From: "Hannah Flynn" <hannah@northpointplanning.com.au>
Sent: Tue, 5 May 2026 12:48:02 +1000
To: "Development Assessment" <developmentassessment@townsville.qld.gov.au>
Cc: "Meredith Hutton" <meredith@northpointplanning.com.au>
Subject: DA Lodgement - 52 Gregory Street and 55 Mitchell Street, North Ward
Attachments: ONP25.336 - Development Application.pdf

Good afternoon,

Please find attached Development Application (Material Change of Use) submission document for **52 Gregory Street and 55 Mitchell Street, North Ward**, comprising the following:

- DA Form 1
- Owner's Consent
- Plans
- Report

Please confirm receipt of this application at your convenience.

(Note: This application was too large to upload via the online lodgement portal).

Kind regards,

Hannah Flynn
Town Planner

Northpoint Planning

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Our Reference: NP25.336
HF.MM

5 May 2026

Assessment Manager
Townsville City Council
PO Box 1268
TOWNSVILLE QLD 4810

Attention: Planning and Development

Dear Sir/Madam,

Application for Material Change of Use – Short-term Accommodation (100 Rooms) and Food and Drink Outlet located at 52 Gregory Street and 55 Mitchell Street, North Ward and formally identified as Lot 1 on RP718777 and Lot 2 on RP718777

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

The application seeks a Development Permit for Material Change of Use – Short-term Accommodation (100 Rooms) and Food and Drink Outlet located at 52 Gregory Street and 55 Mitchell Street, North Ward and formally identified as Lot 1 on RP718777 and Lot 2 on RP718777.

In accordance with Council's schedule of fees and charges, the applicable assessment fee is $36,646, as per the below calculation. It would be appreciated if this fee could be charged to the applicant's account (reference 30460993).

Impact Assessment	$1,168
Short-term accommodation *First four units - $3,504* *For each additional unit ($292 x 96) - $28,032*	$31,536
Food and drink outlet *First 100m^2 - $2,628* *Additional 227.9m^2 ($438 x 3) - $1,314*	$3,942
Total	**$36,646**

Please do not hesitate to contact the undersigned should you have any queries in relation to this application.

Yours faithfully,

Meredith Hutton

DIRECTOR
Northpoint Planning

Encl. Development Application

Development Application

Material Change of Use – Short-term Accommodation (100 Rooms) and Food and Drink Outlet

Northpoint Planning

52 Gregory Street and 55 Mitchell Street, North Ward
Lot 1 on RP718777 and Lot 2 on RP718777

5 May 2026
Reference: NP25.336

Client: Jankovic Property

Project: 52 Gregory Street and 55 Mitchell Street, Northward

Date: 5 May 2026

Project Reference: NP25.336

Contact: Meredith Hutton

Prepared by: Meredith Hutton – Northpoint Planning

Document Verification

Revision		Author	Reviewer
1	Draft	M.M	M.H
2	Final	H. F	M.H

Approval			
Author Signature		Approver Signature	
Name	M. McCarthy	Name	M. Hutton
Title	Senior Planner	Title	Principal Planner

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1.0 Executive Summary

In accordance with section 51 of the *Planning Act 2016* (the Act), this development application seeks a Development Permit for a Material Change of Use for Short-term accommodation (100 Rooms) and Food and drink outlet.

The subject site comprises two allotments located at 52 Gregory Street and 55 Mitchell Street, North Ward, with a combined site area of 1,002m². The site is currently improved with an existing residential unit development on the corner allotment at 55 Mitchell Street and an existing shop complex with upper level residential units at 52 Gregory Street.

The proposed development involves demolition of the existing buildings and construction of a new 11-storey (inclusive of mezzanine) mixed-use building. The development has been designed as a vertically integrated mixed-use building, comprising a ground floor restaurant with accommodation located above.

The ground floor restaurant is designed to activate the street interface and contribute to a vibrant and engaging public realm. The tenancy incorporates bar area, dining and commercial kitchen facilities, with strong physical and visual connection to Gregory Street. Outdoor seating is provided beneath the street awning to enhance pedestrian amenity and support street activation.

The northern portion of the ground floor level and the upper levels are dedicated to short-term accommodation and associated ancillary facilities, with the provision of 100 accommodation rooms. These levels comprise guest rooms, communal amenities, and supporting services designed to facilitate the ongoing operation of the development as a contemporary accommodation offering.

Back-of-house functions, including staff amenities, office space, storage, and building services, are integrated throughout the building to ensure efficient operational management. Vertical circulation is provided via multiple lift cores and stairwells, facilitating access between all levels, including parking levels.

Vehicular access is proposed from Mitchell Street via a combined ingress and egress driveway. The development incorporates on-site car parking, loading, servicing and waste management arrangements within an integrated building design. The accompanying Traffic Impact Assessment confirms that the proposed access, parking and servicing arrangements are suitable for the nature and scale of the development, having regard to the site's established urban context, its location within the Gregory Street village area, and its access to pedestrian, cycling and public transport infrastructure.

The subject site is located within the Medium density residential zone and the North Ward villages precinct of the planning scheme. The development application is subject to impact assessment.

A detailed assessment of the proposed development against all relevant provisions of the applicable planning scheme has been undertaken within this report. As demonstrated, the proposal is consistent with the relevant assessment criteria and represents an appropriate form of development for the site.

Table 1: Application Summary

Application Summary	
Address	52 Gregory Street and 55 Mitchell Street, Northward
Real Property Description	Lot 1 on RP718777 and Lot 2 on RP718777
Area of Lot	1,002m^2
Applicant	Jankovic Property
Existing Use	Residential unit development and shopping complex with upper level residential units
Proposed Development	Demolition of existing buildings and construction of a mixed-use building comprising accommodation and food and drink facilities
Defined Use	Short-term accommodation and Food and drink outlet
Type of Application	Material Change of Use
Category of Assessment	Impact assessment
Assessment Manager	Townsville City Council
SARA Mapping	Nil
Referral Agencies	Not applicable
Public Notification	Required
Zoning	Medium density residential zone
Precinct	North Ware villages precinct
Overlays	▪ Airport environs overlay ▪ Flood hazard overlay

2.0 Site and Surrounding Environment

2.1. Subject Site and Surrounds

The subject site is located at 52 Gregory Street and 55 Mitchell Street, North Ward and is formally identified as Lot 1 on RP718777 and Lot 2 on RP718777. The site involves two regular shaped allotments, comprising a total area of 1,002m^2.

The site is located on the north-western corner of the Gregory Street and Mitchell Street intersection. The allotment at 55 Mitchell Street is currently improved by an existing residential unit development, while the allotment at 52 Gregory Street is improved by an existing shop complex with residential units above. The shop complex was established mid-late 1950s, based on available historic aerial imagery.

The subject site maintains frontage to Mitchell Street to the south-west and Gregory Street to the south-east. There are currently no formalised access arrangements servicing the subject site. Accordingly, neither property provides for onsite vehicle access or car parking.

The immediate surrounding locality comprises a variety of both residential and commercial uses. Surrounding residential development comprise a mix of single detached dwelling houses alongside multiple dwellings and short-term accommodation properties of varying elevations. Commercial uses in proximity to the subject site primarily involve shops, food and drink outlets and offices, alongside a variety of health care services.

The site forms part of the Gregory Street village area, which functions as a mixed-use local destination with a focus on dining, services and visitor activity. The Strand foreshore is located approximately 85m north-east of the site.

The wider locality includes Castle Hill to the south-west, Jezzine Barracks to the north-west, and The Ville Resort-Casino, Breakwater Marina and the Port of Townsville to the east.

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

Figure 1: Site Location

Source: Qld Globe

3.0 Proposed Development

3.1. General Overview

The proposed development involves demolition of the existing buildings on the subject site and construction of a mixed-use building comprising Short-term accommodation and Food and drink outlet.

The development is designed as a multi-storey building with active non-residential uses at ground level and short-term accommodation provided within the upper levels. The ground floor is occupied by a Food and drink outlet, including dining, bar, kitchen, back-of-house and associated service areas. The Short-term accommodation component comprises 100 guest rooms, with associated guest facilities, administration, building services and operational support areas.

The proposal has been subject to a detailed architectural design process. The design adopts a layered built form, with the podium, accommodation levels, recessed balconies, awnings and façade articulation used to break down the appearance of building mass and provide visual interest to both street frontages. The building is also designed to respond to its prominent location, with active frontages, clearly identifiable pedestrian entries and built form elements addressing both Gregory Street and Mitchell Street.

The development has been designed as a contemporary, vertically integrated accommodation, with a clear hierarchy of uses separating active ground floor uses, operational back-of-house functions, and upper-level guest accommodation.

The building form responds to its corner location through activated street frontages, clearly defined entry points, and a functional internal layout that supports both guest experience and operational efficiency.

3.2 Proposed Development by Level

The proposed development is arranged over 11 storeys, comprising a basement service level, ground level, mezzanine level, two podium parking levels, accommodation levels and roof level. The basement level does not contain car parking and is utilised for plant and service functions only.

The proposed accommodation levels provide a total of 100 short-term accommodation rooms. The development provides 34 on-site car parking spaces across Levels 1 and 2, with the parking, access and servicing arrangements integrated into the podium design. The arrangement allows the active ground floor use and hotel lobby to address Gregory Street and Mitchell Street, while locating parking and services within the internal building form.

Table 2: Development overview

Level	Proposed use and function
Basement level	▪ Plant and service areas, including pumps and tank plant rooms.
Ground level *GFA 494m²*	▪ The ground floor level is predominantly occupied by a food and drink tenancy, designed to activate the street interface and contribute to an active and engaging public realm. ▪ Primary pedestrian access provided from Gregory Street, with entrance to the Food and drink outlet and the hotel lobby and reception. ▪ Strong street frontage activation achieved through glazed interfaces and direct public access.

	▪ Outdoor seating provided beneath the awning to enhance pedestrian amenity and streetscape activation to Gregory Street. ▪ Supporting back-of-house areas provided, including storage, staff amenities, and service areas. ▪ Vertical circulation elements (lift and stair cores) provided to facilitate access to upper hotel levels and basement parking. ▪ Clear separation maintained between public dining areas, service functions, and building circulation. ▪ Vehicular access provided from Mitchell Street via a combined ingress/egress driveway. ▪ Basement ramp access provided for parking and servicing functions. ▪ Dedicated loading and waste management areas provided to support operational requirements to the west on Mitchell Street.
Mezzanine level *GFA 66.5m²*	▪ Services, maintenance areas, bike store, substation and associated back-of-house functions.
Level 1 *GFA 91.8m²*	▪ Podium car parking with 15 car spaces. ▪ Communal guest facilities.
Level 2 *GFA 115.4m²*	▪ Podium car parking with 19 car spaces. ▪ Bicycle parking facilities. ▪ Gym and associated fitness facilities provided for guest use.
Level 3 *GFA 640.09m²*	▪ Short-term accommodation level comprising 15 hotel rooms, circulation areas, storage, services and associated guest facilities. ▪ Guest accommodation level comprising: - Room type 1: x9 - Room type 1A: x2 - Room type 2: x3 - Room type 3: x1.
Level 4 to 8 *GFA 640.9m²*	▪ Typical short-term accommodation level comprising 15 hotel rooms, circulation areas, storage, services and associated guest facilities. ▪ Guest accommodation level comprising: - Room type 1: x9 - Room type 1A: x2 - Room type 2: x3 - Toom type 4: x1.
Level 9 *GFA 640.9m²*	▪ Short-term accommodation level comprising 10 hotel rooms, accessible roof terrace, spa, landscaped planters, circulation areas and associated services. ▪ Guest accommodation level comprising: - Room type 2: x2 - Room type 3: x7 - Room type 4: x1.
Roof level	▪ Lift overrun, service areas and associated building services. ▪ Plant and service infrastructure screened to minimise visual impacts and maintain architectural integrity of the building form.

3.3 Proposal Plans

The proposed development is illustrated in the development plans listed below in Table 3, prepared by Marchese Partners (refer **Appendix 4**).

Table 3: Proposal Plans

Plan title	Number	Issue	Date
Cover Sheet	DA0.00	1	
Site Plan	DA1.01	1	
Basement Level	DA2.0B	1	
Ground Level	DA2.0G	1	
Mezzanine Level	DA2.0M	1	
Level 01	DA2.01	1	
Level 02	DA2.02	1	
Level 03	DA2.03	1	
Level 04-08	DA2.04	1	
Level 09	DA2.09	1	
Roof Level	DA2.10	1	
Elevations	DA3.01	1	
Elevations	DA3.02	1	
Elevations	DA3.03	1	
Elevations	DA3.04	1	
Section A-A	DA4.01	1	
Section B-B	DA4.02	1	
Hotel Type 1	DA5.01	1	
Hotel Room Type 2	DA5.05	1	
Hotel Type 3	DA5.08	1	
Hotel Type 4	DA5.09	1	
GFA – Sheet 01	DA8.11	1	
GBA – Sheet 01	DA8.12	1	

Associated Reports		
Architectural DA Report	Prepared by Marchese Partners	April 2026
Engineering Report	Prepared by LCJ Engineers	21 April 2026
Traffic Impact Assessment	Prepared by Bitzios Consulting	24 April 2026
Waste Management Plan	Prepared by MRA Environmental	27 April 2026

3.4 Use Definition

In accordance with schedule 1 of the planning scheme, the use is defined as Short-term accommodation and Food and drink outlet.

Short-term accommodation is defined *as the use of premises for providing accommodation of less than 3 consecutive months to tourists or travellers; or a manager's residence, office, or recreation facilities for the exclusive use of guests, if the use is ancillary to the use in subparagraph (i); but does not include a hotel, nature-based tourism, resort complex or tourist park.*

Food and drink outlet is defined *as the use of premises for preparing and selling food and drink for consumption on or off the premises; or providing liquor for consumption on the premises, if the use is ancillary to the use.*

3.5 Built Form and Design Response

The proposed development has been subject to a detail architectural design process, as outlined in the Architectural DA Report provided at **Appendix 5**.

The building adopts a layered built form response, with clear definition between the ground plane, podium levels and upper accommodation levels. The ground level is designed to accommodate active uses and pedestrian entries, while parking, servicing and back-of-house functions are integrated within the lower levels of the building.

The upper levels are articulated through recessed balconies, façade modulation and variation in built form elements. This assists in reducing the apparent scale of the building, providing depth to the elevations and creating a more refined presentation to Gregory Street, Mitchell Street and the wider locality. The ground floor includes active frontages, awnings, outdoor seating areas and clearly identifiable pedestrian entries.

The proposal provides an opportunity to improve the pedestrian function and public realm quality of Gregory Street. The development supports a broader placemaking outcome by enabling improved footpath width, outdoor dining opportunities, pedestrian comfort and streetscape presentation along the Gregory Street frontage. This reinforces Gregory Street's role as a village main street and pedestrian-oriented gateway to The Strand.

The proposed development is illustrated in Figures 2-4 below.

Figure 2: Site Layout Plan

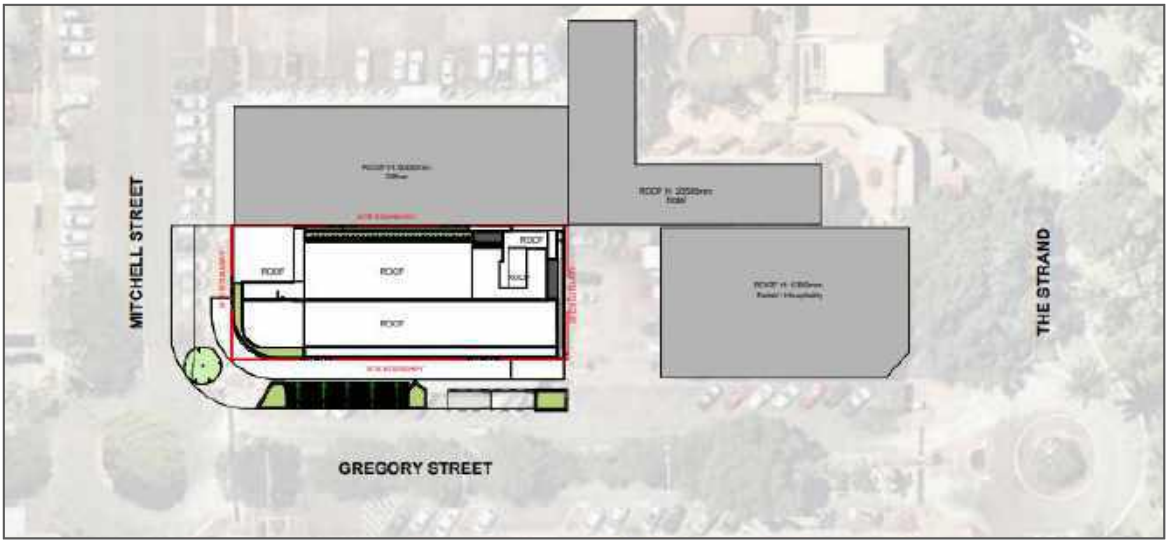
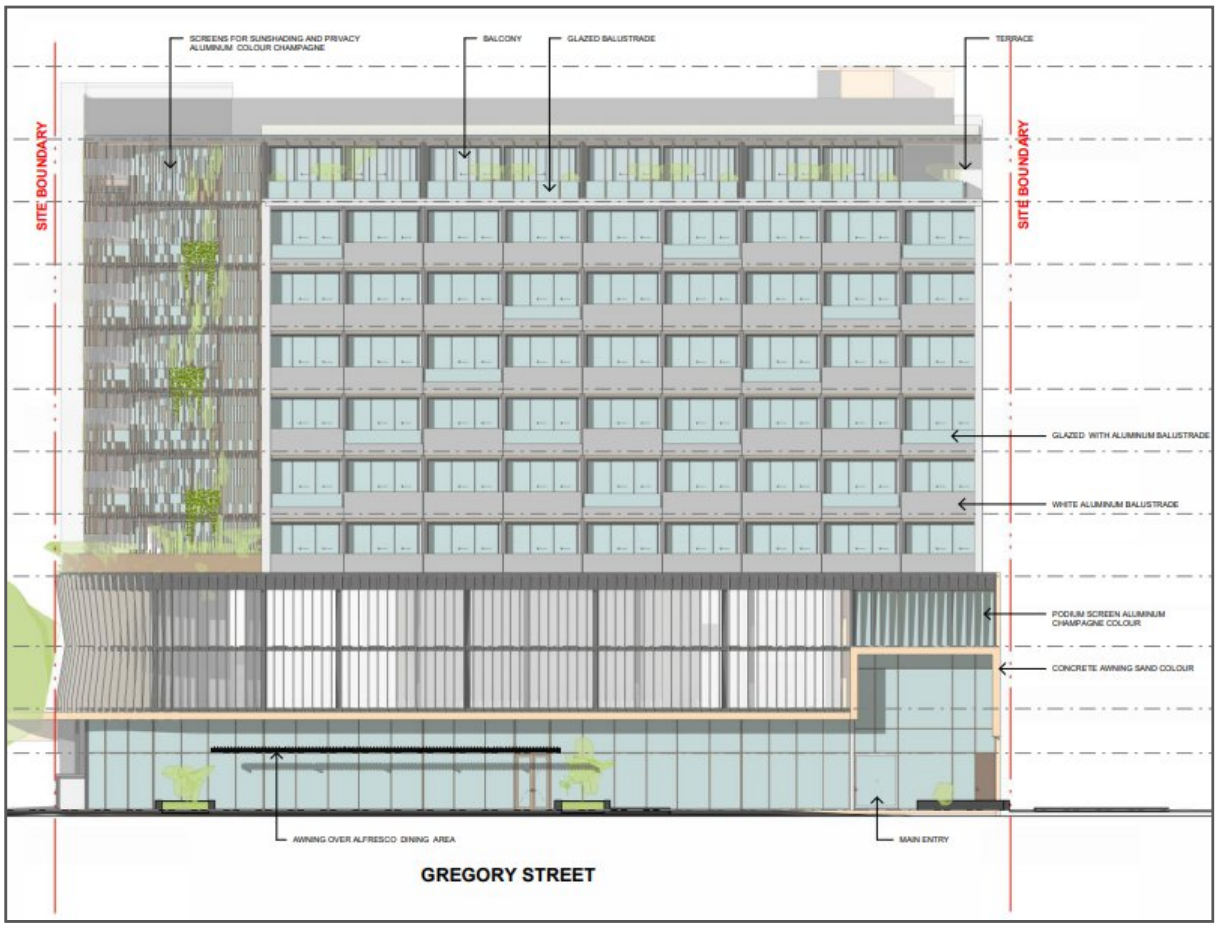


Figure 3: Elevation – Mitchell Street Frontage

Figure 4: Elevation – Gregory Street Frontage



3.6 Access and Parking

A Traffic Impact Assessment has been prepared by Bitzios Consulting and is provided at **Appendix 9**.

The proposed development provides vehicular access via crossovers to Mitchell Street, facilitating access to car and bicycle parking at Level 1 and 2, as well as a dedicated loading area. The access arrangement enables all vehicles to enter and exit the site in a forward direction, supporting safe and efficient site circulation.

In accordance with Schedule 6.10 of the planning scheme, the prescribed parking rates for short-term accommodation within the Medium Density Residential Zone are:

- 1 space per guest suite; and
- 1 space for a restaurant manager or caretaker;
  or alternatively:
- 1 space per 10m² of GFA available to the public; and
- 1 space per 50m² of GFA for kitchen and preparation areas.

There is no specific parking rates prescribed for food and dining uses within the Medium Density Residential Zone or the North Ward Villages precinct.

The proposed development provides a total of 34 on-site car parking spaces across two parking levels. The parking areas are contained within the building envelope and do not dominate the street frontage or ground floor presentation, allowing the ground level to maintain active pedestrian frontage to Gregory Street.

The Traffic Impact Assessment confirms that the proposed parking provision is sufficient to accommodate the anticipated parking demand generated by the development. The assessment has regard to the nature of the proposed short-term accommodation use, the ground floor food and drink outlet, the site's location within Gregory Street, and the availability of pedestrian, cycling and public transport options in the surrounding locality.

Servicing is proposed through a combination of on-site and kerbside arrangements. An on-site loading bay is provided for smaller service vehicles, while an on-street servicing bay is proposed on Mitchell Street to accommodate larger service and waste collection vehicles. Swept path assessment confirms the proposed servicing arrangement is functional, with service vehicle movements to be managed through an operational servicing management process where required.

Bicycle parking is also provided within the development to support active transport use by staff and guests.

3.7 Infrastructure Services

The subject site is connected to Council's reticulated water network, with existing water mains along Mitchell Street and Gregory Street frontage and extending along the adjoining road reserve.

While the development will increase stormwater runoff due to its largely impervious surface, this will be appropriately managed through on-site detention measures, including a minimum 6.5kL rainwater tank designed to discharge over a 12–24 hour period, with controlled release directed to the road.

Stormwater quality treatment is not required, as the proposal does not trigger the relevant planning thresholds. The existing sewer main traverses diagonally through the site from the south-east (Gregory Street frontage) toward the north-west boundary, with inspection points/manholes located within and adjacent to the site.

Sewer infrastructure will be relocated to Gregory Street in a manner that maintains hydraulic performance, and the existing water main along Mitchell Street will be upgraded to service the development. Further detail is provided in the Engineering Report **Appendix 8**.

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

3.8 Landscaping

The proposed landscaping is integrated throughout the development to enhance visual amenity, soften built form, and strengthen the interface with the public realm. At ground level, planting is incorporated along the street frontage and within the podium to create an active and engaging interface with Gregory Street, supporting pedestrian amenity and complementing the food and drink uses.

Vertical greening is introduced through façade-integrated planter zones, screening elements, and green wall treatments, which assist in reducing the perceived bulk of the building and providing visual

interest across multiple levels. These elements also support privacy, outlook, and solar screening functions.

Upper-level landscaped terraces provide communal open space with integrated planting, contributing to occupant amenity while further breaking down the building mass in the broader context.

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

Overall, the landscape design is closely integrated with the architectural form to enhance streetscape character, improve amenity outcomes, and deliver a cohesive and visually softened built form.

3.9 Pre-lodgement Discussions

A pre-lodgement meeting was undertaken with Council and the applicant's representatives on 17 December 2025 with further discussions occurring following this. It was noted that Council were generally supportive of the proposed development.

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

4.0 Legislative Framework

4.1 State Planning Policy

In accordance with section 26 of the *Planning Regulation 2017*, assessment against the State Planning Policy (SPP) is required to the extent the provisions of the SPP are appropriately integrated within the planning scheme.

For the purposes of this development application, it is considered all relevant provisions of the State Planning Policy are appropriately integrated with the planning scheme and no additional standalone provisions are relevant for assessment.

4.2 North Queensland Regional Plan

The subject site is located within the Townsville Urban Area of the North Queensland Regional Plan (NQRP). On review of the proposed development and the NQRP, it is considered all matters within the NQRP relevant to assessment of the proposal are generally in alignment with the planning scheme. Therefore, no further assessment against the NQRP is required.

4.3 State Development and Assessment Provisions

In accordance with schedule 10 of the *Planning Regulation 2017*, referral of the development application is not required.

4.4 Local Planning Instrument

In accordance with section 51 of the *Planning Act 2016*, the proposed development requires assessment against the local government planning scheme. This development application is assessable against the *Townsville City Plan 2014* (Version 2025/01).

In accordance with Table 5.5.2 of the planning scheme, the proposed development requires impact assessment given the proposal involves a Short-term accommodation use within the Medium density residential zone and North Ward villages precinct and the proposed building height exceeds the building height threshold included in Table 5.5.3 of the planning scheme.

4.5 Assessment Benchmarks

Pursuant to Table 5.5.2 of the planning scheme the proposal requires impact assessment and is therefore assessable against the planning scheme in its entirety.

Accordingly, the proposed development is assessed against the following planning scheme benchmarks:

- Strategic framework.
- Medium density residential zone code.
- Healthy waters code.
- Landscape code.
- Transport impact, access and parking code.
- Works code.
- Airport environs overlay code.
- Flood hazard overlay code.

Assessment against the relevant benchmarks is provided within Section 5.

5.0 Planning Assessment

5.1 Strategic Framework

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

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

(i) Shaping Townsville;

(ii) Strong, connected community;

(iii) Environmentally sustainable future; and

(iv) Sustaining growth.

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

- The development provides for the redevelopment of an established urban site within North Ward, in proximity to The Strand, the Townsville CBD, public transport, active transport infrastructure, recreation areas and existing services. The proposal represents an efficient use of land within a serviced urban locality and supports the continued consolidation of development in locations with access to existing community, commercial and transport infrastructure.
- The proposal supports the role of the North Ward Villages Precinct by providing short-term accommodation and an active ground floor Food and drink outlet within the Gregory Street village area. The ground floor use, pedestrian entries, awnings, outdoor seating and improved streetscape interface will contribute to street activation and reinforce Gregory Street's role as a dining, entertainment and pedestrian-oriented village street. The proposal also supports the role of Gregory Street as a key pedestrian connection and gateway to The Strand.
- The development supports a more sustainable urban pattern by locating visitor accommodation in an accessible area where walking, cycling, public transport and shared transport options are available. Access, parking, loading and servicing have been addressed through the accompanying Traffic Impact Assessment and are integrated into the building design.
- The proposal supports economic and tourism activity by providing modern short-term accommodation and hospitality uses in a location suited to visitors and the broader North Ward and Strand tourism precinct. The development will also support local employment during construction and operation.
- The development supports a strong, connect community through the activation of the street frontage with the food and drink outlet, enhancing pedestrian activity, passive surveillance, and the vibrancy of the public realm within the North Ward village precinct.

On balance, the proposed development is consistent with the intent of the strategic framework and supports the orderly and efficient growth of Townsville in accordance with the Planning Scheme.

5.2 Medium Density Residential Zone Code

The subject site is located within the Medium density residential zone and the North Ward villages precinct. The North Ward villages precinct is identified as containing the highest levels of activity and residential density in North Ward. The precinct plays a secondary role to nearby centres in accommodating non-residential uses, with Gregory Street village intended to expand its existing role

and function as a destination for street dining and entertainment. The precinct also anticipates a higher-medium rise built form environment along Gregory Street and Landsborough Street.

The proposed development is considered to further the purpose and overall outcomes of the Medium density residential zone code by delivering a mixed-use development comprising short-term accommodation and a ground floor food and drink outlet. This outcome aligns with the planning intent of the North Ward Villages Precinct, which anticipates increased residential density supported by complementary non-residential uses that meet the day-to-day needs of the local community.

The proposed multi-storey building is consistent with the more intensive mixed-use built form envisaged within the precinct. The development comprises 11 storeys, incorporating 100 accommodation rooms and an activated ground floor food and drink outlet. While the proposed building height exceeds the eight-storey limit prescribed by Acceptable Outcome AO69.1, the additional height is supported by the site's strategic location and proximity to The Strand. In particular, the proposal reinforces Gregory Street as a primary activity spine and gateway to The Strand, consistent with Performance Outcome PO69. The site forms a key interface between Gregory Street and The Strand and is well suited to accommodate a higher-density built form outcome.

The development presents a high-quality architectural response that mitigates potential impacts typically associated with increased building height. The building incorporates articulation, varied materials, setbacks, and landscaping elements to reduce perceived bulk and scale. Vertical landscaping, balcony planters, and podium-level planting provide visual relief and respond to the dry tropical climate.

The site does not adjoin residential properties, thereby limiting the potential for direct overlooking into private open space areas. The nearest residential interfaces will not experience unreasonable impacts in terms of privacy, airflow, or access to sunlight. Accordingly, the proposal is not expected to adversely affect the amenity of surrounding residential properties.

The proposed development is consistent with the established and emerging built form character of the locality, which includes a number of existing and approved high-rise developments of comparable scale and intensity. These include The Dalgety (20 storeys), Altitude (15 storeys), Aquarius on the Beach (14 storeys), Mariners North Holiday Apartments (10 storeys), the approved nine-storey development at 71 The Strand, and approved eight-storey developments at 69 and 68 The Strand. Collectively, these developments demonstrate that taller built form is an established and accepted characteristic of the area.

The development contributes to an attractive and pedestrian-oriented streetscape that integrates with nearby centres, public transport, and community activities. The ground floor food and drink outlet incorporates transparent glazing and opportunities for indoor and outdoor dining, promoting street activation and enhancing the vibrancy of Gregory Street. Pedestrian amenity is further improved through the provision of awnings along Gregory Street and part of Mitchell Street, as well as umbrellas to outdoor dining areas, increasing comfort and walkability.

The site is well serviced by existing public transport, with convenient access to bus stops along The Strand, Eyre Street, and Warburton Street. It is also within walking distance of The Strand, providing access to recreational facilities, active transport options, and regular community events. A dedicated loading bay is provided along the Mitchell Street frontage to facilitate pick-up and drop-off for taxis and rideshare services. The highly accessible location supports a pedestrian-oriented environment that is well integrated with surrounding centres, transport networks, and community infrastructure.

The proposed development delivers a high level of amenity for occupants and the surrounding neighbourhood. It has been designed to minimise impacts relating to noise, hours of operation, traffic, visual amenity, odour, lighting, access to sunlight, privacy, and outlook. The building is appropriately sited, orientated, and scaled to reinforce Gregory Street's role as a primary activity spine and gateway to The Strand. The orientation also maximises views to Magnetic Island, the Coral Sea, and Castle Hill, while maintaining strong connections to nearby amenities, including food and drink outlets, entertainment venues, and public open space.

Architecturally, the building adopts a 'layering' design principle inspired by Townsville's geological character, including coastal bedrock and exposed granite forms. The building is composed of modular elements that are stacked and offset to create horizontal layers, reflecting the surrounding natural landscape. A mix of materials, colours, and forms contributes to a distinctive and cohesive architectural outcome. Landscaping is integrated throughout the design, including cascading vertical gardens along the southern façade and podium-level planting wrapping the southern and western elevations. Levels 3 to 9 incorporate balcony planters, contributing to a cohesive vertical landscape treatment across the eastern, southern, and western façades. Details of the architectural process are provided at **Appendix 5**.

Having regard to the site's location, size, and the proposed scale of development, the proposal is considered appropriate for the locality. It provides additional accommodation within a high-demand area that is well serviced by infrastructure, public transport, community facilities, and recreational amenities. The development supports the intended function of the North Ward villages precinct and contributes to increased activity and residential density in a manner consistent with the overall planning framework.

Detailed assessment against the Medium density residential zone code is provided in **Appendix 6**.

5.3 Healthy Waters Code

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

The proposed development is consistent with the purpose and overall outcomes of the Healthy waters code. Stormwater will be collected and conveyed via an on-site drainage system designed in accordance with relevant standards and discharged to a lawful point at the Gregory Street frontage. The development will also be connected to Council's reticulated water supply and wastewater infrastructure.

The proposed stormwater management system will ensure runoff is effectively controlled and does not adversely impact surrounding properties or infrastructure. The development is not expected to result in a material change to the hydrological characteristics of the site, with overland flow paths, drainage patterns, and discharge points remaining generally consistent with existing conditions. The site is predominantly previously disturbed, and the proposal does not introduce a significant increase in impervious surfaces that would substantially alter runoff behaviour.

While the development will result in an increase in impervious area, any associated increase in stormwater runoff will be appropriately managed through on-site detention measures. This includes the provision of a minimum 6.5kL rainwater tank, designed to detain and gradually release stormwater over a 12 to 24-hour period, with controlled discharge to the road reserve.

Stormwater quality treatment is not required, as the proposal does not trigger the relevant assessment thresholds under the planning framework. Further detail is provided in **Appendix 8**.

Accordingly, having regard to the nature and scale of the development, the proposal is considered to achieve compliance with the intent of the Healthy waters code, and further detailed assessment is not warranted.

5.4 Landscape Code

The purpose of the Landscape code is to *ensure landscaping in both the private and public domains is designed and constructed to a high standard, provides a strong contribution to the city image, is responsive to the local character, site and climatic conditions and remains fit for purpose over the long-term.*

The proposed development is considered to further the purpose and overall outcomes of the Landscape code through an integrated landscape response that enhances visual amenity, soften built form and strengthens the public realm interface.

At ground level, planting is provided along Gregory Street to create an active and engaging street interface, supporting pedestrian amenity and complementing the food and drink uses. Vertical greening is incorporated through façade-integrated planter zones, screening elements and green wall treatments. This will reduce the perceived building bulk while providing visual interest, privacy and solar screening. The upper level landscaped terraces further contribute to the articulation and softening of the built form.

Given the extent and integration of the landscaping proposed, further assessment against the Landscape code is not considered necessary.

5.5 Transport Impact, Access and Parking Code

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

The proposed development comprises a food and drink outlet at ground level with short-term accommodation across the upper levels. The development is considered to further the purpose and overall outcomes of the Transport, impact, access and parking code.

The development provides safe and efficient vehicle access via Mitchell Street, with all vehicles able to enter and exit the site in a forward direction, supporting functional site circulation and road safety outcomes. A total of 34 on-site car parking spaces are provided, comprising 15 spaces at Level 1 and 19 spaces at Level 2, in addition to bicycle parking facilities on the ground level, mezzanine and level 2 to support active transport modes.

In accordance with Schedule 6.10 of the planning scheme, there is no prescribed car parking requirement for the Food and drink outlet component of the development. The prescribed car parking rate for the Short-term accommodation use results in a parking requirement greater than the on-site parking provided. However, the proposed provision is considered appropriate having regard to the nature, scale and location of the development. The Traffic Impact identifies that the proposed Short-term accommodation use is expected to generate a practical parking demand of 25 spaces, based on an assumed rate of one space per four rooms, with the proposed 34 spaces therefore exceeding the anticipated operational demand for the accommodation component.

The parking arrangements can be operationally managed by the hotel operator, where required. This may include guest booking information, allocation of on-site spaces, staff management

practices, advice regarding alternative transport options, and management of servicing and loading arrangements. This is appropriate for a short-term accommodation use where parking demand is influenced by visitor travel behaviour, length of stay, booking arrangements and the availability of taxis, rideshare, shuttle services, walking and cycling options. This reflects broader tourism trends that reduce reliance on on-site parking in well-located, mixed-use urban areas.

The proposed development also supports the intended function of the Gregory Street village area by prioritising active street frontages, pedestrian amenity and a high-quality ground floor interface. Requiring parking strictly in accordance with the prescribed rate would materially compromise the ability to achieve an active and well-resolved built form outcome on the site.

A Traffic Impact Assessment has been prepared by Bitzios Consulting and is included at **Appendix 9**. The assessment confirms that the proposed development will not result in unacceptable impacts on the surrounding transport network and that the proposed access, parking and servicing arrangements are suitable for the development.

Accordingly, having regard to the nature of the development, its tourism-oriented function, and the provision of on-site parking and end-of-trip facilities, the proposed development is considered to achieve the purpose and overall outcomes of the Transport impact, access and parking code.

5.6 Works Code

The purpose of the Works code is to *ensure that development is supported by an appropriate level of infrastructure that maintains or enhances community health, safety and amenity, while avoiding or minimising adverse impacts on the natural environment.*

The site can be adequately serviced and accessed, with existing telecommunications and electricity infrastructure to be retained. The development will connect to Council's reticulated water and sewer networks, which are readily available and have sufficient capacity to accommodate the proposal without compromising overall network performance. Existing sewer infrastructure within the site has been carefully considered in the design and will be maintained in a manner that preserves both its functionality and accessibility.

The Engineering Report in **Appendix 8** discusses that the sewer infrastructure will be relocated to Gregory Street in a manner that maintains hydraulic performance, and the existing water main along Mitchell Street will be upgraded to service the development.

A Waste Management Plan is provided in **Appendix 10** and outlines that the development is expected to generate approximately 2.71m³/day of general waste and 1.21m³/day of recycling.

Waste will be managed through a single consolidated storage area at ground level adjacent to the MSB and internal loading area, with waste manually transported from the various tenancies. Servicing is proposed via Mitchell Street using a rear-lift collection vehicle; however, due to the site's limited frontage and insufficient space to accommodate on-site vehicle turnaround, bins will be presented at a dedicated off-site collection point adjacent to a nearby loading zone for collection. This arrangement is considered appropriate having regard to the site constraints and is consistent with established servicing practices in the surrounding area, facilitating efficient waste collection while minimising impacts on adjoining land uses and the broader streetscape.

On this basis, the proposal is considered acceptable from an engineering and servicing perspective, and given its scale and nature, further detailed assessment against the Works code is not warranted.

5.7 Airport Environs Overlay Code

The purpose of the Airport environs overlay code is to *ensure the safe and efficient operations of the airport, RAAF base and aviation facilities are protected.*

The subject site is located within the Airport environs overlay and identified as being within operational airspace above 45 metres above ground level. Development within this area is subject to assessment to ensure the safe and efficient operation of Townsville Airport, the RAAF Base, and associated aviation facilities is maintained.

The proposed development has a maximum building height of RL 36.25 (AHD). Given the site's surveyed ground level of approximately RL 45.50m AHD, the development does not extend into controlled aviation surfaces when assessed in accordance with relevant aviation safeguarding requirements. Accordingly, the development does not pose an obstruction risk to aircraft operations and will not adversely impact aviation safety or the operational efficiency of Townsville Airport or the RAAF Base.

On this basis, the proposed development is considered consistent with the purpose and overall outcomes of the Airport environs overlay code.

5.8 Flood Hazard Overlay Code

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

The subject site is mapped within a low to medium flood hazard area under the current Flood hazard overlay. However, more recent flood risk mapping prepared by Townsville City Council identifies the site as being subject to very low to low flood risk. Refer to Figure 6 and Figure 7 below for a comparison of the existing and updated flood hazard mapping applicable to the site.

Figure 5 – Flood Hazard Overlay Extent Across Subject Site

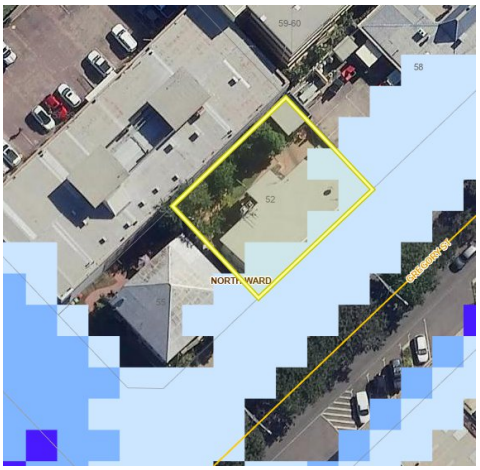


Figure 6 – New Flood Risk Mapping

An Engineering Report has been prepared by LCJ Engineers and is included at **Appendix 8**. The report has reviewed the site against both the existing flood mapping and Council's proposed new mapping. Under both scenarios, the site is identified as being free from floodwater in the 1% AEP event.

On this basis, the proposed development is considered to be appropriately designed for the mapped flood hazard affecting the site. The proposal maintains the safety of people and property, does not increase flood risk to surrounding land or infrastructure, and is consistent with the purpose and overall outcomes of the Flood hazard overlay code.

6.0 Other Relevant Matters

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

- The proposed development delivers a mixed-use outcome comprising short-term accommodation and a ground floor food and drink outlet, aligning with the intent of the North Ward Villages Precinct to support increased density and complementary non-residential uses.
- The subject site occupies a prominent corner location. The proposed building has been designed to respond to this setting through active street frontages, awning cover, outdoor seating, clearly defined pedestrian entries and built form elements that address both street interfaces.
- The built form is appropriate to the site's strategic location and gateway role to The Strand, reinforcing Gregory Street as a primary activity spine and supporting a more intensive mixed-use outcome.
- The proposal has been subject to a detailed architectural design process. The development provides a high-quality architectural response, incorporating articulation, varied materials, setbacks, and integrated landscaping to reduce perceived bulk and respond to the tropical coastal context.
- The development will provide short-term accommodation within close proximity to The Strand, Castle Hill, the Townsville CBD, Breakwater Marina and other recreation, tourism and employment destinations.
- The proposal will contribute to the local economy by supporting tourism, visitor accommodation, dining activity and employment within an established urban area.
- The site is located in an accessible location with pedestrian infrastructure, nearby public transport opportunities and proximity to services, recreation areas and employment destinations.
- The proposal will improve the Gregory Street public realm by replacing the existing low-scale shop frontage with a coordinated ground floor interface that provides active uses, outdoor dining, pedestrian shelter, street-facing glazing and direct engagement with the footpath.

7.0 Conclusion and Recommendations

This town planning report has been prepared by Northpoint Planning on behalf of Jankovic Property in association with a Development Application for a Material Change of Use Short-term accommodation and Food and drink outlet located at 52 Gregory Street and 55 Mitchell Street, Northward and formally described as Lot 1 on RP718777 and Lot 2 on RP718777.

The subject site is located within the North Ward villages precinct included within the Medium density residential zone of the planning scheme. An assessment against the relevant benchmarks has been undertaken and is outlined in detail in this town planning report.

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

Appendix 1

DA Form 1 – Development application details

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

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

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

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

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

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

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (*individual or company full name*)	Jankovic Property C/- Northpoint Planning
Contact name *(only applicable for companies)*	Meredith Hutton
Postal address *(P.O. Box or street address)*	PO Box 4
Suburb	Townsville
State	Queensland
Postcode	4810
Country	Australia
Contact number	(07) 4440 5282
Email address *(non-mandatory)*	hello@northpointplanning.com.au
Mobile number *(non-mandatory)*	0407 574 897
Fax number *(non-mandatory)*	
Applicant's reference number(s) *(if applicable)*	NP25.336

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)

Queensland Government

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 (a*ll 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
		52	Gregory Street	North Ward
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4810	2	RP718777	Townsville City
b)	Unit No.	Street No.	Street Name and Type	Suburb
		55	Mitchell Street	North Ward
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4810	1	RP718777	Townsville City

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

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

☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) *(if applicable)*
		☐ WGS84 ☐ GDA94 ☐ Other:	

☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application

☒ Not required

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

☐ In a tidal area

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

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

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

5) Are there any existing easements over the premises?

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

☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application

☒ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

Short-term accommodation and food and drink outlet

e) Relevant plans

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

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

6.2) Provide details about the second development aspect

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

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

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

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

c) What is the level of assessment?

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

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

e) Relevant plans

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

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

6.3) Additional aspects of development
☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
☒ Not required
6.4) Is the application for State facilitated development?
☐ Yes - Has a notice of declaration been given by the Minister?
☒ No

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	☒ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☐ Yes – complete division 2
Operational work	☐ Yes – complete division 3
Building work	☐ Yes – complete *DA Form 2 – Building work details*

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition *(include each definition in a new row)*	Number of dwelling units *(if applicable)*	Gross floor area (m^2) *(if applicable)*
Short-term accommodation	Short-term accommodation		4,601.7
Food and drink outlet	Food and drink outlet		494

8.2) Does the proposed use involve the use of existing buildings on the premises?
☐ Yes
☒ No

8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?	
☐ Yes – provide details below or include details in a schedule to this development application	
☒ No	
Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

Division 2 – Reconfiguring a lot

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

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

9.2) What is the nature of the lot reconfiguration? *(tick all applicable boxes)*	
☐ Subdivision *(complete 10)*	☐ Dividing land into parts by agreement *(complete 11)*
☐ Boundary realignment *(complete 12)*	☐ Creating or changing an easement giving access to a lot from a constructed road *(complete 13)*

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

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

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

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

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

Division 3 – Operational work

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

14.1) What is the nature of the operational work?		
☐ Road work	☐ Stormwater	☐ Water infrastructure
☐ Drainage work	☐ Earthworks	☐ Sewage infrastructure
☐ Landscaping	☐ Signage	☐ Clearing vegetation
☐ Other – please specify:		

14.2) Is the operational work necessary to facilitate the creation of new lots? *(e.g. subdivision)*	
☐ Yes – specify number of new lots:	
☐ No	

Queensland Government

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

$

PART 4 – ASSESSMENT MANAGER DETAILS

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

Townsville City Council

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

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

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?
***Note**: A development application will require referral if prescribed by the* Planning Regulation 2017.

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

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

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

☐ 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 2under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development*

Further advice about information requests is contained in the DA Forms Guide.

PART 7 – FURTHER DETAILS

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

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

☒ No

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

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

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

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

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

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

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

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

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

☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below

☒ No

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

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

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

Hazardous chemical facilities

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

☐ Yes – *Form 536: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application

☒ No

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

Clearing native vegetation

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

☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

☒ No

***Note**: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.*

2. See https://www.qld.gov.au/environment/land/vegetation/applying for further information on how to obtain a s22A determination.

Environmental offsets

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

☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

☒ No

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

Koala habitat in SEQ Region

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

☐ Yes – the development application involves premises in the koala habitat area in the koala priority area

☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area

☒ No

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

Queensland Government

Water resources

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

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

☒ No

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

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

- *Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1*
- *Taking or interfering with water in a watercourse, lake or spring: complete DA Form1 Template 2*
- *Taking overland flow water: complete DA Form 1 Template 3.*

Waterway barrier works

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

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

☒ No

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

Marine activities

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

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

☒ No

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

Quarry materials from a watercourse or lake

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

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

☒ No

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

Quarry materials from land under tidal waters

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

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

☒ No

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

Referable dams

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

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

☒ No

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

Tidal work or development within a coastal management district

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

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

☒ No

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

Queensland and local heritage places

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

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

☒ No

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

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

Name of the heritage place:		Place ID:	

Decision under section 62 of the *Transport Infrastructure Act 1994*

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

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

☒ No

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

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

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

☒ No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17 ***Note**: See the Planning Regulation 2017 for referral requirements*	☒ Yes
If building work is associated with the proposed development, Parts 4 to 6 of *DA Form 2 – Building work details* have been completed and attached to this development application	☐ Yes ☒ Not applicable
Supporting information addressing any applicable assessment benchmarks is with the development application ***Note**: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template.*	☒ Yes
Relevant plans of the development are attached to this development application ***Note**: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.*	☒ Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued *(see 21)*	☐ Yes ☒ Not applicable

Queensland Government

25) Applicant declaration
☒ By making this development application, I declare that all information in this development application is true and correct ☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001* ***Note**: It is unlawful to intentionally provide false or misleading information.*
Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website. Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where: • such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or • required by other legislation (including the *Right to Information Act 2009*); or • otherwise required by law. This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002.*

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

Date received: | Reference number(s):

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

QLeave notification and payment *Note: For completion by assessment manager if applicable*			
Description of the work			
QLeave project number			
Amount paid ($)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	**20943055**	**Search Date:**	05/05/2026 12:09
Date Title Created:	09/04/1974	**Request No:**	56008201
Previous Title:	20701227, 20701228		

ESTATE AND LAND

Estate in Fee Simple

LOT 1 REGISTERED PLAN 718777
Local Government: TOWNSVILLE

REGISTERED OWNER

Dealing No: 724372911 26/09/2025

ABFI PTY LTD A.C.N. 673 008 341

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10115227 (ALLOT 1 SEC 17)

2. MORTGAGE No 724372912 26/09/2025 at 13:44
WESTPAC BANKING CORPORATION A.C.N. 007 457 141

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Requested by: D-ENQ TITLES QUEENSLAND

Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	**21077044**	**Search Date:**	05/05/2026 12:17
Date Title Created:	15/08/1978	**Request No:**	56008436
Previous Title:	20710084, 20710085		

ESTATE AND LAND

Estate in Fee Simple

LOT 2 REGISTERED PLAN 718777
Local Government: TOWNSVILLE

REGISTERED OWNER

Dealing No: 724372913 26/09/2025

ABFI PTY LTD A.C.N. 673 008 341

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10115227 (ALLOT 1 SEC 17)

2. MORTGAGE No 724372914 26/09/2025 at 13:44
WESTPAC BANKING CORPORATION A.C.N. 007 457 141

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

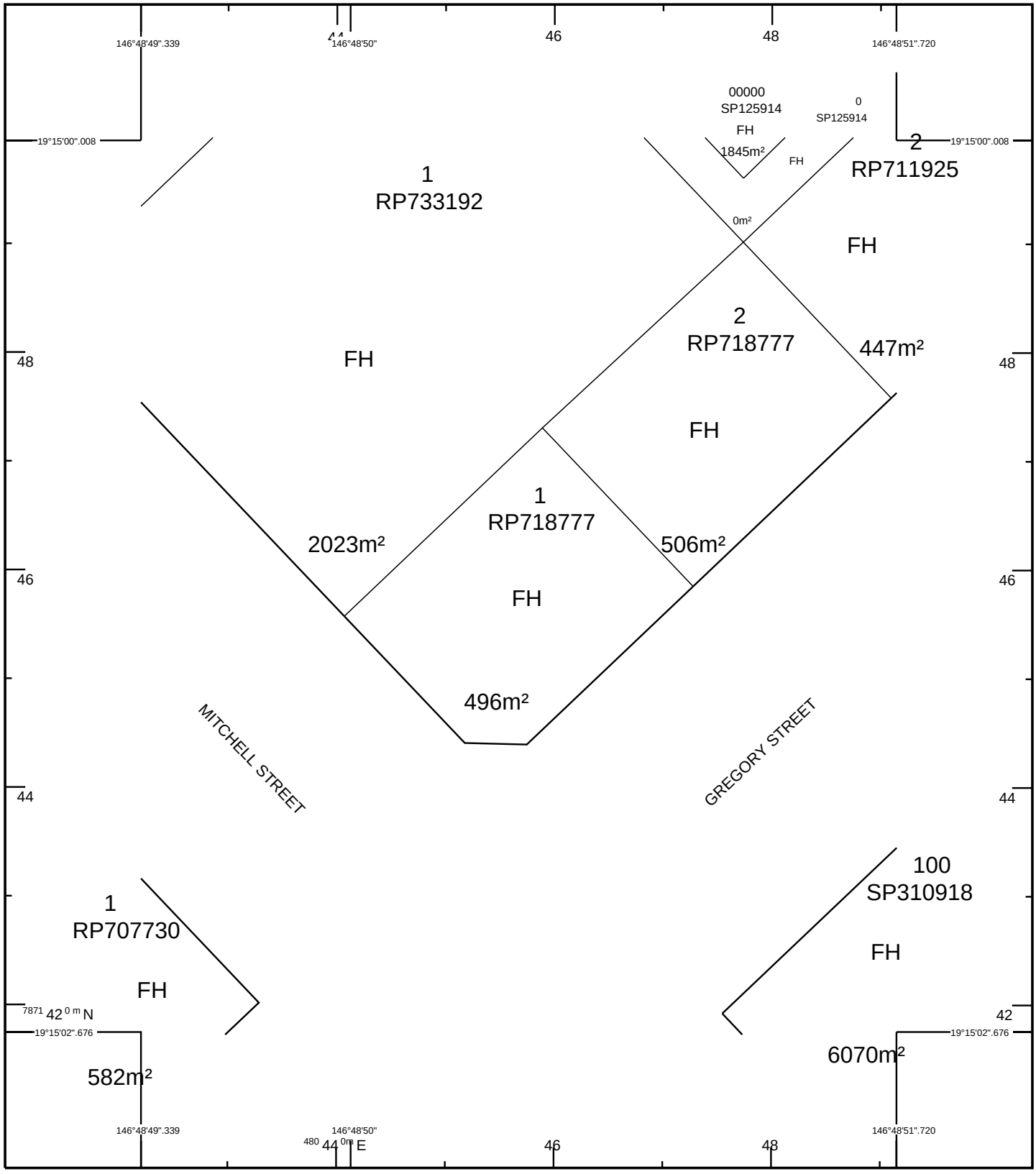
** End of Current Title Search **

Requested by: D-ENQ TITLES QUEENSLAND

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

ABFI PTY LTD (ACN 673 008 341)
as owner(s) of premises identified as:
Lot 1 on RP718777 located at 55 Mitchell Street, North Ward and **Lot 2 on RP718777** located at 52 Gregory Street, North Ward
consent to the making of a development application under the *Planning Act 2016* by Northpoint Planning on the premises described above.
Name Brodie Jankovic *Signature*  *Position* Director *Date* 14/4/26
Name *Signature* *Position* *Date*

Appendix 2



STANDARD MAP NUMBER
8259-24144

0 10 20 30 40 50 m

HORIZONTAL DATUM:GDA94 ZONE:55 SCALE 1 : 500

SmartMap

An External Product of
SmartMap Information Services

Based upon an extraction from the
Digital Cadastral Data Base

MAP WINDOW POSITION &
NEAREST LOCATION

146°48'50".529
19°15'01".342
NORTH WARD
0.54 KM

SUBJECT PARCEL DESCRIPTION

DCDB

Lot/Plan	1/RP718777
Area/Volume	496m²
Tenure	FREEHOLD
Local Government	TOWNSVILLE CITY
Locality	NORTH WARD
Segment/Parcel	51053/14

CLIENT SERVICE STANDARDS

PRINTED 07/11/2025

DCDB 06/11/2025

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For further information on SmartMap products visit
https://www.qld.gov.au/housing/buying-owning-home/property-land-valuations/smartmaps

GDA

Queensland Government

Matters of Interest for all selected Lot Plans

No Matters of Interest for the selected Lot Plan(s).

Matters of Interest by Lot Plan

Lot Plan: 1RP718777 (Area: 496 m²)

No Matters of Interest for this Lot Plan.

Lot Plan: 2RP718777 (Area: 506 m²)

No Matters of Interest for this Lot Plan.

Appendix 3

Subject Site and Surrounds

52 Gregory Street and 55 Mitchell Street, North Ward | Lot 1 and 2 on RP718777

19°14'57"S 146°48'45"E

19°14'57"S 146°48'56"E

19°15'5"S 146°48'45"E

19°15'5"S 146°48'56"E

A product of Queensland Globe

N

0 25 metres

Scale: 1:1006

Printed at: A3

Print date: 14/4/2026

Not suitable for accurate measurement.

Projection: Web Mercator EPSG 102100 (3857)

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

Queensland Government

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

Appendix 4

DA
TOWNSVILLE HOTEL
55 MITCHELL STREET + 52 GREGORY STREET

DA DRAWING LIST

DWG NO.	TITLE	REV
DA0.00	PRELIMINARIES	
DA0.00	COVER SHEET	
DA0.01	PERSPECTIVE	
DA0.02	PERSPECTIVE	
DA0.03	PERSPECTIVE	
DA0.04	PERSPECTIVE	
DA1.00	SITE	
DA1.01	SITE PLAN	A
DA2.00	FLOOR PLANS	
DA2.0B	BASEMENT LEVEL	A
DA2.0G	GROUND LEVEL	A
DA2.0M	MEZZANINE LEVEL	A
DA2.01	LEVEL 01	A
DA2.02	LEVEL 02	A
DA2.03	LEVEL 03	A
DA2.04	LEVEL 04-08	A
DA2.09	LEVEL 09	A

DA DRAWING LIST

DWG NO.	TITLE	REV
DA2.10	ROOF LEVEL	A
DA3.00	ELEVATIONS	
DA3.01	ELEVATIONS	A
DA3.02	ELEVATIONS	A
DA3.03	ELEVATIONS	A
DA3.04	ELEVATIONS	A
DA4.00	SECTIONS	
DA4.01	SECTION A-A	A
DA4.02	SECTION B-B	A
DA5.00	TYPICAL UNITS	
DA5.01	HOTEL TYPE 1	
DA5.05	HOTEL TYPE 2	A
DA5.08	HOTEL TYPE 3	A
DA5.10	GROUND FLOOR - LOBBY	A
DA8.00	COMPLIANCE DIAGRAMS	
DA8.01	SHADOW ANALYSIS - SHEET 01	A
DA8.14	DEVELOPMENT DATA - SHEET 01	

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JANKOVIC PROPERTY GROUP

PERSPECTIVE
TOWNSVILLE HOTEL | 55 MITCHELL STREET + 52 GREGORY STREET

DA0.01

Disclaimer: This rendering was developed with the assistance of AI Tools and post-processed by a human designer. It serves as a visual concept only.

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JANKOVIC PROPERTY GROUP

PERSPECTIVE
TOWNSVILLE HOTEL | 55 MITCHELL STREET + 52 GREGORY STREET

DA0.02

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JANKOVIC PROPERTY GROUP

PERSPECTIVE
TOWNSVILLE HOTEL | 55 MITCHELL STREET + 52 GREGORY STREET

DA0.03

Disclaimer: This rendering was developed with the assistance of AI Tools and post-processed by a human designer. It serves as a visual concept only.

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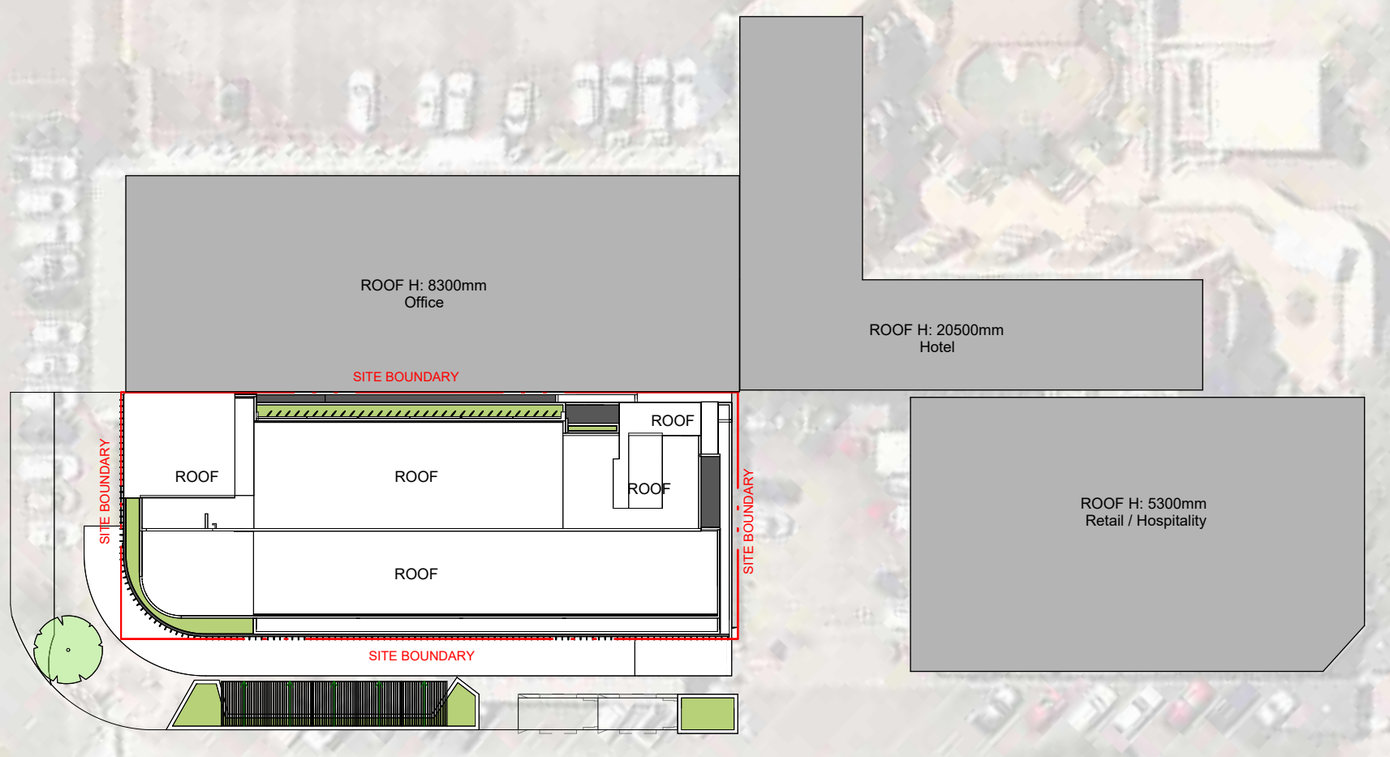
JANKOVIC PROPERTY GROUP

PERSPECTIVE
TOWNSVILLE HOTEL | 55 MITCHELL STREET + 52 GREGORY STREET

DA0.04



MITCHELL STREET

THE STRAND

GREGORY STREET

1 : 500@ A3

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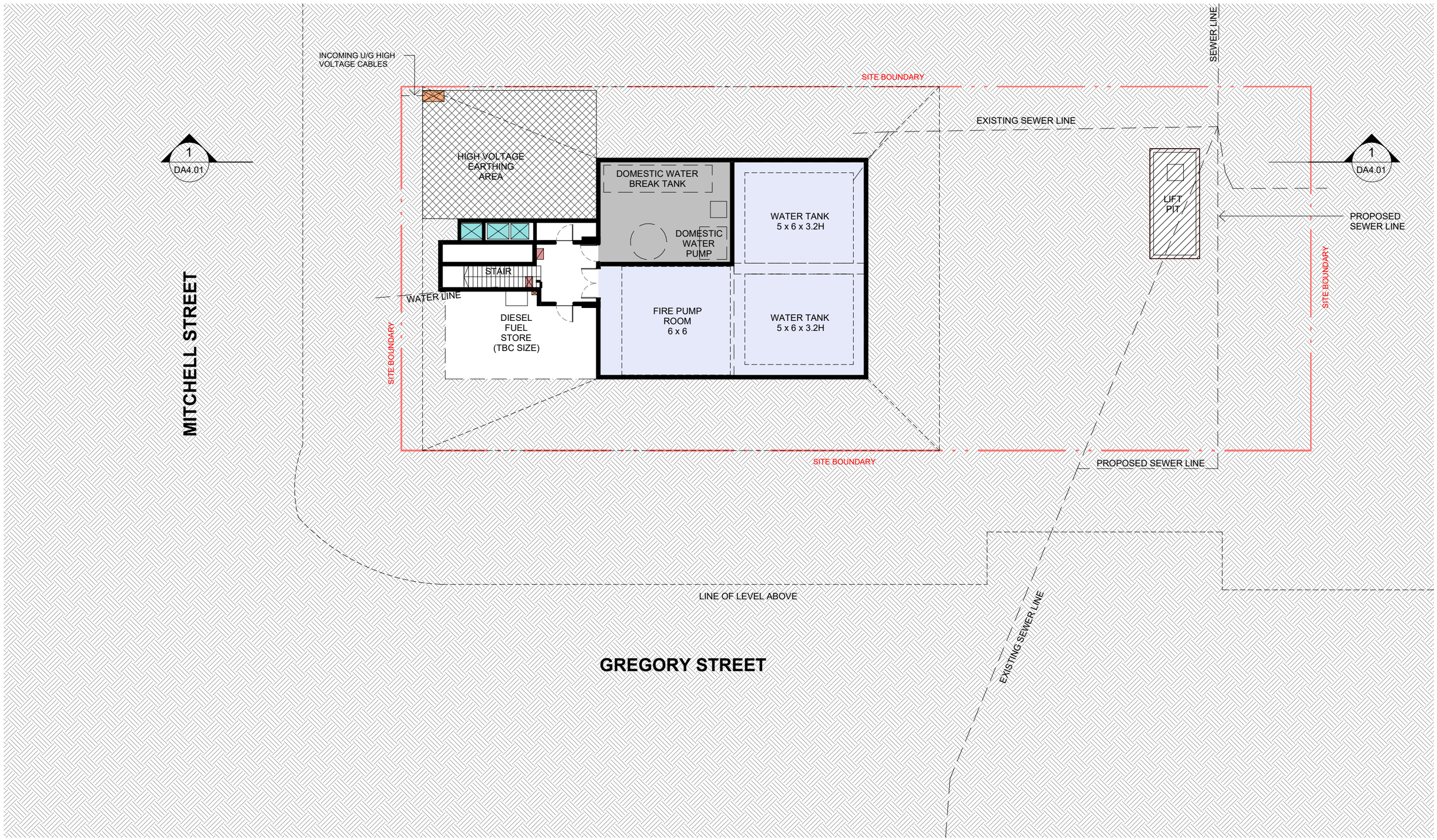
JANKOVIC PROPERTY GROUP

SITE PLAN
TOWNSVILLE HOTEL | 55 MITCHELL STREET +
52 GREGORY STREET

DA1.01



1 : 200@ A3

marchesepartners | Life 3A

JANKOVIC PROPERTY GROUP

BASEMENT LEVEL
TOWNSVILLE HOTEL | 55 MITCHELL STREET + 52 GREGORY STREET

DA2.0B

1 : 200@ A3

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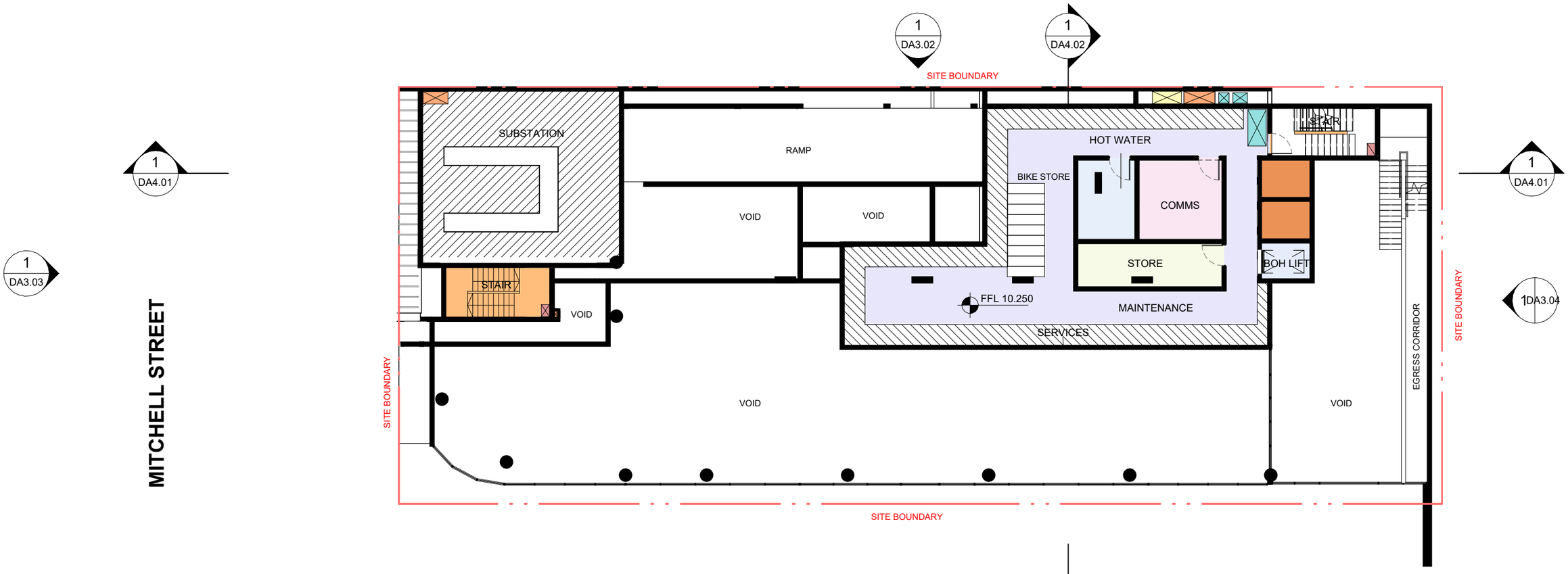
JANKOVIC PROPERTY GROUP

GROUND LEVEL
TOWNSVILLE HOTEL | 55 MITCHELL STREET + 52 GREGORY STREET

DA2.0G

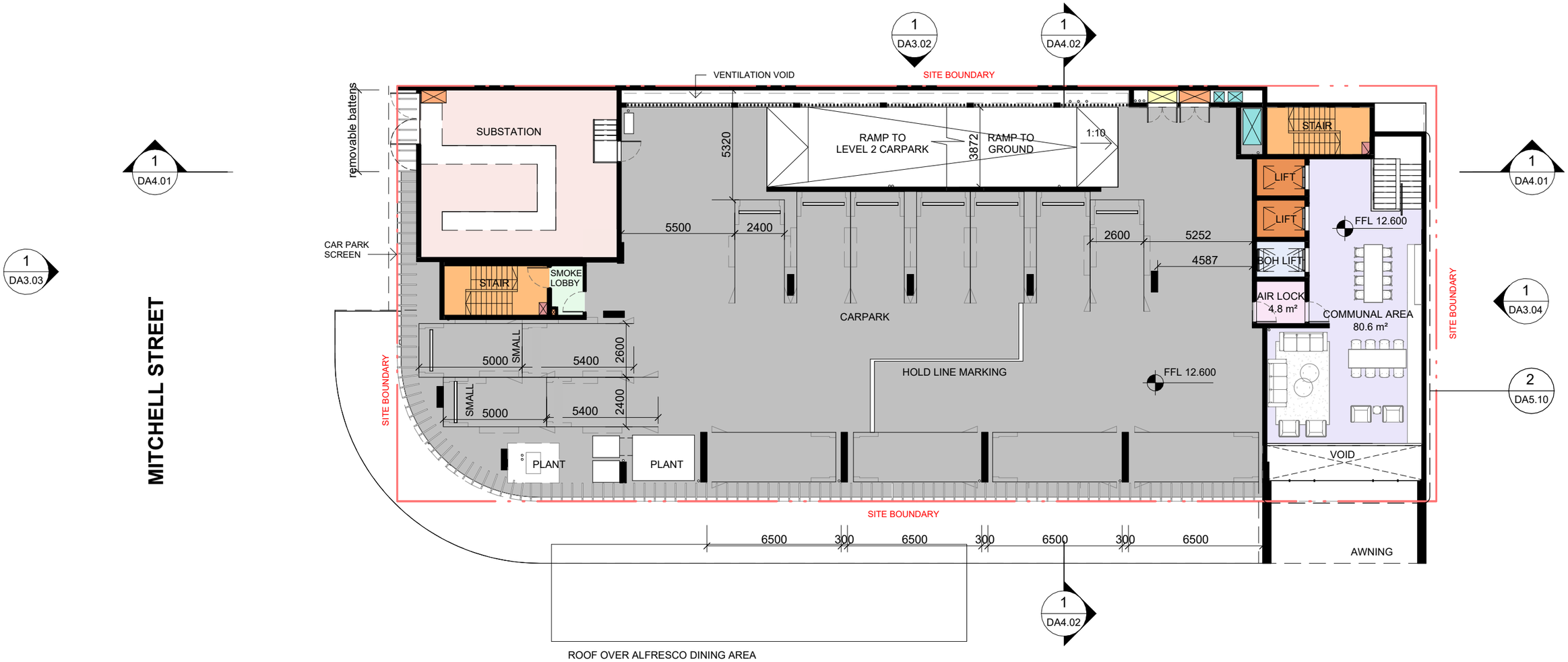


1 : 200@ A3

marchesepartners | Life3A | JANKOVIC PROPERTY GROUP

MEZZANINE LEVEL
TOWNSVILLE HOTEL | 55 MITCHELL STREET + 52 GREGORY STREET

DA2.0M



LEVEL	CARPARKS
LEVEL 1	15
LEVEL 2	19
	34

1 : 200@ A3

LEVEL 01
TOWNSVILLE HOTEL | 55 MITCHELL STREET +
52 GREGORY STREET

DA2.01

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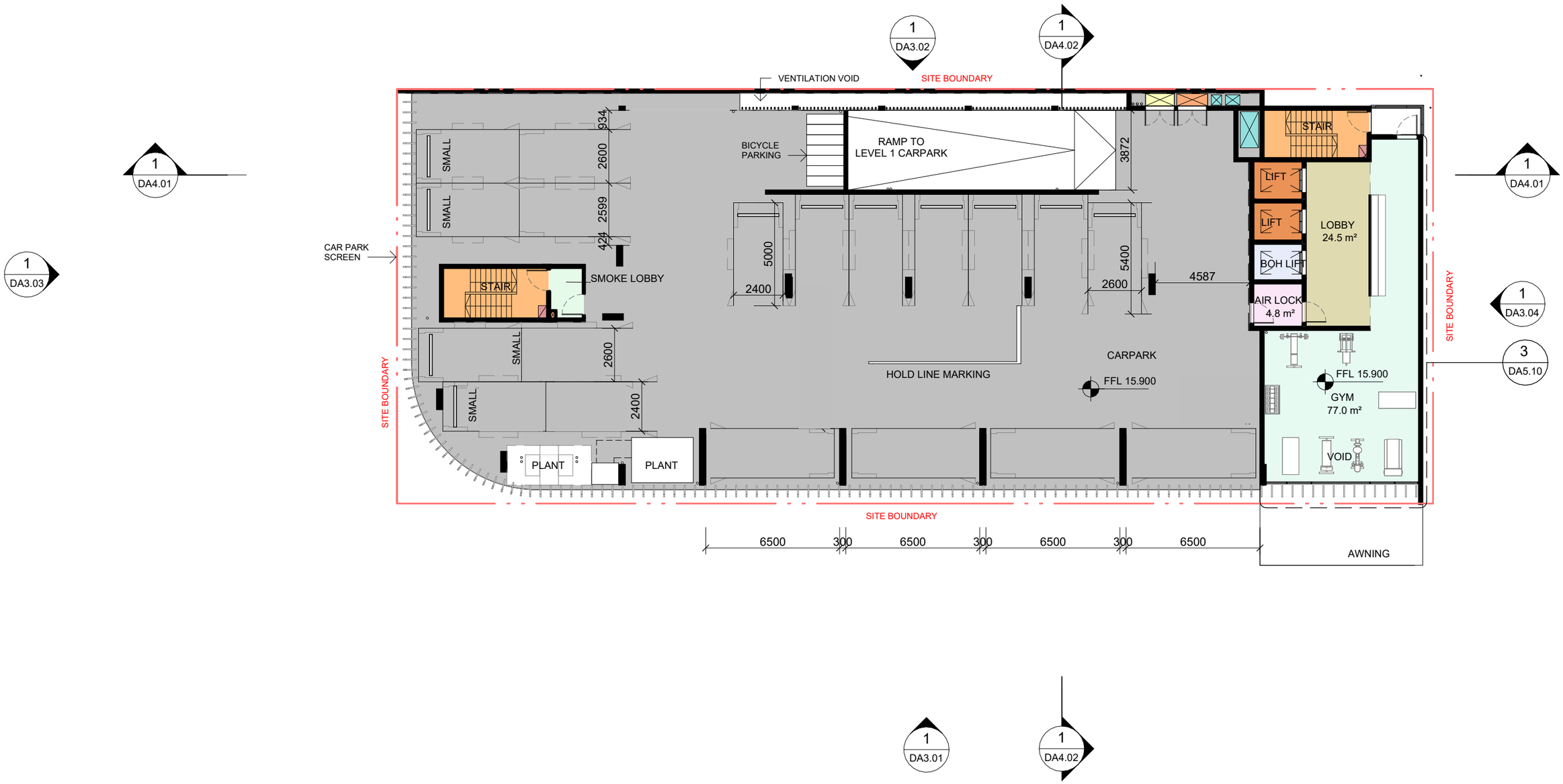
JANKOVIC PROPERTY GROUP



LEVEL	CARPARKS
LEVEL 1	15
LEVEL 2	19
	34

1 : 200@ A3

LEVEL 02
TOWNSVILLE HOTEL | 55 MITCHELL STREET +
52 GREGORY STREET

DA2.02

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JANKOVIC PROPERTY GROUP

LEVEL 3
15 X HOTEL KEYS

1 : 200@ A3

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LEVEL 03
TOWNSVILLE HOTEL | 55 MITCHELL STREET + 52 GREGORY STREET

DA2.03

1
DA3.01

1
DA4.02

LEVEL 4 - 8
15 X HOTEL KEYS (EACH LEVEL)

1 : 200@ A3

marchesepartners | Life3A

JANKOVIC PROPERTY GROUP

LEVEL 04-08
TOWNSVILLE HOTEL | 55 MITCHELL STREET +
52 GREGORY STREET

DA2.04

LEVEL 9
10 X HOTEL KEYS

1 : 200@ A3

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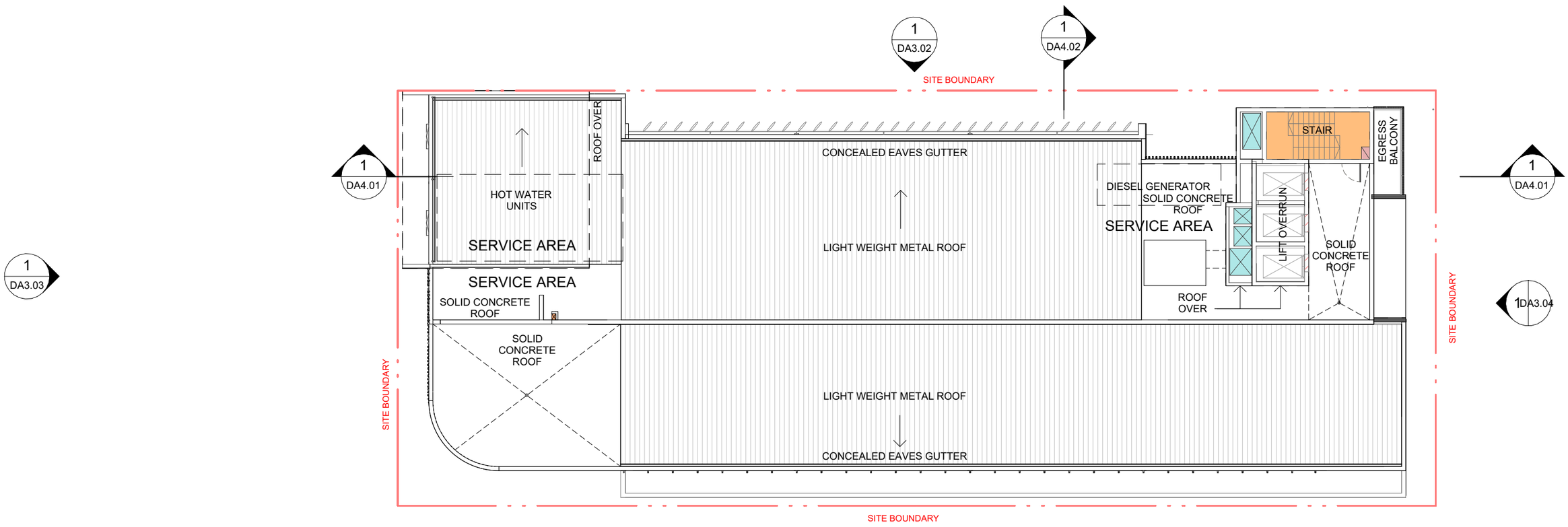
JANKOVIC PROPERTY GROUP

LEVEL 09
TOWNSVILLE HOTEL | 55 MITCHELL STREET +
52 GREGORY STREET

DA2.09



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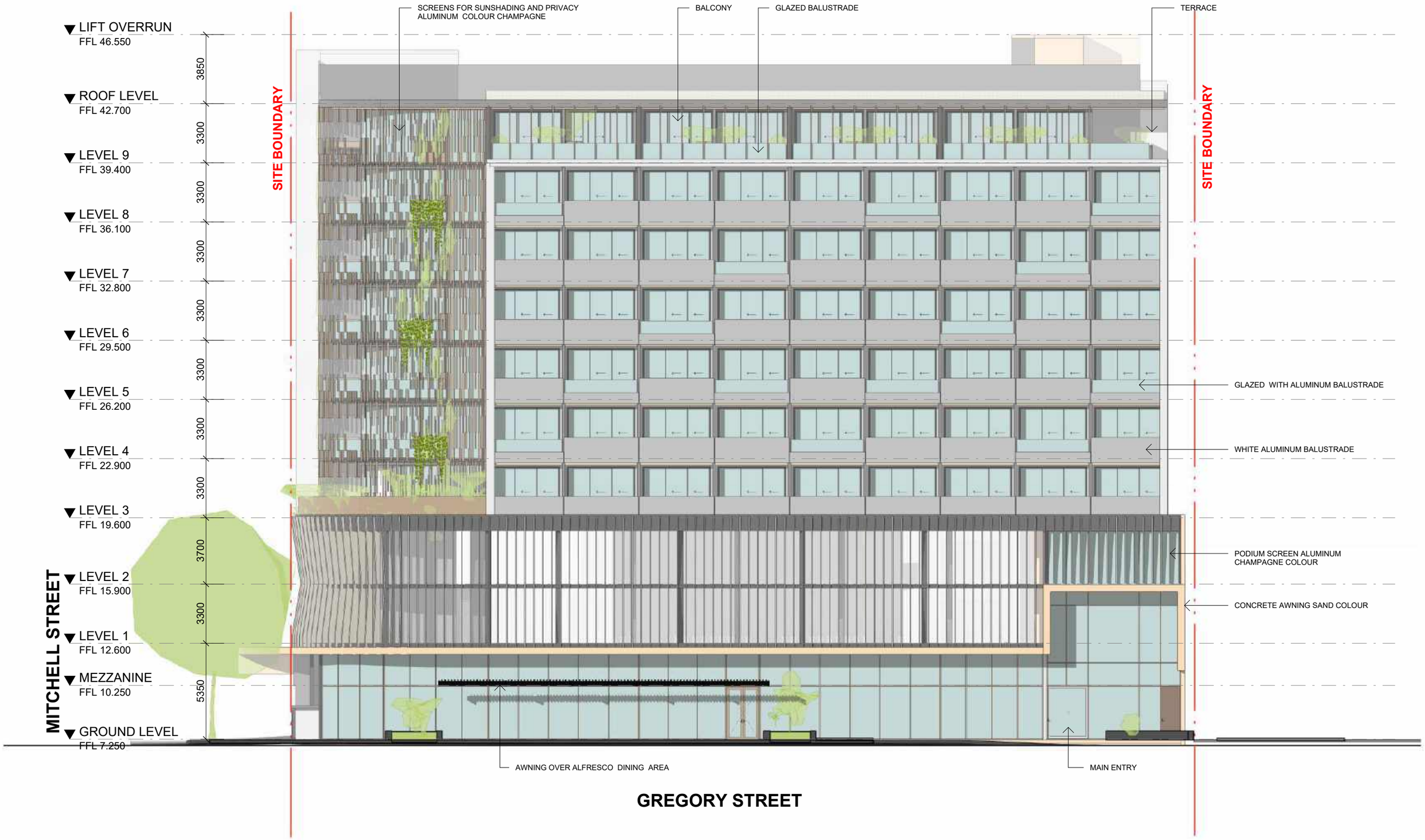
ROOF LEVEL
TOWNSVILLE HOTEL | 55 MITCHELL STREET +
52 GREGORY STREET

DA2.10



EAST ELEVATION

1 : 200@ A3

marchesepartners | Life3A

JANKOVIC PROPERTY GROUP

ELEVATIONS
TOWNSVILLE HOTEL | 55 MITCHELL STREET +
52 GREGORY STREET

DA3.01

WEST ELEVATION

1 : 200@ A3

marchesepartners | Life3A

JANKOVIC PROPERTY GROUP

ELEVATIONS
TOWNSVILLE HOTEL | 55 MITCHELL STREET + 52 GREGORY STREET

DA3.02

SOUTH ELEVATION

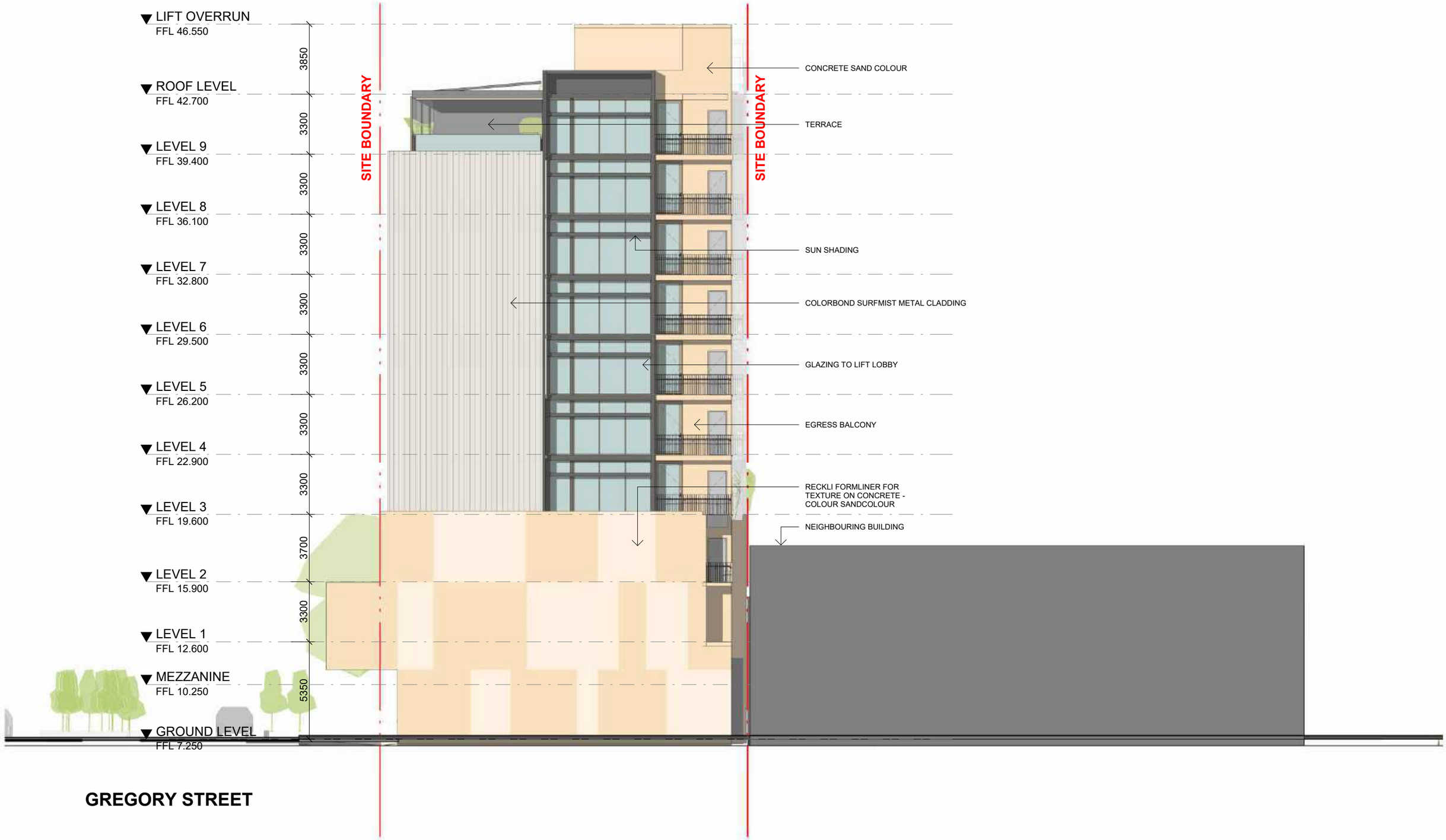
1 : 200@ A3

marchesepartners | Life3A

JANKOVIC PROPERTY GROUP

ELEVATIONS
TOWNSVILLE HOTEL | 55 MITCHELL STREET + 52 GREGORY STREET

DA3.03



NORTH ELEVATION

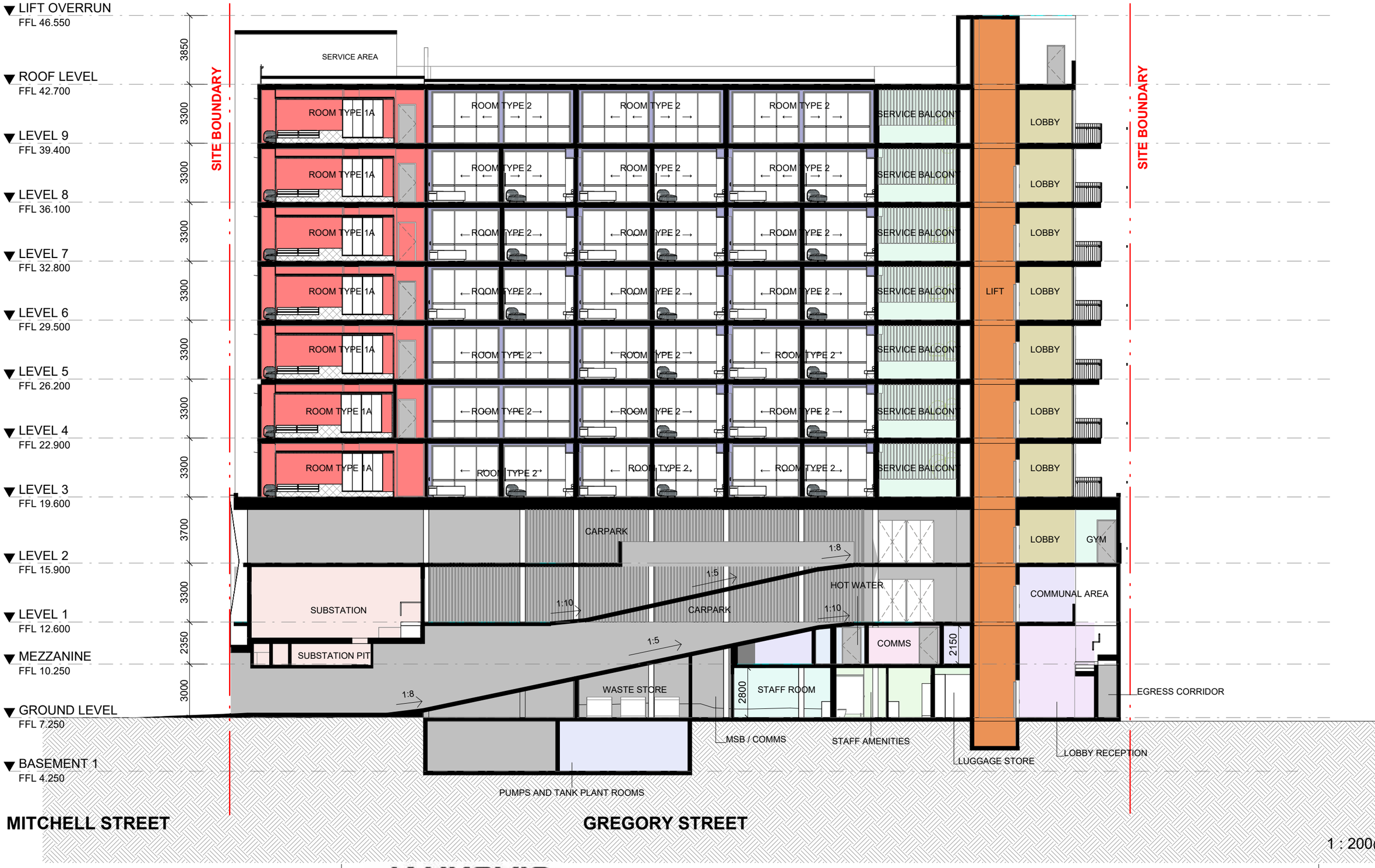
1 : 200@ A3

marchesepartners | Life3A

JANKOVIC PROPERTY GROUP

ELEVATIONS
TOWNSVILLE HOTEL | 55 MITCHELL STREET + 52 GREGORY STREET

DA3.04



1 : 200@ A3

marchesepartners | Life3A

JANKOVIC PROPERTY GROUP

SECTION A-A
TOWNSVILLE HOTEL | 55 MITCHELL STREET + 52 GREGORY STREET

DA4.01

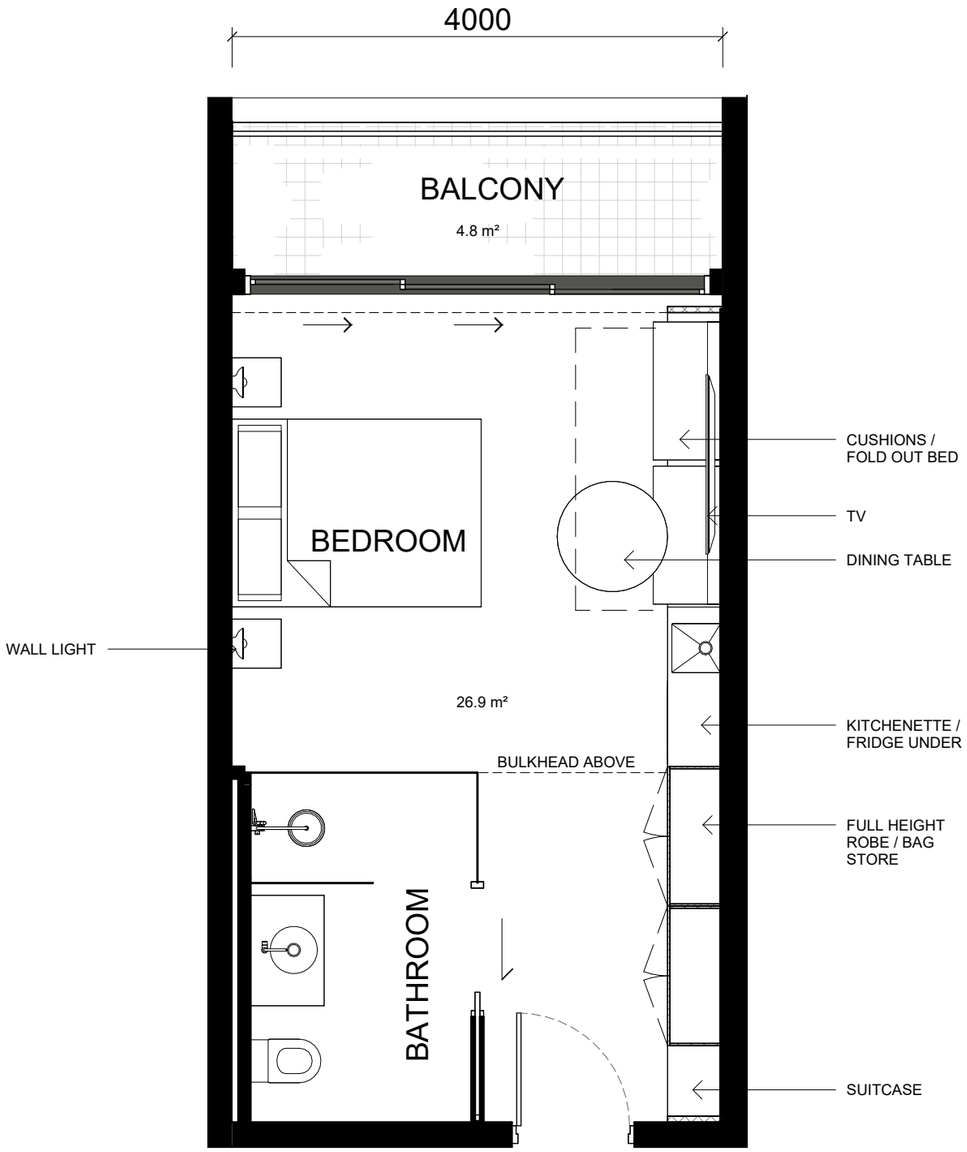
1 : 200@ A3

marchesepartners | Life3A

JANKOVIC PROPERTY GROUP

SECTION B-B
TOWNSVILLE HOTEL | 55 MITCHELL STREET + 52 GREGORY STREET

DA4.02



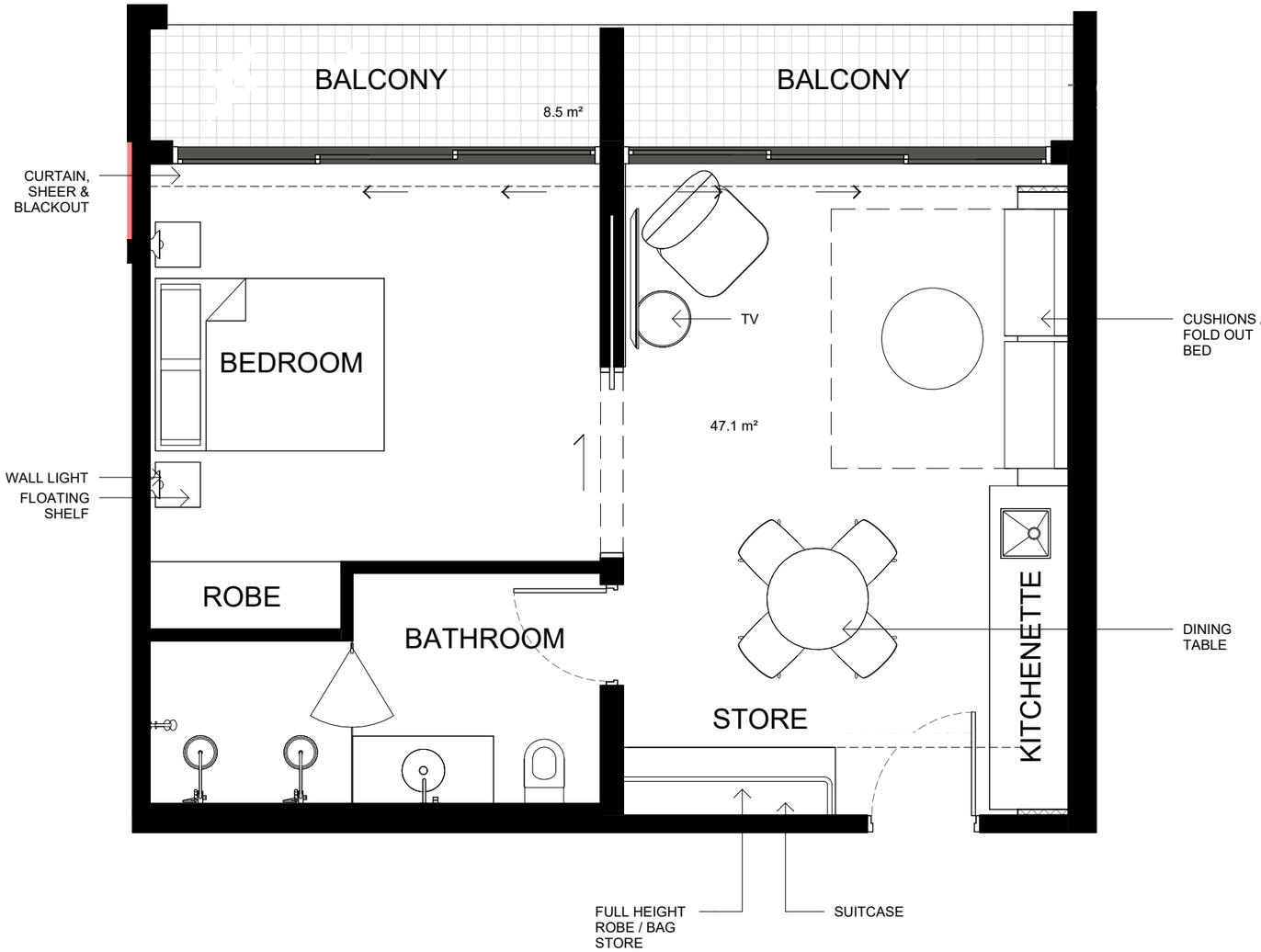
HOTEL ROOM - TYPE 1

1 : 50@ A3

marchesepartners | Life 3A | JANKOVIC PROPERTY GROUP

HOTEL TYPE 1
TOWNSVILLE HOTEL | 55 MITCHELL STREET +
52 GREGORY STREET

DA5.01



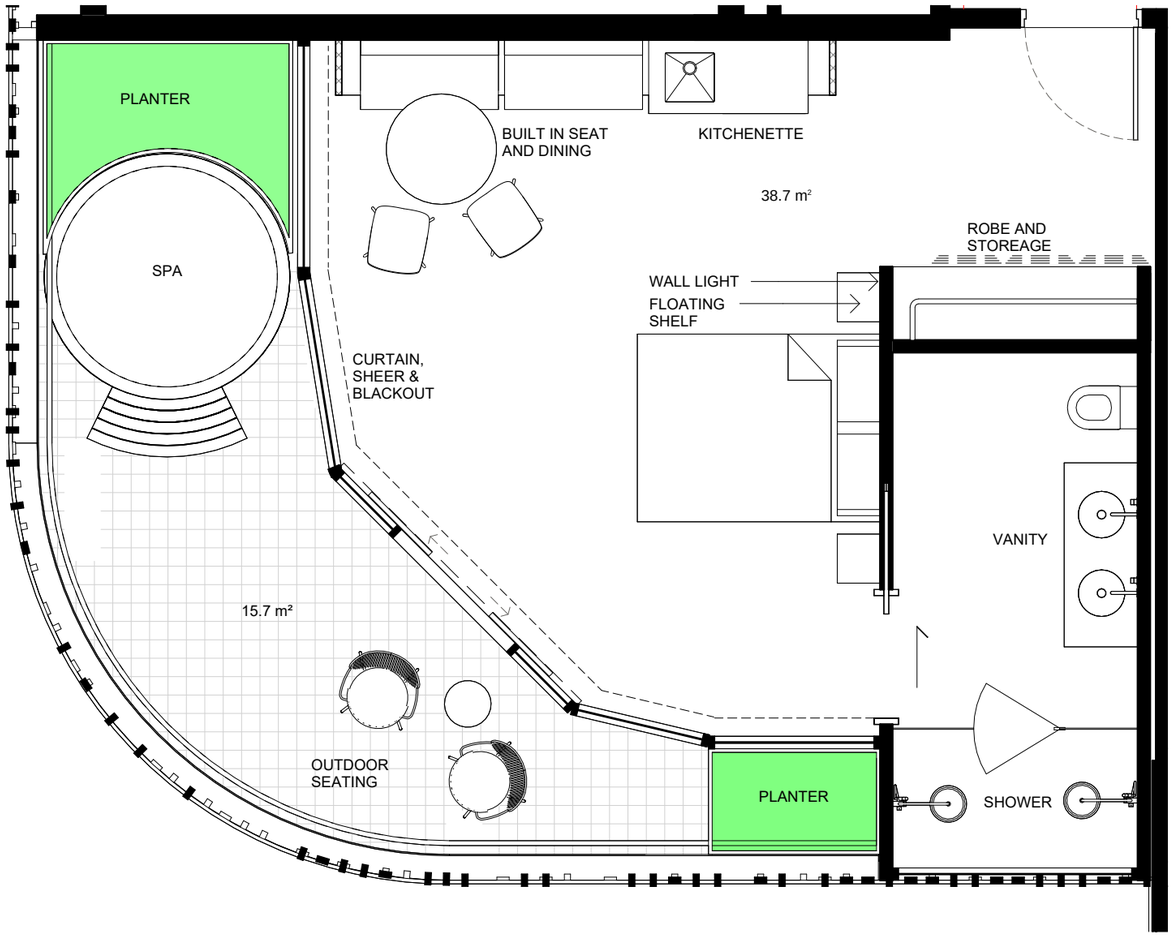
HOTEL ROOM - TYPE 2

1 : 50@ A3

marchesepartners | Life 3A | JANKOVIC PROPERTY GROUP

HOTEL TYPE 2
TOWNSVILLE HOTEL | 55 MITCHELL STREET + 52 GREGORY STREET

DA5.05



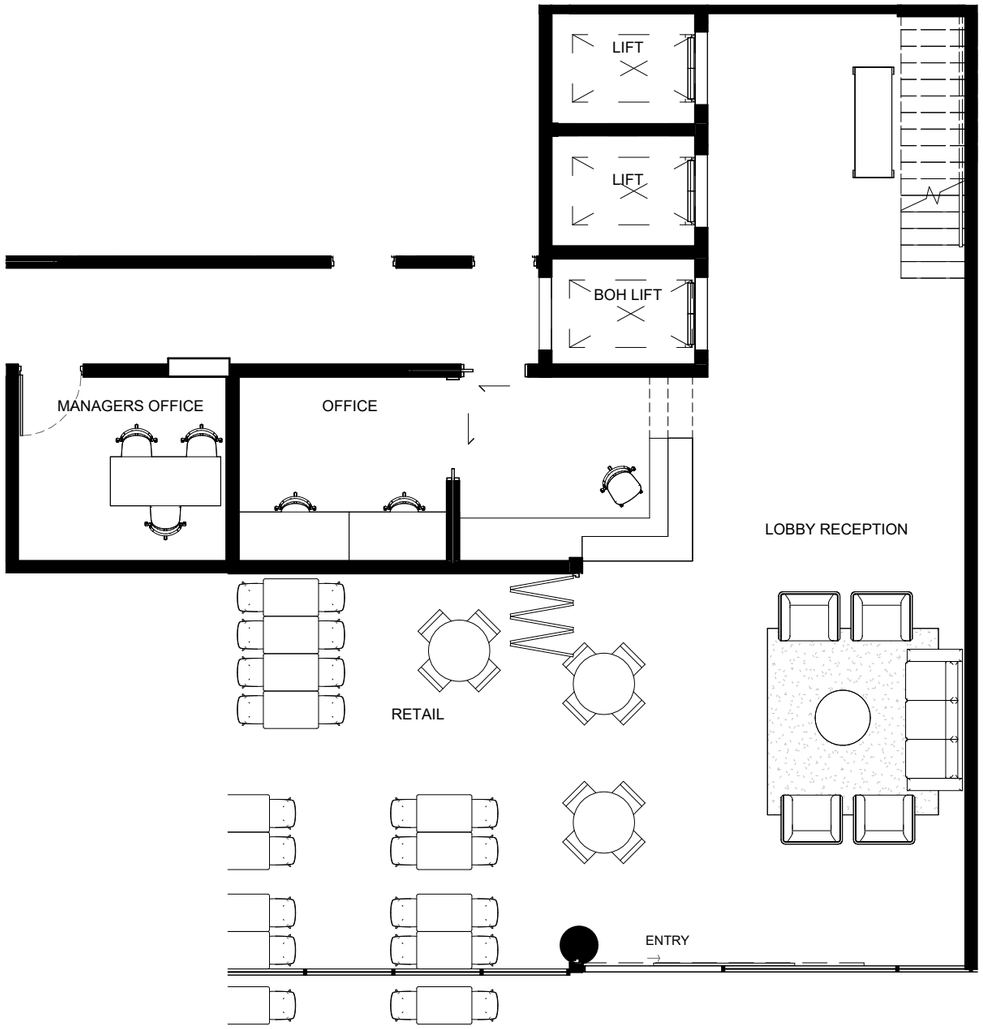
HOTEL TYPE 3

1 : 50@ A3

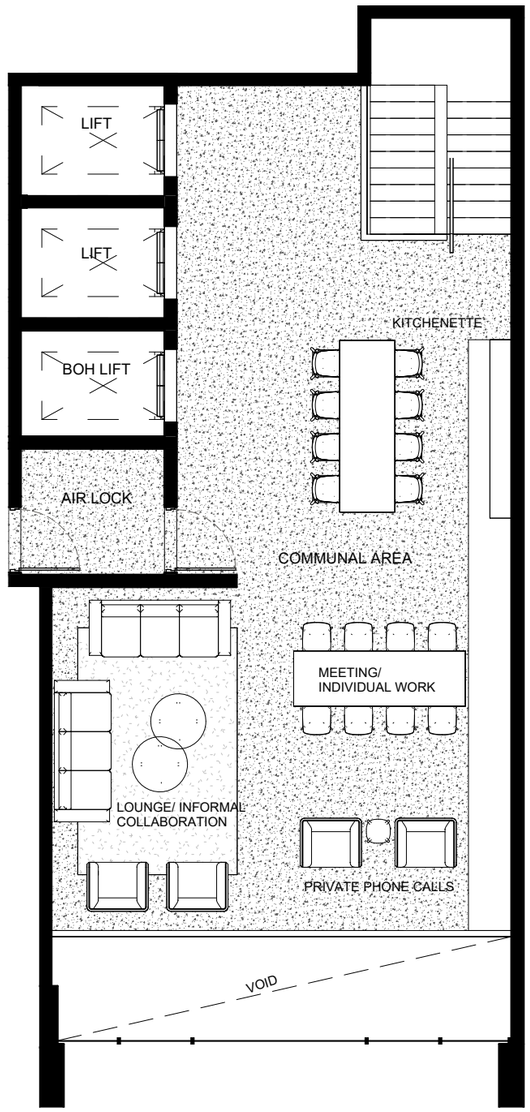
marchesepartners | Life 3A | JANKOVIC PROPERTY GROUP

HOTEL TYPE 3
TOWNSVILLE HOTEL | 55 MITCHELL STREET +
52 GREGORY STREET

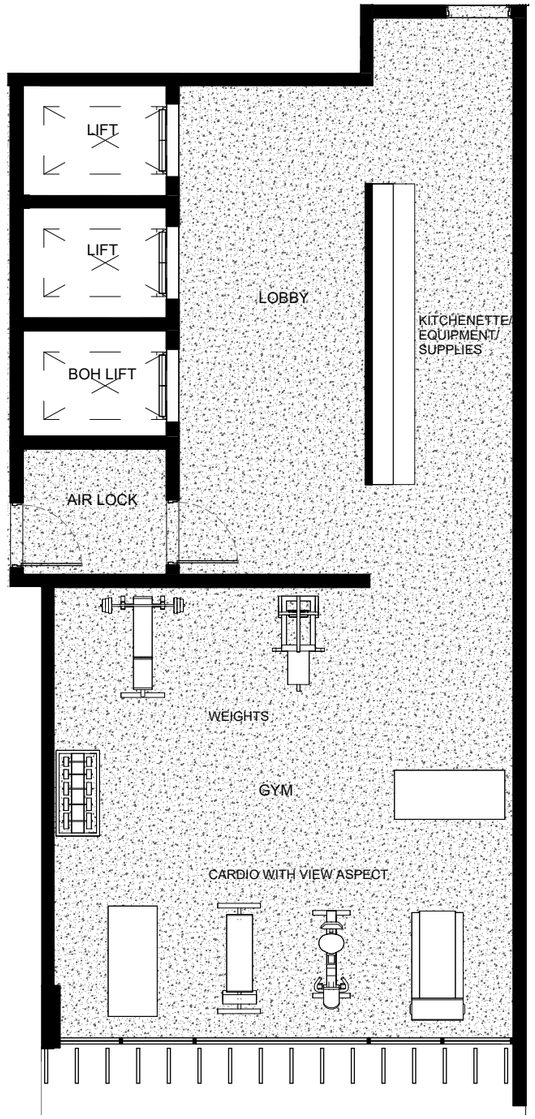
DA5.08



GROUND LEVEL - LOBBY



LEVEL 1 - COMMON AREA



LEVEL 2 - GYM

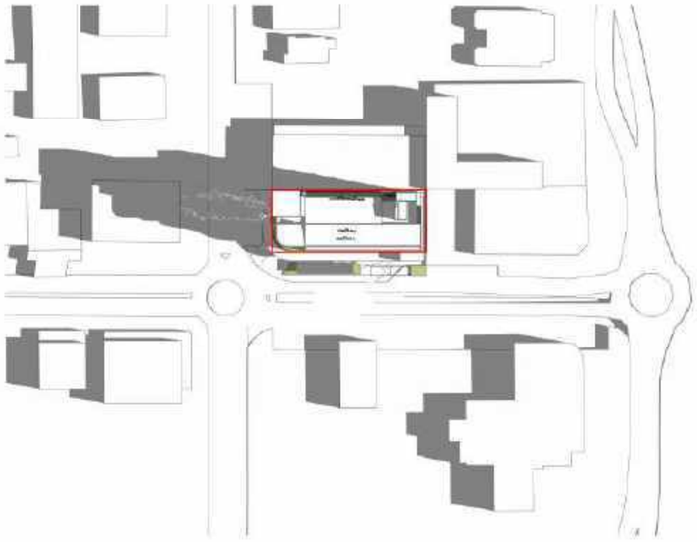
0 1 : 100@ A3 5

marchesepartners | Life3A

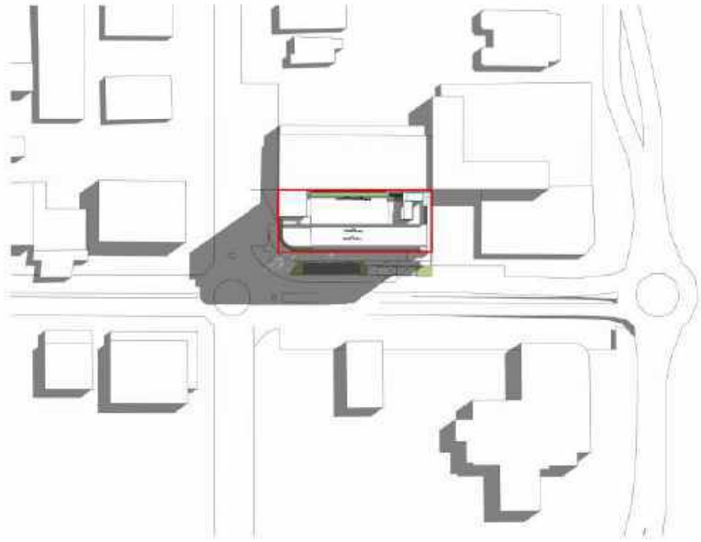
JANKOVIC PROPERTY GROUP

GROUND FLOOR - LOBBY
TOWNSVILLE HOTEL | 55 MITCHELL STREET +
52 GREGORY STREET

DA5.10



SHADOW Winter 9am



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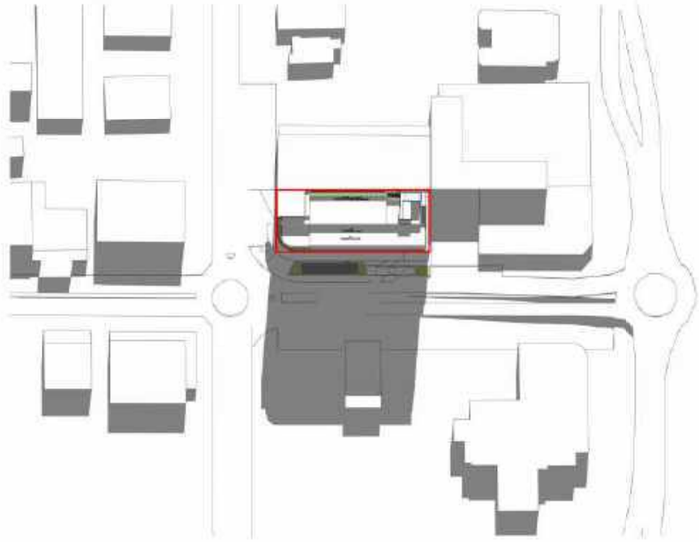
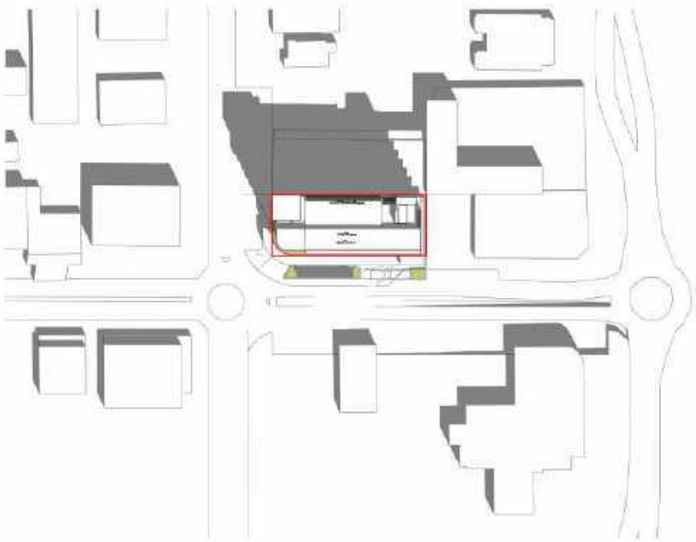
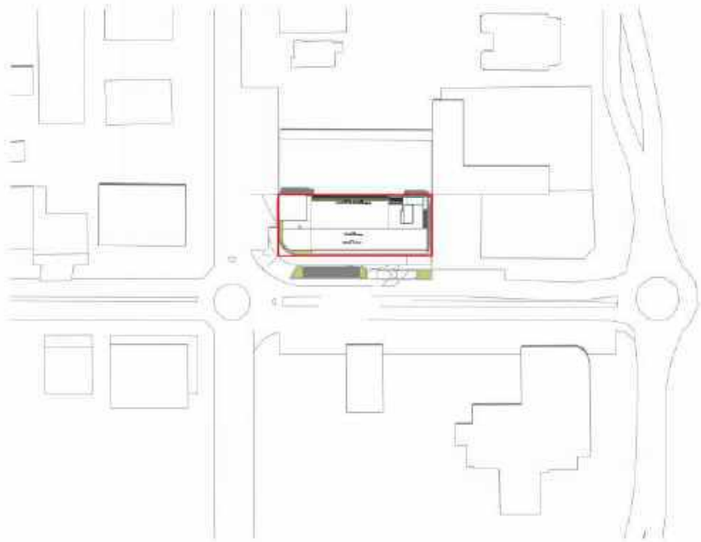


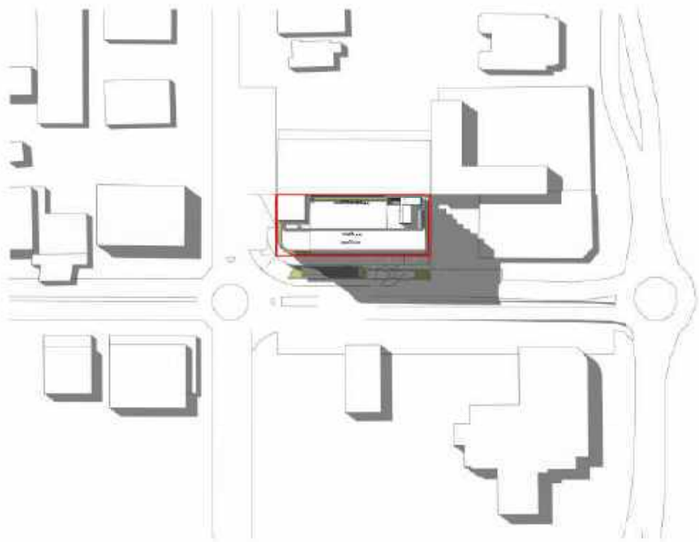
SHADOW Winter 3pm



SHADOW Summer 9am



SHADOW summer 12pm



SHADOW Summer 3pm

1 : 2000@ A3

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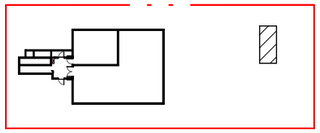
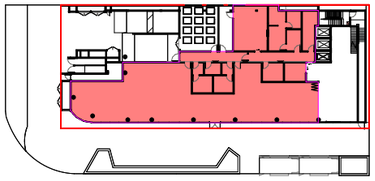
SHADOW ANALYSIS - SHEET 01
TOWNSVILLE HOTEL | 55 MITCHELL STREET +
52 GREGORY STREET

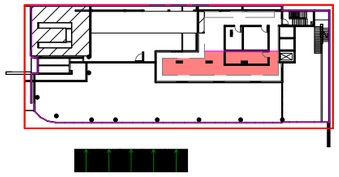
DA8.01



BASEMENT 1



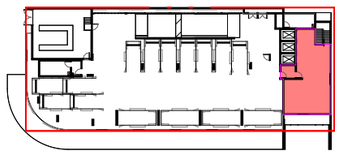
GROUND LEVEL



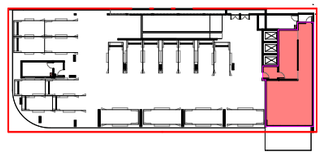
MEZZANINE

DEVELOPMENT SUMMARY

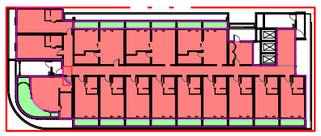
SITE AREA	1,011 m2
SITE COVER	91.8%
GFA	5,163.2 m2
PRIVATE OPEN SPACE	683.3 m2
COMMON AREA TOTAL	207.2 m2
HOTEL KEYS	100
CAR SPACES	34
BIKE SPACES	20



LEVEL 1



LEVEL 2



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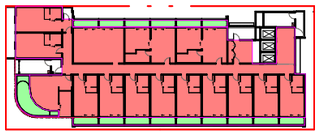
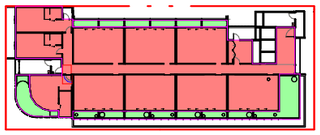
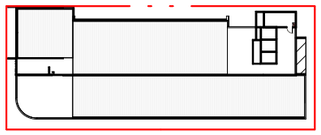


LEVEL 4 - 8



LEVEL 9



ROOF LEVEL

AREA SCHEDULE (GFA)

LEVEL	GFA	Area Types
GROUND LEVEL	500.7 m²	Floor Area
MEZZANINE	66.5 m²	Floor Area
LEVEL 1	91.8 m²	Building Common Area / Floor Area
LEVEL 2	115.4 m²	Building Common Area / Floor Area
LEVEL 3	94.5 m²	Exterior Area
LEVEL 3	636.1 m²	Floor Area
LEVEL 4	94.4 m²	Exterior Area
LEVEL 4	636.2 m²	Floor Area
LEVEL 5	94.4 m²	Exterior Area
LEVEL 5	636.2 m²	Floor Area
LEVEL 6	94.4 m²	Exterior Area
LEVEL 6	636.2 m²	Floor Area
LEVEL 7	94.4 m²	Exterior Area
LEVEL 7	636.2 m²	Floor Area
LEVEL 8	94.4 m²	Exterior Area
LEVEL 8	636.2 m²	Floor Area
LEVEL 9	116.8 m²	Exterior Area
LEVEL 9	571.7 m²	Floor Area

PRIVATE OPEN SPACE TOTAL	683.3 m2
GFA TOTAL	5,163.2 m2
COMMON AREA TOTAL	207.2 m2

As indicated@ A3

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GFA - SHEET 01
TOWNSVILLE HOTEL | 55 MITCHELL STREET + 52 GREGORY STREET

DA8.11

Appendix 5

GREGORY STREET HOTEL

Architectural DA Report

APRIL 2026

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Site Location

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Existing Building Heights

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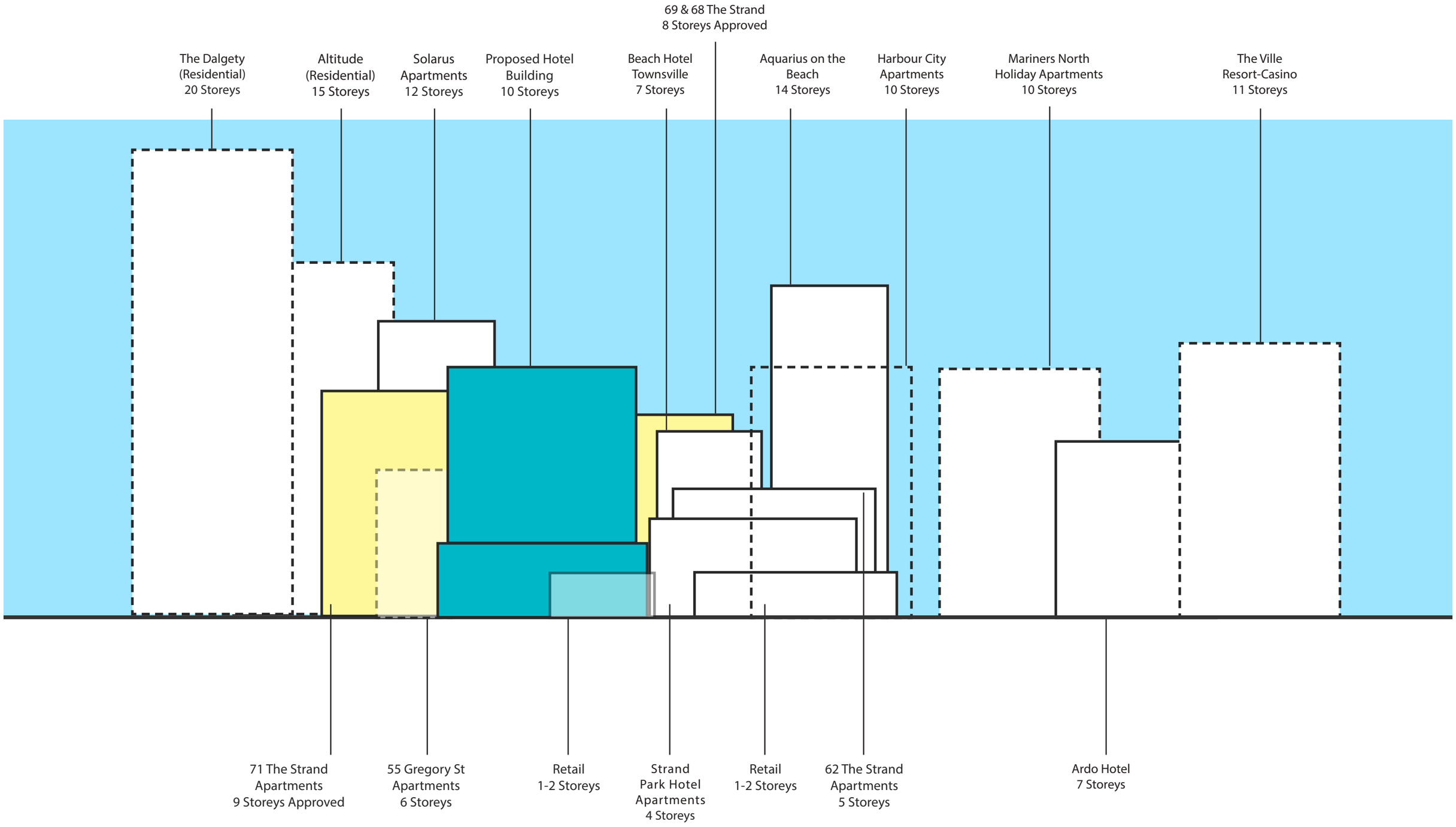
Building Height Elevation - Comparison



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Building Height Context

marchesepartners | Life3A | JANKOVIC PROPERTY GROUP

Building Height Context

marchesepartners | Life3A

JANKOVIC PROPERTY GROUP

Building Height Context

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View Analysis

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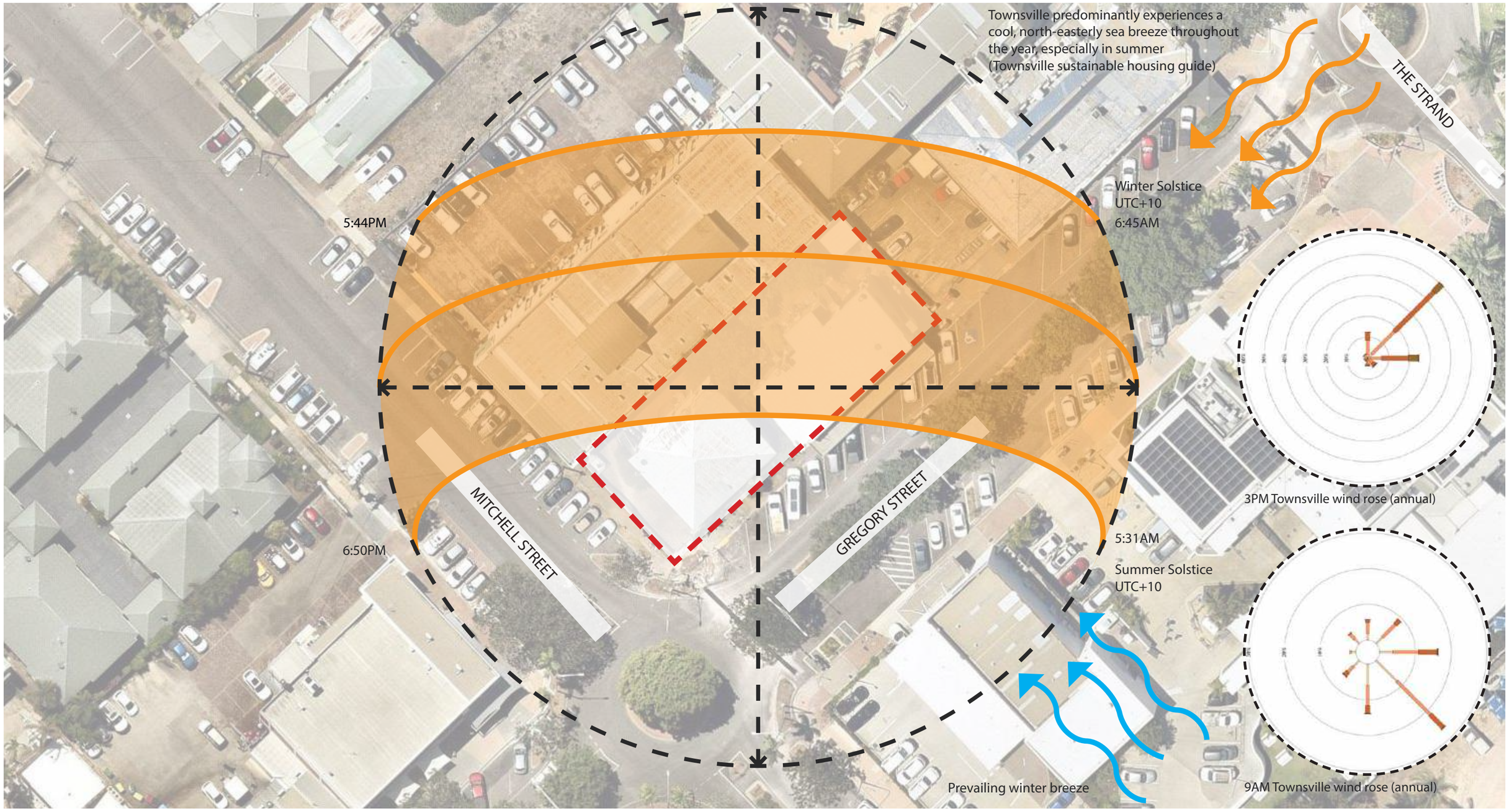
Solar & Wind Analysis



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Existing Gregory St

47-63 Eyre St

46 Gregory St

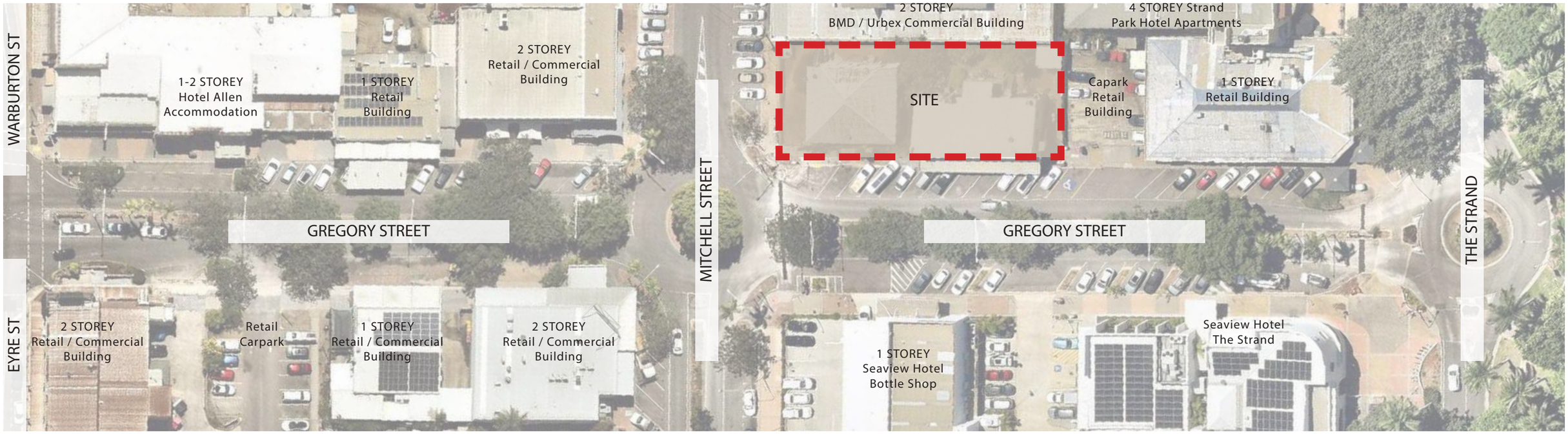
44-46 Mitchell St

57 Mitchell St

52 Gregory St

58 The Strand

The Strand



31-45 Eyre St

39 Gregory St

42 Mitchell St

55-57 The Strand

55-57 The Strand

55-57 The Strand

The Strand

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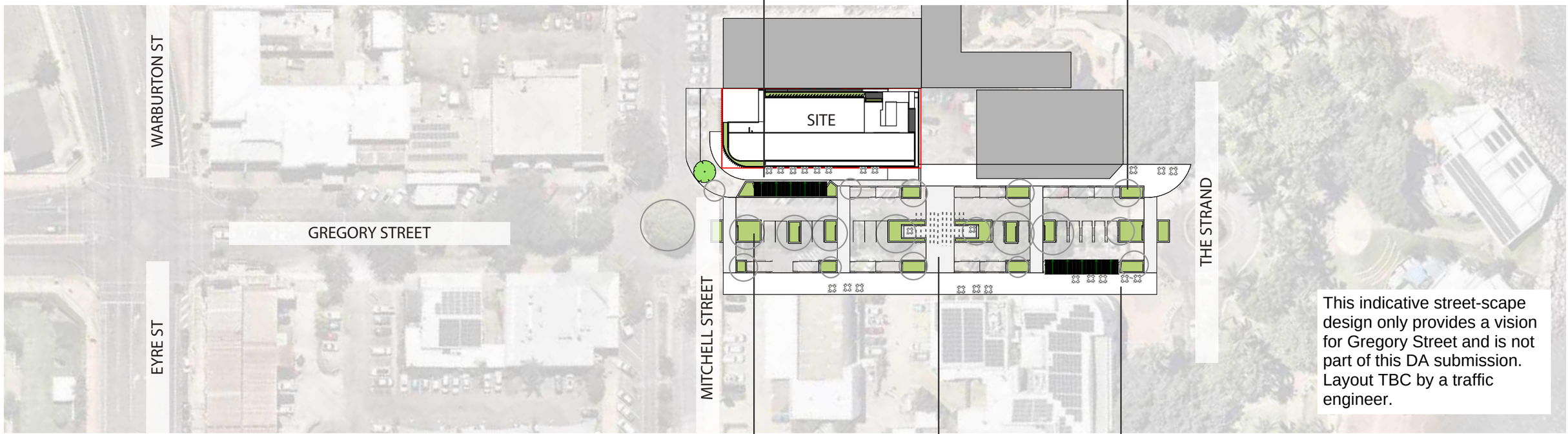
Gregory St Vision

External restaurant seating (shading structure over)

Reduce car parking and activate streetscape



This indicative street-scape design only provides a vision for Gregory Street and is not part of this DA submission. Layout TBC by a traffic engineer.

Additional trees and landscaping on street

Reduced lane width & traffic calming devices

Shading structure in the centre of the street

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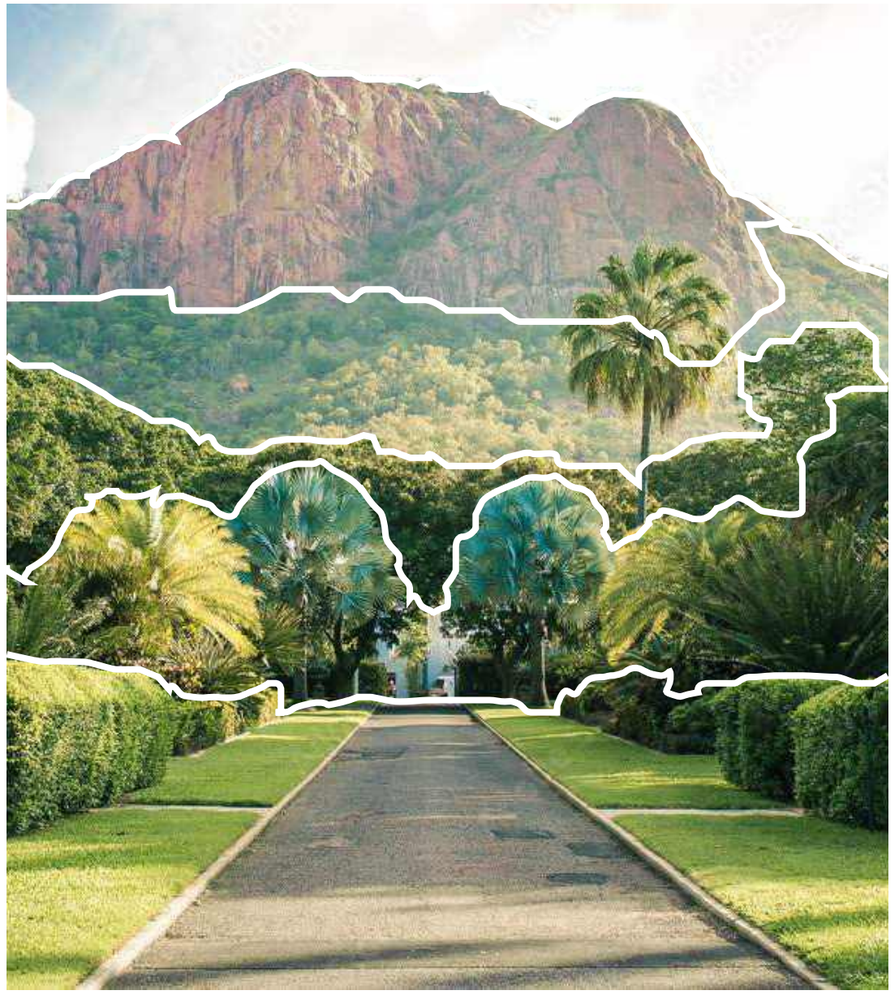
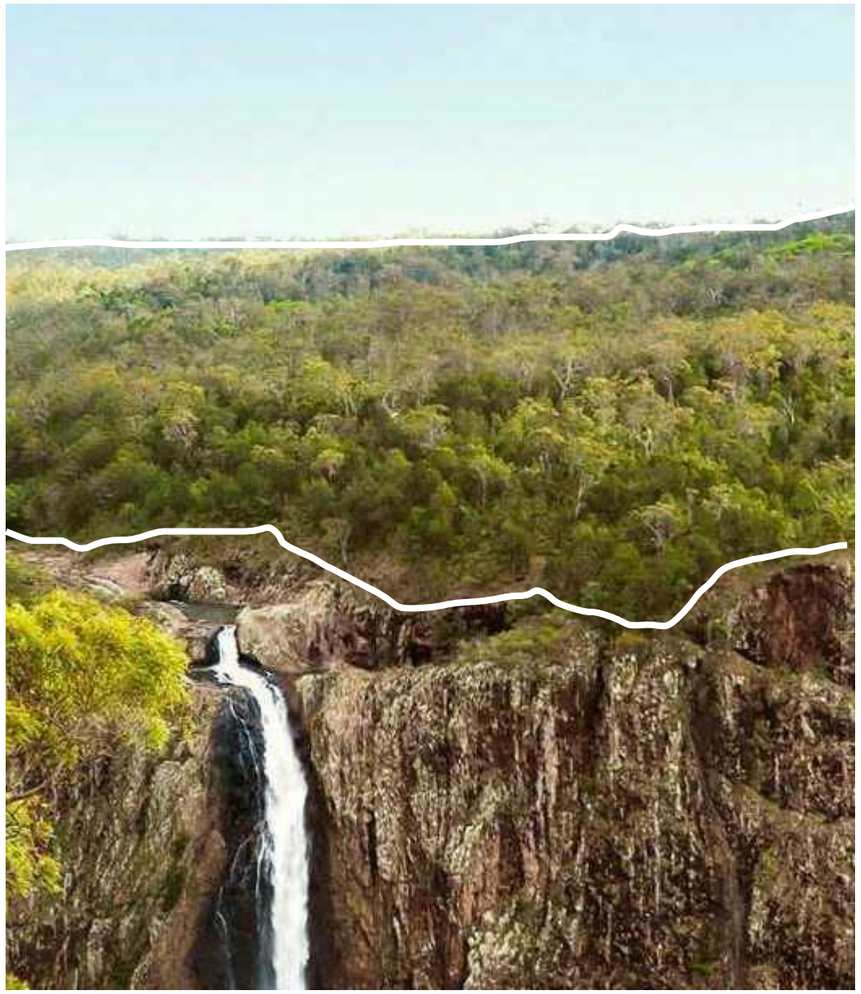
Design Principles - Layering





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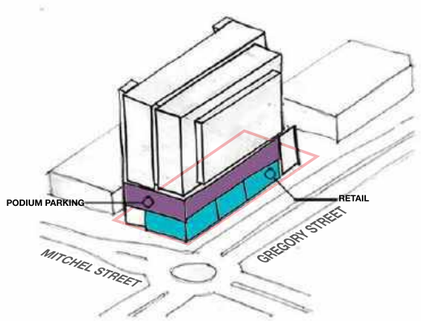
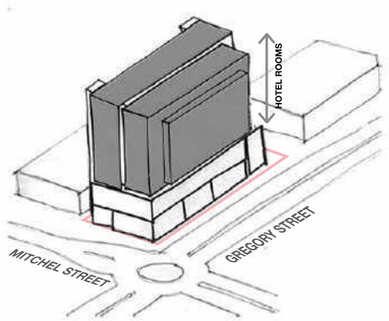
DESIGN PRINCIPLES

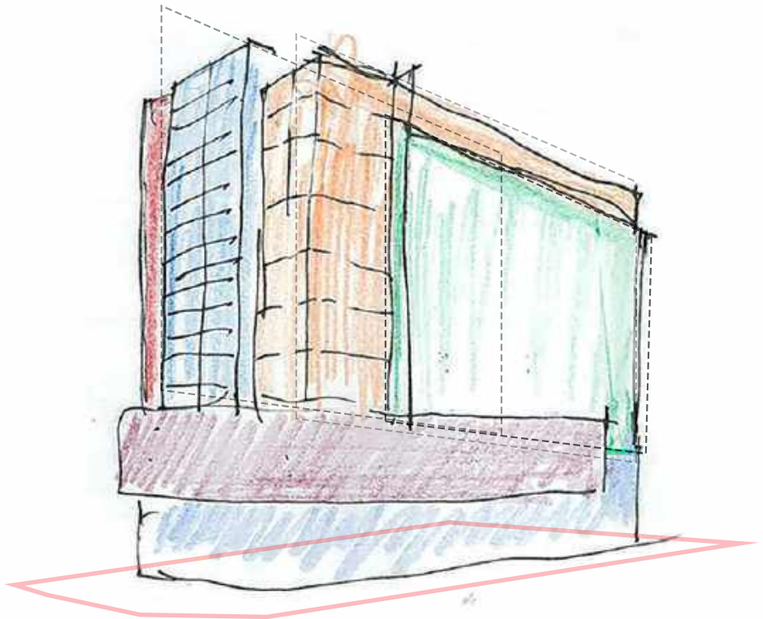
Layering

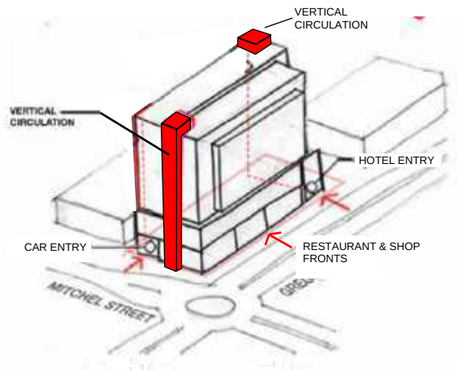


Podium / horizontal layering

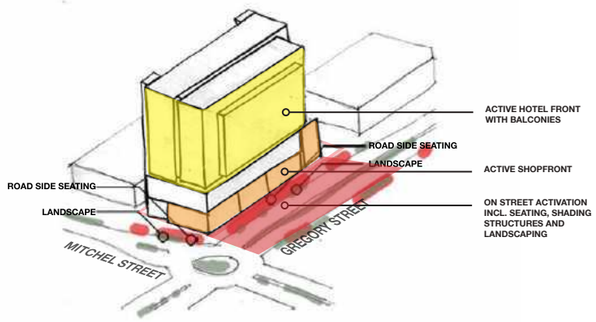


Hotel levels / vertical layering

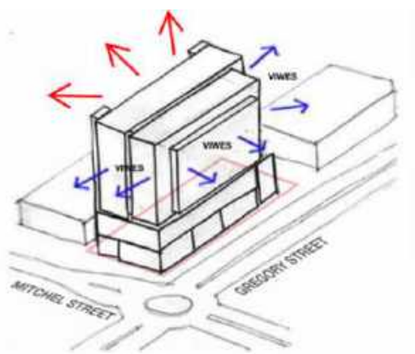




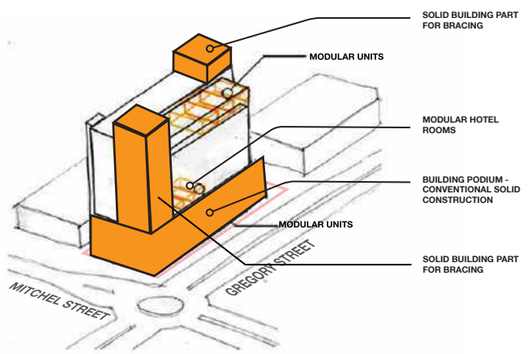
Entry points



Street activation



Views



Modular hotel rooms

The architectural concept of LAYERING translates Townsville's distinct geological layering into a dynamic, prefabricated built form. The hotel is constructed using a system of modular units that are intentionally stacked and offset to create perceptible horizontal layers

This stratified arrangement of modules defines the façade articulation and strategically provides recessed balconies on every floor, maximizing panoramic views of the surrounding natural landmarks, including Castle Hill and the ocean. By designing the form through stacking and stratification, the project achieves construction efficiency while expressing a profound connection to the surroundings.

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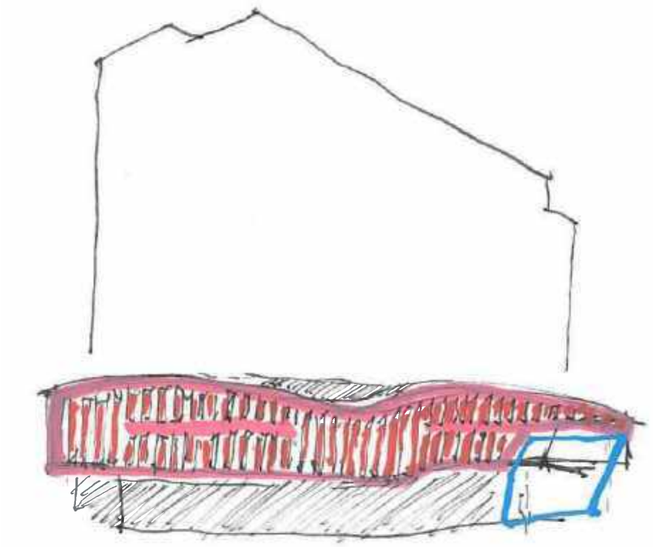
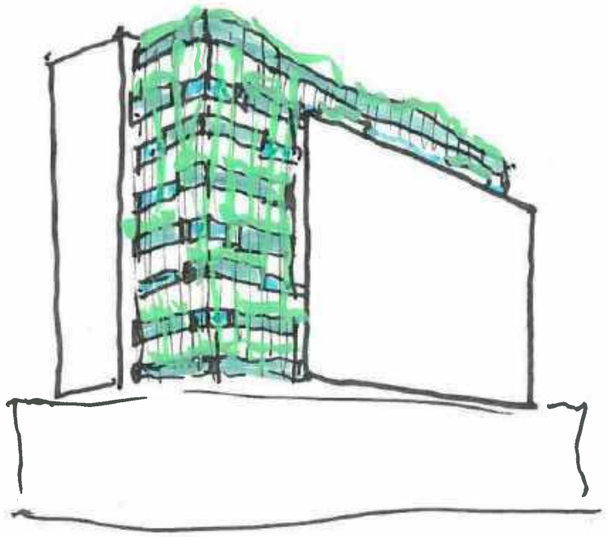
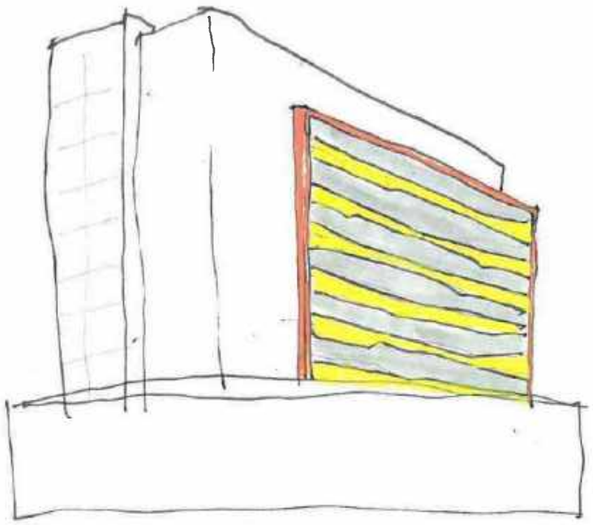
Design Principles



Podium Articulation



Feature Corner Expression



Horizontal Banding

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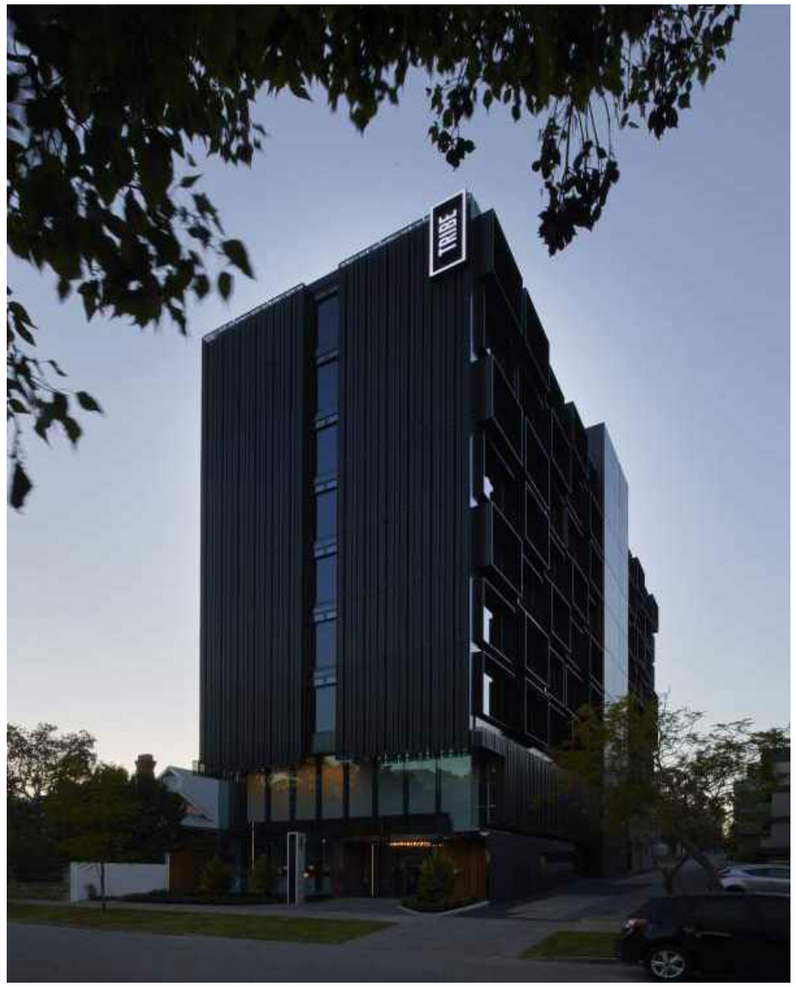
Inspirations - Modular Design



Tribe Hotel, Perth

65 prefab units manufactured in a factory in China and shipped to Perth

Assembled in 14 days on site

$12 million cost of project for 126 room, 9 storey hotel

Links:

https://www.google.com/search?q=tribe+hotel+perth+prefab&sca_esv=ee45cbd6745563ff&rlz=1C1GCEU_enAU1081AU1081&biw=1898&bih=867&tbm=vid&ei=piQfZp2_

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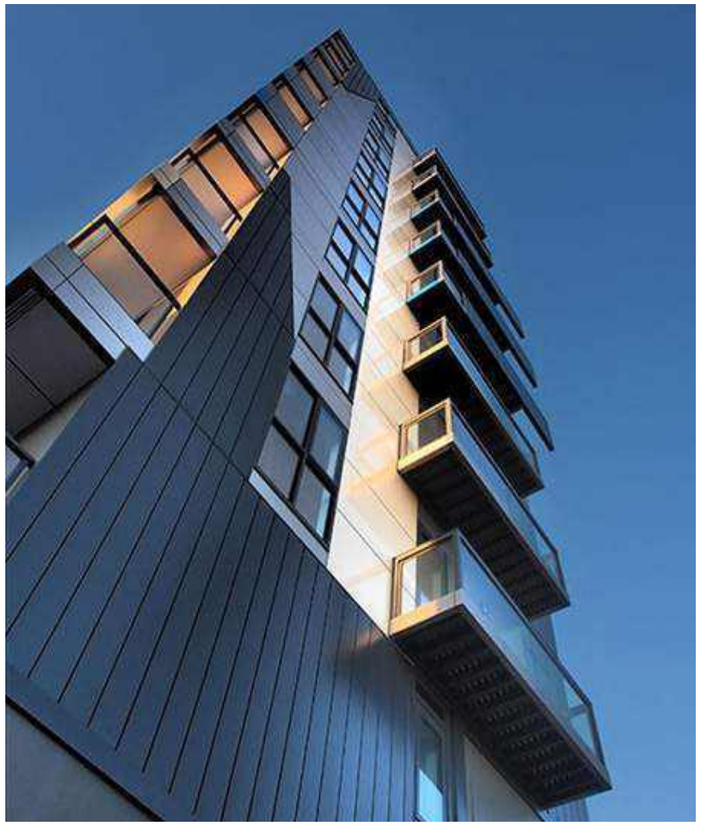
Inspirations - Modular Design



– One9 apartment building - Melbourne, VIC
– 9 storey building, 34 apartments
– on site assembly took 5 days - (120 hours)
– precast lift + stair core, with modules stacked on each other
– used the Hickory Group's Unitized Building system

Links:

https://www.architectureanddesign.com.au/news/nine-storey-melbourne-apartment-goes-up-in-just-fi .

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Inspirations - Modular Design

– 2010: Australia's first multi-residential modular construction building was craned into place in Melbourne's CBD.
– The Little Hero apartments, designed by Fender Katsalidis with Hickory Construction, stacked 63 one- and two-bedroom apartments for its eight-storey building. It took just 20 working days.

Modscape - The Avenue Hospital Extension, VIC

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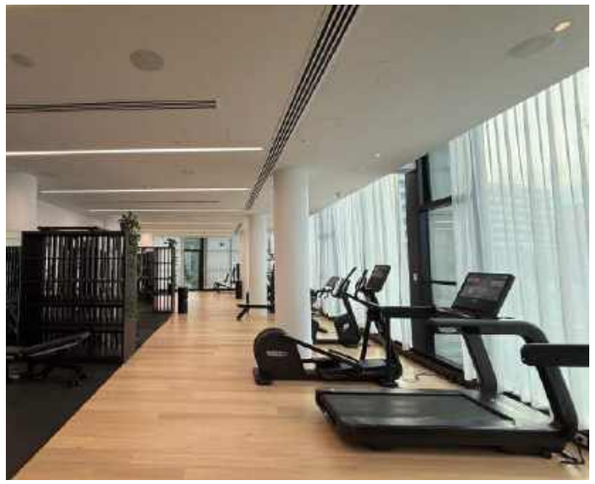
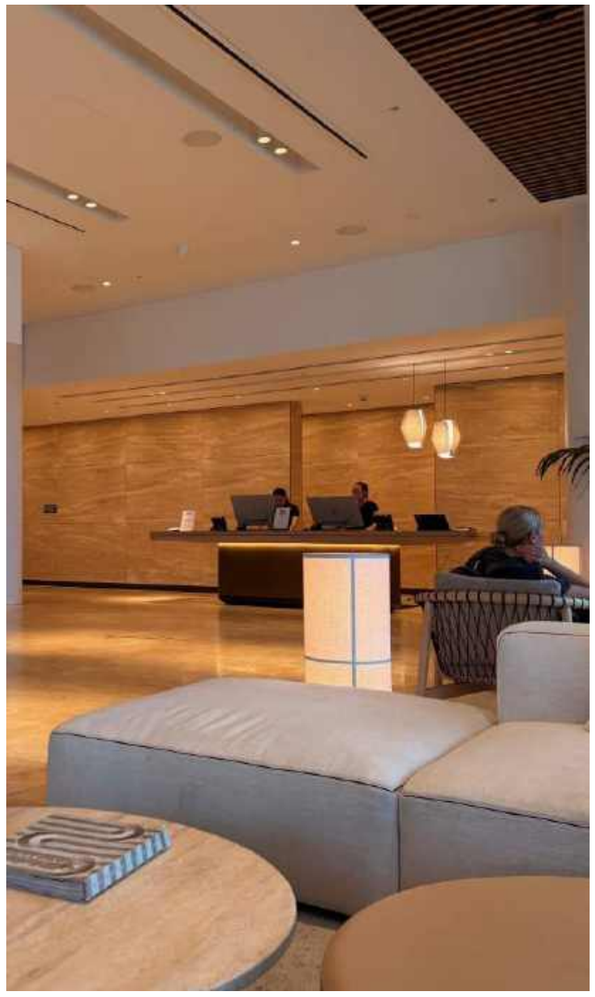
Inspirations - Existing Hotel Interiors





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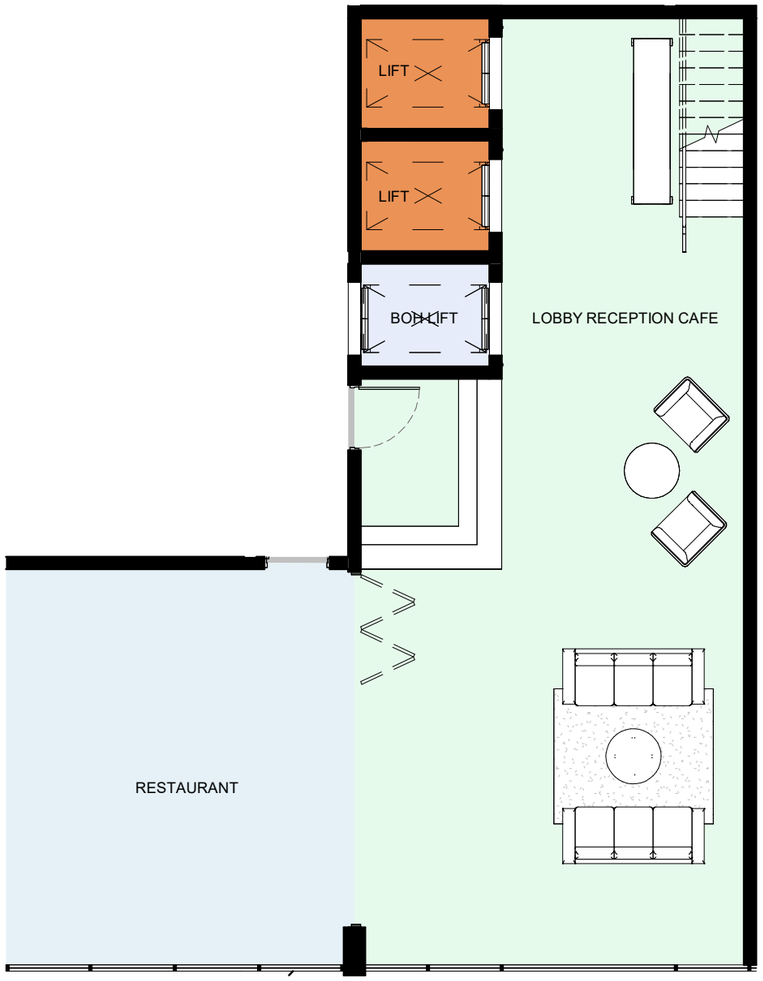
Document Set ID: 28338569
Version: 1, Version Date: 06/05/2026

Lobby



GROUND LEVEL - LOBBY

Indicative Lobby Perspectives

0 5

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GROUND FLOOR - LOBBY
TOWNSVILLE HOTEL | 55 MITCHELL STREET + 52 GREGORY STREET

DA5.10

West Facade Sun Shading Devices

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Appendix 6

Townsville City Plan – Medium Density Residential Zone Code

Purpose

The purpose of the Medium density residential zone is to provide for *medium density multiple dwellings; and community uses, and small-scale services, facilities and infrastructures, to support local residents.*

The local government purpose of the code is to:

a) *provide opportunities for medium density living close to centres and other community nodes in a generally low to medium-rise built form;*
b) *maintain a high level of residential amenity; and*
c) *achieve accessible, well-serviced and well-designed communities.*

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

a) *residential development consists primarily of low-rise (up to 3 storeys in building height) apartments or town house style dwellings, together with a mix of lot sizes or duplex housing types. Taller, more intensive built form will generally be limited to key infill locations near the city's major centres, as specifically intended in particular precincts;*
b) *built form creates an attractive and pedestrian oriented streetscape which integrates with nearby centres, public transport and community activities;*
c) *reconfiguration creates lots which facilitate the location of dwellings which address the street and allow for climate-responsive building orientation;*
d) *residential uses may also include residential care facilities, retirement facilities, rooming accommodation and short-term accommodation;*
e) *development maintains a high level of residential amenity on the site and in the neighbourhood;*
f) *residential development is protected from the impacts of nearby centres, industrial activities, transport corridors and infrastructure installations and major facilities such as the port, airport and Department of Defence landholdings;*
g) *the design of development promotes accessibility by walking, cycling and public transport;*
h) *the design of development is responsive to the city's climate by taking into account prevailing breezes, slope and solar orientation, provision of awnings and promotes sustainable practices including energy efficiency and water conservation; and*
i) *non-residential uses only occur where they are specifically intended in particular precincts or 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 centres.*

The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts:

North Ward villages precinct:

(a) *the North Ward villages are envisaged to contain the highest levels of activity and residential density in North Ward;*
(b) *the precinct plays a secondary role to nearby centres in accommodating non-residential uses. Non-residential uses are generally limited to small-scale cafes and restaurants accommodated on the ground floor of a residential development;*
(c) *Gregory Street village will expand its existing role and function as a destination for street dining and entertainment;*
(d) *non-residential activities within the precinct do not impact on the primacy of the principal centre or the role and function of the North Ward local centre;*

(e) *Landsborough Street village will develop into a secondary lifestyle focus of activity in North Ward. The role of Landsborough Street village will be to complement (not compete) with Gregory Street; and*

(f) *built form creates a higher-medium rise environment (up to 8 storeys in building height) along Gregory and Landsborough Streets.*

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; (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; **Editor's note—**A heavy vehicle is a vehicle with more than 4.5 tonnes gross vehicle mass. (g) does not generate more than 28 vehicle trips per day by other vehicles, where one trip includes arriving at the site and a second trip is 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 business on the site. **Editor's note—**Home based business operators should also refer to signage requirements under Table 5.8.2 - Operational work being placing an advertising device on a premises and Section 9.3.1-Advertising devices code.	**Not applicable.**
	AO1.2: Functional aspects of the use such as service areas, material storage or use activities are not visible from the street.	

Performance Outcome/Acceptable Outcomes		Response
	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.	**Not applicable.**
	AO1.4: Noise levels do not exceed acoustic quality objectives under the Environmental Protection (Noise) Policy 2019.	**Not applicable.**
Sales Office		
PO2: The use does not adversely impact on the amenity of the surrounding land uses and local character.	**AO2:** Development of the sales office is in place for no more than two years.	**Not applicable.**
Secondary Dwelling		
PO3: Secondary dwellings are: (a) are subordinate, small-scaled dwellings; (b) contribute to a safe and pleasant living environment; and (c) does not cause adverse impacts on adjoining properties.	**AO3:** The secondary dwelling (a) has a GFA, exclusive of a single carport or garage, of not more than 90m^2; and (b) is located not more than 20m from the primary house.	**Not applicable.**
For Assessable Development		
Amenity		
PO4: 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 and emissions; (f) lighting; (g) access to sunlight (h) privacy; and (i) outlook.		**Complies:** The proposed development minimises impacts on surrounding land and provides an appropriate level of amenity within the site. Potential amenity impacts associated with the ground floor Food and drink outlet, including noise, can be appropriately managed through the detailed design and operation of the premises, including compliance with relevant acoustic and environmental standards. In terms of traffic, the site's highly accessible location near The Strand and public transport reduces reliance on private vehicles, while the dedicated loading bay on Mitchell Street ensures servicing and pick-up/drop-off activities are appropriately accommodated.

Performance Outcome/Acceptable Outcomes	Response
	The visual impact is mitigated through a high-quality architectural response incorporating articulation, varied materials, setbacks, and integrated landscaping, which reduce perceived bulk and complement the surrounding built form context. Potential odour and lighting impacts are expected to be minor and will be appropriately managed through standard mechanical systems and compliance with relevant Australian Standards. The development maintains appropriate access to sunlight, privacy, and outlook, as it does not directly adjoin residential properties and has been designed to avoid unreasonable overlooking or overshadowing impacts.
PO5: 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 an integrated landscape response that enhances the appearance of the development, softens built form, and contributes positively to the public realm. Landscaping is incorporated at ground level along Gregory Street to enhance streetscape presentation, support pedestrian amenity, and complement the active food and drink use. This creates an attractive and engaging street interface that strengthens the public realm. Vertical landscaping is integrated throughout the building through façade planter zones, green wall elements, and screening features, which assist in reducing the perceived bulk of the built form while also providing visual interest, privacy, and shading benefits. In addition, upper-level

Performance Outcome/Acceptable Outcomes	Response
	landscaped terraces further articulate the building form and contribute to the softening of the development when viewed from surrounding areas.
Crime prevention through environmental design	
PO6: 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 **Editor's note**— Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.	**Complies:** The proposed development facilitates the security of people and property through an integrated design approach that promotes safety, surveillance, and clear wayfinding. Opportunities for casual surveillance and sight lines are provided through active frontages to Gregory Street and Mitchell Street, including extensive glazing at ground level associated with the food and drink premises. This promotes natural surveillance of the public realm and surrounding areas. The external building design incorporates active uses at street level, clearly defined entrances, and transparent interfaces, which contribute to a safe and legible environment. The building form is open and activated at key interfaces, reducing opportunities for concealment. Lighting will be designed in accordance with relevant Australian Standards to ensure adequate illumination of public areas, entries, and access points while minimising spill light impacts to surrounding properties. Appropriate signage and wayfinding will be incorporated as part of the development to clearly identify building entries, pedestrian access points, and circulation paths, improving legibility and safety. The design minimises potential entrapment locations through open, visible circulation spaces, activated frontages, and well-

Performance Outcome/Acceptable Outcomes		Response
		defined access points, reducing concealed or isolated areas. Building entrances, loading areas, and service zones are designed to be clearly defined, well lit, and capable of being secured after hours, ensuring appropriate management of access and security.
PO7: Development promotes the safety of residents and visitors, particularly through casual surveillance of the street and public spaces.	**AO7.1:** Buildings are designed to have balconies, windows and building openings overlooking streets and other areas which are accessible to the public. Figure 6.24 – Design for casual surveillance illustrates.	**Complies:** The proposed development complies with PO7.
	AO7.2 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 at least 50% transparent.	**Complies:** The proposed development complies with PO7.
Built form		
PO8: 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 for a premises on a corner; (f) elements which assist in wayfinding and legibility; and (g) elements which relates to the context including surrounding buildings, parks, streets and open spaces. Figure 6.25 – Building design elements provides indicative guidance.		**Complies:** The proposed development is consistent with the intent of the relevant design provisions as it incorporates a range of architectural treatments that contribute to an interesting and attractive streetscape. The building façade is articulated through a combination of projections, recesses, and stepped forms, reflecting internal functions such as circulation and communal spaces. This results in a varied and dynamic built form rather than a monolithic appearance. A diverse material palette and variation in building form is employed to reinforce visual interest and break down perceived bulk, while supporting a high-quality architectural outcome. The façade incorporates clear horizontal and vertical modulation, including layered elements and stepped massing,

Performance Outcome/Acceptable Outcomes		Response
		which provide depth and articulation across all elevations. Building entrances and openings are clearly defined and expressed through architectural detailing, glazing, and recessing, strengthening their prominence and contributing to a legible and welcoming interface. The development includes considered corner treatments that address both Gregory Street and Mitchell Street frontages, ensuring an active and visually engaging response to this prominent intersection. Elements supporting wayfinding and legibility are incorporated through clear entry points, activated ground floor uses, and transparent interfaces, assisting users in navigating the site and understanding its function. Overall, the design responds appropriately to the surrounding context, including nearby built form, streetscapes, and public spaces, and contributes positively to the character and activation of the locality.
PO9: 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 complies with PO9, the air conditioning units will not affect adjoining properties in relation to noise and will not be significantly visible from the street.
Parking and servicing		
PO10: Parking facilities are located to be concealed from public view to ensure an attractive streetscape.	**AO10:** Vehicle parking structures are located: (a) behind the building setback; or (b) behind the building; or (c) at basement level. Figure 6.26 – Concealment of parking structures illustrates.	**Complies:** The proposed development is consistent with this intent as parking is located within Levels 1 and 2 of the building, rather than at ground level or within visually prominent areas. This arrangement ensures that parking facilities are concealed from public view and do not dominate the streetscape. By enclosing parking within the

Performance Outcome/Acceptable Outcomes		Response
		building envelope, the development maintains an active and engaging ground floor interface along Gregory Street, supported by the food and drink premises and associated glazing. This contributes to a high-quality pedestrian environment and avoids visual clutter at street level. The upper-level parking is integrated into the built form and screened by architectural treatments and façade design, ensuring it is not visually prominent from surrounding streets or public spaces. Overall, the design successfully conceals parking from public view and supports an attractive, activated streetscape consistent with the intent of the provision.
PO11: Waste disposal and servicing areas are screened from public view and do not have adverse amenity impacts on adjoining properties.		**Complies:** The proposed development is consistent with this provision as waste disposal and servicing areas are located within the building and/or appropriately setback from public view, ensuring they are not visually prominent from surrounding streets or public spaces. These areas are designed to be screened through integration within the built form and the use of architectural treatments, ensuring a high-quality streetscape outcome is maintained, particularly along Gregory Street and Mitchell Street. Servicing arrangements, including waste collection and loading activities, are designed to occur in a manner that minimises amenity impacts on adjoining properties. Given the site's urban context and separation from sensitive residential uses, impacts relating to noise, odour, and operational

Performance Outcome/Acceptable Outcomes		Response
		disturbance are not anticipated to be significant. Access to servicing areas is also managed to ensure efficient collection and safe operation without interference to pedestrian or public areas. Overall, the development ensures waste and servicing functions are effectively concealed and managed so as not to result in adverse amenity impacts, consistent with the intent of the provision.
For Assessable Development – where a non-residential use		
PO12: Non-residential uses establish only where: (a) compatible with local character and amenity; (b) limited in scale and supporting the day-to-day needs of the local community or as specifically intended for a particular precinct; and (c) not impacting on the role and function of the city's network of centres or more appropriately located in another zone.		**Complies:** The proposed development is compatible with the local character and amenity.
For Assessable Development – where a multiple dwelling, residential care facility, retirement facility or short-term accommodation with a building height of 3 storeys or less		
Built form		
PO13: Building height and scale is proportionate to the size of the premises and the desired low-rise character of the area.	**AO13:** Building design achieves: (a) a site cover that does not exceed 65%; and (b) a building height that does not exceed 3 storeys.	**Not applicable.**
PO14: Building design and setbacks: (a) create an attractive, consistent and cohesive scale along the streetscape; (b) maintain appropriate levels of light and solar penetration, air circulation, privacy and amenity for existing and future buildings; and (c) do not prejudice the development of adjoining sites.	**AO14.1:** 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. Figure 6.27 – Building setbacks illustrates.	**Not applicable.**
	AO14.2: The side boundary setback, except for a wall built to the boundary, 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. Figure 6.27 – Building setbacks illustrates.	**Not applicable.**
	AO14.3: The rear boundary setback is a	**Not applicable.**

Performance Outcome/Acceptable Outcomes		Response
	minimum of 6m. Figure 6.27 – Building setbacks illustrates.	
	AO14.4: The A landscape area with a minimum dimension of 1.5m is provided along the full frontage of any road frontage (excluding crossover and pedestrian access only).	**Not applicable.**
PO15: Built to boundary walls do not impact on the amenity or privacy of adjoining premises. **Editor's note–**Built to boundary wall heights and lengths may be increased where abutting an existing or proposed built to boundary wall on an adjoining property.	**AO15:** Built to boundary walls: (a) are for non-habitable rooms or spaces only; (b) are not located within 1.5m of a habitable room or house on an adjoining site; (c) are not located within the front or rear setback; (d) have a maximum height of 3m; and (e) have a maximum length of 15m.	**Not applicable.**
PO16: Roof form assists in reducing the appearance of building bulk by: (a) articulating individual dwellings; and (b) incorporating variety in design through use of roof pitch, height, gables and skillions.		**Not applicable.**
PO17: 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.	**AO17.1:** For a ground floor dwelling, ground floor private open space is provided with: (a) a minimum area of 25m²; (b) a minimum dimension of 4m; and (c) clear of any utilities such as gas, water tanks or air-conditioning units	**Not applicable.**
	AO17.2: Balconies are provided with a minimum area of 9m² for a 1 bedroom unit or 16m² for a 2 or more bedroom unit, with a minimum dimension of 4m and clear of any air conditioning unit or drying space.	**Not applicable.**
	AO17.3: Where clothes drying areas are provided on private balconies they are screened from public view.	**Not applicable.**
	AO17.4: Private open space is located or screened so it does not directly overlook main living areas or private open space of adjoining dwellings.	**Not applicable.**
PO18: Sufficient communal open space is provided to create flexible spaces suitable for a range of activities.		**Not applicable.**

Performance Outcome/Acceptable Outcomes	Response
PO19: Communal open space provides facilities including landscaping and shade treatments such as green roofs, green walls or community gardens contribute to the attractiveness of these spaces.	**Not applicable.**
For Assessable Development – where a multiple dwelling, residential care facility, retirement facility or short-term accommodation within a precinct intended for building heights of 4 storeys or more	
Built form	
PO20: Building design creates an enjoyable pedestrian environment and experience through the use of: (a) design elements that promote a sense of human scale at the street level, including use of awnings where appropriate; (b) design that breaks up the ground floor elevation on the principle street frontage into distinct elements; and (c) articulation of the built form above ground floor through use of balconies, recesses and changes in material.	**Complies:** The proposed development delivers a high-quality building design that creates an active and enjoyable pedestrian environment through appropriate articulation, human-scale design elements, and a well-defined streetscape interface. At street level, the development incorporates design elements that promote a strong sense of human scale. Continuous awnings are provided along the Gregory Street frontage and part of the Mitchell Street frontage, offering weather protection and improving pedestrian comfort in response to the local tropical climate. The ground floor food and drink outlet further enhances the pedestrian experience through transparent glazing, active frontages, and opportunities for indoor and outdoor dining. These elements create visual interest, passive surveillance, and a direct interface between the building and the public realm. The ground floor elevation along the primary street frontage is designed to avoid large, uninterrupted façades. Instead, it is broken down into distinct elements through variations in glazing, materials, entry points, and tenancy interfaces. This articulation contributes to a finer-grain streetscape, reinforcing a pedestrian-oriented environment and enhancing visual engagement along Gregory Street. Above the ground floor, the building incorporates a high level

Performance Outcome/Acceptable Outcomes		Response
		of articulation to reduce perceived bulk and create visual interest. This is achieved through the use of recessed and projecting balconies, varied façade treatments, and changes in materials and finishes. The layered architectural expression, combined with integrated landscaping such as balcony planters and vertical greenery, further softens the built form and contributes to a cohesive and dynamic façade.
PO21: Building design and setbacks: (a) create an attractive, consistent and cohesive scale along the streetscape; (b) maintain appropriate levels of light and solar penetration, air circulation, privacy, landscaping and amenity for existing and future buildings; and (c) do not prejudice the development of adjoining land.	**AO21.1:** The design meets the setback requirements outlined by Table 6.2.2.3(b) — Building setbacks Medium density residential zone. Figure 6.28 – Building setbacks illustrates.	**Complies:** The proposed siting of the building has been carefully designed to achieve the prescribed front, side, and rear setbacks, ensuring an appropriate separation from site boundaries and adjoining properties. These setbacks facilitate adequate access to natural light, ventilation, and privacy, while also contributing to a well-proportioned built form that integrates with the surrounding urban context. The setbacks also support landscaping opportunities at ground and podium levels, assist in reducing the visual bulk of the building, and contribute positively to the streetscape character.
	AO22.2: A deep planting landscape area with a minimum width of 1.5m is provided along the full frontage of any road frontage (excluding crossover and pedestrian access). Figure 6.28 – Building setbacks illustrates.	**Complies:** The proposed development has been designed to incorporate deep planting landscape areas along the road frontages where practicable, contributing to the streetscape character and urban greening objectives of the Medium Density Residential Zone. Planting is provided along the Gregory Street and Mitchell Street frontages, with landscape strips achieving a minimum width of 1.5 metres in locations not occupied by vehicle crossovers, pedestrian entries, or active

Performance Outcome/Acceptable Outcomes		Response
		frontage elements. These landscaped areas are integrated with the building design and include a mix of planting, contributing to shade, visual amenity, and improved microclimatic conditions.
	AO21.3: A deep planting landscape area with a minimum width of 1.5m is provided along the rear site boundary. Figure 6.28 – Building setbacks illustrates.	**Complies:** The proposed development complies with A021.3.
PO22: Roof forms assist in articulating the facade as a combination of distinct elements integrated with the facade design.		**Complies:** The proposed development achieves PO22 through a roof form that is integrated with the overall architectural composition and contributes to façade articulation. The design incorporates a varied and layered roof profile that aligns with the building's modular expression, reinforcing the perception of distinct elements rather than a singular mass. Changes in height, form, and material at the upper levels complement the façade treatment below, resulting in a cohesive and visually articulated built form.
PO23: Roof top plant and equipment are contained within roof forms and are screened from the street and from adjoining buildings using a consistent range of non-reflective materials to provide a cohesive design element.		**Complies:** The proposed development complies, any roof top plant and equipment will be contained within roof forms and are screened from the street and from adjoining buildings.
PO24: Development provides private open space that is: (a) well-proportioned, appealing and 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.	**AO24.1:** Balconies are provided with a minimum area of 9m² for a 1 bedroom unit or 16m² for 2 or more bedroom unit, with a minimum dimension of 4m and clear of any air conditioning unit or drying space.	**Complies:** The proposed development complies.
	AO24.2: Where clothes drying areas are provided on private balconies they are screened from public view.	
	AO24.3: Private open space is located or screened so it does not directly overlook main living areas or	

Performance Outcome/Acceptable Outcomes		Response
	private open space of adjoining dwellings.	
PO25: Sufficient communal open space is provided to create flexible spaces suitable for a range of activities and to mitigate the intensity of the built form.		**Complies:** The proposed development provides communal open space areas that are designed to support a range of passive and active uses, including outdoor seating, recreation, and social interaction. These spaces are integrated at podium and ground levels and are complemented by landscaped areas throughout the development. This provision assists in reducing the perceived intensity of the built form and contributes to a high level of residential amenity.
PO26: Communal open space provides facilities including seating, shade, flexible spaces suitable for a range of activities. Treatments such as green roofs, green walls or community gardens contribute to the attractiveness of these spaces.		**Complies:** The proposed development incorporates communal open space areas that include seating, shaded areas, and flexible spaces suitable for a range of passive uses. These spaces are enhanced through integrated landscaping, including green walls, balcony planters, and extensive vertical greenery, which improve amenity and visual attractiveness.
Additional benchmarks for assessable development in precincts **Note–Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.**		
PO27 – PO68		**Not Applicable:** The proposed development is not located within the associated Precincts.
North Ward villages precinct		
PO69: Building height and scale is consistent with the character desired for the precinct and reinforces Gregory and Landsborough Streets as the primary activity spines and gateways to The Strand. The size of the development site allows for the primary orientation of buildings to the street, and the provision of building setbacks, on-site services and circulation and open space at ground storey. Figure 6.36 – North Ward gateway and villages conceptual built form.	**AO69.1:** Building height does not exceed 8 storeys. **AO69.2:** Development sites have a minimum size of 1,000m^2 where buildings of 5 storeys or above are proposed.	**Complies:** The proposed development exceeds the 8-storey building height nominated by AO69.1, with the proposal comprising an 11-storey building. Notwithstanding this, the development is considered to achieve PO69. The subject site is located within the North Ward Villages Precinct, fronting Gregory Street at its intersection with Mitchell Street. This is a strategically located site

Performance Outcome/Acceptable Outcomes		Response
		within an established village environment, where increased activity, residential density and mixed-use development are specifically anticipated. Gregory Street is also identified as a primary activity spine and gateway to The Strand. The site exceeds 1,000m^2, and allows for a consolidated redevelopment outcomes, with the building oriented to the street and incorporating on-site parking, services, circulation and active ground floor uses within an integrated design. The additional building height is considered appropriate having regard to the site's location, the intended higher-medium rise character of the precinct, and the established and emerging built form context of North Ward and The Strand. Taller residential and accommodation buildings are already present within the broader locality, and the proposed building is compatible with this urban context. The built form has been subject to a detailed architectural design process and incorporates articulation, façade modulation, setbacks, recessed balcony elements, varied materials and integrated landscaping. These elements assist in reducing perceived bulk and scale, while delivering a high-quality built form outcome at a prominent corner location. The proposal reinforces Gregory Street's role as a village activity spine by providing a ground floor Food and drink outlet, outdoor dining, awning cover and active street interfaces, with Short-term accommodation located above. On this basis, while the proposal does not meet AO69.1, the development achieves PO69

Performance Outcome/Acceptable Outcomes		Response
		and is considered to provide a building height and scale that is appropriate to the site, the precinct intent and the surrounding urban context.
PO70: Non-residential uses are established where they are: (a) oriented to the street; (b) incorporate outdoor dining; and (c) are located on the ground floor with accommodation above.		**Complies:** The proposed development complies as it is orientated to two street frontages, incorporates outdoor dining on the ground floor with short term accommodation on the levels above.
PO71: Where incorporating non-residential uses, the design of buildings in this precinct provides for pedestrian friendly and visually interesting frontages.	**AO71.1:** The Front setbacks at the ground floor do not exceed 3m. development	**Complies:** The building maintains an appropriate relationship to the street frontage, supporting a strong and consistent street edge along Gregory Street. This design outcome assists in reinforcing active street frontages, pedestrian engagement, and the intended built form character of the North Ward Villages Precinct.
	AO71.2: Ground floor tenancies where including a non-residential use are articulated through: (a) variation in use of materials (glass, timber, steel, masonry); and (b) a change in plane of a minimum 0.5m for any length of the facade exceeding 10m.	**Not applicable.**
	AO70.3: Ground floor tenancies are designed to be adaptable and flexible in configuration allowing for creation of indoor and outdoor spaces through use of large openings.	**Complies:** The proposed development complies. The ground floor tenancy has been designed with flexibility and adaptability in mind, incorporating large-format openings that facilitate a strong connection between indoor and outdoor spaces. These openings enable the creation of active outdoor dining areas and allow the tenancy to function in a variety of configurations over time. This flexible design approach supports activation of the street frontage and enhances the interface between the development and the public realm.

Performance Outcome/Acceptable Outcomes		Response
PO72: Where incorporating ground floor non-residential uses, weather protection is provided to usable outdoor spaces at the street frontage.	**AO72:** Awnings are provided over outdoor spaces.	**Complies:** The proposed development complies and awnings are provided over the outdoor spaces.
PO73: The design of buildings in this precinct provides for an arrival and wayfinding statement by: (a) focussing view lines to The Strand; (b) creating an entry aesthetic by defining the street edge with a medium density built form; and (c) incorporating a streetscape and planting theme that creates a boulevard treatment of the street. Figure 6.36 – North Ward gateway and villages conceptual built form.		**Complies:** The design contributes to a clear arrival and wayfinding statement through its strategic siting and orientation, which reinforces visual and physical connections towards The Strand. Key view lines are maintained and enhanced through the building's articulation and façade treatment, supporting legibility and orientation within the precinct. The built form defines a strong street edge through a medium to high-density response that reinforces Gregory Street as a primary activity spine. The scale and massing of the development are appropriately concentrated along the street frontage, creating a defined entry condition consistent with the intended urban character of the precinct. In addition, the development incorporates a coordinated streetscape and landscaping response, including awnings, integrated planting, and vertical landscaping elements. These treatments collectively contribute to a boulevard-style street environment, improving pedestrian amenity and reinforcing a high-quality public realm consistent with the intent of the Performance Outcome.
PO74 – PO90		**Not Applicable:** The proposed development is not located within the associated Precincts.

Appendix 7

Pre-lodgement meeting minutes >>

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Queensland 4810

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ABN: 44 741 992 072

COUNCIL REFERENCE >> PLM25/0263
ASSESSMENT NO >> 0222096
LEGAL DESCRIPTION >> Lot 2 RP 718777
Lot 1 RP 718777
PROPERTY ADDRESS >> 55 Mitchell Street NORTH WARD QLD 4810
PROPOSAL >> Multi-storey development for Food and Drink Outlets and Short-term accommodation

DATE >> 17 December 2025
TIME >> 10.00am

ATTENDEES >>

Meredith Hutton	Northpoint Planning
Brodie Jankovic	Jankovic Property
Lisa Lee	Jankovic Property
Phillipa Galligan	Coordinator Development Assessment – Planning and Development
Kate Wikes	Senior Planner - Planning and Development
Ishor Gurung	Coordinator Engineering Assessment– Planning and Development
Naomi White	Planning Support Officer - Planning and Development

VIA MICROSOFT TEAMS>>

Juergen Weigl	Architect – Marchese Partners

Description of the Proposal

Proposal:

- 10-storey short-term accommodation (hotel) with ground-floor activation (retail/food & drink).
- Podium: 3 storeys (retail + 2 levels car parking).
- Hotel: 7 storeys above podium (100 rooms total).
- Car Parking: 38 spaces across two podium levels.
- Retail Area: Approx. 350 m^2 plus back-of-house.
- No heritage constraints; zoning: North Ward Village Precinct.
- Proposal may remove ~12 on-street car parks on Gregory Street for activation and landscaping.
- Looking to lodge application late February/early March 2026

Design Approach:

- Prefabricated hotel modules to reduce cost and construction time (assembly in ~15 days).
- Streetscape activation on Gregory Street with outdoor dining and landscaping.
- Conceptual master planning for Gregory Street to improve pedestrian experience.

Key Design Features

- Height: 10 storeys (above current code limit of 8).
- Orientation: Views to Coral Sea, Magnetic Island, Castle Hill.

- Ground floor: Hotel lobby (Gregory Street frontage), retail/hospitality, short-term parking/loading zone.
- Upper levels: Standard and larger hotel rooms; potential for flexible layouts.
- Sustainability: Sun shading for west-facing elevation; landscaping to soften urban design.

Property Zoning and Overlays

Zone:
>> Medium density residential zone
Precinct:
>> North Ward villages precinct
Priority infrastructure plan:
>> This property is within a Local Government Infrastructure Plan Area.
Overlay(s):
>> Airport Environs Overlay Map OM-01.1 - Operational airspace - Airspace more than 45m above ground level
>> Airport Environs Overlay Map OM-01.2 - Wildlife hazard buffer zones and Public safety areas - Distance from airport runway - 8km
>> Airport Environs Overlay Map OM-01.3 - Aviation facilities - Area of Interest
>> Airport Environs Overlay Map OM-01.5 Lighting area buffer - 6km radius
>> Development Constraints Overlay Map OM-06.1 to OM-06.2 - Flood hazard - Low hazard area
>> Development Constraints Overlay Map OM-06.1 to OM-06.2 - Flood hazard - Medium hazard area

Planning Scheme

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

Furthermore, Townsville Maps can be viewed via the following link: TownsvilleMAPS Mapping Service - Townsville City Council

Meeting Discussion

- Defined Use -Short-term accommodation
- Level of assessment –
    - Short-term accommodation (Hotel) Impact assessment (triggered by height)
        - Public notification considerations: building height and car parking loss.
    - Shop is code assessable in North Ward Village precinct where the shop is on the ground floor Gregory Street and the floor area does not exceed 250sqm
    - Food and drink outlet is code assessable
- Strategic Framework – application to address relevant sections.
- Medium density residential zone code
    - Broader master planning for Gregory Street and detailed streetscape design recommended to support application.
    - Council has a 3D model for this section of the city, if a 3D file of the plans can be provided to show what building is like with already mapped buildings to assist with the assessment process.
    - Consider pre-referral to airport for overall height of building with crane.
    - Recommend when decided on street parking and streetscape design to discuss proposal with adjoining properties to assist with the public notification
    - Consider entrance way in design, signalising Gregory Street as a destination point, entering high tourism area.
    - Waste management plan upfront, include if private contractor to be used.

- Transport impact, access and parking code
    - Carparking Parking –
        - Car parking shortfall to be addressed via Traffic Impact Assessment (TIA), Generally development is to provide the parking requirements within the site.

        - Proposal to remove existing on street car parking will require a Parking Management Plan (PMP) for council's consideration. PMP must clearly demonstrate how the parking shortfall will be offset within a practical and reasonable distance from the existing uses.

        - Access – Application to demonstrate all vehicles entering the site, can exist in forward motion.
        - Design of the must demonstrate safe sight lines for pedestrians and vehicles
- Works code
    - Water and sewerage planning report to be submitted as part of the application.
    - Sewerage –
    - Build over services application required to demonstrate structural integrity
    - Construction over the existing 300mm diameter gravity sewer is allowed provided that:
        - the line is removed and replaced with new at the developers cost.
        - Heavy duty manhole located over on-street parking area and top of MH flushed with road FSL.
        - Manage sewer flow during construction phase.
        - An Operational Works approval is in place.
        - Build over services approval is in place.
- Healthy waters code
    - Stormwater – Address stormwater drainage in application.
- Landscape code
        - Landscaping to provided in accordance with the code.
        - Refer SC6.4.20 Footpath treatment and outdoor dining design–
        - Footpath treatment 5 is applicable for this site (see figure **SC6.4.20.27 CBD Map).**
- Airport environs overlay code – Application to be provided to Townsville Airport
- Flood hazard overlay
        - No concerns – The draft flood mapping (yet to be formally adopted by Council) identifies the site as having a low flood risk.

Other Applicable Information

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

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

In addition, the subject site is within the City Activation and Jobs Policy Incentive Package area, as such, please refer to Council's website for further information:

Incentives_Package-2025_Component1-prnt_portrait-a4-V3.pdf

Please note - Townsville City Council is currently reviewing the City Activation and Housing Incentive Policy to ensure it achieves its intended purpose. Council is exploring more financially

sustainable incentive options to support future development in Townsville. All policies are subject to change at Council's discretion. For enquiries or to provide feedback on the City Activation and Housing Incentive Policy, please contact: *economic.development@townsville.qld.gov.au*

Post Meeting Feedback

- If required, Council can provide further feedback once development plans become available, prior to a formal application being made.

Meeting Closed >> 11.15am

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

Appendix 8

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MARC007/DJH/DN

21 April 2026

Jankovic Property Group
C/- Markese Partners
Level 14, 46 Edward Street
Brisbane QLD 4000

ATTENTION: Mr Juergen Weigl

Dear Juergen

HOTEL, 55 MITCHELL STREET, NORTH WARD
CIVIL ENGINEERING REPORT

LCJ Engineers (LCJ) has been commissioned to provide an Engineering Report in support of the abovementioned development. The proposed development involves a Development Application for a Material Change of Use (hotel) and the site is located at the listed properties below:

- 55 Mitchell Street (lot 1 RP718777); and
- 52 Gregory Street (lot 2 RP718777).

The proposed development consists of a hotel with ground level retail. The site is currently comprised of two (2) properties, is generally on flat ground, and is located within the Medium Density Residential zone and the North Ward village zone.

This report is aimed at addressing stormwater quantity, stormwater quality, flood impact, water network impact, and sewer network impact.

Stormwater Management Plan (Quantity)

Lawful point of discharge

The site is bordered by Gregory Street to the southeast, existing properties to the north and northwest, and Mitchell Street to the southwest. The site is currently falling towards Mitchell Street and Gregory Street. Both Mitchell Street and Gregory Street are local roads (not State-controlled). The lawful point of discharge is to the road reserve.

As no Council underground stormwater infrastructure is located in the road reserve on the side of the road adjacent to the development, it is proposed to discharge minor flow stormwater to the kerb and channel via kerb adapters (TCC standard drawing SD-085_A). Major flows will overtop overflow pits and flow across the footpath into the road kerb and channel. Refer to Appendix 1 for concept drawing.

Development stormwater flows

The pre-existing site condition has been adopted as the base for determining pre-development stormwater flows (i.e. residential lands with houses built). The pre-development site condition breakdown is shown in Table 1 and Figure 1.

Table 1 – Pre-development site characteristics

Area type	Area (m^2)
Roof and sealed pavement	660
Total lot area (combined lots)	1002
Fraction Impervious (f_i)	0.66

The pre-development flows are summarised in Table 2.

Figure 1 – Pre-development site characteristics. Source: TownsvilleMAPS

The stormwater drainage flows were calculated using the rational method for the purposes of determining onsite detention. The time of concentration was determined to be 12 minutes based on Friend's equation for 20m long flow path along Average Grassed Surface.

Q_y = $C_y.{}^tI_y.A/360$ *(QUDM - Equation 4.2)*

Where:

Q_y	=	Peak flow rate (m^3/s) for annual exceedance probability (AEP) of 1 in '*y*' years
y	=	Average recurrence Interval (ARI) in years
C_y	=	Coefficient of discharge (dimensionless) for AEP of 1 in '*y*' years
F_y	=	Frequency Factor – As per QUDM Table 4.5.2
C_{10}	=	10-year discharge coefficient – As per QUDM Table 4.5.3
${}^1I_{10}$	=	1-hour rainfall intensity for the 10-year ARI (10% AEP)
	=	74.9 mm/hr for Aitkenvale
A	=	Area of catchment (ha)
	=	0.525
${}^tI_y$	=	Average rainfall intensity (mm/hr) for a design duration of 't' hours/minutes and an AEP of 1 in 'y' years
t	=	The nominal design storm defined by the time of concentration
	=	12 minutes
f_i	=	Fraction impervious (adopted)
	=	0.66

Table 2 – Pre-developed flows

Hydrology event	Pre-developed case *i.e. f_i = 0.66, t_c = 12 mins, C_{10} = 0.83*		
	C_y	**${}^tI_y$ (mm/hr)**	**Q (m3/s)**
63% AEP (1-year ARI)	0.67	84.9	0.0157
39% AEP (2-year ARI)	0.71	120.1	0.0237
18% AEP (5-year ARI)	0.79	136.9	0.0301
10% AEP (10-year ARI)	0.83	154.8	0.0358
5% AEP (20-year ARI)	0.87	176.6	0.0429
2% AEP (50-year ARI)	0.96	203.0	0.0540
1% AEP (100-year ARI)	1.00	222.4	0.0617

The breakdown of the developed site area adopted in our stormwater calculations is shown in Table 3. The post-development flows are summarised in Table 4.

Table 3 – Post-development site characteristics

Area type	Area (m^2)
Roof and sealed pavement	1002
Total lot area	1002
Fraction Impervious (f_i)	1.0

Table 4 – Post-developed flows

Hydrology event	Post-developed case *f_i = 1.0, t_c = 5 mins, C_{10} = 0.9*		
	C_y	**${}^tI_y$ (mm/hr)**	**Q (m3/s)**
63% AEP (1-year ARI)	0.72	110.0	0.0220
39% AEP (2-year ARI)	0.77	129.9	0.0277
18% AEP (5-year ARI)	0.86	178.2	0.0423
10% AEP (10-year ARI)	0.90	203.0	0.0508
5% AEP (20-year ARI)	0.95	232.0	0.0609
2% AEP (50-year ARI)	1.00	268.0	0.0744
1% AEP (100-year ARI)	1.00	296.0	0.0822

'Simplistic' guidance on initial sizing of detention basins is not provided in QUDM 2016 but is provided in Section 5.05.1 of QUDM 2007. The formulae to determine the initial basin sizing are as follows:

V_s/ V_i	=	r(1+2r)/3	*Culp – 1948*	*Equation 5.01*
V_s/ V_i	=	r	*Boyd – 1989*	*Equation 5.02*
V_s/ V_i	=	r(3+5r)/8	*Carroll – 1990*	*Equation 5.03*
V_s/ V_i	=	r(2+r)/3	*Basha – 1994*	*Equation 5.04*

Where:

V_s	=	Initial Basin Sizing
r	=	Reduction Ratio
	=	$(Q_i-Q_o)/Q_i$
Q_i	=	Post development flow
Q_o	=	Predevelopment flow
V_i	=	Initial estimate of the inflow volume
	=	$4t_cQ_i/3$ – if rational method used to determine Q_i

For a reduction ratio of greater than 0.25, the recommended formula for initial basin sizing is the Basha Equation.

Table 5 –Pre versus post-development stormwater flows

Hydrology event	Pre-development Flow, Q_o (m3/sec)	Post-development Flow, Q_i (m3/sec)	Reduction Ratio (r)	V_i (m^3)	V_s (m^3)
63% AEP (1-year ARI)	0.016	0.022	0.286	8.80	1.92
39% AEP (2-year ARI)	0.024	0.033	0.288	13.31	2.92
18% AEP (5-year ARI)	0.030	0.042	0.290	16.93	3.75
10% AEP (10-year ARI)	0.036	0.051	0.295	20.30	4.58
5% AEP (20-year ARI)	0.043	0.061	0.296	24.36	5.52
2% AEP (50-year ARI)	0.054	0.074	0.275	29.78	6.22
1% AEP (100-year ARI)	0.062	0.082	0.250	32.89	6.16

The proposed development therefore will increase the post-development storm flows. Using initial sizing methods (Basha Equation) the required additional flood storage for the increase in impervious area is 6.22kL for a 2% AEP event.

The required flood storage can be achieved by installing an above ground rainwater tank with a total storage of at least 6.5kL. The rainwater tank will be used to detain the excess discharge from the proposed development. To be effective as stormwater detention, the storage tank must fully discharge over a period of around 12 to 24 hours. To achieve the necessary decant rate for the detention tank, the tank is required to be fitted with a 10mm diameter outlet orifice.

Stormwater Quality Management Plan

In accordance with the Townsville City Plan, SC6.4.8.6 Permanent water quality management, Stormwater quality controls are required when any of the following are applicable:

1. Material change of use for an urban purpose that involves premises 2,500m² or greater in size and;
   a. will result in six (6) or more dwellings; or
   b. will result in an impervious area greater than 25 per cent of the net developable area; or
2. Reconfiguring a lot for an urban purpose that involves premises 2500m² or greater in size and will result in six (5) or more lots; or
3. Operational works for an urban purpose that involves disturbing a land area 2500 m² or greater in size.

This development will disturb 1002m^2 and not create any new lots. Therefore, no stormwater quality controls will be implemented for this development.

Flood Impact Assessment

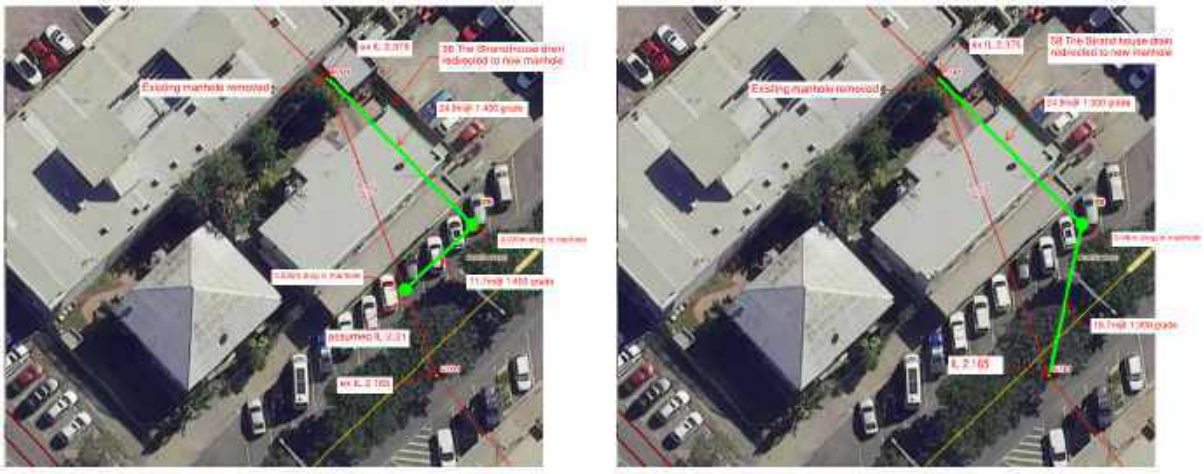
The development site has been reviewed against both the existing flood mapping, and the proposed new mapping (yet to be fully adopted by TCC). Under both scenarios, the site is free from floodwater in the 1% AEP event. The flood hazard level under the existing mapping is 'Low Hazard', and 'Very Low Risk' under the new mapping.

Figure 2 – Flood mapping under existing and new mapping. Source: TCC flood information portal

Water and Sewer Network Assessment

The development calls for the construction of a new multi-storey building over an existing DN300 sewer main and maintenance hole (7/7B1). The maintenance hole is proposed to be removed and the main extended to a new maintenance hole in Gregory Street (refer Appendix A for conceptual plan).

Discussions with TCC have indicated that general acceptance of the proposal is endorsed. Two (2) options for the sewer redirection have been discussed with TCC (refer Figure 3). A general preference for Option 2 was communicated by TCC, due to its lower impact on the hydraulic capacity of the main, and the lower risk of the existing sewer's lining being disturbed by the works.



Option 1: Two new manholes

Option 2: One new manhole

Figure 3 – Options for sewer redirection

As presented in Appendix 2, a sewer network analysis has been undertaken for both options, and this has shown that from a hydraulics perspective, both options are acceptable. Further to this, the risk of liner damage is present on the upstream main in both options, and this risk can be managed during constriction. It is therefore proposed to adopt Option 1 (no crossing of Gregory Street) with the sewer redirection.

Water Network modelling has shown that the existing DN100 AC water main on Mitchell Street will require upgrading to DN150 mPVC to service the development. It is proposed to upgrade the main for the full frontage of the development site along Mitchell Street (refer Appendix 1).

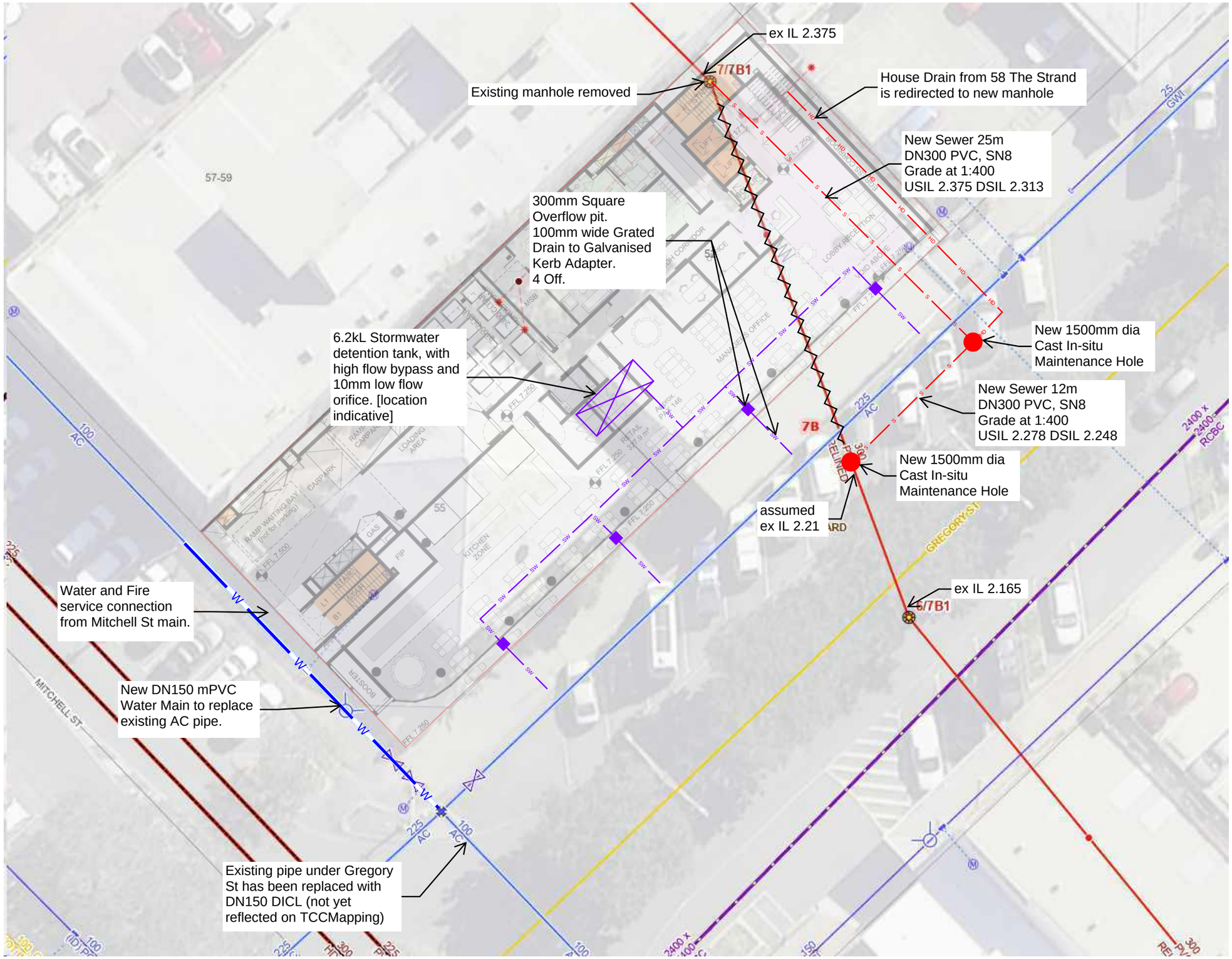
If we can be of further assistance, please advise Daniel Hansen of this office at your earliest convenience.

Yours faithfully

DJ Hansen
DIRECTOR
BE (Hons), MIE Aust., CP Eng

APPENDIX 1
Concept civil engineering sketch

Document Set ID: 28338569
Version: 1, Version Date: 06/05/2026



LCJ ENGINEERS
ABN 54 131 516 446

PROJECT: 55 Mitchell St
JOB No: MARC007
BY: DHansen
DATE: 21/4/2026
PAGE: SK04-A

APPENDIX 2
Water and sewer network report
by DPM Water

55 MITCHELL STREET
TOWNSVILLE HOTEL DEVELOPMENT

WATER SUPPLY & SEWER
PLANNING REPORT

Date: 20 April 2026 (Rev A)

TABLE OF CONTENTS

APPENDICES

REPORT AUTHORISATION				
Revision	**Revision Date**	**Details**	**Prepared by**	**Signature**
A	20/04/2026	Initial Report	Desmond Moseley (RPEQ 7565)	

1 INTRODUCTION

A multi-story residential unit and commercial development is proposed for 55 Mitchell St, North Ward. This site is located on the northern corner of the Gregory St and Mitchell St intersection. The development plans are included in Appendix A with Figure 1.1 below illustrating the location of the proposed multi-story development. The development will involve the following:

- Commercial area on the ground level (expected to be a restaurant).
- Communal areas on the first and second floors.
- Seven levels of residential units with a total of 100 units.

Figure 1.1 – Mitchell St Unit Development Site

To ensure the development can be adequately serviced with a potable water supply and sewer system, an assessment of the existing system capacity has been undertaken. This report summarises the capacity assessment of the existing water and sewer networks with this illustrating:

- The existing water network is able to service the development with peak hour and fire flows.
- A short section of existing DN100 AC water main along the Mitchell St frontage of the development site will need to be upgraded to a DN150 mPVC water main. This is the section from the existing DN225 AC main at the Gregory St intersection to the proposed water/fire service offtake to the development.
- Consideration should be given by Council or the Developer to have the existing DN100 AC water main along the full Mitchell St frontage of the development site replaced with a DN150 mPVC pipe. It is understood that the existing DN100 AC main is nearing the end of its

effective life and will need to be replaced in the future with a DN150 pipe to service the ongoing development densification in this area. This water main upgrade should occur before a new footpath is installed as part of the development works. This will need to be negotiated further with Council.

- The existing sewer maintenance hole MH 7/7B1 that is located on the northern corner of the site is to be removed. A new DN300 sewer will be connected to the existing DN300 sewer at MH 7/7B1 and will extend to a new MH on the footpath of Gregory St. A new sewer will then either be constructed back to the existing sewer on the Gregory St footpath or will cross Gregory St to connect to existing MH 6/7B1.
- Both of the DN300 gravity sewer diversion options have been assessed and have been shown as hydraulically viable. Negotiations between the developer and Council will be required to confirm which of the sewer diversion works is adopted.

The water network modelling and sewer capacity assessment undertaken for this development is summarised in the following report sections with the modelling results provided in Appendix B & C.

2 POPULATION ASSESSMENT

The following section provides the population assessment for the proposed multi-story mixed use development at 55 Mitchell Street. The commercial equivalent population assessment has been developed based on the unit rates detailed in "Table 8.1 – Infrastructure Demand Unit Rates" of the Local Government Infrastructure Plan – DSS, Definitions & Demands (April 2017) that is extrinsic referenced material to the Townsville CityPlan.

The TCC Planning Scheme equivalent population for a unit/apartment is 1.8 EP.

Table 2.1 – Water Equivalent Population Assessment

	Area/Number	Rate	EP
Ground Floor Commercial (Restaurant) First Floor Communal Area Second Floor Gym	327.9 m^2 80.6 m^2 76.6 m^2	2.11 EP/100 m^2	10.2 EP
Residential Apartments	100	1.8	180.0 EP
Adopted Equivalent Population			**190.2 EP**

Table 2.2 – Sewer Equivalent Population Assessment

	Area/Number	Rate	EP
Ground Floor Commercial (Restaurant) First Floor Communal Area Second Floor Communal Area	327.9 m^2 80.6 m^2 76.6 m^2	2.74 EP/100 m^2	13.3 EP
Residential Apartments	100	1.8	180.0 EP
Adopted Equivalent Population			**193.3 EP**

The above equivalent population assessment has been used in the water and sewer system capacity assessment for the proposed development.

3 WATER SUPPLY PLANNING

3.1 Water Demand

Water demands have been calculated in accordance with Townsville City Council planning scheme and the CTM Code. The following table provides the residential water demand parameters from the CTM Code for each equivalent person (EP).

Table 3.1 – Residential Water Demand Parameters

Parameter	Unit Demand	Peaking Factor
Average Day (AD)	600 L/day/EP	
Mean Day Max Month (MDMM)	900 L/day/EP	1.5 AD
Peak Day (PD)	1125 L/day/EP	1.25 MDMM
Peak Hour (PH)	0.0333 L/s/EP	2.56 PD

The above peak hour residential water demands have been applied to the proposed one hundred (100) residential apartments, giving a peak residential water demand of 180 EP x 0.0333 l/s/EP = 5.99 l/s.

The remainder of the proposed development will have commercial type uses with the following table providing the peak commercial water demands per equivalent person. This peak hour demand is based on Townsville Water's "commercial" demand diurnal pattern that has a peaking factor of 1.5.

Table 3.2 - Commercial Water Demands Parameters

Parameter	Unit Demand	Peaking Factor
Average Day (AD)	600 L/day/EP	
Mean Day Max Month (MDMM)	900 L/day/EP	1.5 AD
Peak Day (PD)	1125 L/day/EP	1.25 MDMM
Peak Hour (PH)	0.0195 L/s/EP	1.50 PD

The above peak hour commercial water demands have been applied to the proposed commercial uses on the site, giving a peak commercial water demand of 10.2 EP x 0.0195 l/s/EP = 0.20l/s.

In addition to the above, as the development has commercial uses, a 30 l/s fire flow is required in accordance with Council's design standards.

3.2 Water Supply Assessment & Network Modelling

The existing site for the proposed multi-story development is located on the northern corner of the intersection of Gregory St and Mitchell St. The site is currently serviced with the following water supply system:

- Water is supplied to The Strand area of Townsville from both the Bottom City Reservoir or Belgian Gardens Reservoir. Both these reservoirs have the same operating levels and deliver water into the North Ward area of Townsville. With the development site being located towards the central/southern end of The Strand, the potable water will predominantly be delivered from Bottom City Reservoir.

- A number of trunk water mains extend to the north east from Bottom City Reservoir through to Denham St. A DN250 DICL main then extends to the north along Denham/Oxley St and then Mitchell St to the intersection with Leichhardt St. A DN300 PVC main then extends to the north along Leichhardt St to The Strand.
- A DN375 AC trunk water main also runs from Denham St to the east along Flinders St to The Strand. A DN450 DICL main then extends to the north west along The Strand and connects to the above DN300 PVC water main at the intersection of Leichhardt St and The Strand.
- A reticulation network of DN225, DN150 and DN100 water mains extend to the north along Eyre St, Mitchell St and The Strand from the above trunk water mains.
- These water mains include a DN225 AC main along the north/western side of Gregory St (being along the frontage of the development site) and a DN100 AC water main along the north eastern side of Mitchell St (being along the frontage of the development site).
- The water supply for the development is planned to be connected off the water main on Mitchell St.

The Figure 3.1 below illustrates the existing water mains in the vicinity of the proposed development. It is noted that the existing DN100 AC crossing under Gregory St was replaced with a DN150 DICL pipe in early 2026 (has not yet been updated on Council's GIS).

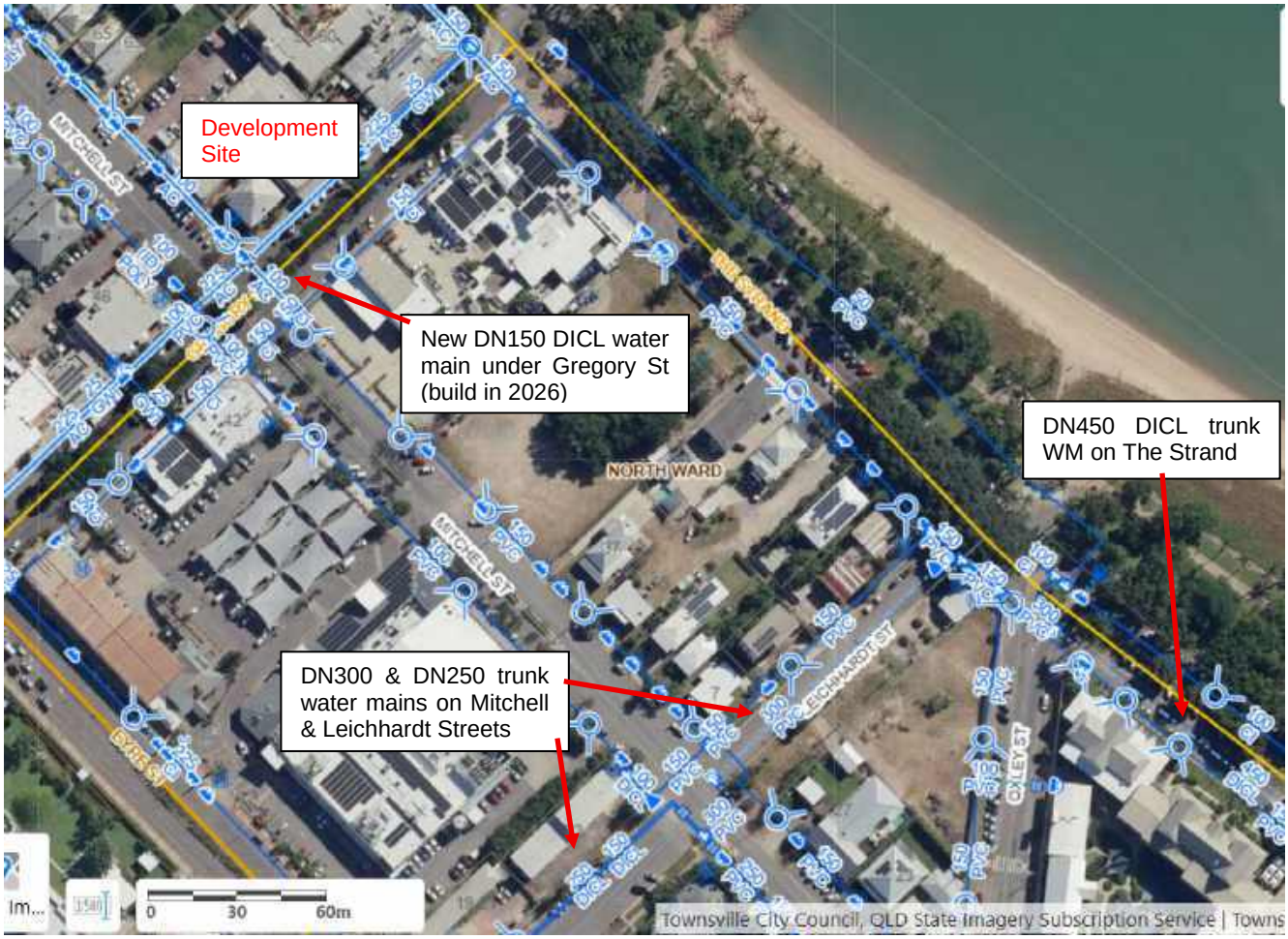


Figure 3.1 – Existing Water Mains

Water network modelling has been performed to assess the capacity of the existing water network to service the proposed multi-story development. The initial water network modelling showed:

- The proposed water and fire service connection to the development is proposed to be from the Mitchell St frontage of the development site.
- The existing DN100 AC water main along the Mitchell St frontage is not adequately sized to service the increase water demands and fire flows to the development site.
- A new DN150 mPVC water main will need to be constructed from the existing DN225 AC water main at the Gregory St intersection to the north west to at least the offtake location for the proposed water/fire service to the development.
- Consideration should be given by Council or the Developer to have the existing DN100 AC water main along the full Mitchell St frontage of the development site replaced with a DN150 PVC pipe. It is understood that the existing DN100 AC main is nearing the end of its effective life and will need to be replaced in the future with a DN150 pipe to service the ongoing development densification in this area. This will need to be negotiated further with Council.

The Figure 3.2 below illustrates the existing water mains along with the section of DN100 AC main on the Mitchell St footpath that will need to be replaced with a DN150 mPVC main.

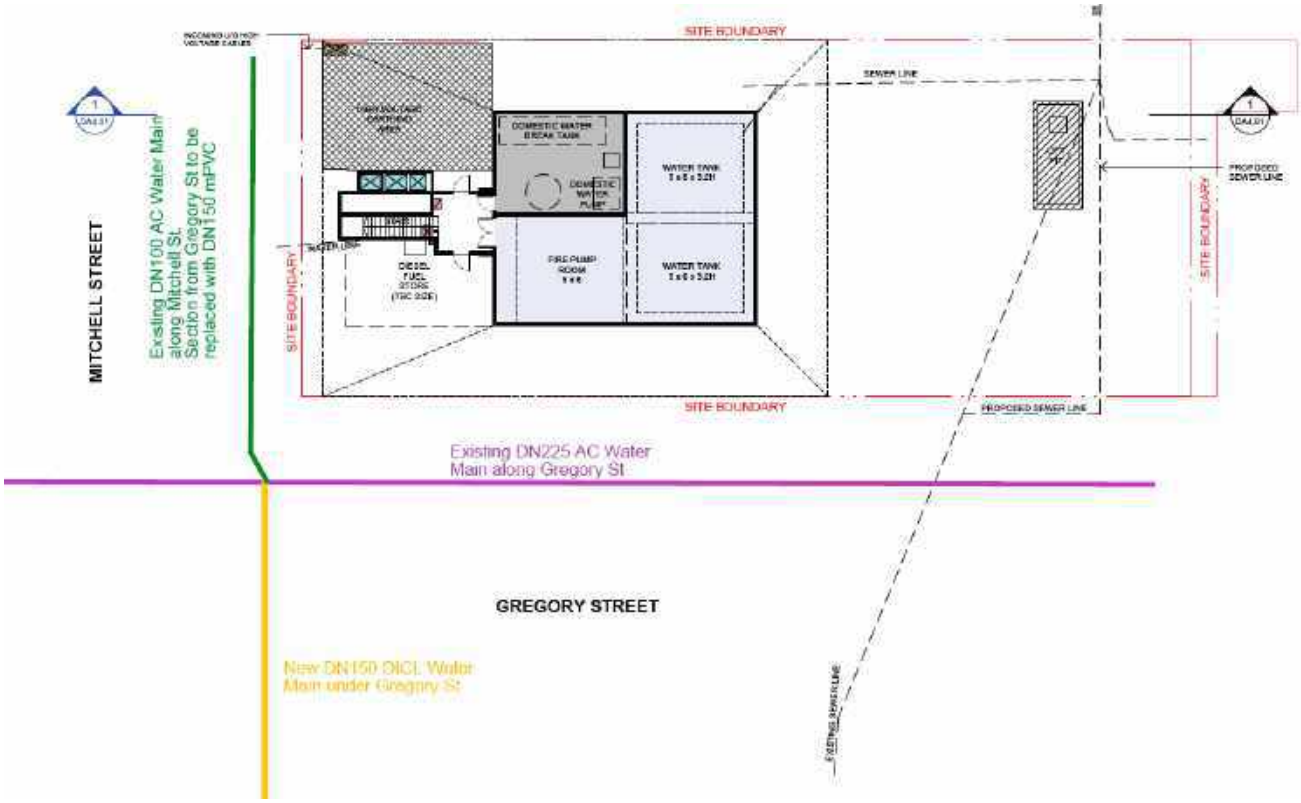


Figure 3.2 – Existing & Replacement Water Mains

The water network modelling has been undertaken to include the proposed DN150 water main on Mitchell Street to service the proposed development.

The WaterGEMS network modelling results with the inclusion of the residential and commercial water demands from the proposed development shows:

- The peak hour water pressures at 7 pm (ie the peak residential demand) are reduced to 428 kPa. This meets the minimum water pressure of 220 kPa.
- The peak hour water pressures at 12 noon (ie the peak commercial water demand) are reduced to 509 kPa. This meets the minimum water pressure of 220 kPa.

- The headloss gradients and pipe velocities along the existing water main in the vicinity of the proposed development, including the proposed replacement DN150 mPVC water main on the Mitchell St frontage of the site are all below 0.005 m/m and 0.7 m/s. These both meet the Council design standards. The headloss gradient along the existing DN150 AC main on The Stand is up to 0.006 m/m which just exceeds the recommended 0.005 m/m value. The headloss gradient was already above 0.005 m/m prior to the additional water demands from the development site. In addition to this the velocity in the existing DN150 AC main is only 0.73 m/s which is well under the CTM Code standard of 2.5 m/s.
- With the inclusion of the 30 l/s fire flow, the water pressures are reduced to 397 kPa. This is the pressure at 7 pm and is concurrent with the peak residential demand period and meets the minimum pressure requirement of 120 kPa. This is the water pressure within the water main and does not account for losses through fire hydrants or fire services to building.
- The velocity along the existing water mains in the vicinity of the development for the fire flow assessment are up to 2.16 m/s which meets the CTM Code standard of 4.0 m/s.

The above shows that the proposed development is able to be serviced with a reticulated water supply that meets Council's standards based on the section of DN100 AC water main along the Mitchell St frontage of the site (from the existing DN225 AC main to the water/fire service offtake) is replaced with a DN150 mPVC water main.

The following figures from the WaterGEMS model illustrate the equivalent population added to the model along with the peak hour and fire flow pressures and demands for the proposed development. Additional WaterGEMS modelling results are provided in Appendix B.

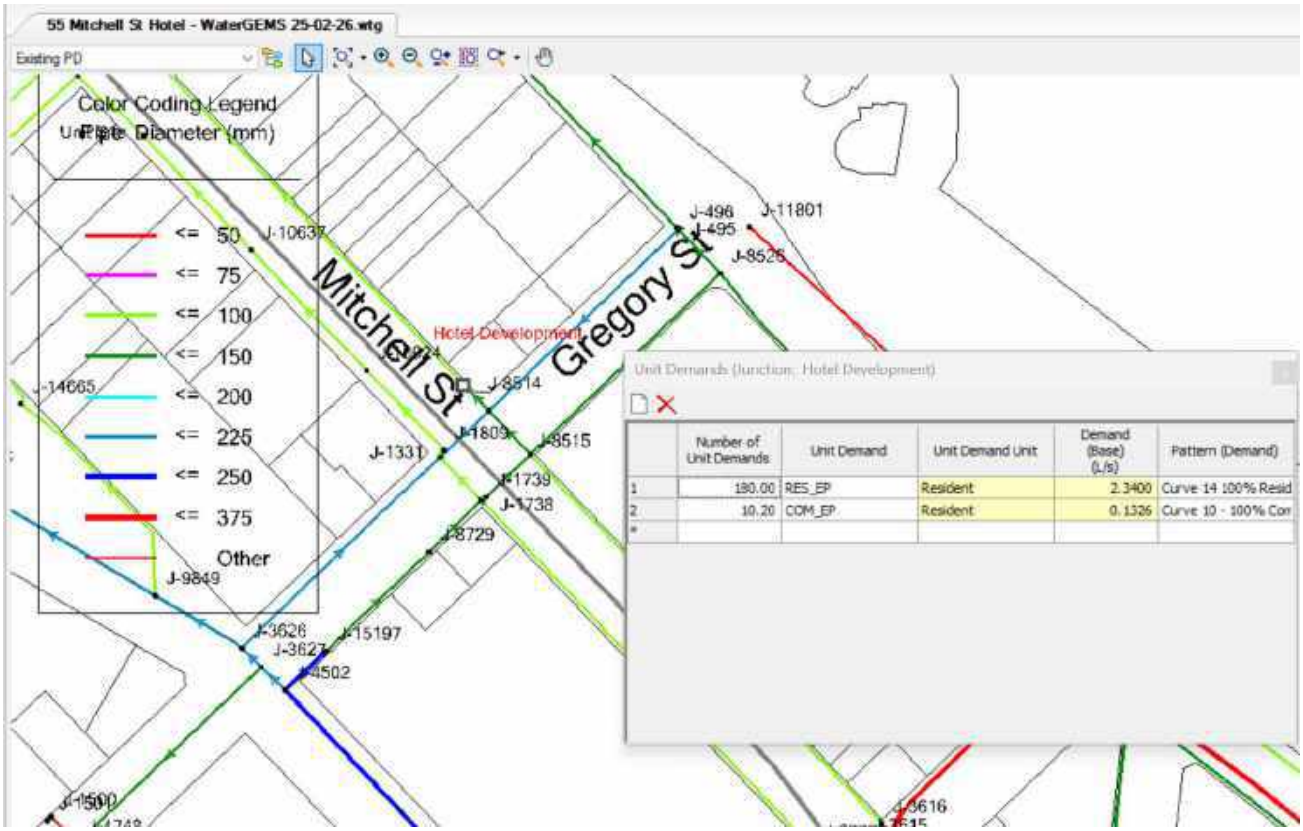


Figure 3.3 – Equivalent Population Loading

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Version: 1, Version Date: 06/05/2026

Figure 3.4 – Peak Hour Water Demand & Pressures

Figure 3.5 – 30 l/s Fire Flow Water Demand & Pressures

3.3 Building Fire System Design (by Others)

The assessment undertaken in this report is to confirm that the proposed development is able to be serviced with a potable water system and fire flows from the Council's mains in accordance with the CTM Code standards. This assessment is provided in Section 3.1 & 3.2 above.

The assessment in this report does not include the sizing or design of the fire system for the proposed development. The fire system, including any booster assemblies or pumped systems is to be designed as part of the building hydraulic services by others in accordance with the building code, QFRS standards and Council requirements.

It is noted that the Townsville City Council standards in the Planning Scheme do NOT allow for a fire booster pump system to be directly connected to the Council water mains so a break tank will be needed as part of the development fire system works to meet the Council standards. The development concept plans in Appendix A illustrate proposed fire break tanks in the basement level of the development.

4 SEWER SYSTEM CAPACITY ASSESSMENT

The existing site for the proposed mixed-use development is currently serviced with a reticulated gravity sewer system. The existing gravity sewer system consists of:

- A DN300 relined trunk sewer that extends to the south east from MH 10/7B1 to MH 2/7B1 (located on Leichhardt St between the intersection of Mitchell St and The Strand). This DN300 trunk sewer is located in the back yards of the existing residential lots and unit complexes on the northern side of Mitchell St.
- Existing MH 7/7B1 is on the above DN300 trunk gravity sewer line and is located in the northern corner of the proposed development site.
- There is a final short section of DN450 CICL trunk sewer from MH 2/7B1 to PS 7B (Leichhardt St). PS 7B pumps sewage through to the Cleveland Bay STP.

Figure 4.1 below from the Council GIS illustrates the existing DN300/450 trunk sewer system that services the development site.

Figure 4.1 – Existing Gravity Sewer System

The capacity of the existing sewer system to service the proposed development is provided in the following report sections.

4.1 Sewage Infrastructure Capacity Assessment

The capacity of the existing gravity sewer system to cater for the proposed mixed-use development was assessed using the SewerGEMS model developed for the Eastern & Western suburbs of Townsville. The SewerGEMS model includes the existing reticulation and trunk gravity sewer system from the development site through to PS 7B (Leichhardt St).

It is understood that the developer has received general acceptance by Townsville City Council to have existing MH 7/7B1 that is located in the northern corner of the site removed. This is because the MH is located where the proposed lift will be installed for the multi-story development.

The proposed sewer strategy options are as following and illustrated on Figure 4.2 below:

- Sewer Option 1 – Two New Maintenance Holes
    - Remove existing MH 7/7B1 and construct a new DN300 gravity sewer to the south east to Gregory St.
    - Have a new MH constructed on the footpath of Gregory St on the new DN300 sewer.
    - Construct a DN300 sewer along the Gregory St footpath to a new sewer MH that would be constructed over the existing DN300 sewer.
- Sewer Option 2 – One New Maintenance Hole
    - Remove existing MH 7/7B1 and construct a new DN300 gravity sewer to the south east to Gregory St.
    - Have a new MH constructed on the footpath of Gregory St on the new DN300 sewer.
    - Construct a new DN300 sewer across the northern half of Gregory St and connect into existing MH 6/7B1 that is located in the centre of Gregory St.

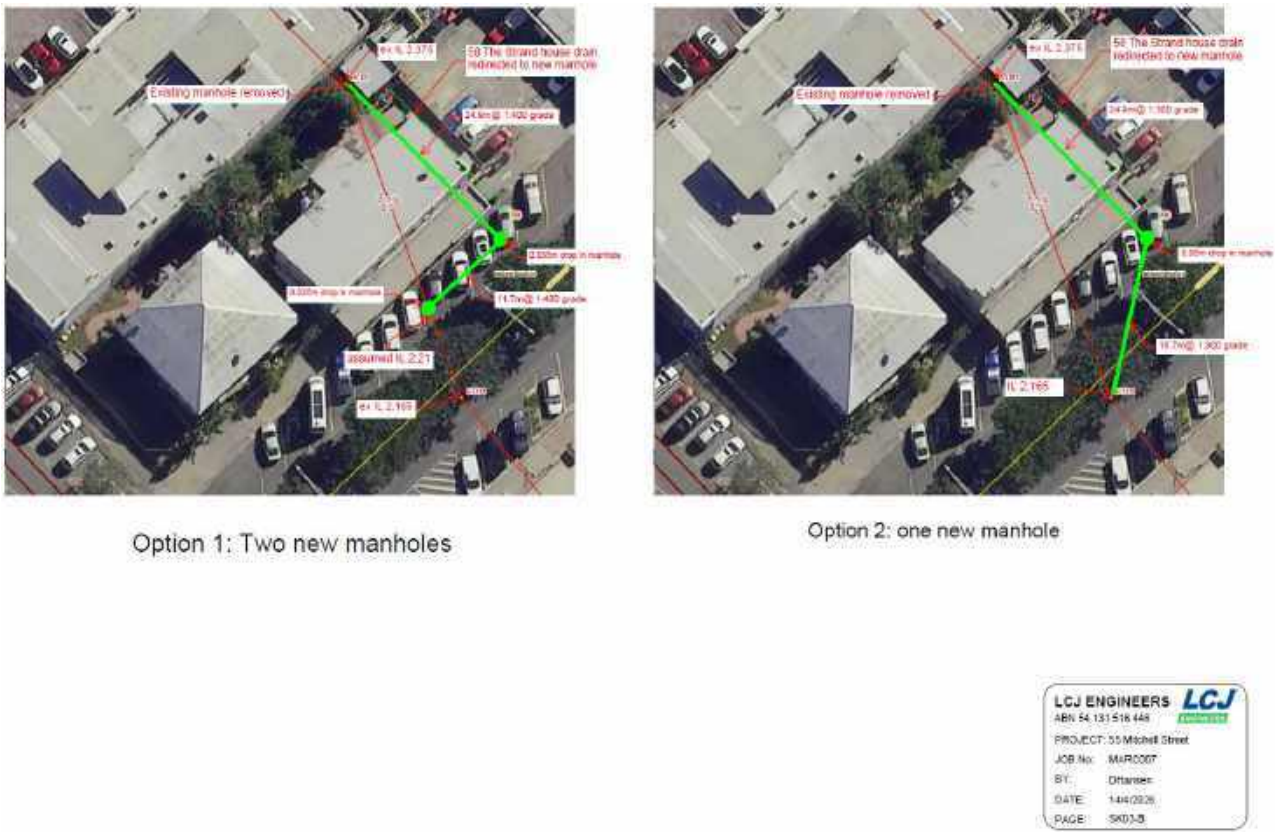


Figure 4.2 – DN300 Sewer Diversion Options

The additional residential and commercial equivalent population from the proposed development has been added to MH 7/7B1. It is noted that this MH will be removed as part of the development works but adding the equivalent population to this MH will ensure the capacity of the existing and diversion gravity sewers are assessed. The actual location of the sewer house drain connection from the development will be confirmed as part of the detailed design and hydraulic services approvals.

The additional residential equivalent population loading on MH 7/7B1 is illustrated in the extracts from the SewerGEMS model on Figure 4.3 below. The figures in Appendix C show both the residential and commercial sewer equivalent population loading to the existing gravity sewer system.

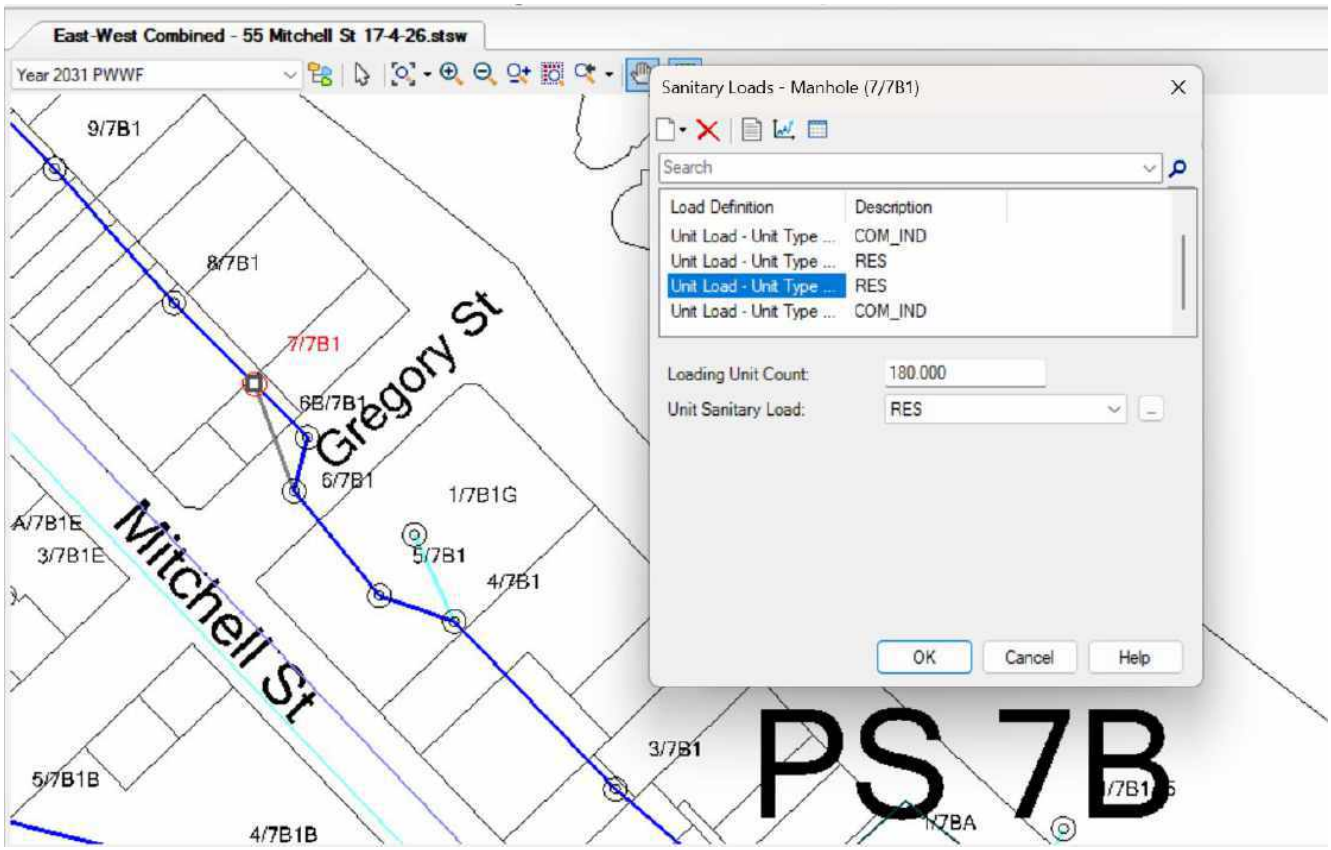


Figure 4.3 – Additional Residential Loading on MH 7/7B1

The SewerGEMS modelling for the two sewer diversion options are provided in the following report sections.

4.2 Option 1 – Two New MH Diversion Sewer Assessment

SewerGEMS network modelling has been undertaken to assess the capacity of the existing gravity sewer system to service the proposed mixed use residential development at 55 Mitchell St.

The SewerGEMS modelling of this option has included the proposed DN300 diversion sewer as noted in Section 4.1 of this report. This diversion option will consist of:

- A new DN300 gravity sewer to extend to the south east from MH 7/7B1 (which will be removed) to Gregory St. It is noted that the SewerGEMS model has kept this MH but reduced the drop through to MH to 0mm to replicate a through gravity sewer.
- Have a new MH constructed on the footpath of Gregory St on the new DN300 sewer.
- Construct a new DN300 along the footpath of Gregory St back to the existing DN300 sewer line where a new sewer MH will be constructed. The short section of existing DN300 sewer

under the Gregory St pavement will remain to existing MH 6/7B1 that is located in the centre of Gregory St.

- The proposed diversion sewer grades and levels are as per the site survey and the sewer diversion Figure 4.4 below. It is noted that the invert levels in the SewerGEMS model either side of the diversion sewer were slightly modified. This is because the detailed site and sewer MH survey pickup showed the inverts of MH 7/7B1 and 6/7B1 were a little bit different to Council's GIS and SewerGEMS model. To maintain the existing grades of the DN300 sewer either side of the site, minor level adjustments were made in the model.

Figure 4.4 - Option 1 Diversion Sewer Concept

With the inclusion of the additional equivalent population loading on the existing gravity sewer system, the SewerGEMS model has illustrated:

- The existing DN300 sewer from MH 10/7B1 MH 2/7B1 (being the gravity sewer that will service the development site) flows up to 52% full for the peak wet weather flows.
- The proposed DN300 diversion sewer past the development site flows up to 46% full.
- The existing DN450 trunk sewer from MH 2/7B1 to PS 7B (being the trunk sewer that directs flows from North Ward to PS 7B) flows up to 43% full for the peak wet weather flows.
- All the existing sewers flow less than 75% full which is the maximum value allowable in the CTM code.

The following Figure 4.5 provides the flows and performance of the existing gravity sewer system with the inclusion of the additional loading from the proposed development. A larger version of the modelling results is provided in Appendix C.

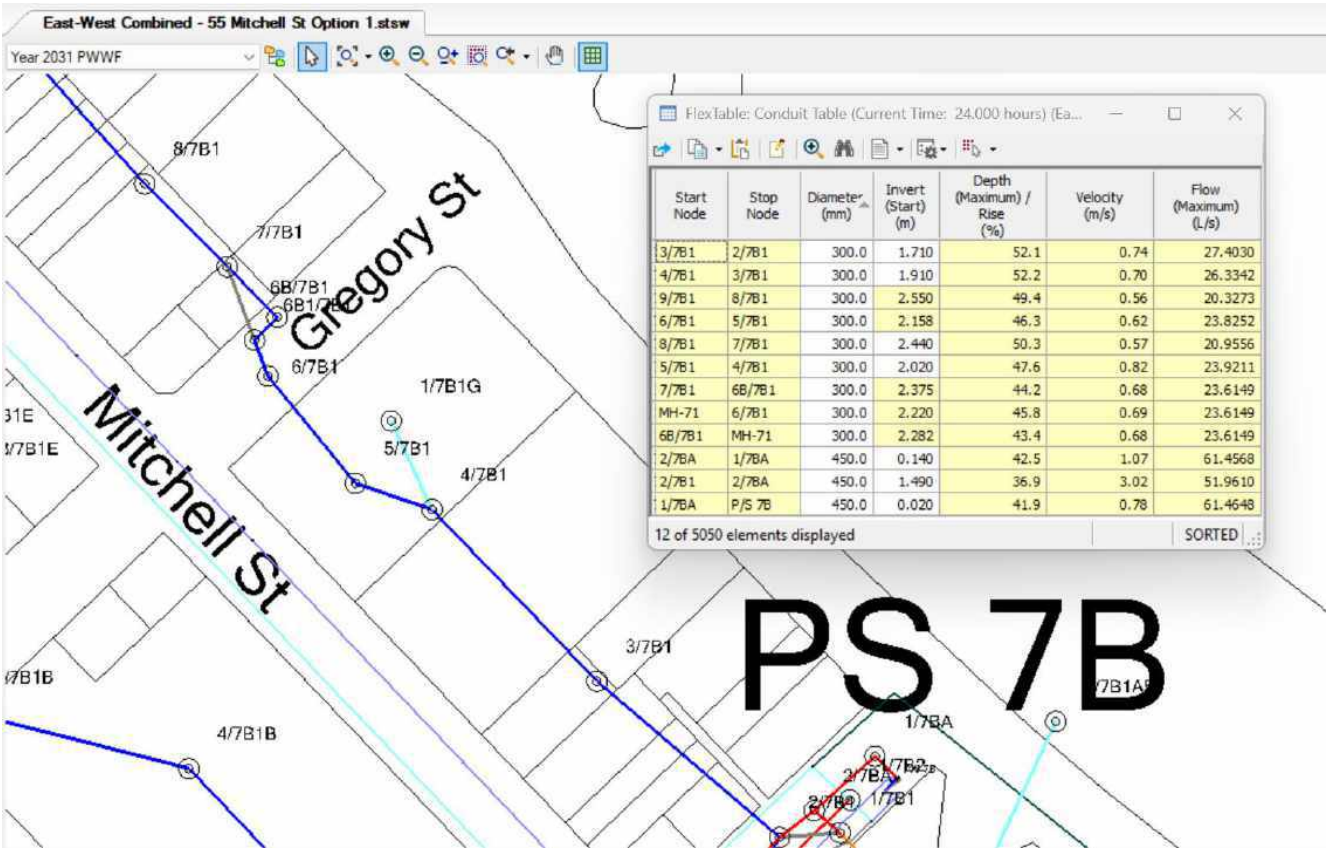


Figure 4.5 – Option 1 Diversion - SewerGEMS Modelling Results

The above assessment illustrates that the existing DN300 gravity sewer system along with the Option 1 sewer diversion works have sufficient capacity to cater for the proposed mixed-use development at No 55 Mitchell St.

4.3 Option 2 – One New MH Diversion Sewer Assessment

SewerGEMS network modelling has bee undertaken to assess the capacity of the existing gravity sewer system to service the proposed mixed use residential development at 55 Mitchell St.

The SewerGEMS modelling of this option has included the proposed DN300 diversion sewer as noted in Section 4.1 of this report. This diversion option will consist of:

- A new DN300 gravity sewer to extend to the south east from MH 7/7B1 (which will be removed) to Gregory St. It is noted that the SewerGEMS model has kept this MH but reduced the drop through to MH to 0mm to replicate a through gravity sewer.
- Have a new MH constructed on the footpath of Gregory St on the new DN300 sewer.
- Construct a new DN300 sewer across the northern half of Gregory St and connect into existing MH 6/7B1 that is located in the centre of Gregory St.
- The proposed diversion sewer grades and levels are as per the site survey and the sewer diversion Figure 4.6 below. It is noted that the invert levels in the SewerGEMS model either side of the diversion sewer were slightly modified. This is because the detailed site and sewer MH survey pickup showed the inverts of MH 7/7B1 and 6/7B1 were a little bit different to Council's GIS and SewerGEMS model. To maintain the existing grades of the DN300 sewer either side of the site minor level adjustments were made in the model.

Figure 4.6 – Option 2 Diversion Sewer Concept

With the inclusion of the additional equivalent population loading on the existing gravity sewer system, the SewerGEMS model has illustrated:

- The existing DN300 sewer from MH 7/7B1 to MH 2/7B1 (being the gravity sewer that will service the development site) flows up to 52% full for the peak wet weather flows.
- The proposed DN300 diversion sewer past the development site flows up to 45% full.
- The existing DN450 trunk sewer from MH 2/7B1 to PS 7B (being the trunk sewer that directs flows from North Ward to PS 7B) flows up to 43% full for the peak wet weather flows.
- All the existing sewers flow less than 75% full which is the maximum value allowable in the CTM code.

The following Figure 4.7 provides the flows and performance of the existing gravity sewer system with the inclusion of the additional loading from the proposed development. A larger version of the modelling results is provided in Appendix C.

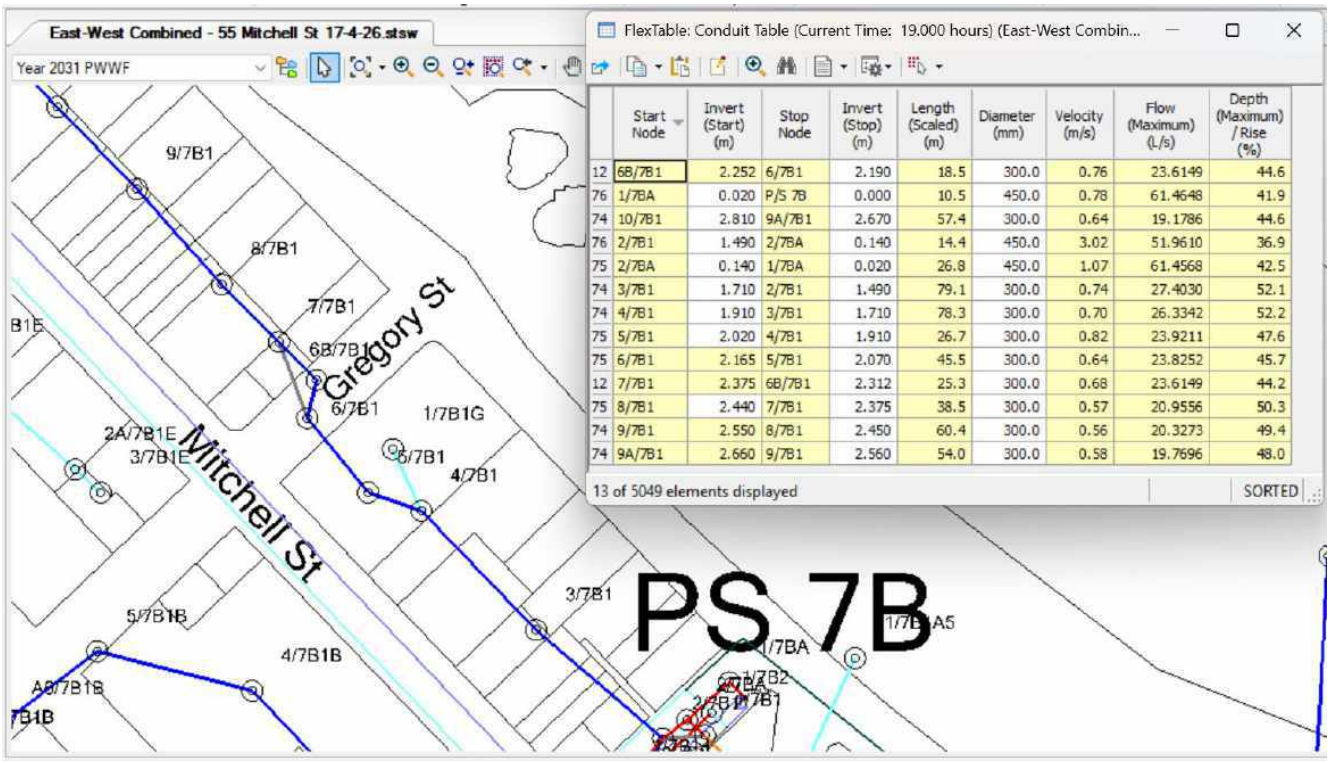
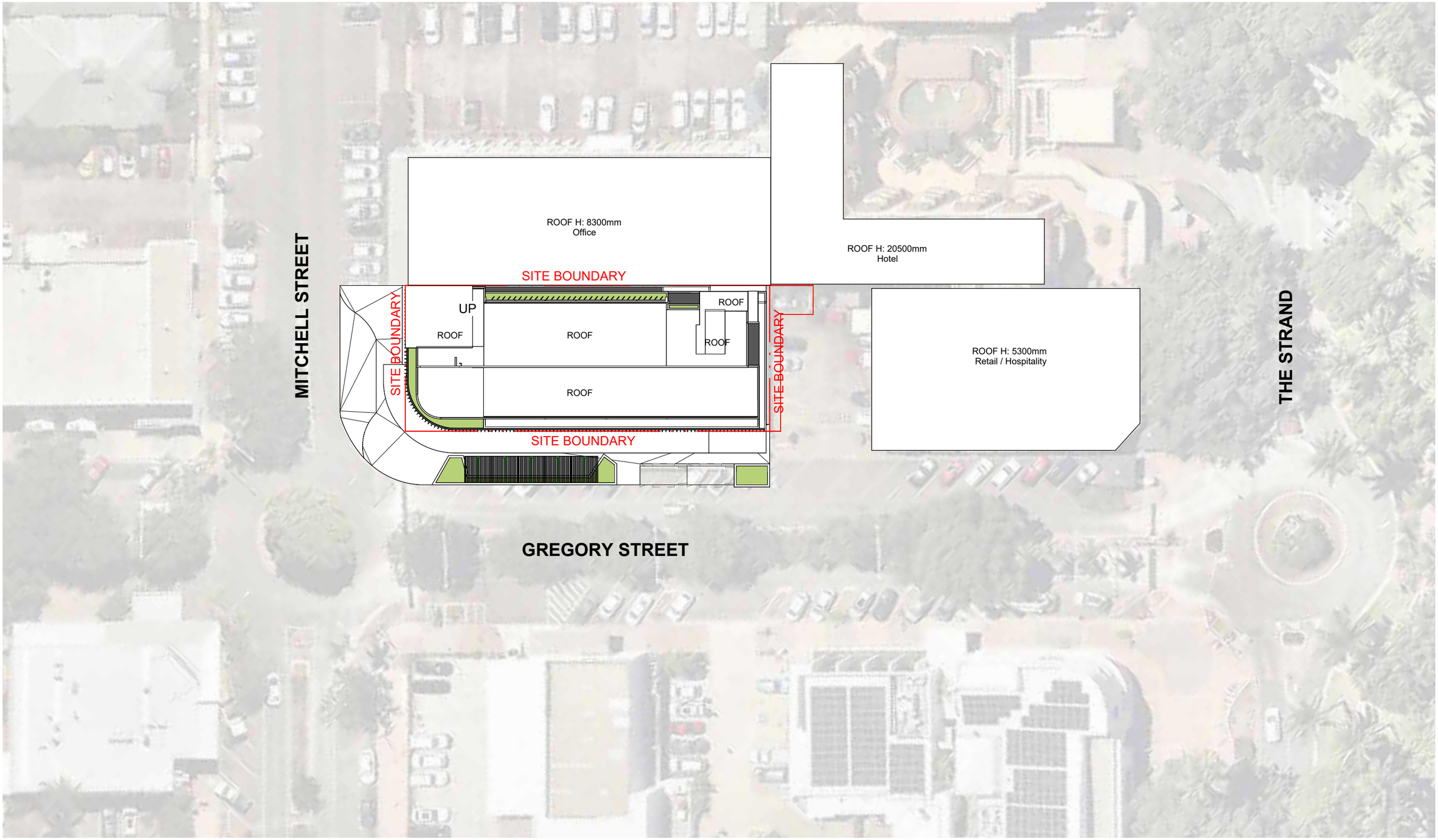


Figure 4.7 – SewerGEMS Modelling Results

The above assessment illustrates that the existing DN300 gravity sewer system along with the Option 2 sewer diversion works have sufficient capacity to cater for the proposed mixed-use development at No 55 Mitchell St.

Both of the DN300 gravity sewer diversion options have been shown as being hydraulically viable.

APPENDIX A
DEVELOPMENT LOCATION FIGURES



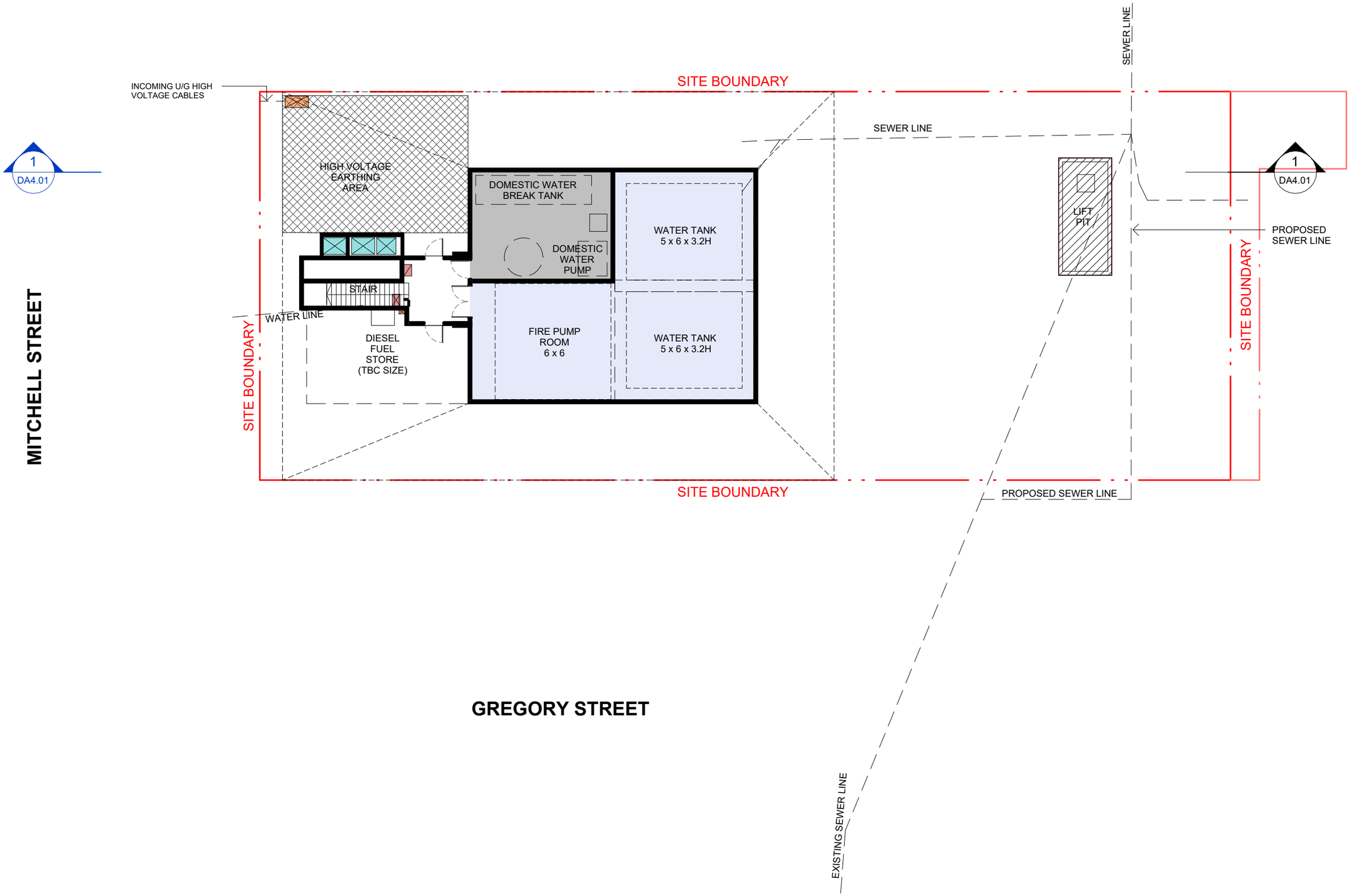
0 5

marchesepartners | Life 3A

JANKOVIC PROPERTY GROUP

SITE PLAN
TOWNSVILLE HOTEL | 55 MITCHELL STREET + 52 GREGORY STREET

DA1.01



marchesepartners | Life3A | JANKOVIC PROPERTY GROUP

BASEMENT LEVEL
TOWNSVILLE HOTEL | 55 MITCHELL STREET + 52 GREGORY STREET

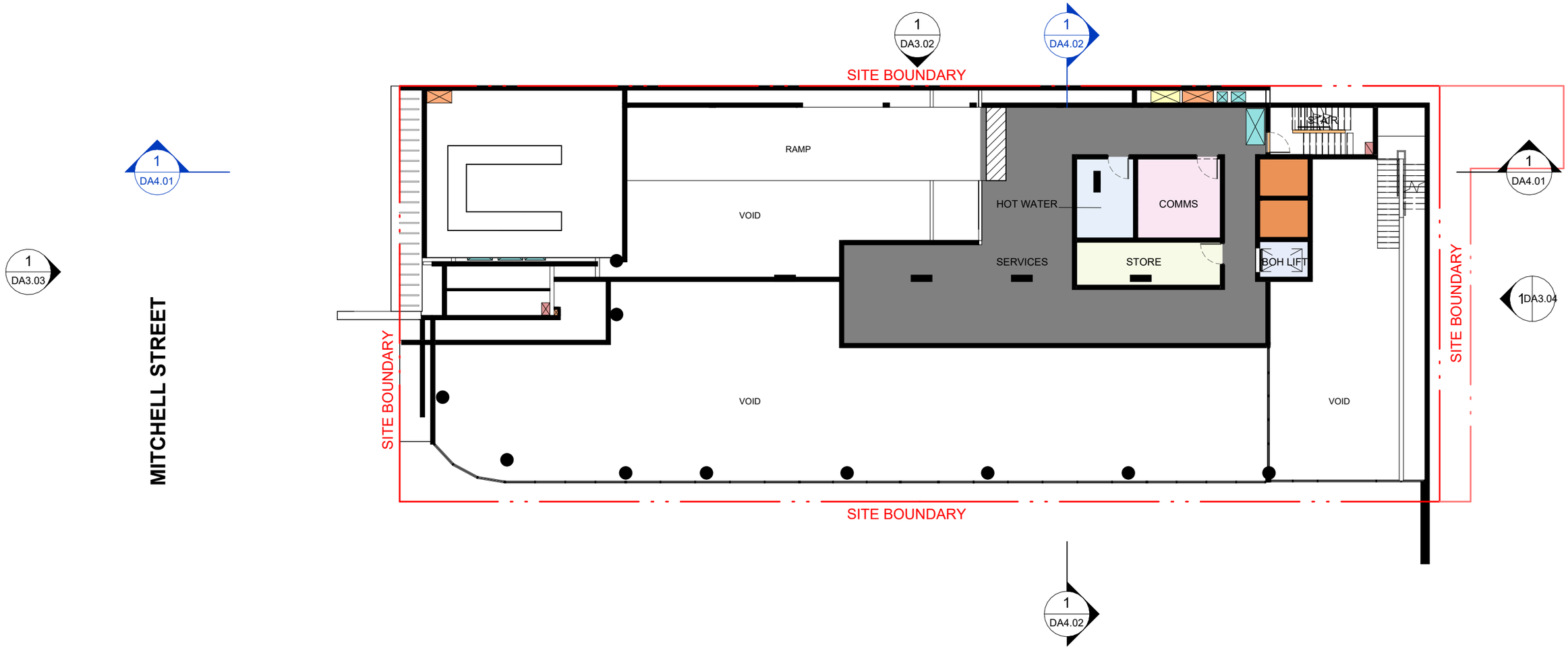
DA2.0B

0 10

marchesepartners | Life3A | JANKOVIC PROPERTY GROUP

GROUND LEVEL
TOWNSVILLE HOTEL | 55 MITCHELL STREET + 52 GREGORY STREET

DA2.0G



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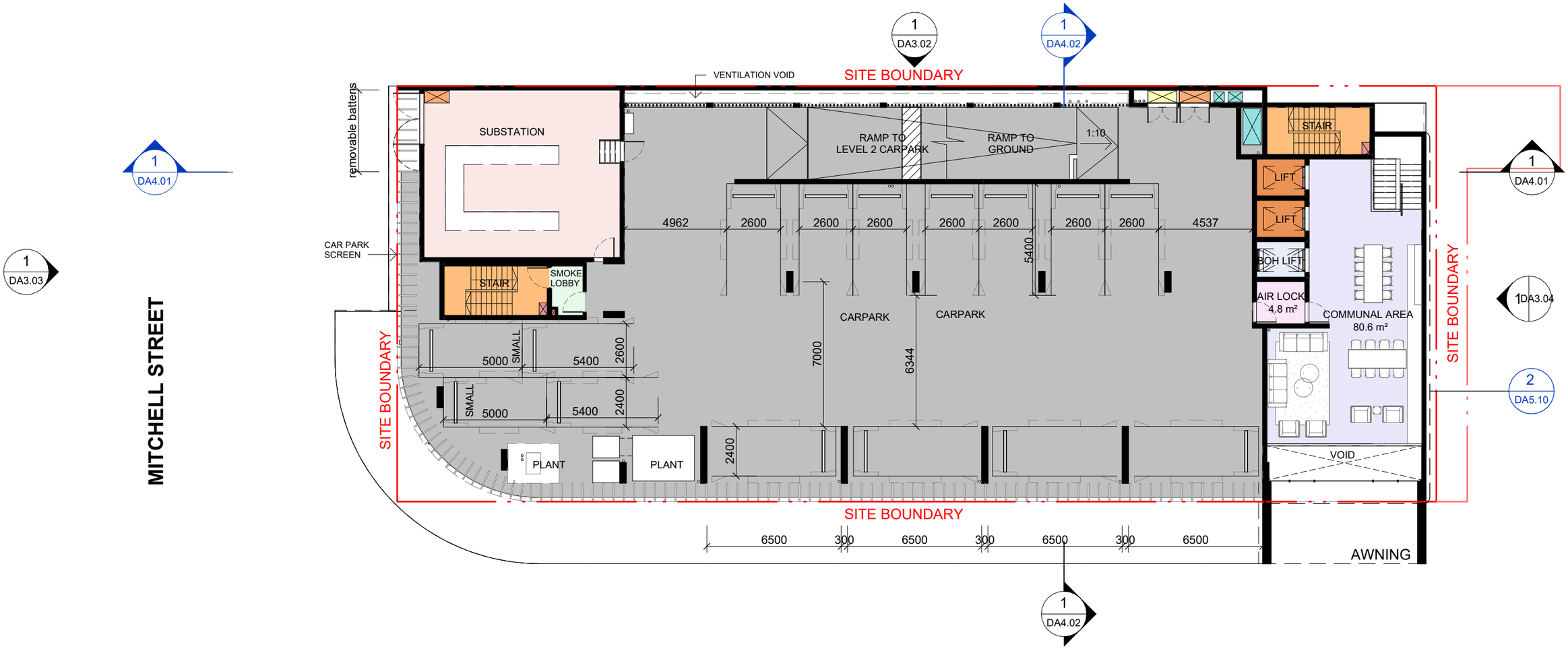
MEZZANINE LEVEL
TOWNSVILLE HOTEL | 55 MITCHELL STREET + 52 GREGORY STREET

DA2.0M



LEVEL	CARPARKS
LEVEL 1	15
LEVEL 2	19
	34

0 10

LEVEL 01
TOWNSVILLE HOTEL | 55 MITCHELL STREET + 52 GREGORY STREET

DA2.01

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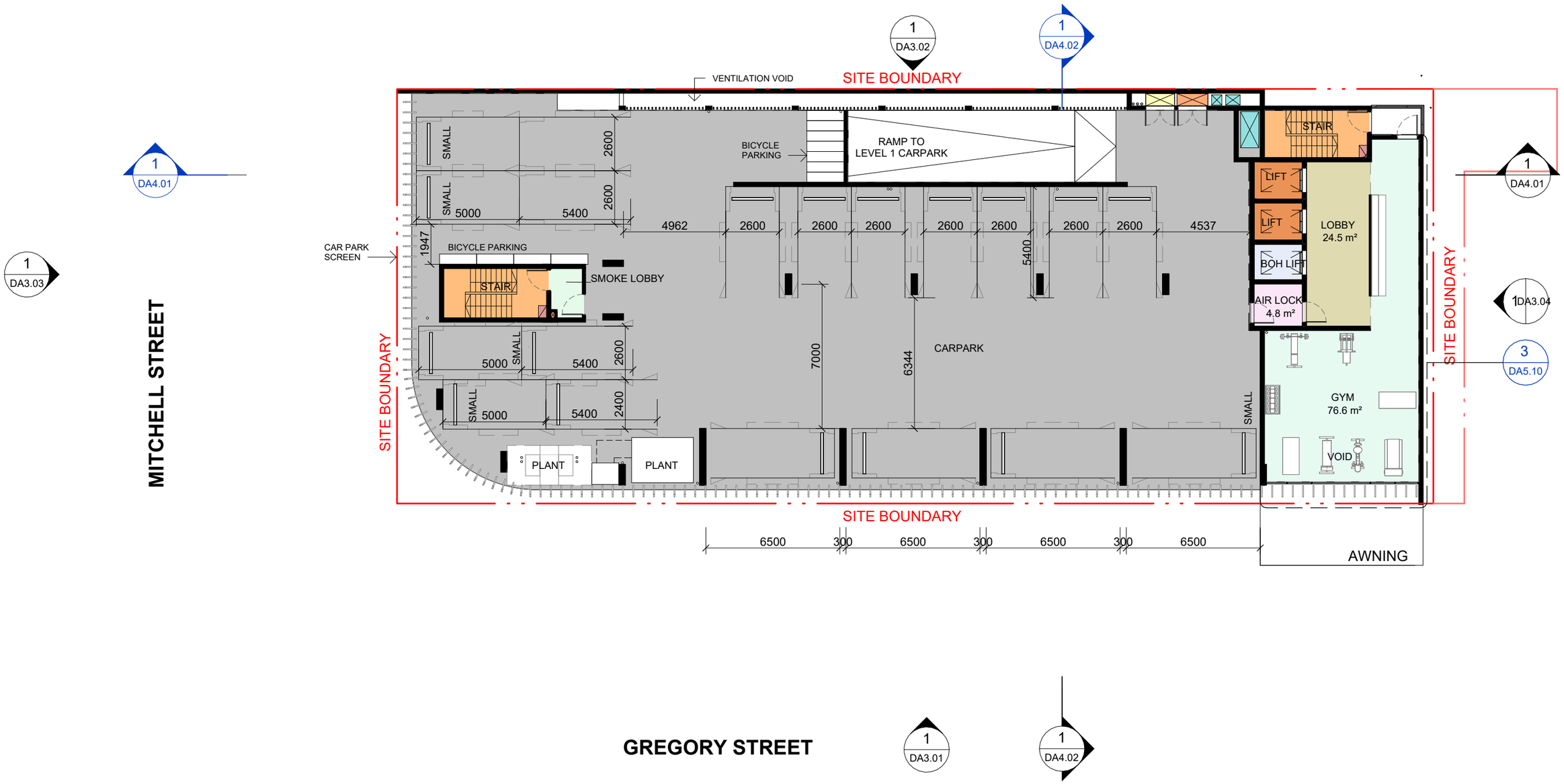

LEVEL	CARPARKS
LEVEL 1	15
LEVEL 2	19
	34

0 10

LEVEL 02
TOWNSVILLE HOTEL | 55 MITCHELL STREET + 52 GREGORY STREET

DA2.02

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LEVEL 03
TOWNSVILLE HOTEL | 55 MITCHELL STREET + 52 GREGORY STREET

DA2.03

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LEVEL 04-08
TOWNSVILLE HOTEL | 55 MITCHELL STREET + 52 GREGORY STREET

DA2.04

0 10

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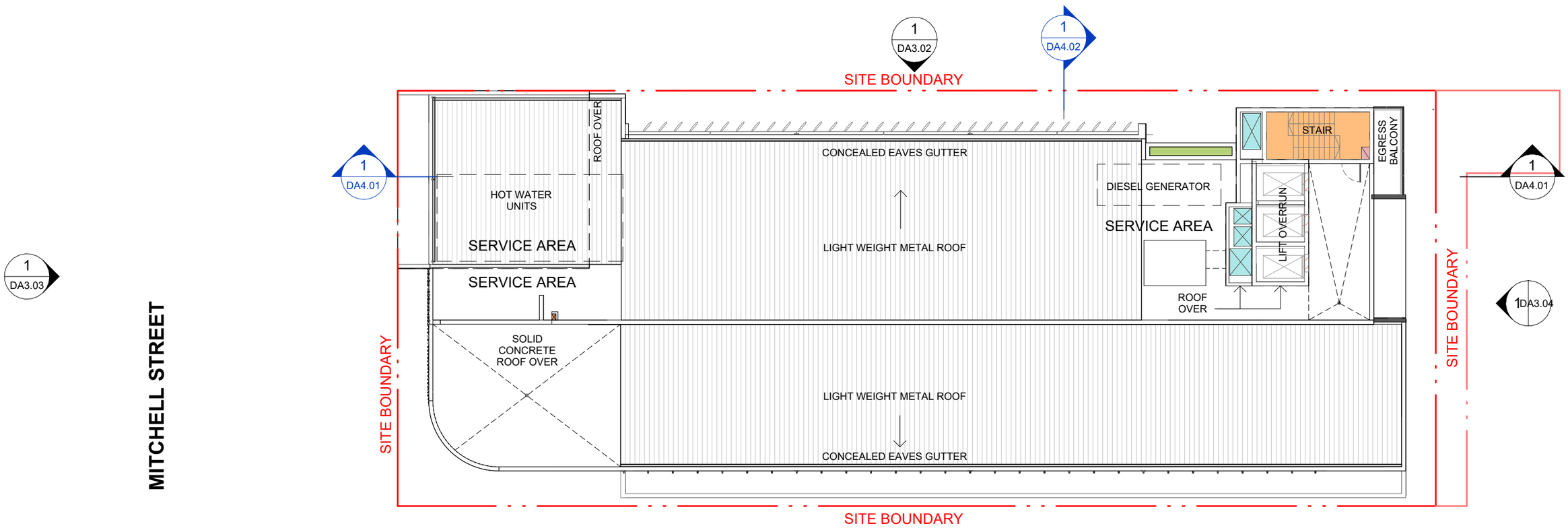
LEVEL 09
TOWNSVILLE HOTEL | 55 MITCHELL STREET + 52 GREGORY STREET

DA2.09



0 10

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ROOF LEVEL
TOWNSVILLE HOTEL | 55 MITCHELL STREET + 52 GREGORY STREET

DA2.10

EAST ELEVATION

0 5

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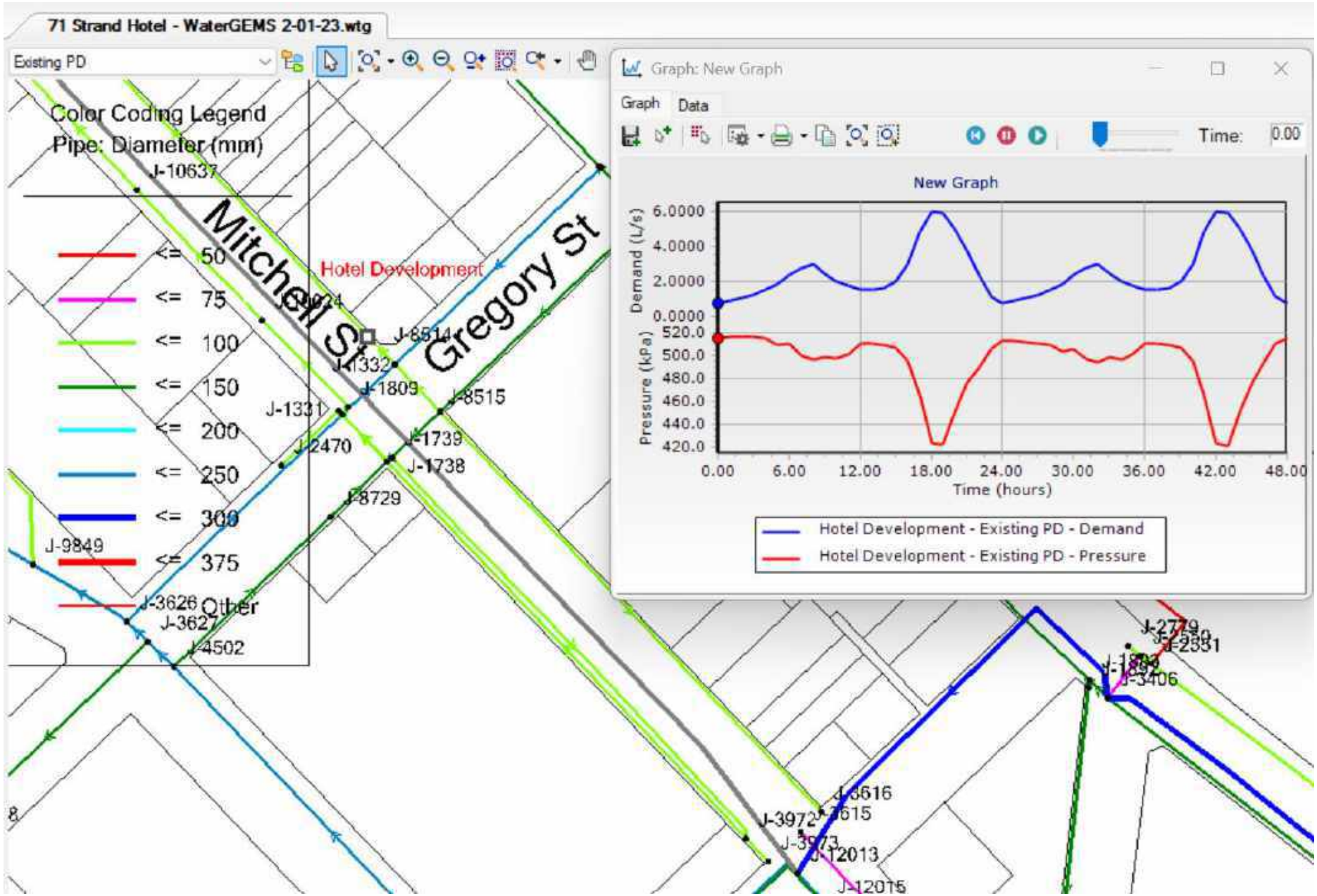
ELEVATIONS
TOWNSVILLE HOTEL | 55 MITCHELL STREET + 52 GREGORY STREET

DA3.01

APPENDIX B
WATERGEMS MODEL FIGURE & RESULTS TABLE



WATERGEMS Model Figure