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BRAVO CONSULT	PROJECT TITLE Profile: 42B Hughes Street Hermit Park, QLD 4812 Lot/Plan 2 / RP742182	**AFFLUX_1%_AEP** **WATER SURFACE LEVEL**	NOTES :	Revision number: 1 Date: 29 June 2026

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BRAVO CONSULT	PROJECT TITLE Profile: 42B Hughes Street Hermit Park, QLD 4812 Lot/Plan 2 / RP742182	**AFFLUX_5%_AEP** **WATER SURFACE LEVEL**	NOTES :	Revision number: 1 Date: 29 June 2026

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BRAVO CONSULT	PROJECT TITLE Profile: 42B Hughes Street Hermit Park, QLD 4812 Lot/Plan 2 / RP742182	**AFFLUX_1%_AEP_CLIMATE_CHAN** **WATER SURFACE LEVEL**	NOTES :	Revision number: 1 Date: 29 June 2026

Appendix 6

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Townsville City Plan – Low Density Residential Zone Code

Purpose

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

The particular purpose of the code is to:

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

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

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

Performance Outcome/Acceptable Outcomes		Response
For Accepted development subject to requirements and Assessable Development		
Home Based Business		
PO1: The use does not adversely impact on the amenity of the surrounding residential land uses and local character.	**AO1.1:** The home based business: a) is carried out in an existing building or structure; b) does not use more than 60m² of the gross floor area of the building or structure; c) involves at least one or more residents of the dwelling house;	**Not applicable** The proposed development does not involve a home based business.

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Performance Outcome/Acceptable Outcomes		Response
	d) involves not more than one non-resident employee; e) where bed and breakfast accommodation, does not exceed three bedrooms; f) does not generate more than 1 heavy vehicle trip per week; g) does not generate more than 14 vehicle trips per day by other vehicles, where one trip includes arriving and departing the site. These trips are additional to normal domestic trips associated with the dwelling; h) contains visitor parking within the site; i) does not involve hiring out of materials, goods, appliances or vehicles; and j) does not involve the repair or maintenance of vehicles, other than minor maintenance of vehicles used in conjunction of the home based business on the site.	
	AO1.2: Functional aspects of the use such as service areas, material storage or use activities are not visible from the street.	
	AO1.3: Other than where a bed and breakfast or home based childcare, the business use does not operate outside the hours of 8am to 5pm Monday to Friday, 8am to 2pm Saturday and does not operate on Sunday.	
	AO1.4: Noise levels do not exceed acoustic quality objectives under the *Environmental Protection (Noise) Policy 2008*.	
PO2: Commercial vehicle parking: a) has a direct nexus with a home based business carried out on the site; and b) does not adversely affect the amenity of neighbouring properties.	**AO2.1:** Not more than one commercial vehicle is parked on the site.	**Not applicable** The proposed development does not involve a home based business.
	AO2.2: While on-site, vehicles: a) are not left idling for more than 5 minutes at any one time; and b) do not have a refrigeration unit running.	

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

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Performance Outcome/Acceptable Outcomes	Response
Assessable Development	
Amenity	
PO10: Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the site, having regard to: a) noise; b) hours of operation; c) traffic; d) visual impact; e) odour & emissions; f) lighting; g) access to sunlight; h) privacy; and i) outlook.	**Complies** The proposed development has been thoughtfully designed to enhance and maintain the existing residential character and amenity of the surrounding locality. Specifically: ▪ The development is expected to generate minimal noise emissions, consistent with typical residential activities. ▪ The proposed development involves landscaping and open space throughout to provide buffering and privacy. ▪ The proposed development provides for a multiple dwelling use that is consistent with existing development within the immediate surrounding locality. ▪ The proposed development involves a high level of visual amenity to Hughes Street, with a landscaping strip provided to the road frontage. ▪ The proposed development involves a residential use on residential land.
PO11: Landscaping is provided to enhance the appearance of the development, screen unsightly components, create an attractive on-site environment and provide shading.	**Complies** The proposed development provides for appropriate landscaping on-site. Specifically: ▪ A landscaping strip provided to the full extent of the Hughes Street frontage, excluding the proposed access driveway. ▪ Landscaping is provided to the rear and sides of the property. ▪ Landscaping to each private outdoor area on the ground floor storey.
PO12: Development for the purposes of a sensitive use within 500m of land included in the High Impact Industry Zone or Special Purpose Zone, or within 250m of land in the Medium impact industry zone:	**Not applicable** The subject site is not located within proximity to identified zones.

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Performance Outcome/Acceptable Outcomes		Response
a) achieves indoor noise levels consistent with the objectives set out in the Environmental Protection (Noise) Policy 2008; b) achieves air quality levels consistent with the objectives set out in the Environmental Protection (Air) Policy 2008 and the relevant national standard; and c) does not experience offensive odours.		
Assessable Development		
Crime Prevention through Environmental Design		
PO13: Development facilitates the security of people and property having regard to: a) opportunities for casual surveillance and sight lines; b) exterior building design that promotes safety; c) adequate lighting; d) appropriate signage and wayfinding; e) minimisation of entrapment locations; and f) building entrances, loading and storage areas that are well lit and lockable after hours.		**Complies** The proposed development involves a multiple dwelling with access and windows overlooking Hughes Street, providing increased opportunity for casual surveillance.
Assessable Development		
General		
PO14: Development minimises impacts on remaining areas of ecological significance within the zone.		**Complies** The proposed development does not impact on remaining areas of ecological significance.
PO15: On elevated or steeply sloping sites: a) development is sympathetic to the natural landform through the use of terraced or split level building forms; b) the understoreys of buildings are screened to maintain the quality of views from public vantage points below; and c) buildings avoid highly reflective finishes.		**Not applicable** The subject site is not an elevated or steeply sloping site.
Parking and Service		
PO16: Parking facilities are located to be concealed from public view to ensure an attractive streetscape.	**AO16:** Vehicle parking structures are located: a) behind the building setback; or b) behind the building; or c) at basement level.	**Complies** The proposed development involves parking spaces to the frontage of the property. Within two open carports, as to not impact significantly to the amenity from the streetscape, which is consistent with the surrounding locality.
PO17: Waste disposal and servicing areas are screened from public view and do not have adverse amenity impacts on adjoining properties.		**Complies** The proposed development provides for a dedicated screened waste storage area to the northern side of the proposed carports, minimising visibility from public view. It is considered the proposed waste storage area is appropriate to service the three proposed units. Given the development involves three units only, bulk waste storage facilities are not required.
Where a Non-residential or Tourist Accommodation Use		
PO18: Non-residential uses are established only where: a) compatible with local character and amenity;		**Not applicable**

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Performance Outcome/Acceptable Outcomes		Response
b) limited in scale and supporting the day-to-day needs of the local community; and c) not impacting on the role and function of the city's network of centres or more appropriately located in another zone.		The proposed development does not involve a non-residential or tourist accommodation use.
PO19: Tourist accommodation occurs only within the townships of Paluma, Bal gal Beach, Toomulla, Toolakea and Saunders Beach and the Magnetic Island townships, and is compatible with the village character of these communities.		**Not applicable** The proposed development does not involve a non-residential or tourist accommodation use.
PO20: Development is of a house compatible scale.	**AO20.1:** The use does not involve any building work or only minor building work. OR **AO20.2:** Where a new building is proposed: a) buildings and other structures do not exceed 8.5m or 2 storeys, whichever is the lesser; b) the building does not exceed 250m2 in gross floor area; c) site cover does not exceed 60%; and d) the maximum length of any wall is 12m.	**Not applicable** The proposed development does not involve a non-residential or tourist accommodation use.
Where a Multiple Dwelling, Residential Care Facility or Retirement Facility Development		
PO21: Multiple dwelling, residential care facility or retirement facility development occur only in locations where: a) they can be designed to be compatible with local character and low density scale of development; b) having convenient walkable access to the city's network of centres; c) having convenient walkable access to public transport; and d) having convenient walkable access to recreational facilities.	**AO21:** The premises: a) is located within 400m of a centre zone or public transport stop on a major road; b) has a minimum site area of 1,000m² and 20m frontage where for a multiple dwelling; c) has a minimum site area of 3,000m² and 20m frontage where for a residential care facility or retirement facility; and d) is located within 400m of a park.	**Complies** The proposed development is considered compliant with PO21 given: ▪ The proposed development is located approximately 160m from the nearest parkland, being Bicentennial Park, to the southeast. ▪ The subject site is in close proximity to major road networks, pedestrian networks and public transport facilities. ▪ The proposed development maintains the low scale nature of the zone, presenting as a two storey dwelling house from the Hughes Street frontage. ▪ The proposed development provides for a multiple dwelling use, consistent with the established character of the surrounding locality. Notably, several multiple dwelling properties are prevalent within the area.

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Performance Outcome/Acceptable Outcomes		Response
PO22: Buildings are low-rise and of a house compatible scale.	**AO22:** Building design achieves: a) a site cover that does not exceed 65% of site area; b) a building height that does not exceed 2 storeys and 8.5m if it is within 10m of a site boundary, and 3 storeys if it is 10m or more from a site boundary; and c) the maximum length of any wall is 12m.	**Complies** The proposed development is of two storey construction, consistent with existing residential development within the immediate surrounding locality. The proposed development has an overall height of 9.05m, exceeding the 8.5m threshold under AO22. This results from the site's flood and coastal hazard constraints, with the Flood Impact Assessment prepared by Bravo Consult (**Appendix 5**) determining a required habitable floor level of 4.15m AHD, which, combined with the existing dwelling's gable roof design, results in the height exceedance. The exceedance is minor and limited to the ridge line of the roof structure, which runs through the central portion of the allotment away from the site boundaries. The building otherwise presents at a scale and form consistent with a conventional two storey dwelling house, and the height exceedance does not result in additional bulk, overlooking or overshadowing beyond what would ordinarily be anticipated for a house compatible built form within the zone. The proposal further presents as the equivalent of a single, larger dwelling house, comprising four bedrooms across three units contained within the one building. On this basis, notwithstanding the conflict with AO22, the proposal is considered to achieve the intent of PO22, and having regard to section 60(3) of the Planning Act 2016, sufficient grounds exist to support approval of the development despite this conflict.
PO23: Building setbacks and landscaping: a) create an attractive, consistent and cohesive streetscape; b) maintain appropriate levels of light and solar	**AO23.1:** Buildings are set back from street frontages: a) within 20% of the average front setback of adjoining buildings; or b) where there are no adjoining buildings, 3m.	**Complies** The proposed development is appropriately setback within the subject site with respect to the road frontage (AO23.1), landscape strip (AO23.2) and rear boundary (AO23.4), particularly given:

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penetration, air circulation, privacy and amenity for existing and future buildings; and c) do not prejudice the development or amenity of adjoining sites.	**AO23.2:** A landscape area with a minimum dimension of 1m is provided along the full frontage of any road frontage (excluding crossover and pedestrian access only).	▪ The road frontage setback is consistent with the established rhythm and pattern of Hughes Street. ▪ Landscaping is provided to the full extent of the road frontage, excluding the crossover. ▪ Internal landscaping and hardstand areas have been intentionally located to maximise buffering between the proposed development and adjoining residential properties.
	AO23.3: The side boundary setback is a minimum of: a) 1.5m for a wall up to 4.5m high; b) 2m for a wall up to 7.5m high; and c) 2.5m for any part of a wall over 7.5m high.	
	AO23.4: The rear boundary setback is a minimum of 6m.	
PO24: Built to boundary walls do not impact on the amenity or privacy of adjoining premises.	**AO24:** Built to boundary walls: a) are for non-habitable rooms or spaces only; b) are not located within the front or rear setback; c) are not located within 1.5m of a habitable room or house on an adjoining lot; d) have a maximum height of 3m; and e) have a maximum length of 9m.	**Not applicable** The proposed development does not involve a built to boundary wall.
PO25: Buildings are designed to achieve good solar access by: a) minimising the extent of shadows on usable private open space or public spaces; and b) providing adequate sunlight to habitable rooms.		**Complies** The proposed development has been appropriately designed to provide adequate sunlight to habitable rooms, private open space and public space.
PO26: Design elements contribute to an interesting and attractive streetscape and building through: a) the provision of projections and recesses in the façade which reflect changes in internal functions of buildings, including circulation; b) variations in material and building form; c) modulation in the façade, horizontally or vertically; d) articulation of building entrances and openings; e) corner treatments to address both street frontages; f) elements which assist in wayfinding and legibility; and g) elements which relate to the context including surrounding buildings, parks, streets and open spaces.		**Complies** The proposed development is considered to positively contribute to the Hughes Street streetscape, particularly given: ▪ The proposed development involves a residential use of land intended for residential purposes. ▪ The facade of the development involves articulation and varying materials. ▪ The development incorporates design features consistent with the surrounding locality.
PO27: Roof form assists in reducing the appearance of building bulk by: a) articulating individual dwellings; and		**Complies** The proposed development maintains the existing gable roof form, maintaining the existing

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Performance Outcome/Acceptable Outcomes		Response
b) incorporating variety in design through use of roof pitch, height, gables and skillions.		character and positive contribution to the amenity.
PO28: Development promotes the safety of residents and visitors, particularly through casual surveillance of the street and public spaces.	**AO28.1:** Buildings are designed to have balconies, windows and building openings overlooking streets and other public spaces.	**Complies** The proposed development has been appropriately designed to ensure the safety of its residents and visitors by ensuring design features have been incorporated to maintain casual surveillance of Hughes Street.
	AO28.2: Fences or walls along a street frontage have a maximum height of 1.2m where solid, or 1.8m where that portion of the fence above 1.2m high is at least 50% transparent.	
PO29: Development provides private open space that is: a) well-proportioned, appealing, functional and easily accessible, and promotes outdoor living as an extension of the dwelling; b) provides a high level of privacy for residents and neighbours; and c) has sufficient size and shape to meet the needs of a diversity of potential residents.	**AO29.1:** For a ground floor dwelling (where a multiple dwelling), ground floor private open space is provided with: a) a minimum area of 35m²; b) a minimum dimension of 3m; and c) clear of any utilities such as gas, water tanks or air-conditioning units.	**Complies** The proposed development involves appropriate private open space to residents, including: ▪ Landscaped areas are provided to the development. ▪ Private outdoor patio areas area provided to each dwelling. ▪ Private outdoor spaces for residents are appropriately separated within the site to afford residents and neighbours with privacy. ▪ Clothes drying areas are provided to each unit.
	AO29.2: For a dwelling above ground storey, private open space is provided as a balcony with: a) a minimum area of 9m² for a 1 bedroom unit or 16m² for a 2 or more bedroom unit; b) a minimum dimension of 3m; and c) clear of any utilities such as air conditioning units or drying space.	
	AO29.3: Where clothes drying areas are provided on private balconies they are screened from public view and do not take up more than 10% of the balcony area.	
	AO29.4: Private open space is located or screened so it does not directly overlook main living areas or private open space of adjoining dwellings. Where screening is used, it is at least 50% translucent.	
PO30: Sufficient communal open space is provided to create flexible spaces suitable for a range of activities.		**Complies** The proposed development provides for a shared turfed and landscaped area, to the south, and shared access areas. The proposed turfed area is provisioned sufficient landscaping to provide for shade. Given the extent of private open

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	space provided to each unit and the size constraint of the subject site, the provided communal areas are considered appropriate for the development.
PO31: Communal open space provides facilities including seating, landscaping and shade. Treatments such as green roofs, green walls or community gardens contribute to the attractiveness of these spaces.	**Complies** The proposed development provides for a shared turfed and landscaped area, to the south, and shared access areas. The proposed turfed area is provisioned sufficient landscaping to provide for shade. Given the extent of private open space provided to each unit and the size constraint of the subject site, the provided communal areas are considered appropriate for the development.
PO32: Air conditioning units are insulated so that adjoining properties are not affected by the noise source, and are not significantly visible from the street.	**Complies** The proposed development will appropriately locate air conditioning units to avoid adverse amenity impact to the immediate surrounding locality.
Outcomes for Particular Precincts	
PO33 - PO37 Not applicable	

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