Outcomes and Acceptable Outcomes of the code as the proposal is for a childcare centre that will cater for 120 children and 21 employees. The proposed development is unlikely to create any noise, odour dust, traffic or visual impacts on the surrounding residential community. The additional service is strategically located close to residential suburban neighbourhoods, within easy walking distance and along a public transport route.

A detailed assessment against relevant benchmarks is provided below:-

Table 4- Low Density Residential Code Assessment

Performance outcomes	Acceptable outcomes	Assessment
<b>Amenity</b>		
<p><b>PO10</b> Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the site, having regard to:</p> <ol style="list-style-type: none"> <li>1. noise;</li> <li>2. hours of operation;</li> <li>3. traffic;</li> <li>4. visual impact;</li> <li>5. odour and emissions;</li> <li>6. lighting;</li> <li>7. access to sunlight;</li> <li>8. privacy; and</li> <li>9. outlook.</li> </ol>	<p>No acceptable outcome is nominated.</p>	<p><b>Complies</b></p> <p>The proposed development is a logical support use for the emerging Somers and Hervey community.</p> <p>The proposed infill development is located in an ideal location and is close to other community facilities as well as local services and convenience shopping. The proposed development complies with the relevant requirements to enable an appropriate level of amenity to be maintained upon neighbouring land.</p> <p>Traffic has been considered as part of this application and can be managed appropriately through this application also (refer to the QTraffic Impact Assessment in <b>Appendix F</b>). An appropriate noise barrier will be established where necessary as shown on the design plans.</p>



<p><b>PO11</b> Landscaping is provided to enhance the appearance of the development, screen unsightly components, create an attractive on-site environment and provide shading.</p>	<p>No acceptable outcome is nominated.</p>	<p><b>Complies</b> The proposed development will complement the local streetscape image in accordance with Council policies (street trees, etc.). A detailed landscape concept plan has been prepared by LaudInk (Refer to <b>Appendix D</b>) showing the landscape intent for the proposed development. It also shows how the development will link into the existing road network network. It is expected that landscaping can be conditioned as part of any development permit to form part of subsequent operational works applications.</p>
<p><b>Crime prevention through environmental design</b></p>		
<p><b>PO13</b> Development facilitates the security of people and property having regard to:</p> <ol style="list-style-type: none"> <li>1. opportunities for casual surveillance and sight lines;</li> <li>2. exterior building design that promotes safety;</li> <li>3. adequate lighting;</li> <li>4. appropriate signage and wayfinding;</li> <li>5. minimisation of entrapment locations; and</li> <li>6. building entrances, loading and storage areas that are well lit and lockable after hours.</li> </ol>	<p>No acceptable outcome is nominated.</p>	<p><b>Complies</b> The development design allows for passive surveillance to occur within the subject site. Appropriate lighting and signage will be provided throughout the development.</p> <p>Clear sightlines are proposed to minimise visual obstructions, enhancing natural surveillance and contributing to a secure atmosphere.</p>
<p><b>Parking and servicing</b></p>		
<p><b>PO16</b> Parking facilities are located to be concealed from public view to ensure an attractive streetscape.</p>	<p><b>AO16</b> Vehicle parking structures are located:</p> <ol style="list-style-type: none"> <li>1. behind the building setback; or</li> <li>2. behind the building; or</li> <li>3. at basement level.</li> </ol>	<p><b>Complies</b> The car parking layout as shown in the site plan is designed generally in accordance with the requirements of the relevant Australian Standards. As confirmed in the TIA, visitor car parking spaces (for drop-off and pick-up) are 2.6m wide and staff car parking spaces are 2.4m wide. All parking spaces are 5.4m long. The accessible parking space is 2.4m wide x 5.4m long with a 2.4m wide adjacent shared area.</p> <p>A turnaround bay is proposed at the termination of the parking module to enable a motorist to turn around and exit the site in the unlikely event that all car parking spaces are occupied.</p> <p>Eight (8) rear tandem bays are proposed. These bays will be designated as staff parking bays along with the eight (8) front tandem bays and four (4) spaces to the south of the driveway on the opposite side of the parking aisle. 12 parking spaces will be maintained for visitor use (i.e. drop-off and pick-up), which is expected to be more than adequate based upon the size of the centre.</p>



<p><b>PO17</b> Waste disposal and servicing areas are screened from public view and do not have adverse amenity impacts on adjoining properties.</p>	<p>No acceptable outcome is nominated.</p>	<p><b>Complies</b> A dedicated service bay is proposed at the southern end of the car park. This bay will cater for up to a 6.4m long small rigid vehicle (SRV), as shown in the vehicle tracking diagram included in the TIA, refer to <b>Appendix F</b>.</p> <p>In regard to refuse collection, on-site collection of bins is proposed, with a 10.2m long refuse collection vehicle able to enter the site, collect bins within the parking aisle, and exit the site in a forward direction, as shown in the vehicle tracking diagram included in the TIA.</p> <p>An appropriate waste management plan will be provided at future certificate of compliance state. A condition is expected to safeguard this aspect.</p>
<p><b>PO18</b> Non-residential uses are established only where:</p> <ol style="list-style-type: none"> <li>1. compatible with local character and amenity;</li> <li>2. limited in scale and supporting the day-to-day needs of the local community; and</li> <li>3. not impacting on the role and function of the city's network of centres or more appropriately located in another zone.</li> </ol>	<p>No acceptable outcome is nominated.</p>	<p><b>Complies</b> The proposed development responds to its setting, locating at a convenient and accessible location to serve the surrounding and emerging residential population. The proposed development provides an essential service to the local community and provides for the day-to-day needs of families in the local area. The proposed development incorporates built form that is generally sympathetic and integrates with the existing and future built form in the area.</p>
<p><b>PO20</b> Development is of a house compatible scale.</p>	<p><b>AO20.2</b> Where a new building is proposed:</p> <ol style="list-style-type: none"> <li>1. buildings and other structures do not exceed 8.5m or 2 storeys, whichever is the lesser;</li> <li>2. the building does not exceed 250m<sup>2</sup> in gross floor area;</li> <li>3. site cover does not exceed 60%; and</li> <li>4. the maximum length of any wall is 12m.</li> </ol>	<p><b>Complies</b> Refer to design drawings in <b>Appendix C</b>.</p>



## 6.6 DEVELOPMENT CODES

### 6.6.1 Healthy Waters Code

*The purpose of the Healthy Waters Code is to ensure developments 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.*

#### Response

As per the NCE engineering report in **Appendix E** it is anticipated that the finished surface levels of the proposed development will generally seek to align with the levels set by the Somers and Hervey subdivision. Overland flows will either be captured by Saltbush Boulevard to the west, and the Bluewattle Boulevard drain to the north or the field inlet pit provided at the north-west corner of the site as part of the subdivision works.

Given the current site was modelled as community purpose, a 20% imperviousness and roughness equivalent to playing fields / parks was adopted for flood and stormwater modelling of the subdivision. The development is expected to discharge into the provided pit which connects into the underground network in the Bluewattle Boulevard / Saltbush Boulevard intersection. Additional stormwater runoff is expected to be conveyed and stored through the pipe network and carpark areas and is likely to be additionally slowed by the construction of the building and other features.

Water quality management will be required for the site in order to protect downstream water courses and comply with the TCC planning scheme and state policies. The existing Somers and Hervey subdivision includes a significant downstream stormwater treatment train including linear wetlands through major drains and a downstream constructed wetland.

#### Stormwater Quantity

Existing underground infrastructure is to be constructed as part of the Somers and Hervey subdivision and includes:

- i. Minor pit and pipe network adjacent to the western boundary in the extension of Saltbush Boulevard. Drains to the major Saltbush Boulevard drain.
- ii. Significant underground culverts adjacent to the southern boundary in the stormwater easement. Drains to the major Saltbush Boulevard drain.
- iii. Major culverts with headwalls from the north-western corner of the site under the Saltbush Boulevard / Bluewattle Boulevard drain. Drains from the existing Bluewattle Boulevard drain to the downstream major Bluewattle Boulevard drain constructed as part of Precinct 1 of Somers and Hervey.
- iv. Stormwater pit and stubs at the north-western corner of the site constructed as part of the Precinct 2 of Somers and Hervey. Drains to the minor pit and pipe network in point 1.

As per above, the development has multiple possible points of discharge where the expected utilised discharge point is point 4 above. Portions of landscaped areas of the development are also expected to sheet flow to the west and north of the development and discharge into the adjacent roads / drains. NCE have utilised the approved TUFLOW two-dimensional model developed as part of the Somers and Hervey Precinct 2 subdivision. The development site material was altered to represent the worst-case scenario of the proposed development use, i.e. 90% impervious and depth varying manning's roughness coefficients. The adopted roughness is 0.02 up to 30mm and 0.05 past 100mm where the roughness is linearly interpolated between the two depths. No storage is provided on the site with all runoff sheet flowing directly into adjacent roads / drains. This is therefore a conservative assumption as overland storage will likely occur through the carpark with the building, kerb and other structures providing an obstruction for overland flow.



The stormwater runoff has been assessed with the 2D flood model for both the major 100-year ARI (1% AEP) event and minor 0.2EY event. Modelling indicates that there are no actionable impacts off-site. In addition, the stormwater drainage proposed includes components inherently contributing to mitigation flows by the inclusion of sag pits in the carpark and underground pipes. Figure 3-1 and Figure 3-2 in the engineering report show the development generated afflux, relative increase in WSL generated by the development, for the major and minor event respectively. Afflux indicates that the on-site levels are slightly decreased due to faster initial runoff which is not significant enough or does not align with the peak sufficiently to impact on the adjacent peak water surface levels. This provides evidence that even in a conservative modelling scenario the development will not generate material impacts on the surrounding flood conditions and stormwater flows.

#### Stormwater Quality

All stormwater treatment trains have been modelled with the aid of MUSIC version 6.4.0. As noted previously the development is contained within the catchment for the Somers and Hervey estate subdivision treatment train which includes downstream linear wetlands and constructed wetland areas. The proposed development has been modelled as part of the accepted master planned treatment train approved as part of the Reconfiguring an Allotment RAL18/0041. The MUSIC model has been recreated in accordance with the Updated Stormwater Quality Management Plan completed by DesignFlow and dated August 2022. The catchments have been modelled in accordance with the following:

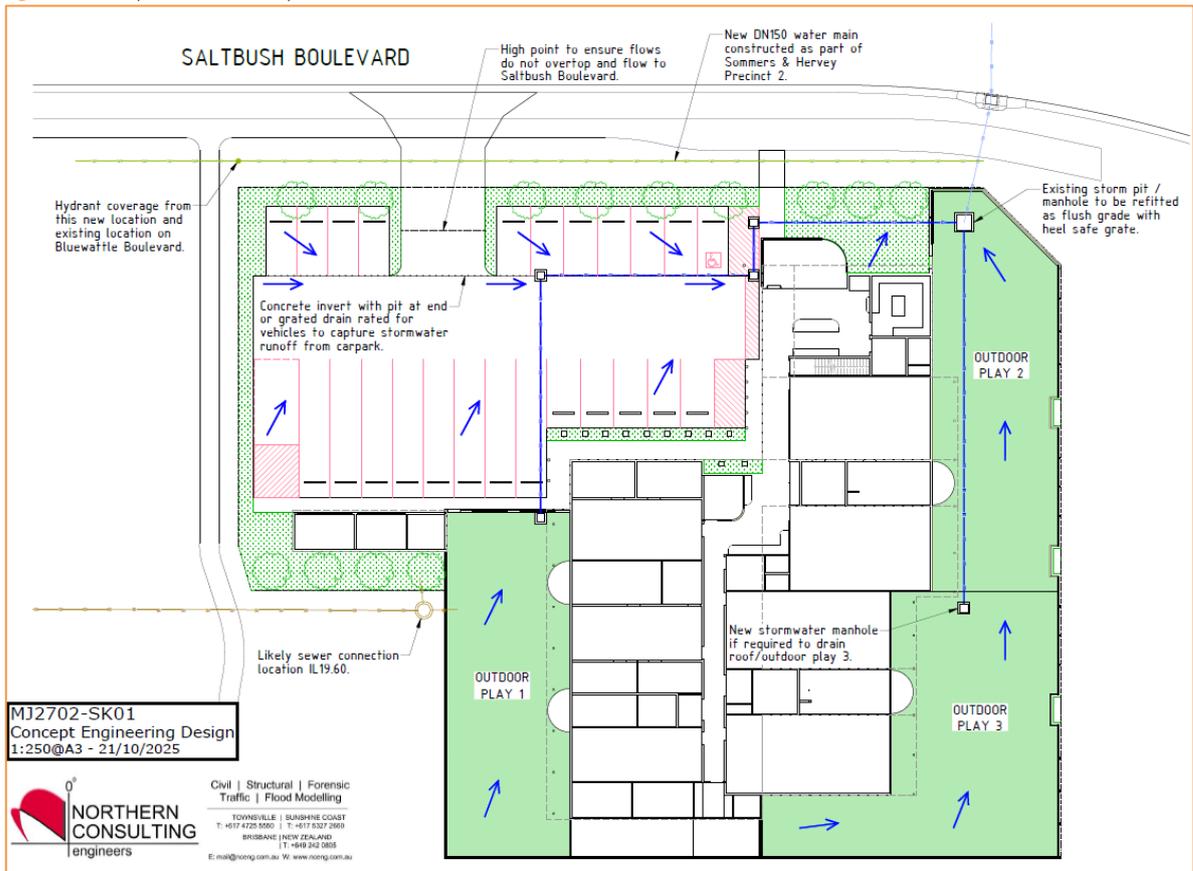
- Updated Stormwater Quality Management Plan – DesignFlow – August 2022 All treatment nodes are as per Table 4 Music model data summary.
- Townsville Aero, 6-minute time step from 1970 to 1984.
- Average Monthly Evapotranspiration for Townsville.
- Soil properties as per the Mackay MUSIC modelling guidelines for upland soils.
- Pollutant concentrations as per the Mackay MUSIC modelling guidelines for urban residential 60% impervious.

#### Stormwater Quality Management Plan

A redline markup for the on-site stormwater management is provided shown in *Figure 9* below and within the engineering report in **Appendix E**. This plan shows general grades for overland flow as well as the expected stormwater system to be required to drain the lot to the legal point of discharge, the pit provided at the north-western corner of the lot. A brief assessment has been completed to ensure adequate depth is roughly provided to ensure fall through the stormwater system. Detailed design is required at the operational works stage to ensure that the redline concept plan can be installed appropriately.



Figure 9: Concept Stormwater Layout



Source: NCE

### 6.6.2 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.

#### Response

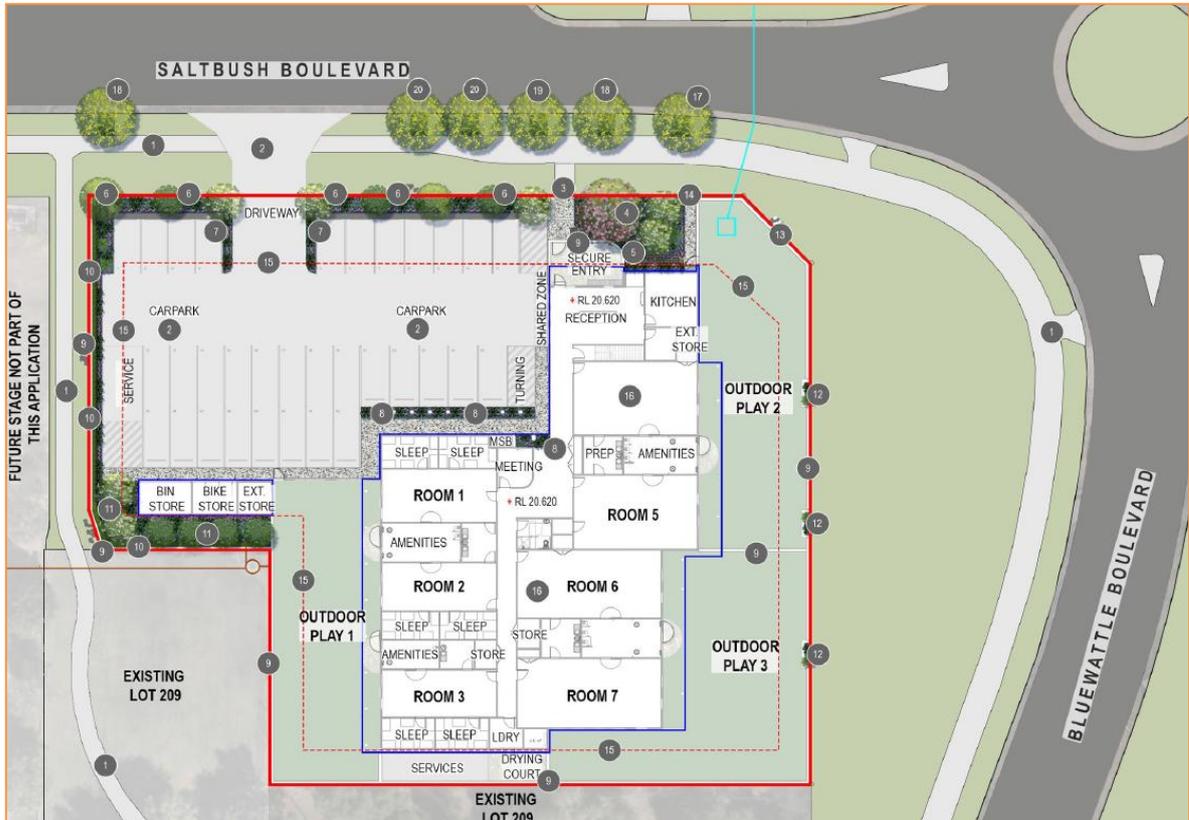
Extensive and well considered landscaping is proposed as part of the overall development. The overall landscape intent is shown on landscaping concept in **Appendix D**. Figure 10 shows the ground plane strategy with landscaping focal points being:

- Landscape buffer along the southern and eastern boundary;
- Landscaped bin and bike storage areas;
- Entry statement near security entry; and
- Street trees along building frontages.

A detailed assessment against the code this code is not required and detailed design will be submitted as part of a future operational work application. A condition is expected as part of a future approval.



Figure 10: External connection into parkland



Source: LaudInk

### 6.6.3 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.

#### Response

The proposal is consistent with the purpose and overall outcomes of the Transport Impact, Access and Parking Code.

A Traffic Impact Assessment has been prepared by QTraffic and is attached in **Appendix F**.

#### Development Access

Access to the development will be via a new 6.5m wide concrete driveway access from Saltbush Drive which is adequate to accommodate two-way passenger vehicle flow as well as access and egress by the largest vehicle (refuse collection vehicle of approximately 10.2m length) expected to require access to the site.

In order to provide visibility between vehicles exiting the site and pedestrians approaching the driveway along the Saltbush Boulevard footpath, a 2.0 metre wide x 2.5 metre deep clear pedestrian sight triangle is required adjacent to the exit side of the driveway (immediately inside the front property boundary) in accordance with AS2890.1. Provision has been made for this sight triangle within the landscaped area adjacent to the driveway. In summary, the proposed site access arrangements are supportable from a traffic engineering perspective and an approval condition is expected.



### Car Parking

The Townsville City Plan which recommends *one (1) space for every 6 children, and 1 space per employee (FTE)* for a childcare centre use. Based upon the scale of the centre which will have a capacity of 120 children, it is anticipated that there will be a total of 21 EFT staff. The application of the planning scheme car parking rate therefore suggests that a total of 41 car parking spaces should be provided. This equates to an overall parking rate of 1 space per 2.93 children.

The traffic assessment concludes that the provision of 41 car parks is considered to be unnecessarily high, and unwarranted. Further, it references a Planning and Environment Court matter in relation to a proposed childcare centre at 65-67 Lady Musgrave Road, Mountain Creek. The Traffic Engineers Experts collection and analysis of parking demand data from five (5) existing childcare centres, ranging in capacity from 90 to 147 children. The data demonstrated that the 85th percentile parking demand (including both staff and visitor parking demands) was equivalent to one (1) space per 3.74 approved places.

The application of the above car parking rates to the proposed development suggests that a total of 32 car parking spaces should be provided based upon the above precedent. This is considered to represent an appropriate and supportable performance outcome.

### Traffic Impact Assessment

The TIA concludes that no additional external roadworks are considered to be required to support the proposed development from a capacity perspective.

### Refuse Collection

On-site collection of bins is proposed, with a 10.2m long refuse collection vehicle able to enter the site, collect bins within the parking aisle, and exit the site in a forward direction, as shown in the vehicle tracking diagram in *Figure 11* and **Appendix F**. Given the need for such a vehicle to manoeuvre within the car parking area, it is recommended that waste collection be scheduled to occur outside the operating hours of the centre or outside the morning and afternoon peak drop-off and pick-up periods (i.e. 7:00am – 9:00am and 3:00pm – 6:30pm). A waste management condition is expected which will require an appropriate waste management plan suitable for the land use and traffic arrangements.

Figure 11: External connection into parkland



Source: QTraffic



#### 6.6.4 Works Code

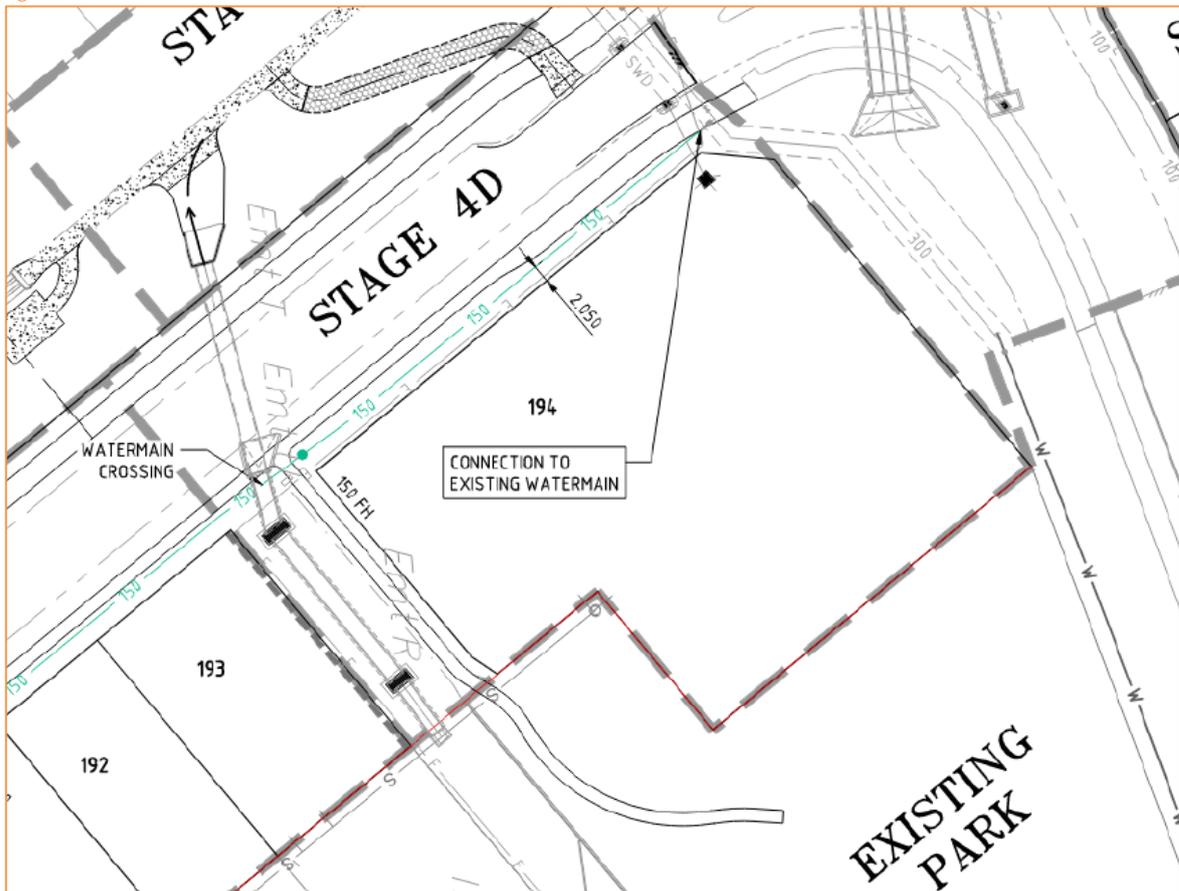
The purpose of the Works Code is to provide with a level of infrastructure which is appropriate to the intended character and function of the site and creating a high expectation for community health, safety and amenity. Development provides suitable access and does not detract from the desired character, amenity, integrity or quality of the locality.

#### Response

##### Water Reticulation

A new watermain is to be provided along the Saltbush Boulevard 2.05m from the frontage of the lot as part of the Somers and Hervey development. A new fire hydrant is also indicated at the south-western corner of the lot. The development will provide a service connection to the new water main at the frontage of the lot likely towards the north-western corner to align with the expected building location. The new water main as depicted in the Empower engineering plans is provided in *Figure 12*.

Figure 12: Water Connection



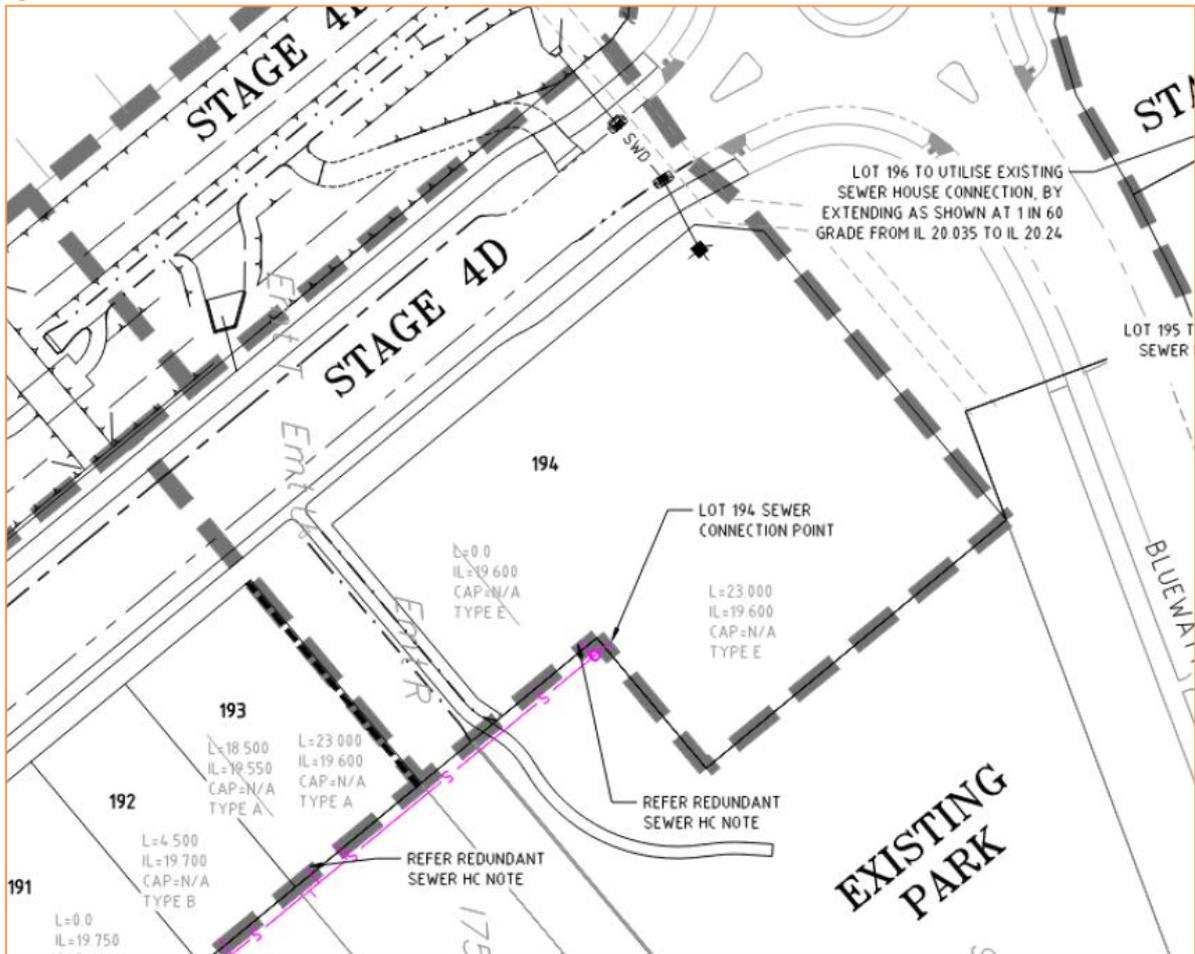
Source: Empower

##### Sewer Reticulation

As per the Somers and Hervey Precinct 2 approval (RAL18/0041.02), connection to the proposed sewer network will be via the back south-eastern corner of the lot through the existing manhole adjacent to the boundary. The connection location as depicted in the engineering plans by Empower is provided in *Figure 13* below.



Figure 13: Sewer connection



Source: Empower

### Electricity and Telecommunications Services

Design and negotiations by SPA Consulting Engineers are continuing with utility service providers for the supply of electricity and telecommunications to Stage 4D and 4E of the Somers & Hervey Residential Estate.

### Earthworks

Precinct 2 has been filled to development levels as part of a bulk earthworks approval for Precinct 1 and 2, with works carried out during 2023 and 2024. Minor earthworks will likely be required to facilitate the development and the carpark.

## 6.7 OVERLAY CODES

### 6.7.1 Airport Environs Overlay

The proposed development is nominated for assessment against the Airport Environs Overlay Code.

The purpose of this code is to *ensure development does not negatively impact on the operations of the Townsville Airport, RAAF base or any other aviation facilities. Any development is to ensure that safety is maintained throughout the airport's operational airspace by reducing the effect of aircraft noise on people and minimising risk to public safety near airport runways.*



## Response

The subject site is identified in Operational Airspace more than 90m above ground level and located 8km from the airport runway.

The development is considered consistent with the overall outcomes, performance outcomes and acceptable outcomes of the code. In particular, the proposed development anticipates a low rise building with no impact on the operational airspace. A detailed assessment against the code is not warranted.

## 6.7.2 Flood Hazard Overlay

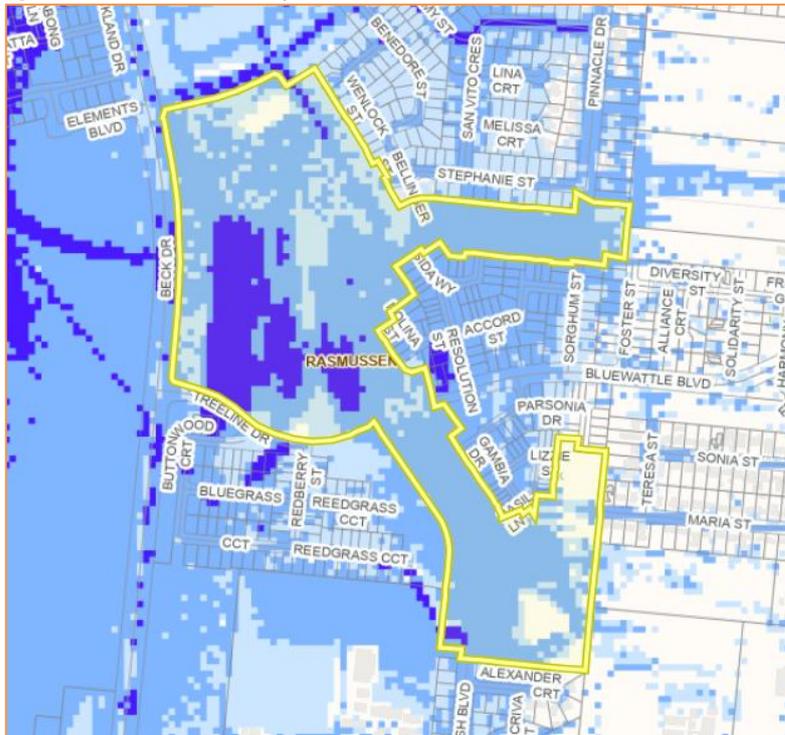
The proposed development is nominated for assessment against the Flood Hazard Overlay Code.

The purpose of this 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.*

## Response

The subject site is identified in low, medium and high hazard flood areas, refer to *Figure 14* below.

Figure 14: Council's Flood overlay



Source: TCC Mapping

## Flood Impact Assessment

The development lot has been designed as immune to the 1% AEP event as part of the Somers and Hervey Precinct 2. Therefore, no additional filling is required to ensure immunity to flooding. The lot will be removed from the Medium Flood Hazard overlay as part of the Somers and Hervey estate and therefore the development does not need to address the Flood Hazard overlay code.



## 7.0 CONCLUSION

This proposal details a development application seeking a Development Permit for a Material Change of Use (Childcare Centre) on land at 2 Treeline Drive, Rasmussen, being formally described as Lot 904 on SP344615.

This report demonstrated that the proposed development is consistent with the intents and requirements of the Townsville City Plan, and the subject land provides an opportunity to deliver a development to enhance and improve childcare services and facilities in the local area.

The proposed development is recommended for approval for the following reasons:-

- The proposed development will promote the achievements of the strategic framework;
- The proposed development generally complies with the planning scheme benchmarks that are relevant to this development;
- The proposed development will provide additional childcare services in a prominent location on Saltbush Boulevard that is convenient and accessible to local residents and workers.
- The proposed development will provide an increased choice and variety in childcare services for the local community in an emerging residential area (Somers and Hervey and Riverstone).
- The proposal will create jobs both in the short-term construction phase and ongoing operational phase. Once operational, it is estimated that the proposal will provide around 21 full-time equivalent jobs.
- There is a community expectation for the site to be developed for non-residential purposes.
- The development is of compatible scale and includes activities that will not have a significant impact on the surrounding residential amenity.
- The subject site is conveniently located in close proximity to existing public transport with well-established pedestrian connection.
- The proposed development provides adequate on-site parking as concluded by the traffic engineer.
- The proposed development is located in an area appropriate for the nature of the use and traffic generated by it.

Given the above facts and circumstances presented in this report, we recommend that Council approve the development subject to reasonable and relevant conditions.

# APPENDIX A

Development Application Form 1  
Land Owners Consent

brazier motti



# DA Form 1 – Development application details

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

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

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

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

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

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

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

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

## PART 1 – APPLICANT DETAILS

### 1) Applicant details

Applicant name(s) (individual or company full name)	Griffith Group
Contact name (only applicable for companies)	Anne Zareh
Postal address (P.O. Box or street address)	595 Flinders Street c/- Brazier Motti Pty Ltd
Suburb	Townsville City
State	QLD
Postcode	4810
Country	Australia
Contact number	
Email address (non-mandatory)	<a href="mailto:anne.zareh@braziermotti.com.au">anne.zareh@braziermotti.com.au</a>
Mobile number (non-mandatory)	0416 486 309
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	43126-006-01

### 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
		2	Treeline Drive	Rasmussen
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4815	904	SP344615	Townsville City Council
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):*

Material Change of Use for Childcare Centre (120 Spaces)

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 <sup>2</sup> ) (if applicable)
Childcare Centre	<i>Childcare Centre- Premises used for minding, education and care, but not residence, of children.</i>		963m <sup>2</sup>

**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



Queensland  
Government

- SEQ northern inter-urban break – tourist activity or sport and recreation activity
- 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 checked="" type="checkbox"/> Approval <input type="checkbox"/> Development application	RAL18/0041.02	12 June 2025	TCC
<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](http://www.qld.gov.au). An ERA requires an environmental authority to operate. See [www.business.qld.gov.au](http://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](http://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](http://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](http://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](http://www.resources.qld.gov.au) for further information.

DA templates are available from [planning.statedevelopment.qld.gov.au](http://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](http://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](http://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](http://www.resources.qld.gov.au) and [www.business.qld.gov.au](http://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](http://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](http://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](http://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](http://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](http://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](http://www.planning.statedevelopment.qld.gov.au) for further information.

## PART 8 – CHECKLIST AND APPLICANT DECLARATION

### 24) Development application checklist

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

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

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application  Yes  Not applicable

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

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

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

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

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)  Yes  Not applicable

### 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			
<i>Note: For completion by assessment manager if applicable</i>			
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			



**Owners consent to the making of a development application under the  
*Planning Act 2016***

±

~~(Sole) Director of the company mentioned below.~~

and I, David Francis Leslie Argent under Power of Attorney Number 723106332

~~Director/Secretary of the company mentioned below.~~

of:

Urbex 118 Pty Ltd

as owner of the premises identified as follows:

2 Treeline Drive, Rasmussen  
Lot 904 on SP344615

consent to the making of a development application under the *Planning Act 2016* by:

Brazier Motti Pty Ltd

on the premises described above for:

Development Application for Material Change of Use for Child Care Centre

.....  
Signature of (Sole) Director

.....  
Date

.....  
Signature of Director/Secretary

**20/10/2025**  
.....

Date

# APPENDIX B

Certificate of Title and Survey Plan

brazier motti



Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b> 51359843	<b>Search Date:</b> 06/01/2025 16:51
<b>Date Title Created:</b> 09/09/2024	<b>Request No:</b> 50488960
<b>Previous Title:</b> 51161532	

### ESTATE AND LAND

Estate in Fee Simple

LOT 904 SURVEY PLAN 344615  
Local Government: TOWNSVILLE

### REGISTERED OWNER

Dealing No: 723499542 30/08/2024  
URBEX 118 PTY LTD A.C.N. 648 028 022

### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10342185 (POR 117)  
Deed of Grant No. 10719188 (POR 149)
2. EASEMENT No 700349091 17/11/1994 at 14:53  
burdening the land to  
LOT 100 ON RP 885656 OVER  
EASEMENT G ON RP 885656
3. EASEMENT IN GROSS No 715370955 16/10/2013 at 16:24  
burdening the land  
TOWNSVILLE CITY COUNCIL  
over  
EASEMENT X ON SP257331
4. EASEMENT IN GROSS No 715370956 16/10/2013 at 16:25  
burdening the land  
TOWNSVILLE CITY COUNCIL  
over  
EASEMENT Y ON SP257331
5. EASEMENT IN GROSS No 716412542 02/04/2015 at 16:27  
burdening the land  
TOWNSVILLE CITY COUNCIL  
over  
EASEMENT W ON SP273474
6. EASEMENT No 717104793 02/03/2016 at 14:55  
benefiting the land over  
EASEMENT K ON SP280588
7. EASEMENT No 717104795 02/03/2016 at 14:55  
benefiting the land over  
EASEMENT L ON SP280588
8. EASEMENT No 717104799 02/03/2016 at 14:56  
benefiting the land over  
EASEMENT M ON SP280588
9. EASEMENT No 717104802 02/03/2016 at 14:56  
benefiting the land over  
EASEMENT N ON SP280588

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

Title Reference: 51359843

**EASEMENTS, ENCUMBRANCES AND INTERESTS (Continued)**

10. EASEMENT No 717104804 02/03/2016 at 14:57  
benefiting the land over  
EASEMENT P ON SP280588
11. EASEMENT No 717104809 02/03/2016 at 14:57  
benefiting the land over  
EASEMENT Q ON SP280588
12. EASEMENT IN GROSS No 717104812 02/03/2016 at 14:58  
burdening the land  
ERGON ENERGY CORPORATION LIMITED A.C.N. 087 646 062  
over  
EASEMENT R ON SP280588
13. EASEMENT IN GROSS No 717104821 02/03/2016 at 14:58  
burdening the land  
TOWNSVILLE CITY COUNCIL  
over  
EASEMENT T ON SP280588
14. PAR/SURRENDER No 723502895 02/09/2024 at 09:15  
EASEMENT IN GROSS: 717104821  
SO FAR AS RELATES TO EASEMENT XX ON SP346842  
TO IDENTIFY SURRENDER NO 723486153  
PRODUCED 23/08/2024 RECORDED 28/08/2024
15. EASEMENT IN GROSS No 719249868 07/02/2019 at 14:41  
burdening the land  
ERGON ENERGY CORPORATION LIMITED A.C.N. 087 646 062  
over  
EASEMENT U ON SP306200
16. MORTGAGE No 721808043 01/07/2022 at 13:56  
WESTPAC BANKING CORPORATION A.C.N. 007 457 141
17. EASEMENT IN GROSS No 723465797 15/08/2024 at 16:13  
burdening the land  
TOWNSVILLE CITY COUNCIL  
over  
EASEMENT GG ON SP346842
18. EASEMENT IN GROSS No 723465798 15/08/2024 at 16:13  
burdening the land  
TOWNSVILLE CITY COUNCIL  
over  
EASEMENT KK ON SP346842
19. EASEMENT IN GROSS No 723465799 15/08/2024 at 16:13  
burdening the land  
TOWNSVILLE CITY COUNCIL  
over  
EASEMENT LL ON SP346842
20. EASEMENT IN GROSS No 723465800 15/08/2024 at 16:13  
burdening the land  
TOWNSVILLE CITY COUNCIL  
over  
EASEMENT NN ON SP346842
21. EASEMENT IN GROSS No 723499547 30/08/2024 at 10:09  
burdening the land  
TOWNSVILLE CITY COUNCIL  
over  
EASEMENT QQ ON SP344615

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

Title Reference: 51359843

**EASEMENTS, ENCUMBRANCES AND INTERESTS (Continued)**

22. EASEMENT IN GROSS No 723499548 30/08/2024 at 10:09  
burdening the land  
ERGON ENERGY CORPORATION LIMITED A.C.N. 087 646 062  
over  
EASEMENT RR ON SP344615

**ADMINISTRATIVE ADVICES**

NIL

**UNREGISTERED DEALINGS**

NIL

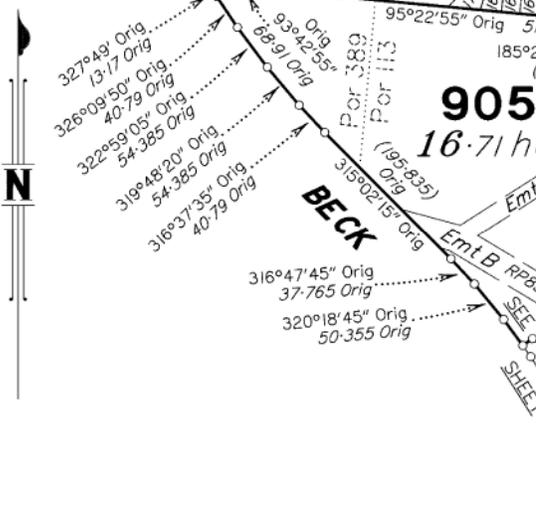
Caution - Charges do not necessarily appear in order of priority

\*\* End of Current Title Search \*\*

Original information from SP216885, SP300782 & SP346842 in the Department of Resources.

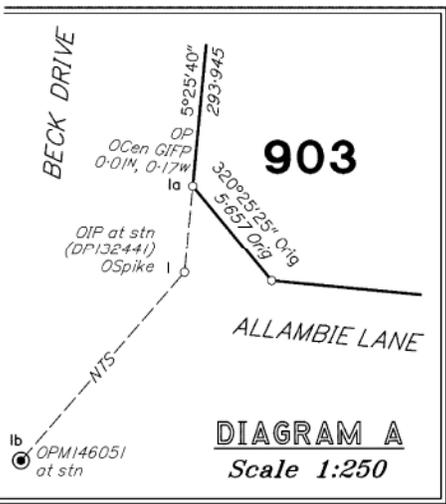
Peg placed at all new corners, unless otherwise stated.

For Survey Report See Sheet 13  
For Traverse Tabulation See Sheet 13  
For Reference Mark Tabulation See Sheet 13  
For Permanent Mark Tabulation See Sheet 13

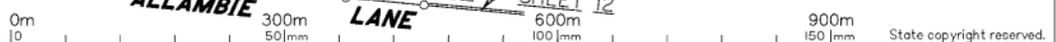


Area of New Road (See Sheet 13)  
Total Area ..... 1.6669ha

904  
29.0ha



1-40, 58-68 & Emts AA-HH & JJ  
SEE DIAG K SHEET 7



Plan of Lots 1-40, 58-68, 903-905, 1000 and Emt AA in Lot 10, Emt BB in Lot 11, Emt CC in Lot 18, Emt DD in Lot 19, Emt EE in Lot 34, Emt FF in Lot 35, Emts HH, JJ, MM & PP in Lot 903 and Emts QQ & RR in Lot 904

Cancelling Lot 903 on SP300782

Scale: 1:6000  
Format: STANDARD



SP344615

BRAZIER MOTTI PTY LTD (ACN 066 411 041) hereby certify that the land comprised in this plan was surveyed by the corporation, by Brent Graham CAMPBELL, Surveying Associate and Basil SILINJU, Surveying Associate, for whose work the corporation accepts responsibility, under the supervision of Geoffrey Edwin OSBALDISTON, Cadastral Surveyor, and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 20th August, 2024.



# APPENDIX C

Concept Design Plans prepared by Elevation Architecture

brazier motti



# Rasmussen Early Learning Centre

New Lot on Saltbush Boulevard, Rasmussen, QLD 4815



## SITE INFORMATION

Real Property Description: Lot 194 of Lot 904 SP344615

Local Authority: Townsville City Council  
 Site Area: 2,988m<sup>2</sup>  
 Site Cover: 1,081.1m<sup>2</sup>  
 Carparking Provided: 32 (Ratio of 1:3.75)

GFA: Ground 898.7m<sup>2</sup>  
 First 64.2m<sup>2</sup>  
 Total 962.9m<sup>2</sup>

Landscape (Incl. outdoor play): 1,069.6m<sup>2</sup> (35.8%)

Outdoor Play Calculations				
Zone	Age Group	Area Required	Area Provided	Occupancy
Outdoor Play 1	0-2 yrs	252.00	255.03	36
Outdoor Play 2	2-3 yrs	280.00	286.11	40
Outdoor Play 3	3-5 yrs	308.00	313.68	44
		840.00 m <sup>2</sup>	854.82 m <sup>2</sup>	120

Activity Room Calculations							
Level	Room	Age Group	Area Required	Area Provided	Staff Ratio	No. of Staff	Occupancy
Ground Floor	Activity Room 1	0-24 mnths	39.00	44.42	1:4	3	12
	Activity Room 2	0-24 mnths	39.00	40.39	1:4	3	12
	Activity Room 3	0-24 mnths	39.00	39.58	1:4	3	12
	Activity Room 4	2-3 yrs	65.00	66.44	1:5	4	20
	Activity Room 5	2-3 yrs	65.00	66.91	1:5	4	20
	Activity Room 6	3-5 yrs	71.50	71.68	1:11	2	22
	Activity Room 7	3-5 yrs	71.50	73.05	1:11	2	22
			390.00 m <sup>2</sup>	402.47 m <sup>2</sup>		21	120

**DA**  
NOT FOR CONSTRUCTION

Saltbush Boulevard

193  
652m<sup>2</sup>

175



Refer to Landscape Architect's drawings for frontage treatment

Refer to Civil Engineer's drawings for future streetscape design

**DA**  
**NOT FOR CONSTRUCTION**



# SALTBUSH BOULEVARD

## LEGEND

B Bollard  
LOU Fixed Louvre  
WH Window Hood

## Notes

- All ancillary equipments to be screened from both streetscapes.
- Shade sail shown on plans are indicative only, location and extents are subjected to future playscape design and confirmation with childcare operator.
- Refer to consultant's drawing for landscaping and streetscape detail.



**DA**  
**NOT FOR CONSTRUCTION**



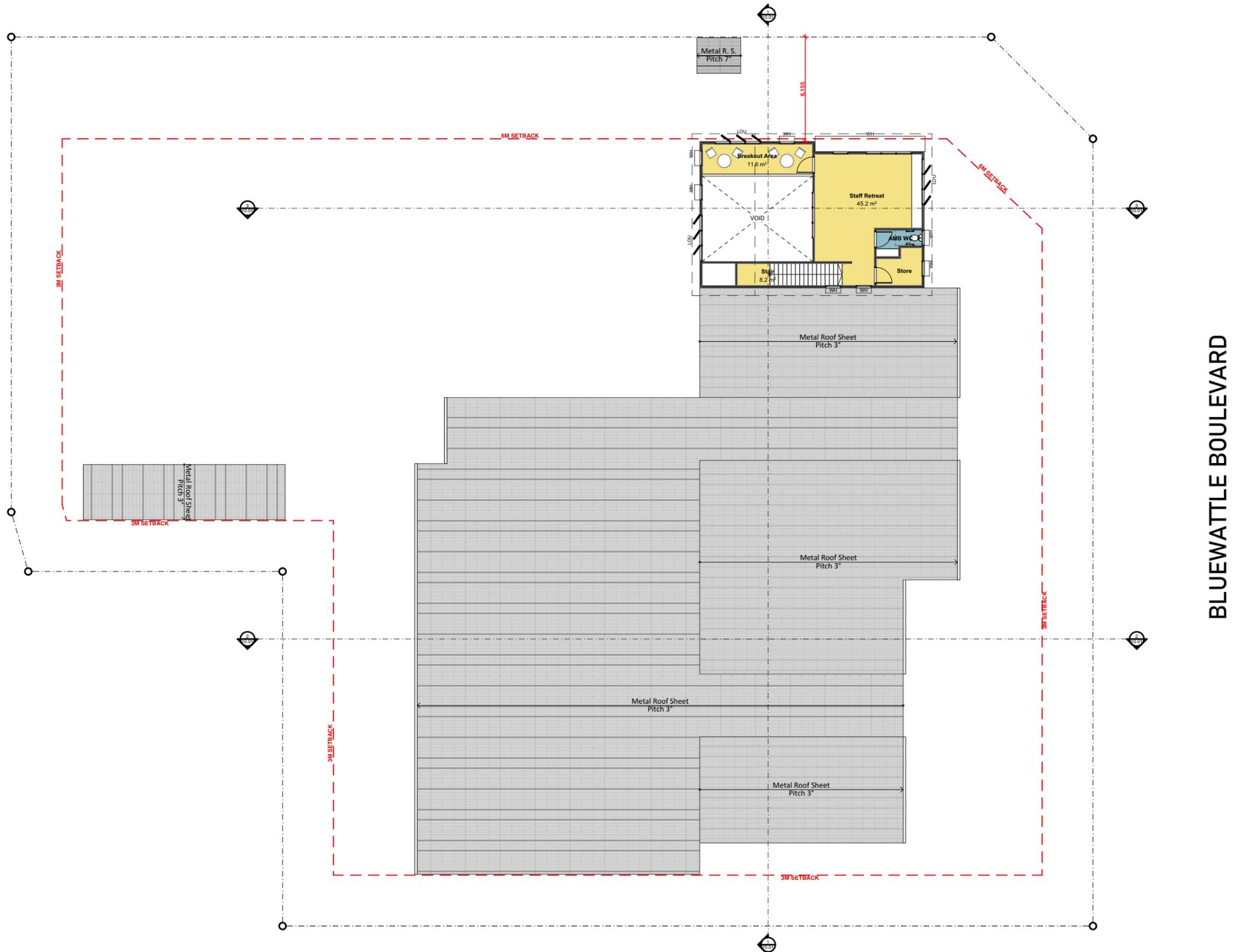
# SALTBUSH BOULEVARD

## LEGEND

B Bollard  
LOU Fixed Louvre  
WH Window Hood

## Notes

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2. Shade sail shown on plans are indicative only, location and extents are subjected to future playscape design and confirmation with childcare operator.
3. Refer to consultant's drawing for landscaping and streetscape detail.

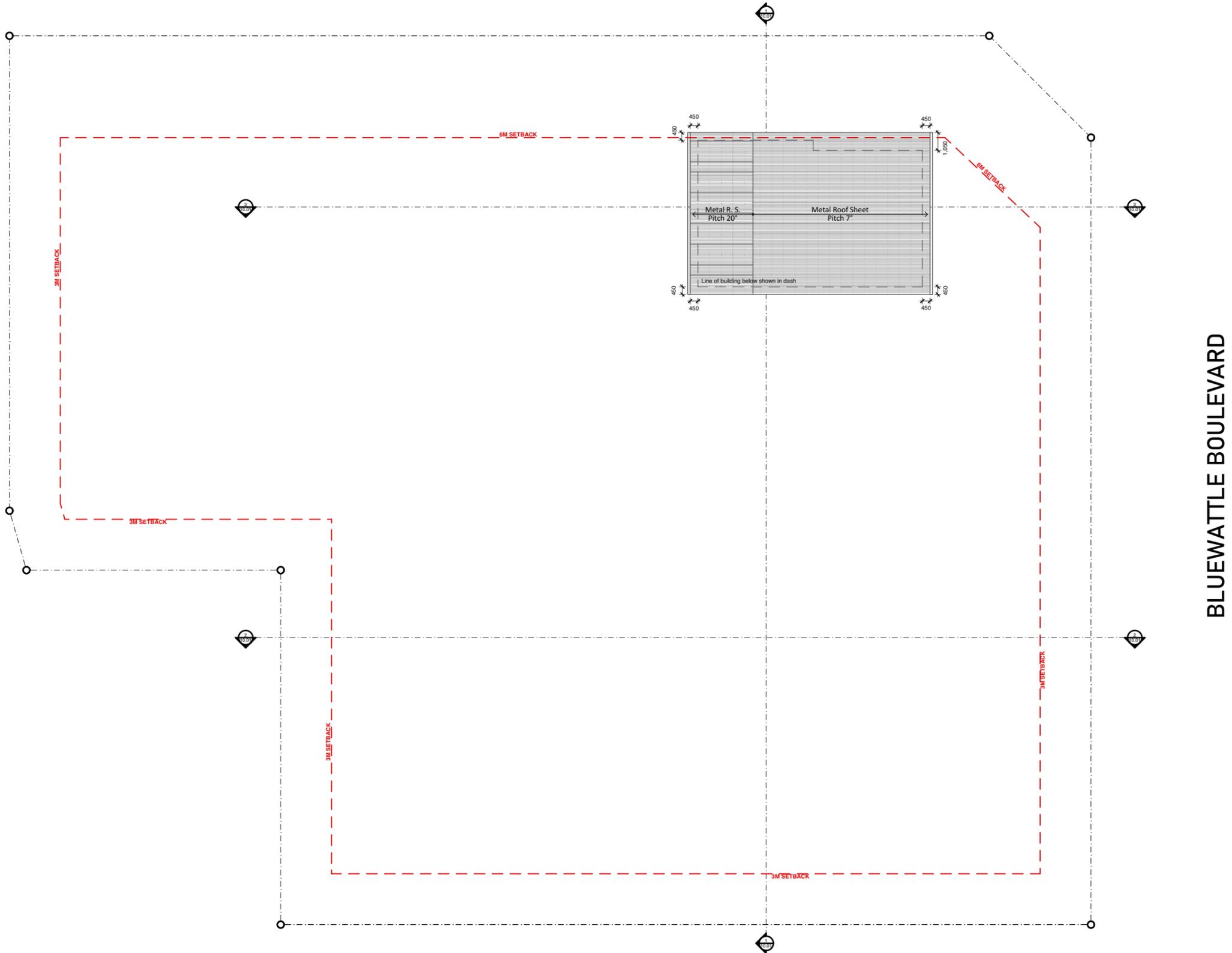


BLUEWATTLE BOULEVARD

**DA**  
**NOT FOR CONSTRUCTION**



# SALTBUSH BOULEVARD



**DA**  
**NOT FOR CONSTRUCTION**

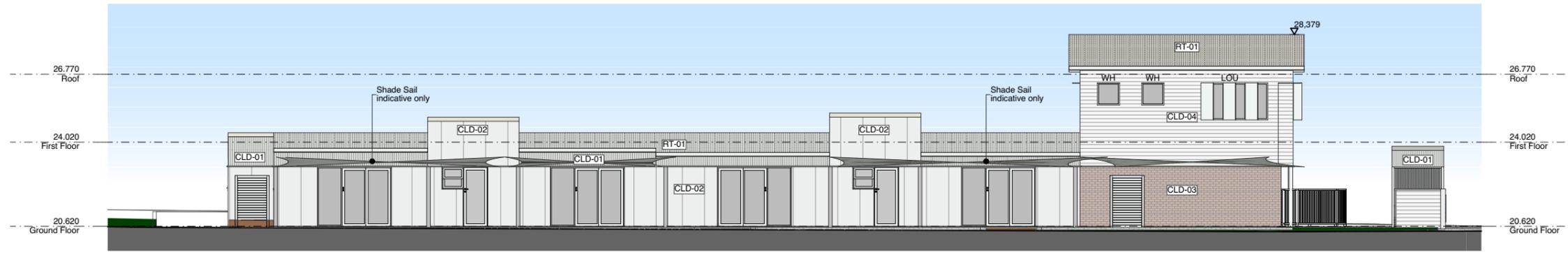


**LEGEND**

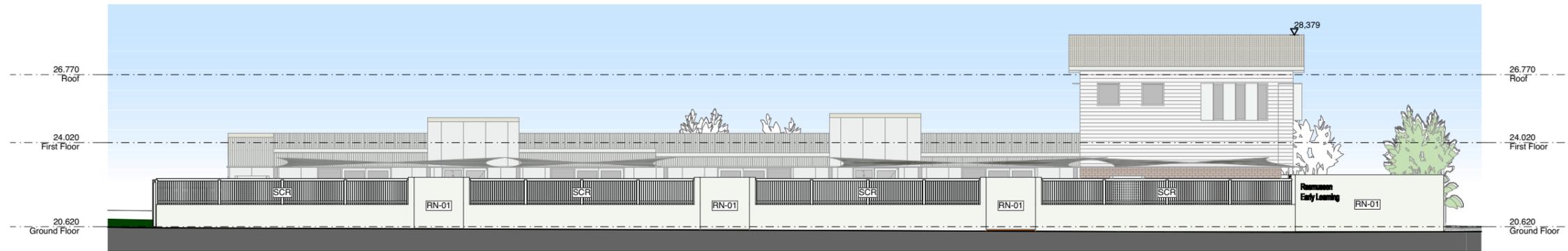
- B Bollard
- LOU Fixed Louvre
- WH Window Hood

**Notes**

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2. Shade sail shown on plans are indicative only, location and extents are subjected to future playscape design and confirmation with childcare operator.
3. Refer to consultant's drawing for landscaping and streetscape detail.



**1 North**  
Scale 1:200



**2 North - Fencing**  
Scale 1:200



**CLD-01**  
METAL CLADDING  
(LIGHT FINISH)

**CLD-02**  
900MM FIBRE CEMENT PANELS  
(WHITE FINISH)

**CLD-03**  
STANDARD BRICK  
(NATURAL FINISH)

**CLD-04**  
WEATHERBOARD  
(WHITE FINISH)

**CLD-05**  
FIBRE CEMENT PANELS  
EXPRESSED JOINT  
(WHITE FINISH)

**RT-01**  
METAL ROOF SHEETING  
(LIGHT FINISH)

**SCR**  
BATTENED SCREEN  
(LIGHT FINISH)

**RN-01**  
RENDERED BLOCK  
(WHITE FINISH)

**SHADE SAIL**  
INDICATIVE ONLY  
SUBJECT TO FUTURE PLAYScape DESIGN

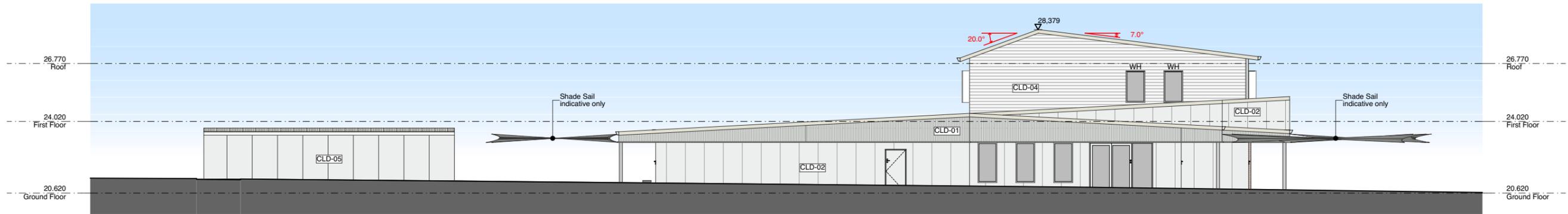
**DA**  
**NOT FOR CONSTRUCTION**

**LEGEND**

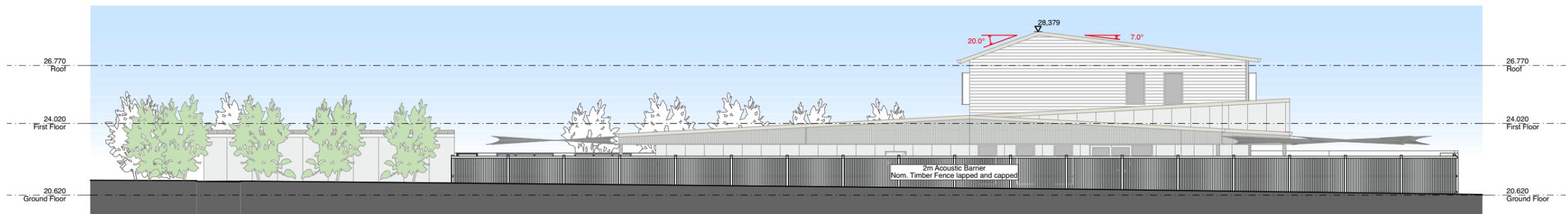
- B Bollard
- LOU Fixed Louvre
- WH Window Hood

**Notes**

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2. Shade sail shown on plans are indicative only, location and extents are subjected to future playscape design and confirmation with childcare operator.
3. Refer to consultant's drawing for landscaping and streetscape detail.



**1 East**  
Scale 1:200



**2 East - Fencing**  
Scale 1:200



- CLD-01**  
METAL CLADDING  
(LIGHT FINISH)
- CLD-02**  
900MM FIBRE CEMENT PANELS  
(WHITE FINISH)
- CLD-03**  
STANDARD BRICK  
(NATURAL FINISH)
- CLD-04**  
WEATHERBOARD  
(WHITE FINISH)
- CLD-05**  
FIBRE CEMENT PANELS  
EXPRESSED JOINT  
(WHITE FINISH)
- RT-01**  
METAL ROOF SHEETING  
(LIGHT FINISH)
- SCR**  
BATTENED SCREEN  
(LIGHT FINISH)
- RN-01**  
RENDERED BLOCK  
(WHITE FINISH)
- SHADE SAIL**  
INDICATIVE ONLY  
SUBJECT TO FUTURE PLAYSCAPE DESIGN

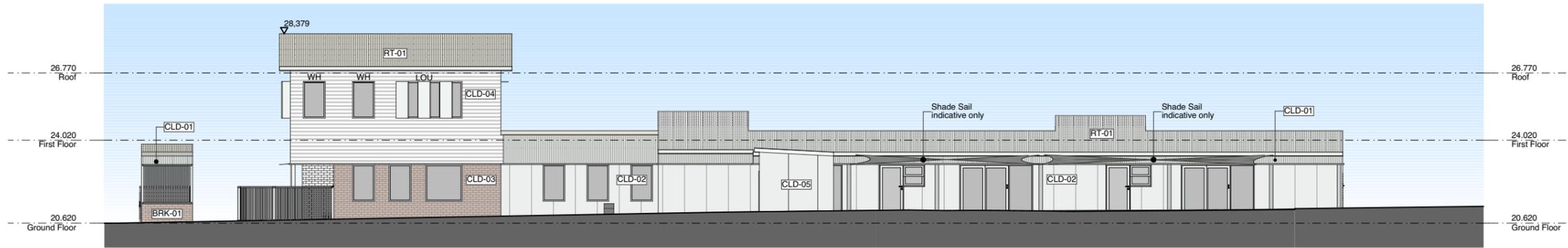
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**NOT FOR CONSTRUCTION**

**LEGEND**

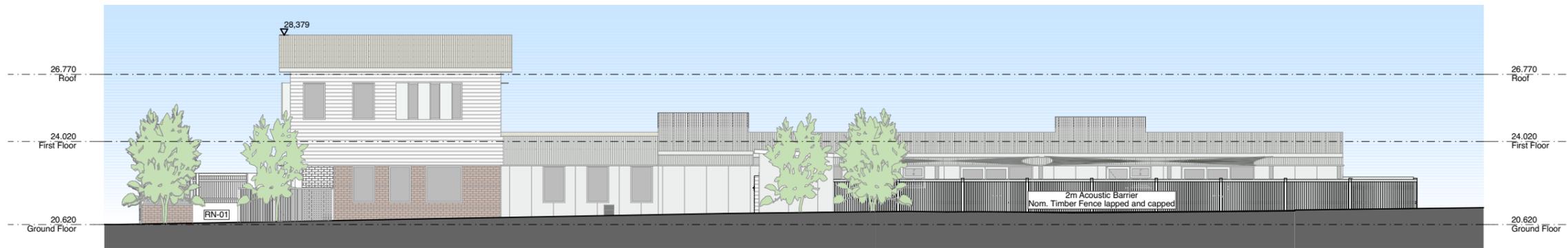
- B Bollard
- LOU Fixed Louvre
- WH Window Hood

**Notes**

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2. Shade sail shown on plans are indicative only, location and extents are subjected to future playscape design and confirmation with childcare operator.
3. Refer to consultant's drawing for landscaping and streetscape detail.



**1 South**  
Scale 1:200



**2 South - Fencing**  
Scale 1:200



- CLD-01**  
METAL CLADDING  
(LIGHT FINISH)
- CLD-02**  
900MM FIBRE CEMENT PANELS  
(WHITE FINISH)
- CLD-03**  
STANDARD BRICK  
(NATURAL FINISH)
- CLD-04**  
WEATHERBOARD  
(WHITE FINISH)
- CLD-05**  
FIBRE CEMENT PANELS  
EXPRESSED JOINT  
(WHITE FINISH)
- RT-01**  
METAL ROOF SHEETTING  
(LIGHT FINISH)
- SCR**  
BATTENED SCREEN  
(LIGHT FINISH)
- RN-01**  
RENDERED BLOCK  
(WHITE FINISH)
- SHADE SAIL**  
INDICATIVE ONLY  
SUBJECT TO FUTURE PLAYSCAPE DESIGN

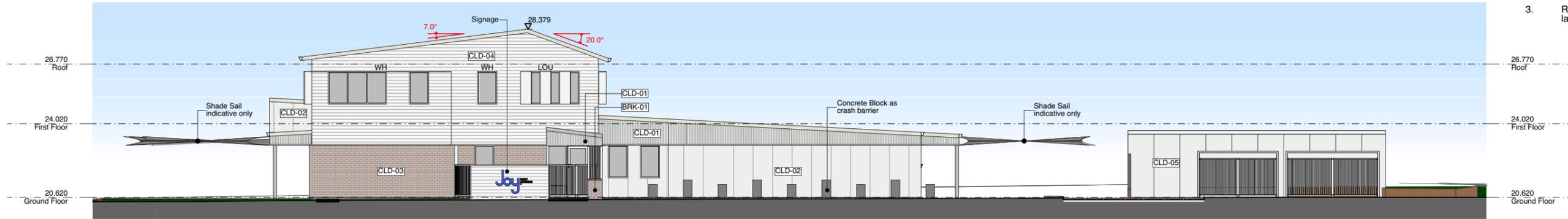
**DA**  
**NOT FOR CONSTRUCTION**

**LEGEND**

- B Bollard
- LOU Fixed Louvre
- WH Window Hood

**Notes**

1. All ancillary equipments to be screened from both streetscapes.
2. Shade sail shown on plans are indicative only, location and extents are subjected to future playscape design and confirmation with childcare operator.
3. Refer to consultant's drawing for landscaping and streetscape detail.



**1 West**  
Scale 1:200

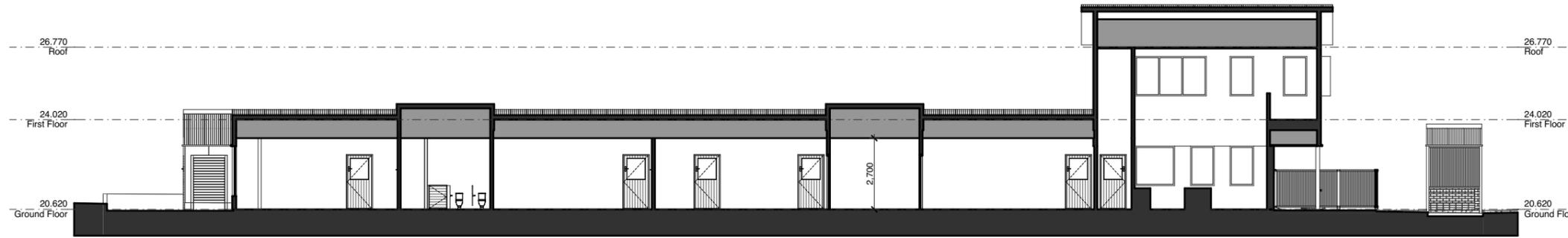


**2 West - Fencing**  
Scale 1:200

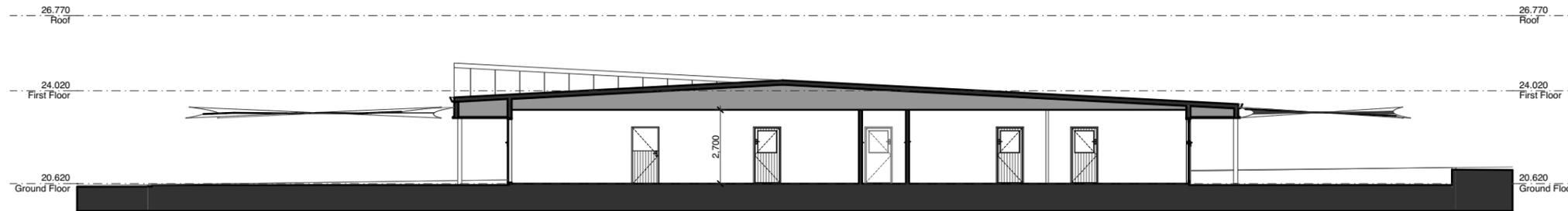


- CLD-01**  
METAL CLADDING  
(LIGHT FINISH)
- CLD-02**  
900MM FIBRE CEMENT PANELS  
(WHITE FINISH)
- CLD-03**  
STANDARD BRICK  
(NATURAL FINISH)
- CLD-04**  
WEATHERBOARD  
(WHITE FINISH)
- CLD-05**  
FIBRE CEMENT PANELS  
EXPRESSED JOINT  
(WHITE FINISH)
- RT-01**  
METAL ROOF SHEETING  
(LIGHT FINISH)
- SCR**  
BATTENED SCREEN  
(LIGHT FINISH)
- RN-01**  
RENDERED BLOCK  
(WHITE FINISH)
- SHADE SAIL**  
INDICATIVE ONLY  
SUBJECT TO FUTURE PLAYScape DESIGN

**DA**  
**NOT FOR CONSTRUCTION**



**1 Section A**  
Scale 1:200



**2 Section B**  
Scale 1:200



**3 Section C**  
Scale 1:200

**DA**  
**NOT FOR CONSTRUCTION**



**DA**  
**NOT FOR CONSTRUCTION**



**DA**  
NOT FOR CONSTRUCTION

# APPENDIX D

Landscaping Design Report prepared by Laudink

brazier motti



# CITY OF TOWNSVILLE

## SALTBUSH BOULEVARD, RASMUSSEN

### LOT 194 OF LOT 904 on SP344615



SITE LOCATION  
NTS

DRAWING INDEX		
DRAWING No.	DRAWING TITLE	REVISION
SK001	COVERSHEET & DRAWING INDEX	C
SK002	PLANTING PLAN - GROUND FLOOR	C
SK010	PLANT SPECIES SCHEDULE, IMAGES & NOTES	C

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BELO DEVELOPMENTS  
SALTBUSH BOULEVARD, RASMUSSEN  
LANDSCAPE CONCEPT PLAN  
COVERSHEET & DRAWING INDEX

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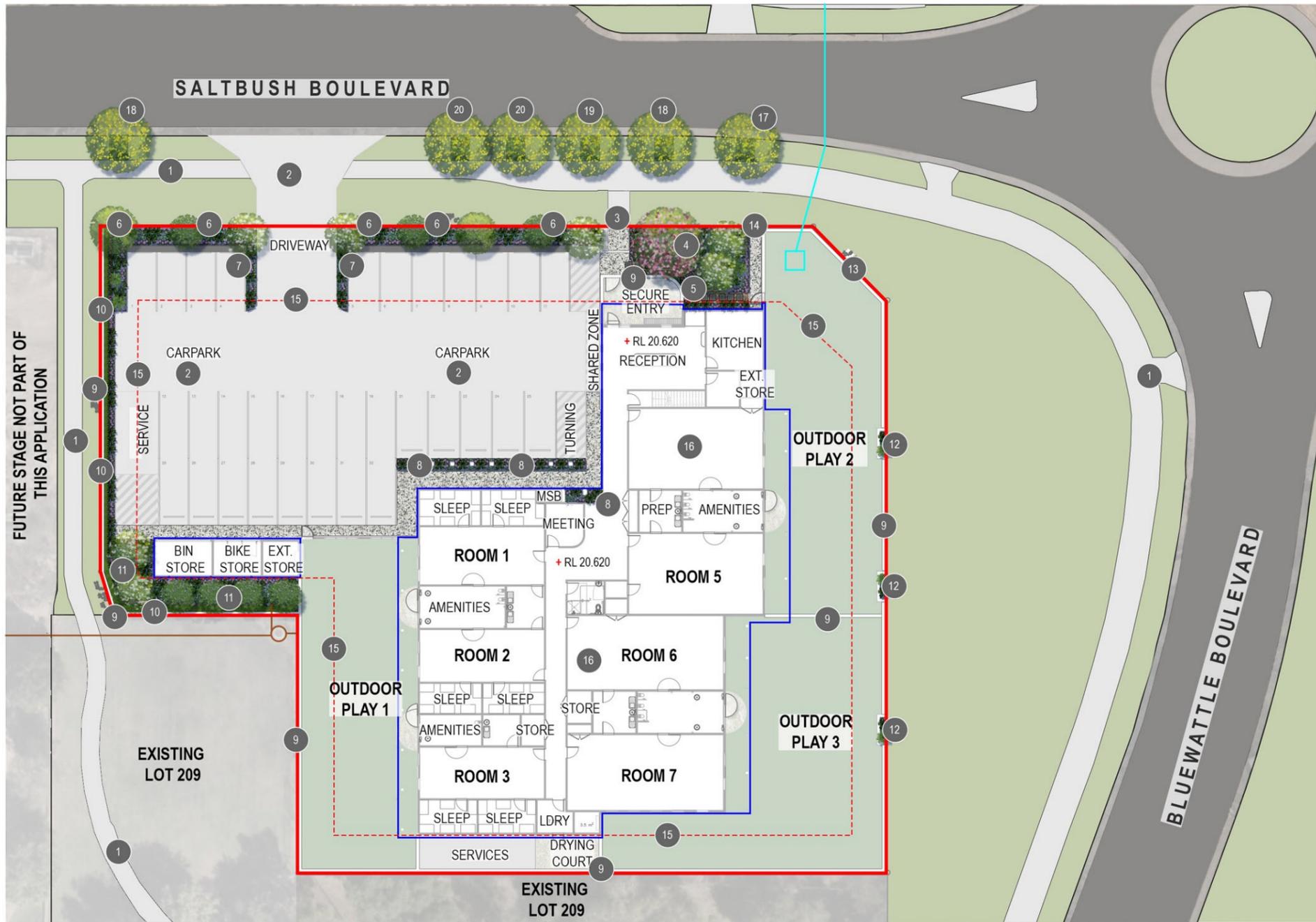


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scale | NTS for A1 job no. | 2508-032  
date | NOV 2025 rev no. | C

approved... E. NICHOLAOU\* SK001



PLAN  
SCALE 1:200

ANNOTATION NOTES

- 1 REFER TO RPS MASTERPLAN DOCUMENTAITON FOR STREETScape DESIGN DETAILS
- 2 PROPOSED DRIVEWAY CROSSOVER AND CARPARK SPACES TO ENGINEER'S DETAILS
- 3 PEDESTRIAN SITE ENTRY / EXITS
- 4 FEATURE TREES BUC cel, TAB pal AND COLUMNAR TREES ELA eum TO PROVIDE AMENITY AND SOFTEN SALTbUSH BOULEVARD PEDESTRIAN ENTRY. TREES TO BE UNDERPLANTED WITH SHRUBS ALP nut, CAL LJ, CAL lut AND PHI XAN WITH GROUNDCOVERS BRA mul, DIE gra, GAZ tom, HYM lit AND LIR EG
- 5 CONCRETE STEPPERS FOR ACCESS TO OUTDOOR PLAY AREA 2
- 6 FEATURE TREES BUC cel AND SHADE TREES ELA eum AND MAG TB TO PROVIDE VISUAL AMENITY AND SOFTEN CARPARK AND DRIVEWAY HARDSTAND. TREES TO BE UNDERPLANTED WITH (MAX 0.6m HIGH) SHRUBS AND GROUNDCOVERS AS PER PLANT SPECIES SCHEDULE ON DRG 2508-032-SK010
- 7 ENTRY GARDEN BEDS TO SOFTEN CARPARK AND BUILDING HARDSTAND. GARDEN BEDS TO BE PLANTED OUT WITH SHRUBS ALP nut, CAL LJ, LAV den and PHI XAN WITH GROUNDCOVERS BRA mul, GAZ tom, VIO hed AND ZOY ten.
- 8 CARPARK GARDEN BEDS TO SOFTEN CRASH BARRIERS AND PROVIDE AMENITY. GARDEN BEDS TO BE PLANTED OUT WITH SHRUBS AND GROUNDCOVERS AS PER PLANT SPECIES SCHEDULE ON DRG 2508-032-SK010
- 9 REFER TO ARCHITECT'S DRAWINGS FOR ALL FENCING DETAILS
- 10 BUFFERING SHRUB SYZ RES TO SCREEN BOUNDARY INTERFACE. SHRUBS TO BE UNDERPLANTED WITH GROUNDCOVERS AS PER PLANT SPECIES SCHEDULE ON DRG 2508-032-SK010
- 11 FEATURE TREES BUC cel AND COLUMNAR TREES ELA eum TO SOFTEN CARPARK HARDSTAND AND PROVIDE BUFFERING TO REAR BIN STORE. TREES TO BE UNDERPLANTED WITH SHRUBS ALP nut, PHI XAN AND PIT MM WITH GROUNDCOVERS LIR EG, MYO PAR AND VIO hed
- 12 GARDEN BEDS TO PROVIDE VISUAL AMENITY AND SOFTEN BUILDING HARDSTAND ON BLUEWATTLE BOULEVARD FRONTAGE. GARDEN BEDS TO BE PLANTED OUT WITH SHRUBS AND GROUNDCOVERS AS PER PLANT SPECIES SCHEDULE ON DRG 2508-032-SK010
- 13 PROPOSED CORNER TRUNCATION - REFER TO ARCHITECT'S DRAWINGS FOR DETAILS
- 14 FIRE EGRESS PATH
- 15 PROPOSED SETBACK
- 16 REFER TO ARCHITECT'S DRAWINGS FOR ALL INTERNAL DETAILS
- 17 PROPOSED STREET TREES MIM ele. ALL STREET TREES TO BE IRRIGATED.
- 18 PROPOSED STREET TREES CUP ana. ALL STREET TREES TO BE IRRIGATED.
- 19 PROPOSED STREET TREES SYZ hem. ALL STREET TREES TO BE IRRIGATED.
- 20 PROPOSED STREET TREES GRE bai. ALL STREET TREES TO BE IRRIGATED.

CHARACTER REFERENCE IMAGES



INDICATIVE 1800mm HIGH ALUMINIUM BATTEN FENCE TO SECURE ENTRY AREA. GATES TO MATCH



INDICATIVE PROPOSED 1800mm RENDERED BLOCK COLUMNS / FEATURE WALLS TO NOTHERN BOUNDARY INTERFACE



INDICATIVE PROPOSED 1800mm HIGH TIMBER PALING PRIVACY FENCE TO EASTERN BOUNDARY INTERFACE WITH STEP DOWN WHERE REQUIRED. GATES TO MATCH



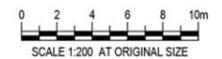
INDICATIVE STREET FRONTAGE / DRIVEWAY SOFTENING WITH FEATURE TREES TABEBUIA palmeri

LEGEND

- PROPOSED FEATURE TREES
- PROPOSED SHADE TREES
- PROPOSED SHRUB AND LOW LEVEL PLANTING
- PROPOSED GROUNDCOVER PLANTING
- PROPOSED BUFFER PLANTING
- TURF
- DECORATIVE GRAVEL
- HARDSTAND SURFACE FINISH TO PEDESTRIAN PRIORITY PATHWAY
- CONCRETE AREA - REFER CIVIL ENGINEERS DRGS FOR DETAILS
- PAVED AREA - REFER ARCHITECTS DRGS FOR DETAILS
- OUTDOOR PLAY AREA
- PROPOSED STEPPERS
- STORMWATER - REFER CIVIL ENGINEERS DRGS FOR DETAILS
- SEWER - REFER CIVIL ENGINEERS DRGS FOR DETAILS
- BUILDING LINE OVER
- PROPERTY BOUNDARY
- BOUNDARY SETBACK
- + RL 20.620 PROPOSED LEVEL

NOTES

1. REFER TO DRG 2508-032-SK010 FOR PLANT SPECIES SCHEDULE, IMAGES AND GENERAL NOTES
2. REFER ARCHITECTS DRGS FOR ALL FENCE DETAILS
3. REFER CIVIL ENGINEERS DRGS FOR ALL RETAINING WALL DETAILS



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BELO DEVELOPMENTS  
SALTbUSH BOULEVARD, RASSMUSSEN  
LANDSCAPE CONCEPT PLAN  
PLANTING PLAN - GROUND FLOOR

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scale 1:200 for A1 job no. 2508-032  
date NOV 2025 rev no. C

approved E. NICHOLAOU\* SK002

PROPOSED PLANT SPECIES IMAGES

TREES



SHRUBS



GROUNDCOVERS, CLIMBERS & CASCADING SPECIES



PROPOSED PLANT SPECIES SCHEDULE

CODE	PLANT SPECIES	COMMON NAME	CENTRES (mm)	POT SIZE	MATURE SIZE (HxW)
<b>TREE SPECIES</b>					
BUC cel	BUCKINGHAMIA celsissima	Ivory Curl	AS SHOWN	45L	8 x 4
CUP ana	CUPANIOPSIS anacardioides	Tuckeroo	AS SHOWN	25L	10 x 4 (HxW)
ELA eum	ELAEOCARPUS eumundii	Eumundii Quandong	AS SHOWN	25L	8-10 X 3-5 (HxW)
HAR pen	HARPULLIA pendula	Tulipwood	AS SHOWN	45L	10x5 (HxW)
MAG TB	MAGNOLIA grandiflora 'Teddy Bear'	Magnolia Teddy Bear	AS SHOWN	25L	4-6 x 2-3 (HxW)
TAB pal	TABEBUIA palmeri	Pink Trumpet Tree	AS SHOWN	200L	10 x 6
WAT flo	WATERHOUSEA floribunda	Weeping Lilly Pilly	AS SHOWN	200L	15 x 8
<b>SHRUBS SPECIES</b>					
ALP nut	ALPINIA nutans	Dwarf Cardamon	700mm	300mm	
BAE LP	BAECKEA 'La Petite'	Dwarf Baeckea	750mm	300mm	
CAL LJ	CALLISTEMON viminalis 'Little John'	Dwarf Weeping bottlebrush	1000mm	300mm	
CAL lut	CALATHEA lutea	Cigar Plant / Havana Cigar	700mm	300mm	
IXO PM	IXORA 'Pink Malay'	Dwarf Pink Ixora	500mm	300mm	
LAV den	LAVANDULA dentata	Dwarf French Lavender	500mm	300mm	
PHI XAN	PHILODENDRON 'Xanadu'	Xanadu	500mm	300mm	
PIT MM	PITTOSPORUM 'Miss Muffet'	Pittosporum	750mm	300mm	
RHA exc	RHAPIS excelsa	Lady Palm	750mm	200mm	
RHA ind	RHAPHIOLEPIS indica 'Ballerina'	Raphiolepis Ballerina	500mm	300mm	
ROS off	ROSMARINUS officinalis	Rosemary	500mm	300mm	
SYZ RES	SYZYGIUM 'Resilience'	Psyllid resistant Lilly Pilly	1000mm	300mm	
VIB odo	VIBURNUM odoratissimum	Sweet viburnum	1000mm	300mm	
WES ZEN	WESTRINGIA fruticosa Zena	Coastal Rosemary	400mm	300mm	
<b>GROUNDCOVERS, CLIMBERS AND CASCADING SPECIES</b>					
BRA mul	BRACHYSCOME multifida	Cut-Leaved Daisy	500mm	140mm	
CAS CI	CASUARINA glauca	Cousin It	750mm	140mm	
DIC SF	DICHONDRA 'Silver Falls'	Silver Falls	500mm	140mm	
DIE gra	DIETES grandiflora	Large Wild Iris	500mm	140mm	
GAZ tom	GAZANIA tomentosa	Silver Leaved Gazania	300mm	140mm	
HYM lit	HYMENOCALLIS littoralis	Spider Lily	500mm	140mm	
LIR EG	LIRIOPE muscari 'Evergreen Giant'	Evergreen Giant	500mm	140mm	
LOM LT	LOMANDRA 'Lime Tuff'	Lomandra Shara	400mm	140mm	
MYO par	MYOPORUM parvifolium	Creeping Boobialla	750mm	140mm	
THY vul	THYMUS vulgaris	Common Thyme	500mm	140mm	
TRA jas	TRACHELOSPERMUM jasminoides	Star Jasmine	AS SHOWN	140mm	
VIO hed	VIOLA hederacea	Native Violet	300mm	140mm	
ZOY ten	ZOYSIA tenuifolia	Korean Velvet Grass	250mm	140mm	

NOTES

- REFER TO LANDSCAPE CONCEPT PLANS 2508-032-SK002 FOR PLANTING DESIGN
- REFER TO CIVIL ENGINEERS DRAWINGS FOR DRIVEWAY AND CROSSOVER DETAILS
- REFER TO ARCHITECTS DRAWINGS FOR ALL FENCE DETAILS
- LANDSCAPE DETAILED DESIGN IS TO BE COORDINATED WITH HYDRAULIC AND ENGINEERING DESIGN TO CONFIRM LOCATIONS OF UNDERGROUND SERVICES PRIOR TO CONSTRUCTION
- LANDSCAPE GENERAL STANDARDS:
  - 5.1 SOIL TO AS 4419 PLANTING BEDS CULTIVATION MINIMUM DEPTH 100mm GRASSED AREAS (TURF) 150mm PLANTING AREAS 150mm. SOURCE IMPORT TOP SOIL THAT COMPLIES WITH AS 4419.
  - 5.2 MULCH TO AS 4454 PROVIDE MULCH WHICH IS FREE OF DELETERIOUS AND EXTRANEIOUS MATTER SUCH AS SOIL, WEEDS AND STICKS
  - 5.3 STAKE SIZES FOR PLANTS 1-2.5m HEIGHT TWO 50 x 50 x 1800mm STAKES PER PLANT PROVIDE TIES FIXED SECURELY TO THE STAKES, ONE TIE AT HALF THE HEIGHT OF THE MAIN STEM, OTHERS AS NECESSARY TO STABILISE PLANT. FOR PLANTS <2.5m HIGH 50mm HESSIAN WEBBING STAPLED TO THE STAKES
- ALL PLANTS SELECTED FOR OUTDOOR PLAY AREAS TO COMPLY WITH KIDSAFE QLD GUIDELINES & EXCLUDE POTENTIALLY HAZARDOUS PLANT SPECIES AS IDENTIFIED ON THE CHILDREN'S HEALTH QUEENSLAND HOSPITAL AND HEALTH SERVICE

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date	NOV 2025		rev no.	C

approved E. NICHOLAOU\* SK010

# APPENDIX E

Engineering Report prepared by NCE

brazier motti





## ENGINEERING REPORT

RASSMUSSEN CHILDCARE CENTRE  
2 TREELINE DRIVE, RASSMUSSEN, QLD

FOR  
Griffith Group C/- Belo Developments

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Rev	Author	Reviewed	Approved	Date	Issued To:	Purpose
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B	Brendan Blair	Andrew Wallace	Andrew Wallace (RPEQ 6743) <i>Andrew Wallace</i>	24/11/2025	Belo developments	Support Development Application

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## **APPENDICES**

### **APPENDIX A**

Elevation Architecture – Draft Sketch Design Issue Plans

### **APPENDIX B**

Northern Consulting Engineers – Redline Stormwater Markup

## 1.0 INTRODUCTION

### 1.1 Background

Northern Consulting Engineers (NCE) have been commissioned by Belo Developments to prepare an engineering report to support a Material Change of Use (MCU) development application associated with changing the use from open space / community use to a proposed childcare centre. The site for the proposed works is located at 2 Treeline Drive, Rassmussen and described as Lot 194 on SP344615.

A site locality plan is illustrated in **Figure 1-1**. With the future lot location as part of the Somers and Hervey Estate highlighted in **Figure 1-2**.

The site is located at the corner of Bluewattle Boulevard with the lot to be formed as part of Precinct 2 of the Somers and Hervey estate. The estate is located roughly 14km southeast of Townsville CBD between South Beck Drive to the west and Riverway Drive to the east.

The site was originally intended to be part of an extension of Birdwing Park or another community purpose area with the existing Birdwing Park directly adjacent to the eastern boundary of the lot. The site is further bounded by Bluewattle Boulevard to the north and the future extension of Saltbush Boulevard to the west. The southern lot boundary runs adjacent to drainage easement to drain overland and underground flows from east to west under the Saltbush Boulevard extension.

The purpose of this engineering report is to demonstrate how the proposed development can be achieved by addressing the key engineering components of the Development Manual including:

- Flooding
- Stormwater management
- Sewer and water servicing
- Traffic (TIA / traffic matters carried out by others)

The assessment and findings of this report are based on the draft sketch design issue plans provided by Elevation Architecture contained in **Appendix A**.

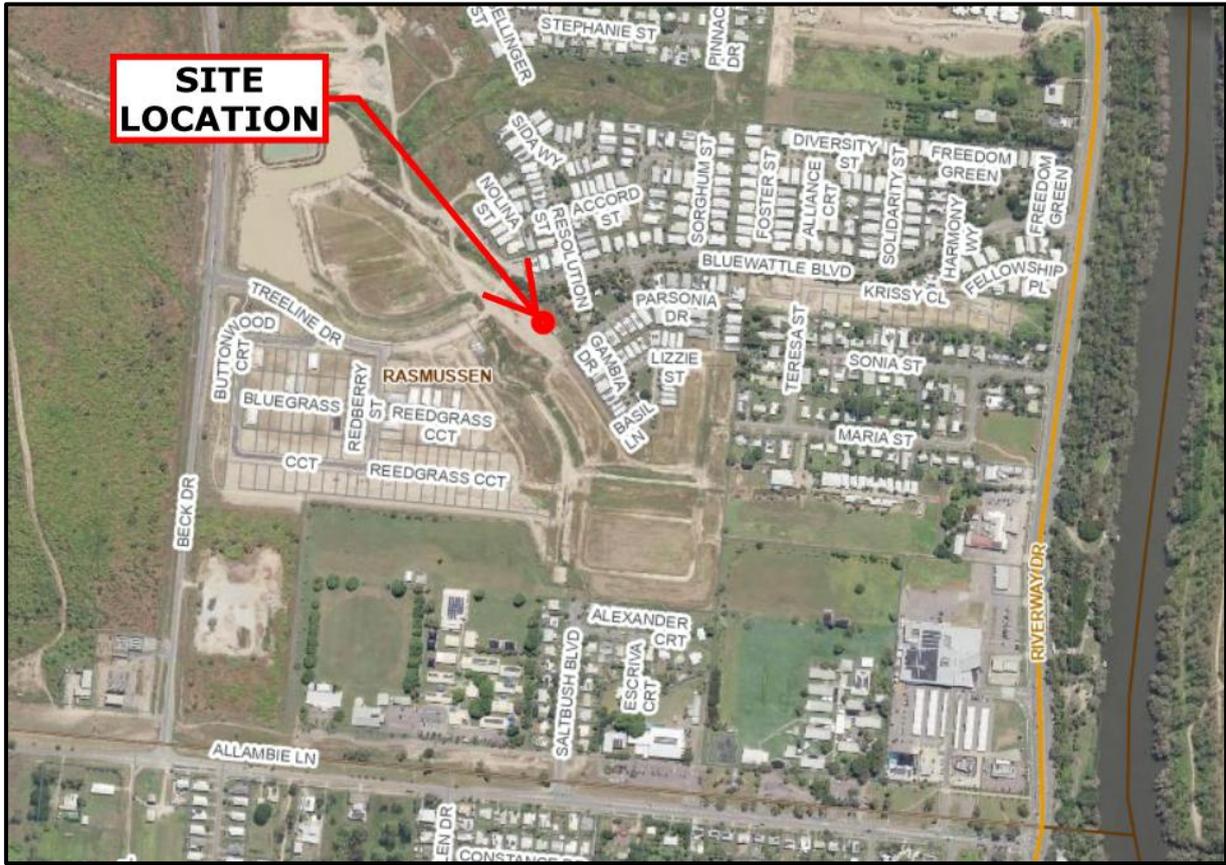


Figure 1-1 Site locality

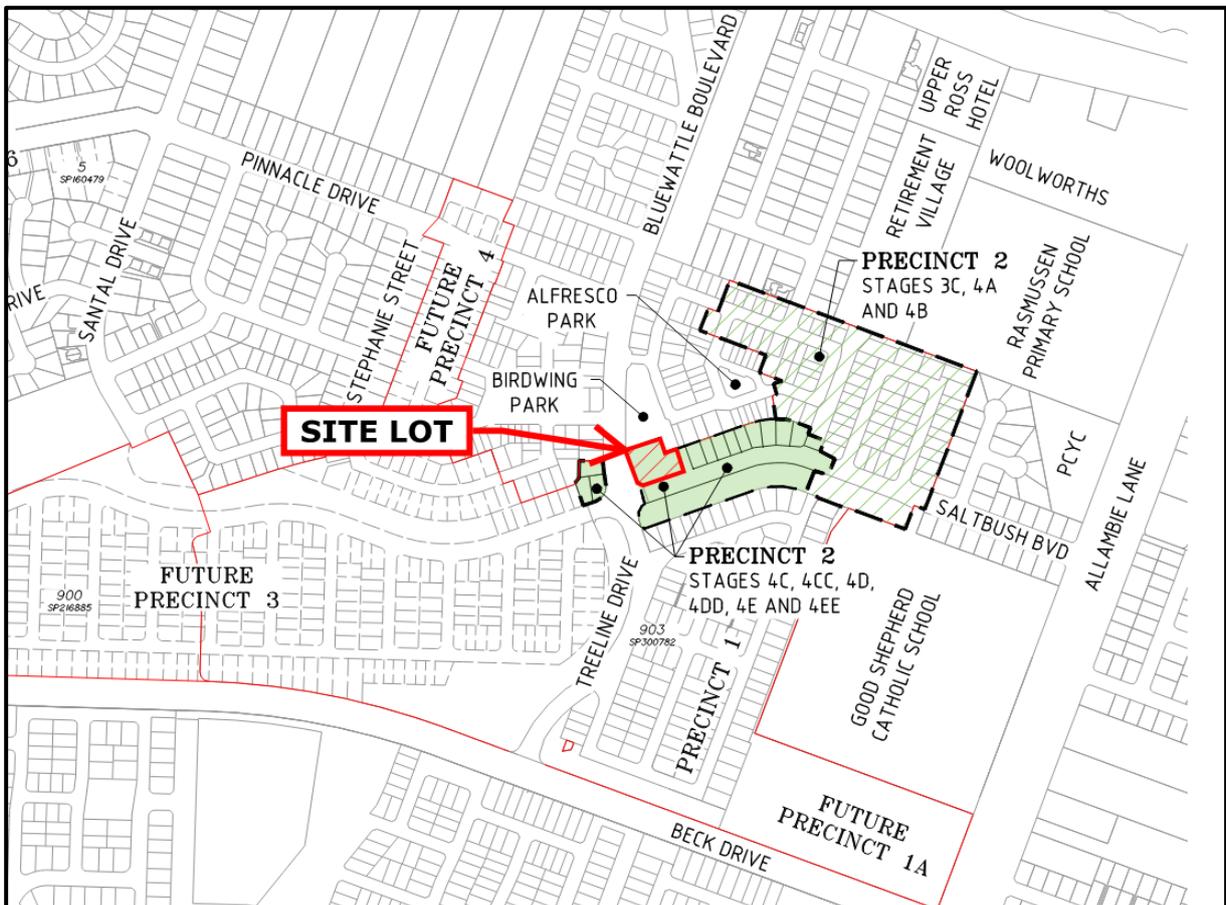


Figure 1-2 Lot location – Somers and Hervey Estate plan

## 1.2 Proposed Development

The proposed development is a 120 place Childcare Centre including, a driveway, carpark including double stack parks for staff, landscaping and outdoor play areas located at 2 Treeline Drive, Rassmussen. It is noted that the working address will be updated when the construction of Precinct 2 of Somers and Hervey and the development lot is complete. The proposed development is illustrated in **Figure 1-3** with the full set of drawings provided in **Appendix A**.



**Figure 1-3** Proposed development layout

The existing site has been designed to be free of flooding in the 1% AEP peak flood event as part of the design of the Somers and Hervey estate. **Section 2.0** provides further commentary and details the requirements for earthworks and flood assessments.

The development site will require assessment for stormwater drainage and quality to ensure the change in use and percentage of imperviousness does not result in impacts on the surrounding site. The lot will be constructed to fall from east to west towards Saltbush Boulevard with a stormwater pit and stubs to be provided as part of the Somers and Hervey estate works. Discussion regarding stormwater management is further discussed in **Section 3.0**.

Proposed water and sewer service connection arrangements are outlined in **Section 4.0**.

A traffic impact assessment addressing site access, parking and impacts on the future Saltbush Boulevard extension and roundabout has been completed separately.

## 2.0 FLOOD HAZARD AND EARTHWORKS

The site after the approved construction as part of Somers and Hervey estate will result in an approximate 1% fall north-west across the site. The western boundary of the site generally grades across the footpath along the frontage and into the kerb and channel of the proposed extension of Saltbush Boulevard. The northern boundary runs parallel to a drainage channel running east to west along the southern side of Bluewattle Boulevard. Major culverts then extend west from the channel at the north-western corner of the site under the Saltbush Boulevard / Bluewattle Boulevard roundabout into the downstream major drainage channel.

The site is designed as immune to the 1% AEP flood event as part of the Somers and Hervey Estate and thus will be removed from the Medium Flood Hazard overlay map. Therefore, no additional earthworks are required to provide immunity to the proposed development, and the proposed development will not have to address the flood hazard overlay code. Additionally, climate change mapping for the Somers and Hervey estate also indicates the lot to be immune to the 1% AEP event. It is expected that retaining walls will not be required for the approved Somers and Hervey subdivision nor the proposed Childcare Centre.

Minor earthworks will likely be required to facilitate the development and the carpark.

The approved flood model as part of the Somers and Hervey Precinct 2 subdivision has been utilised to confirm any stormwater impacts generated by the likely increase in imperviousness from the proposed development. **Section 3.0** outlines the stormwater / flooding impacts of the proposed development.

## 3.0 STORMWATER MANAGEMENT

As noted in the prior section the development site will generally fall from south-east to north-west. It is anticipated that the finished surface levels of the proposed development will generally seek to align with the levels set by the Somers and Hervey subdivision. Overland flows will either be captured by Saltbush Boulevard to the west, and the Bluewattle Boulevard drain to the north or the field inlet pit provided at the north-west corner of the site as part of the subdivision works.

Given the current site was modelled as community purpose, a 20% imperviousness and roughness equivalent to playing fields / parks was adopted for flood / stormwater modelling of the subdivision. In comparison, the likely commercial use of the site would result in an increase in impervious and decrease in roughness equivalent to carparks, roofs and well-kept landscaped areas or turf. The increase in impervious and decrease in roughness is anticipated to result in an increase in local runoff from the site. It is expected that minor drainage infrastructure will be installed internal to the site to direct overland flows particularly from the proposed carpark underground and into the provided pit and stubs. The development is expected to discharge into the provided pit which connects into the underground network in the Bluewattle Boulevard / Saltbush Boulevard intersection. Additional stormwater runoff is expected to be conveyed and stored through the pipe network and carpark areas and is likely to be additionally slowed by the construction of the building and other features.

Water quality management will be required for the site in order to protect downstream water courses and comply with the TCC planning scheme and state policies. The existing Somers and Hervey subdivision includes a significant downstream stormwater treatment train including linear wetlands through major drains and a downstream constructed wetland.

### 3.1 Quantity

Existing underground infrastructure is to be constructed as part of the Somers and Hervey subdivision and includes:

1. Minor pit and pipe network adjacent to the western boundary in the extension of Saltbush Boulevard. Drains to the major Saltbush Boulevard drain.
2. Significant underground culverts adjacent to the southern boundary in the stormwater easement. Drains to the major Saltbush Boulevard drain.
3. Major culverts with headwalls from the north-western corner of the site under the Saltbush Boulevard / Bluewattle Boulevard drain. Drains from the existing Bluewattle Boulevard drain to the downstream major Bluewattle Boulevard drain constructed as part of Precinct 1 of Somers and Hervey.
4. Stormwater pit and stubs at the north-western corner of the site constructed as part of the Precinct 2 of Somers and Hervey. Drains to the minor pit and pipe network in point 1.

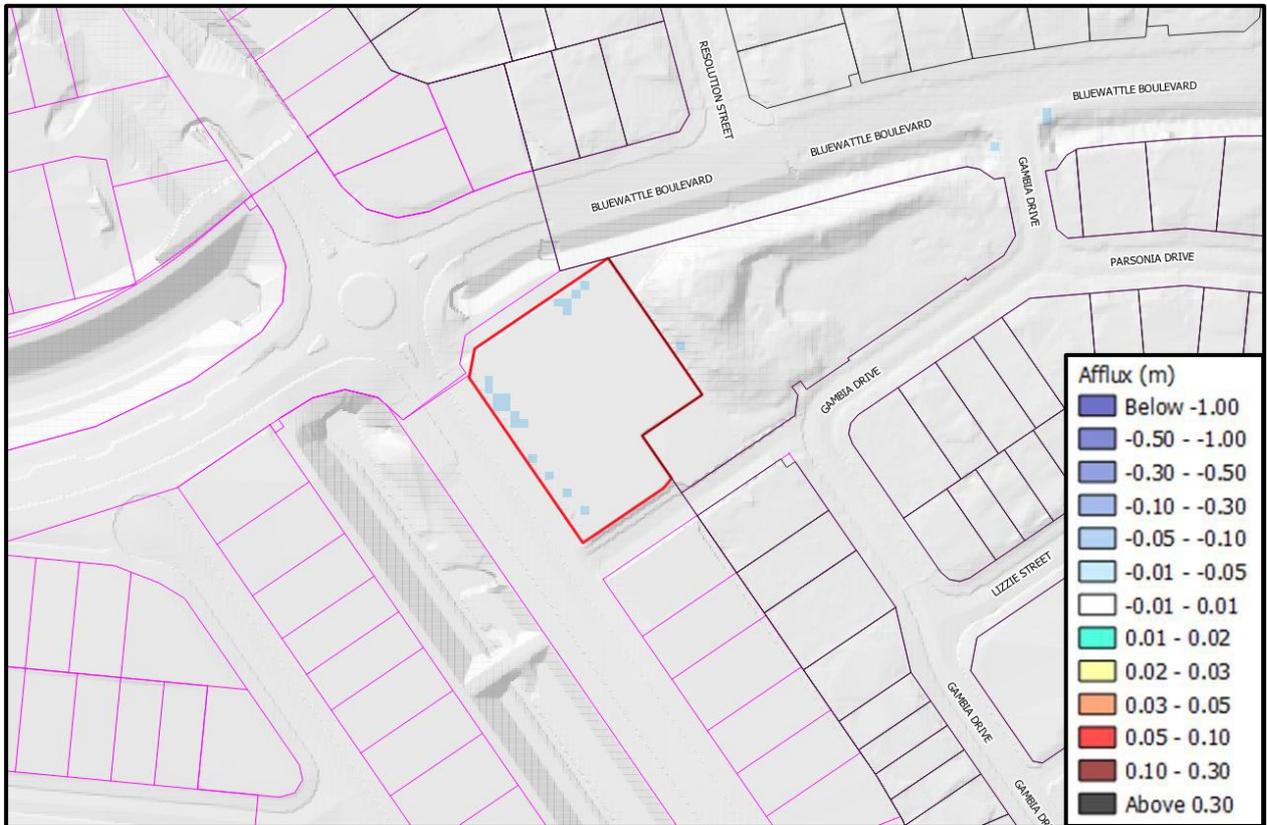
The development therefore has multiple possible points of discharge where the expected utilised discharge point is point 4 above. Portions of landscaped areas of the development are also expected to sheet flow to the west and north of the development and discharge into the adjacent roads / drains.

NCE have utilised the approved TUFLOW two-dimensional model developed as part of the Somers and Hervey Precinct 2 subdivision. The development site material was altered to represent the worst-case scenario of the proposed development use, i.e. 90% impervious and depth varying manning's roughness coefficients. The adopted roughness is 0.02 up to 30mm and 0.05 past 100mm where the roughness is linearly interpolated between the two depths. No storage is provided on the site with all runoff sheet flowing directly into adjacent roads / drains. This is therefore a conservative assumption as overland storage will likely occur through the carpark with the building, kerb and other structures providing an obstruction for overland flow.

The stormwater runoff has been assessed with the 2D flood model for both the major 100-year ARI (1% AEP) event and minor 0.2EY event. Modelling indicates that there are no actionable impacts off-site. In addition, the stormwater drainage proposed includes components inherently contributing to mitigation flows by the inclusion of sag pits in the carpark and underground pipes. **Figure 3-1** and **Figure 3-2** show the development generated afflux, relative increase in WSL generated by the development, for the major and minor event respectively. The development site is indicated with a red outline, the Somers and Hervey estate is indicated with pink lines, the existing TCC land parcels are indicated in black lines. Afflux indicates that the on-site levels are slightly decreased due to faster initial runoff which is not significant enough or does not align with the peak sufficiently to impact on the adjacent peak water surface levels. This provides evidence that even in a conservative modelling scenario the development will not generate material impacts on the surrounding flood conditions and stormwater flows.



**Figure 3-1** 100-year ARI WSL Afflux



**Figure 3-2** 0.2EY WSL Afflux

## 3.2 Quality

All stormwater treatment trains have been modelled with the aid of MUSIC version 6.4.0. As noted previously the development is contained within the catchment for the Somers and Hervey estate subdivision treatment train which includes downstream linear wetlands and constructed wetland areas. The proposed development has been modelled as part of the accepted master planned treatment train approved as part of the Reconfiguring an Allotment RAL18/0041. The MUSIC model has been recreated in accordance with the Updated Stormwater Quality Management Plan completed by DesignFlow and dated August 2022. The catchments have been modelled in accordance with the following:

- Updated Stormwater Quality Management Plan – DesignFlow – August 2022
  - All treatment nodes are as per Table 4 Music model data summary.
- Townsville Aero, 6-minute time step from 1970 to 1984
- Average Monthly Evapotranspiration for Townsville
- Soil properties as per the Mackay MUSIC modelling guidelines for upland soils
- Pollutant concentrations as per the Mackay MUSIC modelling guidelines for urban residential 60% impervious

### 3.2.1 Stormwater Quality Objectives

The design intent for the system is to meet the current TCC Planning Scheme water quality targets, namely:

- 80% Total Suspended Solids Reduction
- 65% Total Phosphorous Reduction
- 40% Total Nitrogen Reduction
- 90% Gross Pollutants Reduction

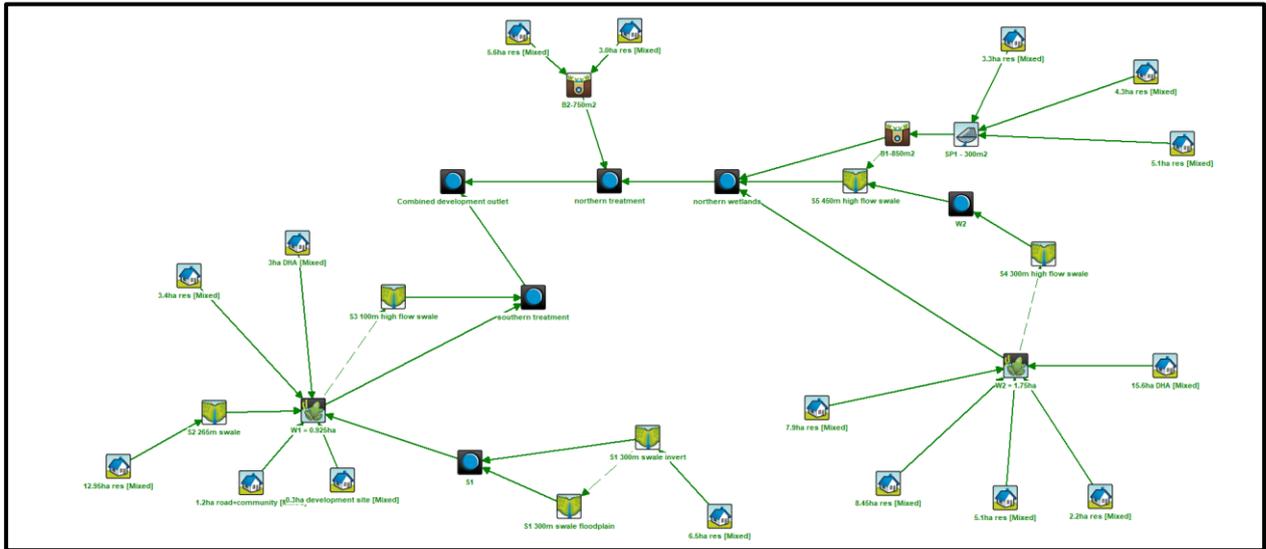
### 3.2.2 MUSIC Modelling

The development has only been altered to separate the section of the catchment to be changed to a commercial land use at 90% imperviousness.

The below is the modelling concept adopted:

- The ~3,000m<sup>2</sup> development site has been removed from the 1.5ha road + community node in the original MUSIC model leaving 1.2ha road + community.
- An additional node 0.3ha development site source node has been added flowing to Wetland W1 with soil properties and pollutant concentrations as per the Mackay MUSIC modelling guidelines for commercial development.
  - 90% imperviousness has been adopted for the source node.
- No additional treatment is proposed.

The MUSIC model setup described above is depicted in **Figure 3-3** for the pre-developed and fully completed development cases.



**Figure 3-3** MUSIC pre- and post-development model

### 3.2.3 Results

**Table 3-1** summarises the results of the assessment. It is evident that the water quality leaving the site post development generally, meets the quality objectives set by TCC for the total suspended solids (TSS), total phosphorous (TP), Total Nitrogen (TN) and gross pollutants (GP). NCE note that the total nitrogen is just shy of the 40% reduction target and that the development marginally worsens the outcomes of the original accepted treatment train. However, the significant wetland infrastructure downstream of the development will ensure treatment of stormwater flows before discharge. Therefore, we consider the stormwater quality to be acceptable and consistent with the best practices for stormwater quality management.

**Table 3-1** MUSIC treatment train effectiveness

	Sources	Residual Load	% Reduction
<b>Flow (ML/yr)</b>	674	617	8.6
<b>Total Suspended Solids (kg/yr)</b>	151000	18700	87.6
<b>Total Phosphorus (kg/yr)</b>	295	77.7	73.7
<b>Total Nitrogen (kg/yr)</b>	1420	851	39.9
<b>Gross Pollutants (kg/yr)</b>	14800	0	100

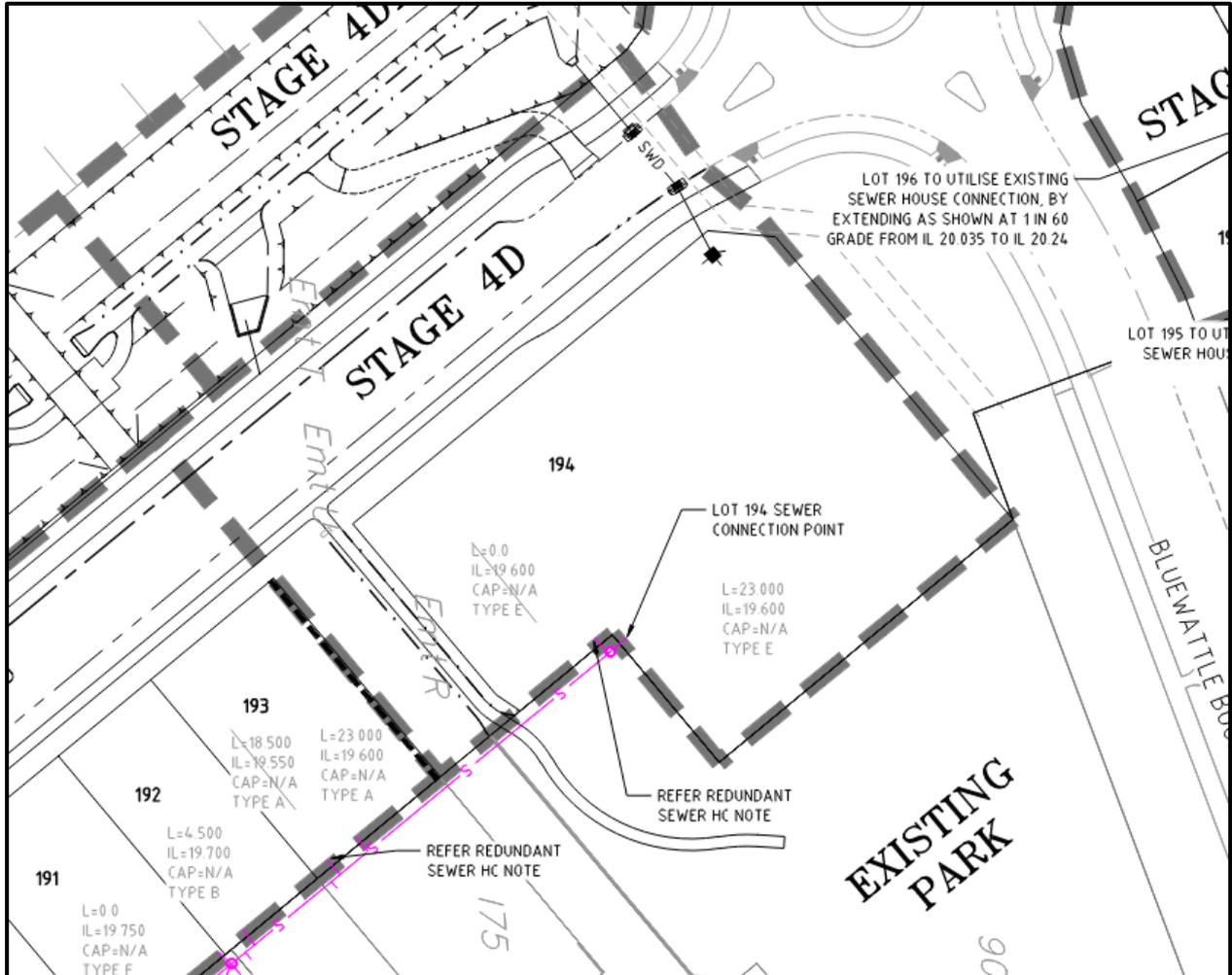
### 3.3 Stormwater Management Plan

A redline markup for the on-site stormwater management is provided in **Appendix B**. This plan shows general grades for overland flow as well as the expected stormwater system to be required to drain the lot to the legal point of discharge, the pit provided at the north-western corner of the lot. A brief assessment has been completed to ensure adequate depth is roughly provided to ensure fall through the stormwater system. However, detailed design is required at the operational works stage to ensure that the redline concept plan can be installed appropriately.

## 4.0 SEWER AND WATER SERVICING

### 4.1 Sewer Connection

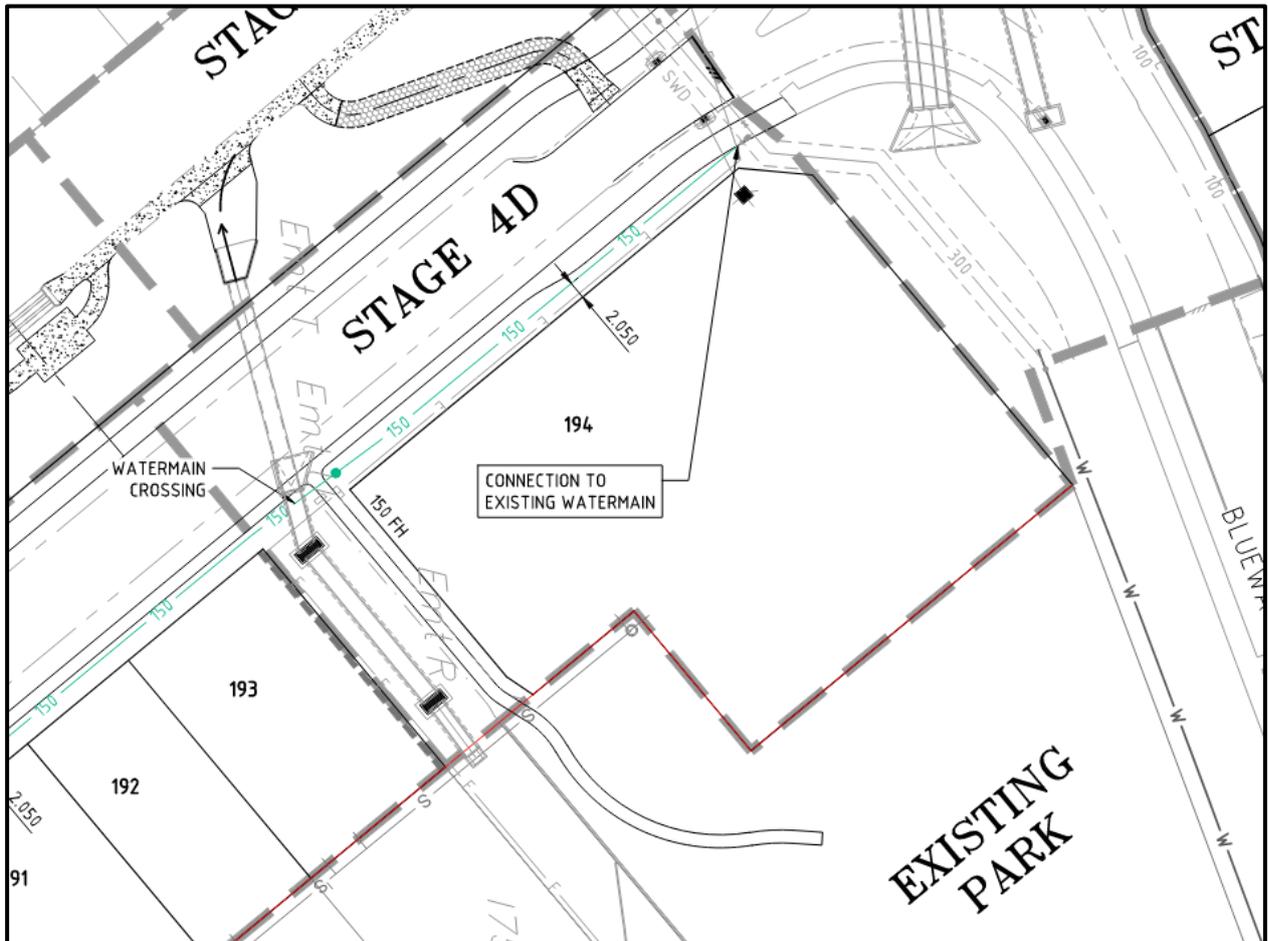
As per the Somers and Hervey Precinct 2 plans, connection to the proposed sewer network will be via the back south-eastern corner of the lot through the existing manhole adjacent to the boundary. The connection location as depicted in the engineering plans is provided in **Figure 4-1**, which indicates the development as lot 194.



**Figure 4-1** Sewer servicing connection location – Somers and Hervey Precinct 2 – Empower

### 4.2 Water Connection

A new watermain is to be provided along the Saltbush Boulevard 2.05m from the frontage of the lot as part of the Somers and Hervey development. A new fire hydrant is also indicated at the south-western corner of the lot. The development will provide a service connection to the new water main at the frontage of the lot likely towards the north-western corner to align with the expected building location. The new water main as depicted in the engineering plans is provided in **Figure 4-2**, which indicates the development as lot 194. NCE note that detailed design will need to account for the potential for internal stormwater drains to clash with the water connection location.



**Figure 4-2** Water servicing connection location – Somers and Hervey Precinct 2 – Empower

## 5.0 CONCLUSION

NCE have undertaken an engineering assessment for the proposed development of a Childcare Centre at 2 Treeline Drive, Rassmussen on land described as Lot 194 on SP344615. The findings of this assessment are summarised below:

- The development lot has been design as immune to the 1% AEP event as part of the Somers and Hervey Precinct 2. Therefore, no additional filling is required to ensure immunity to flooding. The lot will be removed from the Medium Flood Hazard overlay as part of the Somers and Hervey estate and therefore the development does not need to address the Flood Hazard overlay code.
- Runoff is expected to be conveyed underground via a minor pit and pipe network to the north-western corner of the site and provided inlet pit and stubs. A redline markup is provided in the Appendices outlining the concept stormwater management.
- The proposed development was expected to result in an increase in stormwater runoff due to the increase in impervious area and decrease in surface roughness associated with changing the use from community facility to commercial. However, due to runoff being quicker any additional runoff does not align with the surrounding peak flooding and thus no impacts are noted.
- MUSIC modelling was conducted to assess the planned stormwater treatment train as part of the Somers and Hervey estate inclusive of the proposed development. Modelling indicated that while

slightly worsened the treatment train outcomes were still generally in line with the TCC requirements. While Total Nitrogen (TN) was slightly below the requirement it is noted that the significant wetland features downstream ensure that the site will be treated to a best practice standard.

- Proposed sewer and water connection locations are provided at the back south-eastern corner of the lot and along the Saltbush Boulevard frontage respectively.
- This report demonstrates that the proposed development can comply with the planning scheme overlay codes and development manual.

# APPENDIX A

## Elevation Architecture – DA Design Issue Plans

# Rasmussen Early Learning Centre

New Lot on Saltbush Boulevard, Rasmussen, QLD 4815



## SITE INFORMATION

Real Property Description: Lot 194 of Lot 904 SP344615

Local Authority: Townsville City Council  
 Site Area: 2,988m<sup>2</sup>  
 Site Cover: 1,081.1m<sup>2</sup>  
 Carparking Provided: 32 (Ratio of 1:3.75)

GFA: Ground 898.7m<sup>2</sup>  
 First 64.2m<sup>2</sup>  
 Total 962.9m<sup>2</sup>

Landscape (Incl. outdoor play): 1,069.6m<sup>2</sup> (35.8%)

Outdoor Play Calculations				
Zone	Age Group	Area Required	Area Provided	Occupancy
Outdoor Play 1	0-2 yrs	252.00	255.03	36
Outdoor Play 2	2-3 yrs	280.00	286.11	40
Outdoor Play 3	3-5 yrs	308.00	313.68	44
		840.00 m <sup>2</sup>	854.82 m <sup>2</sup>	120

Activity Room Calculations							
Level	Room	Age Group	Area Required	Area Provided	Staff Ratio	No. of Staff	Occupancy
Ground Floor	Activity Room 1	0-24 mnths	39.00	44.42	1:4	3	12
	Activity Room 2	0-24 mnths	39.00	40.39	1:4	3	12
	Activity Room 3	0-24 mnths	39.00	39.58	1:4	3	12
	Activity Room 4	2-3 yrs	65.00	66.44	1:5	4	20
	Activity Room 5	2-3 yrs	65.00	66.91	1:5	4	20
	Activity Room 6	3-5 yrs	71.50	71.68	1:11	2	22
	Activity Room 7	3-5 yrs	71.50	73.05	1:11	2	22
			390.00 m <sup>2</sup>	402.47 m <sup>2</sup>		21	120

**DA**  
NOT FOR CONSTRUCTION

Saltbush Boulevard

193  
652m<sup>2</sup>

175



Refer to Landscape Architect's drawings for frontage treatment

Refer to Civil Engineer's drawings for future streetscape design

**DA**  
**NOT FOR CONSTRUCTION**



# SALTBUSH BOULEVARD

## LEGEND

B Bollard  
LOU Fixed Louvre  
WH Window Hood

## Notes

- All ancillary equipments to be screened from both streetscapes.
- Shade sail shown on plans are indicative only, location and extents are subjected to future playscape design and confirmation with childcare operator.
- Refer to consultant's drawing for landscaping and streetscape detail.



BLUEWATTLE BOULEVARD

**DA**  
**NOT FOR CONSTRUCTION**



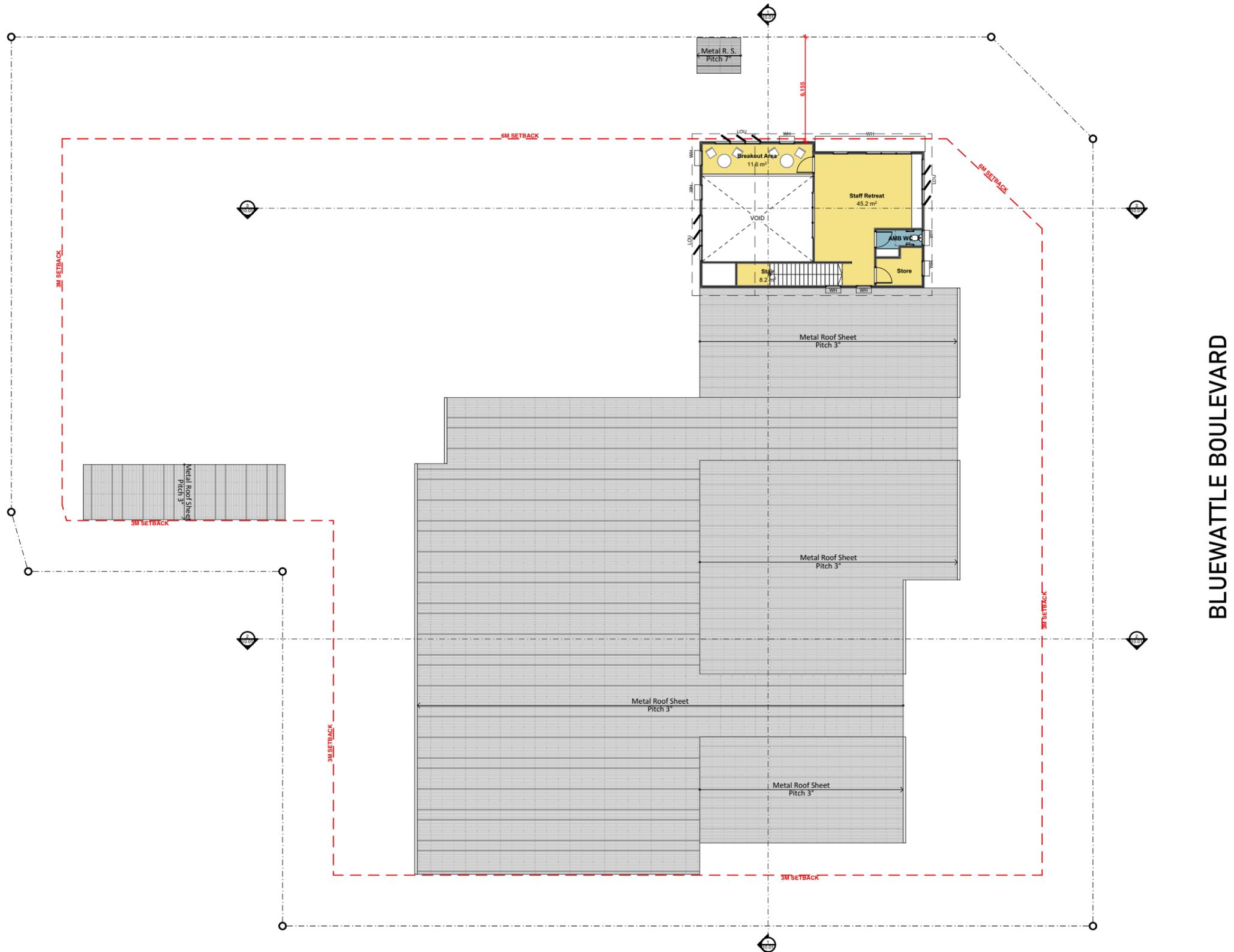
# SALTBUSH BOULEVARD

## LEGEND

B Bollard  
LOU Fixed Louvre  
WH Window Hood

## Notes

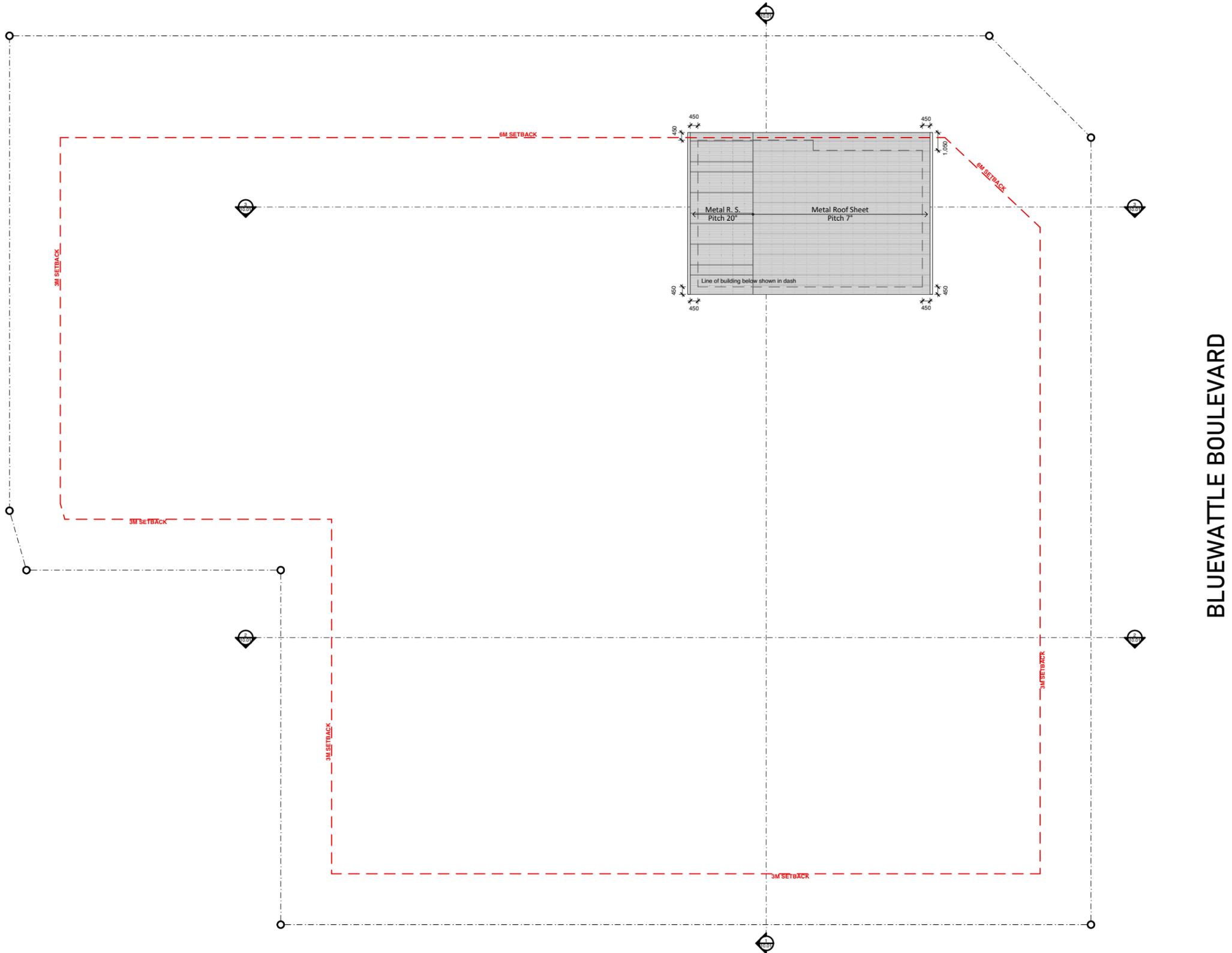
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2. Shade sail shown on plans are indicative only, location and extents are subjected to future playscape design and confirmation with childcare operator.
3. Refer to consultant's drawing for landscaping and streetscape detail.



**DA**  
**NOT FOR CONSTRUCTION**



# SALTBUSH BOULEVARD



**DA**  
**NOT FOR CONSTRUCTION**

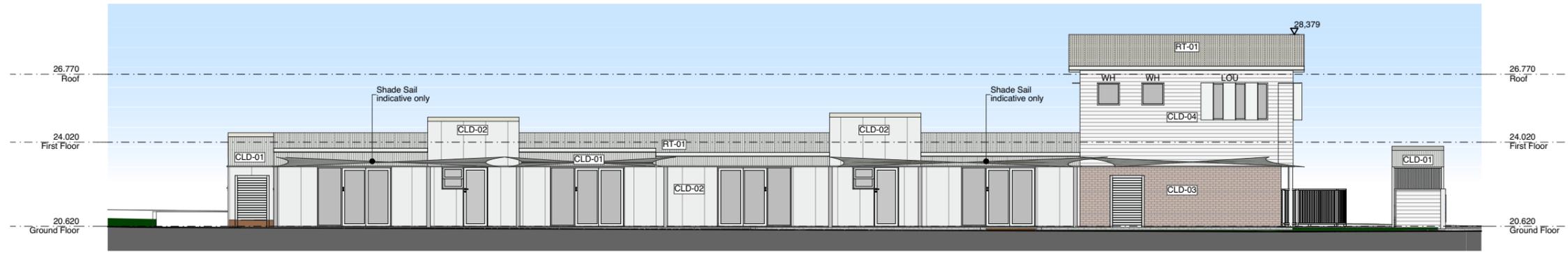


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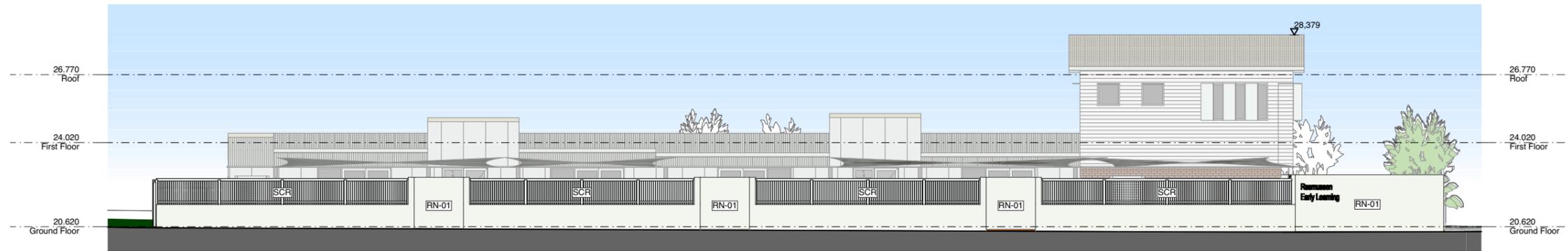
- B Bollard
- LOU Fixed Louvre
- WH Window Hood

**Notes**

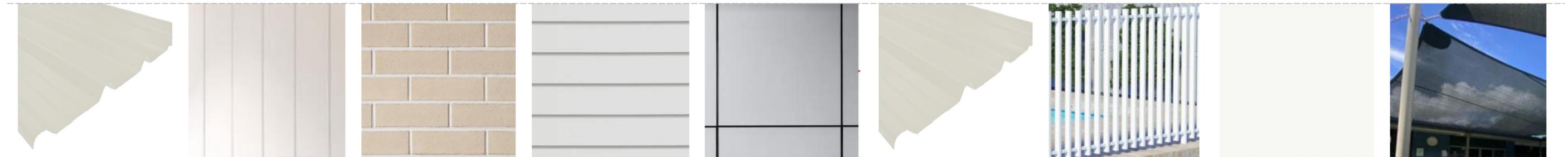
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2. Shade sail shown on plans are indicative only, location and extents are subjected to future playscape design and confirmation with childcare operator.
3. Refer to consultant's drawing for landscaping and streetscape detail.



**1 North**  
Scale 1:200



**2 North - Fencing**  
Scale 1:200



**CLD-01**  
METAL CLADDING  
(LIGHT FINISH)

**CLD-02**  
900MM FIBRE CEMENT PANELS  
(WHITE FINISH)

**CLD-03**  
STANDARD BRICK  
(NATURAL FINISH)

**CLD-04**  
WEATHERBOARD  
(WHITE FINISH)

**CLD-05**  
FIBRE CEMENT PANELS  
EXPRESSED JOINT  
(WHITE FINISH)

**RT-01**  
METAL ROOF SHEETTING  
(LIGHT FINISH)

**SCR**  
BATTENED SCREEN  
(LIGHT FINISH)

**RN-01**  
RENDERED BLOCK  
(WHITE FINISH)

**SHADE SAIL**  
INDICATIVE ONLY  
SUBJECT TO FUTURE PLAYSCAPE DESIGN

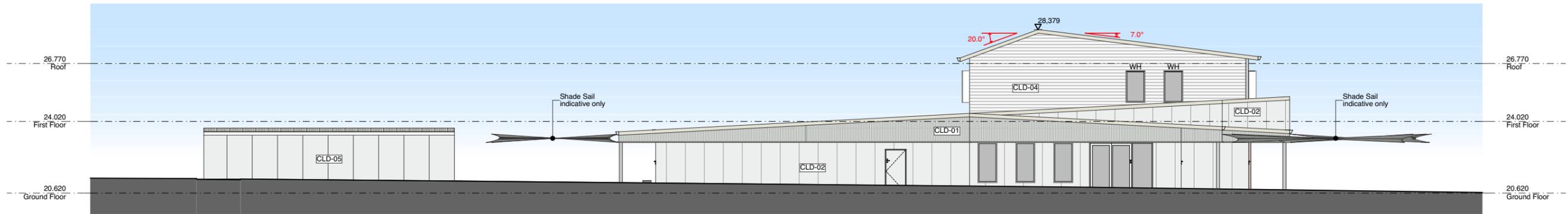
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**LEGEND**

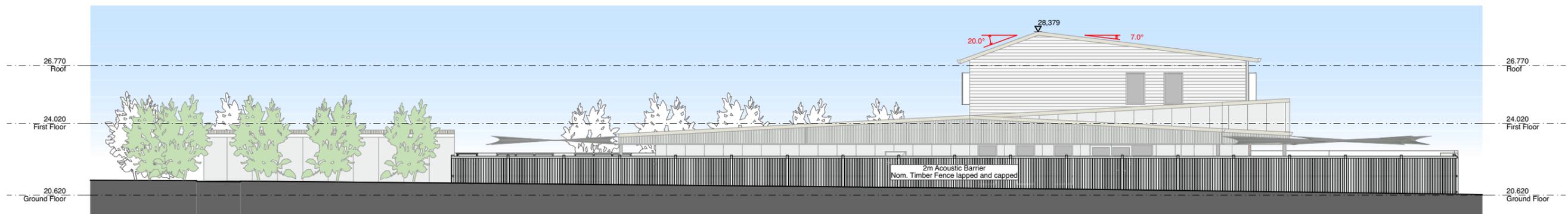
- B Bollard
- LOU Fixed Louvre
- WH Window Hood

**Notes**

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3. Refer to consultant's drawing for landscaping and streetscape detail.



**1 East**  
Scale 1:200



**2 East - Fencing**  
Scale 1:200



- CLD-01**  
METAL CLADDING  
(LIGHT FINISH)
- CLD-02**  
900MM FIBRE CEMENT PANELS  
(WHITE FINISH)
- CLD-03**  
STANDARD BRICK  
(NATURAL FINISH)
- CLD-04**  
WEATHERBOARD  
(WHITE FINISH)
- CLD-05**  
FIBRE CEMENT PANELS  
EXPRESSED JOINT  
(WHITE FINISH)
- RT-01**  
METAL ROOF SHEETING  
(LIGHT FINISH)
- SCR**  
BATTENED SCREEN  
(LIGHT FINISH)
- RN-01**  
RENDERED BLOCK  
(WHITE FINISH)
- SHADE SAIL**  
INDICATIVE ONLY  
SUBJECT TO FUTURE PLAYSCAPE DESIGN

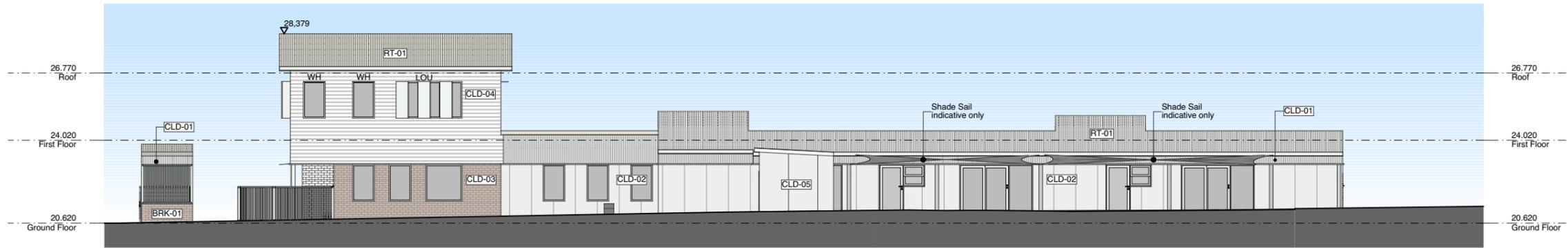
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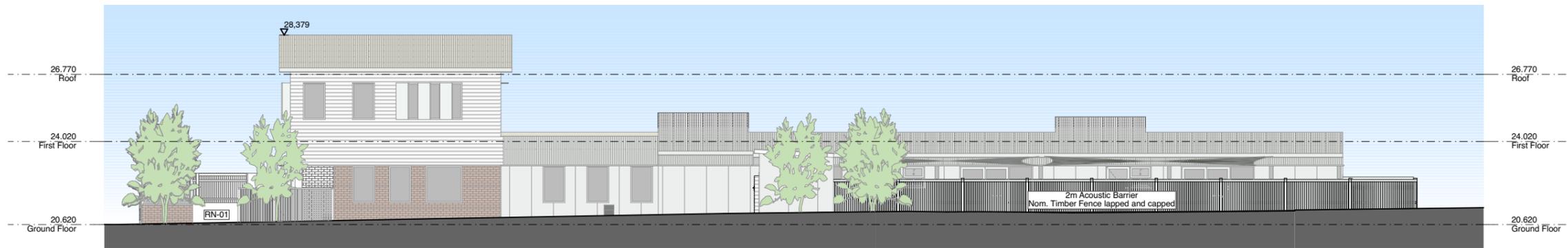
- B Bollard
- LOU Fixed Louvre
- WH Window Hood

**Notes**

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3. Refer to consultant's drawing for landscaping and streetscape detail.



**1 South**  
Scale 1:200



**2 South - Fencing**  
Scale 1:200



- CLD-01**  
METAL CLADDING  
(LIGHT FINISH)
- CLD-02**  
900MM FIBRE CEMENT PANELS  
(WHITE FINISH)
- CLD-03**  
STANDARD BRICK  
(NATURAL FINISH)
- CLD-04**  
WEATHERBOARD  
(WHITE FINISH)
- CLD-05**  
FIBRE CEMENT PANELS  
EXPRESSED JOINT  
(WHITE FINISH)
- RT-01**  
METAL ROOF SHEETTING  
(LIGHT FINISH)
- SCR**  
BATTENED SCREEN  
(LIGHT FINISH)
- RN-01**  
RENDERED BLOCK  
(WHITE FINISH)
- SHADE SAIL**  
INDICATIVE ONLY  
SUBJECT TO FUTURE PLAYSCAPE DESIGN

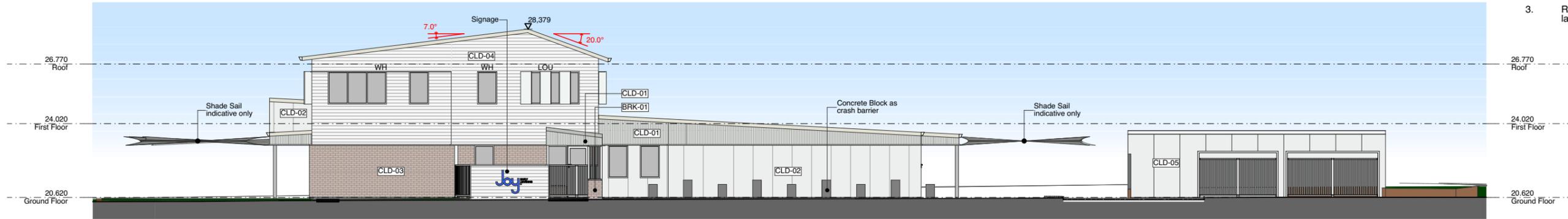
**DA**  
**NOT FOR CONSTRUCTION**

**LEGEND**

- B Bollard
- LOU Fixed Louvre
- WH Window Hood

**Notes**

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**1 West**  
Scale 1:200

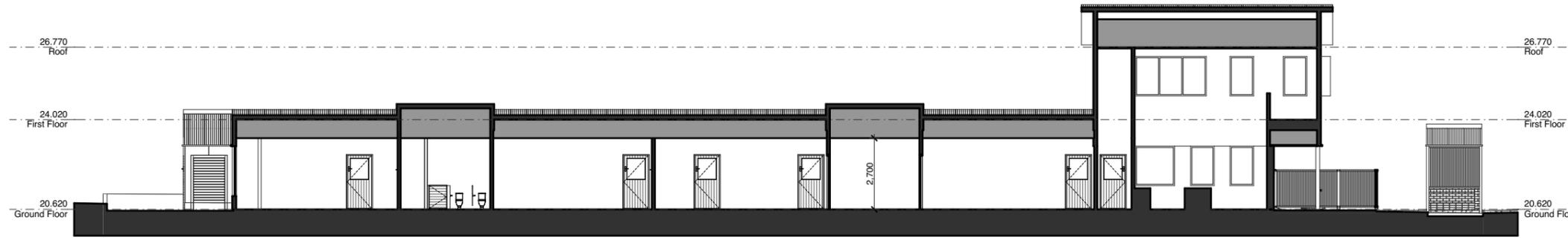


**2 West - Fencing**  
Scale 1:200

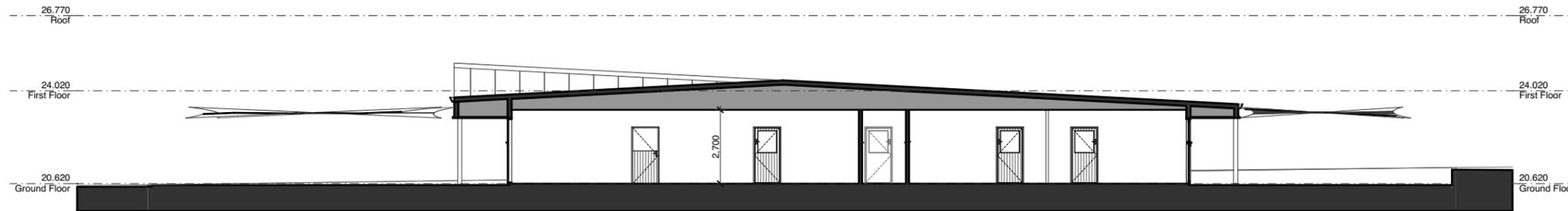


- CLD-01**  
METAL CLADDING  
(LIGHT FINISH)
- CLD-02**  
900MM FIBRE CEMENT PANELS  
(WHITE FINISH)
- CLD-03**  
STANDARD BRICK  
(NATURAL FINISH)
- CLD-04**  
WEATHERBOARD  
(WHITE FINISH)
- CLD-05**  
FIBRE CEMENT PANELS  
EXPRESSED JOINT  
(WHITE FINISH)
- RT-01**  
METAL ROOF SHEETING  
(LIGHT FINISH)
- SCR**  
BATTENED SCREEN  
(LIGHT FINISH)
- RN-01**  
RENDERED BLOCK  
(WHITE FINISH)
- SHADE SAIL**  
INDICATIVE ONLY  
SUBJECT TO FUTURE PLAYScape DESIGN

**DA**  
**NOT FOR CONSTRUCTION**



**1 Section A**  
- Scale 1:200



**2 Section B**  
- Scale 1:200



**3 Section C**  
- Scale 1:200

**DA**  
**NOT FOR CONSTRUCTION**



**DA**  
NOT FOR CONSTRUCTION



**DA**  
NOT FOR CONSTRUCTION

# APPENDIX B

## Northern Consulting Engineers – Redline Stormwater Markup