

23 March 2026

Our Reference: NP24.041
IC.MH

Assessment Manager
Townsville City Council
PO Box 1268
TOWNSVILLE QLD 4810

Attention: Planning and Development

Dear Sir/Madam,

Application for Material Change of Use – Multiple dwelling (4 Units) located at 65 Stagpole Street, West End and formally identified as Lot 3 on SP338397

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 – Multiple dwelling (4 Units) located at 65 Stagpole Street, West End and formally identified as Lot 3 on SP338397.

In accordance with Council's schedule of fees and charges, the assessment fee for the application is \$4,672 given the development does not exceed more than four (4) units on the site and requires impact assessment. Payment will be issued on receipt of lodgement.

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

Yours faithfully,



Meredith Hutton

DIRECTOR
Northpoint Planning

Encl. Development Application

Development Application

Material Change of Use – Multiple dwelling (4
Units)



Northpoint
Planning

65 Stagpole Street, West End
Lot 3 on SP338397

23 March 2026
Reference: NP24.041

Client: T. & R. Akinyemi

Project: 65 Stagpole Street, West End

Date: 23 March 2026

Project Reference: NP24.041

Contact: Meredith Hutton

Prepared by: Meredith Hutton – Northpoint Planning

Document Verification

Revision		Author	Reviewer
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Approval			
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1.0 Executive Summary

In accordance with s 51 of the *Planning Act 2016* (the Act) this development application seeks a development permit for Material Change of Use – Multiple dwelling (4 Units).

The subject site involves one regular shaped allotment comprising an area of 675m² located at 65 Stagpole Street, West End. The site is currently vacant land, however has been subdivided with the view of facilitating future residential development.

The proposed development involves the construction of one accommodation building centrally within the subject site, comprising a total of four self-contained units. Specifically, the proposed development comprises 3x 2-bedroom units and 1x 1-bedroom unit. Vehicle access is facilitated via new crossover and driveway to the south-eastern side of the Stagpole Street frontage. The proposal provisions one dedicated on-site undercover parking space per unit and one visitor parking space, resulting in a total of five on-site parking space.

The proposed development involves one two-storey building. A 0.6m wide landscaping strip and extensive turfed area is provided to the Stagpole Street frontage. Articulation has been provided to the façade of the proposed accommodation building, providing a positive contribution to the amenity of the streetscape and surrounding locality.

The subject site is located within the Low density residential zone of the planning scheme. Given the proposed development involves a Multiple dwelling within this zone, the development application is subject to impact assessment.

Assessment of the proposed development against the provisions of all relevant benchmarks has been undertaken and outlined in this town planning report. As outlined in this town planning report, the proposed development achieves the nominated assessment criteria.

The proposed development is considered appropriate for the location, and it is therefore requested that the application be approved subject to reasonable and relevant conditions.

Table 1: Application Summary

Application Summary	
Address	65 Stagpole Street, West End
Real Property Description	Lot 3 on SP338397
Area of Lot	675m ²
Applicant	T. & R. Akinyemi
Purpose of Proposal	Multiple dwelling (4 Units)
Type of Application	Material Change of Use
Category of Assessment	Impact
SARA Mapping	Nil
Referral Agencies	Not required
Public Notification	Required
Zoning	Low density residential zone
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 65 Stagpole Street, West End and is formally identified as Lot 3 on SP338397. The site involves one regular shaped allotment comprising an area of 675m². The subject site is currently vacant land. The property maintains frontage to Stagpole Street to the south-west, with no formalised access arrangements currently servicing the site.

The topography of the site gradually slopes from the north-east property boundary towards the Stagpole Street frontage, with the site comprising mapped contours between 15.25m AHD and 16.5m AHD. An electricity pole is situated to the southern-most side of the Stagpole Street frontage.

The immediate surrounding locality includes a mix of residential uses, primarily detached dwelling houses and multiple dwellings. Commercial properties are situated periodically along the Stagpole Street and Harold Steet corridors. Open parkland is located approximately 160m to the south-west.

The wider locality includes Castle Hill to the north-east, Ingham Road to the south and the Cleveland Youth Detention Centre to the north-west.

The subject site is located within the Low density residential zone of the planning scheme. Whilst the property is not identified as containing area of flood hazard within the Flood hazard overlay, recent Council flood risk modelling maps the site as containing area of very low flood risk.

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

Figure 1: Site Location



Source: Qld Globe



3.0 Proposed Development

3.1. General Overview

The proposed development involves the construction of one accommodation building centrally within the subject site, comprising a total of four self-contained units. The structure is designed to be of two storey construction, comprising three 2-bedroom units and one 1-bedroom unit each with separate private open space. Access to the proposed development is facilitated via new crossover to the south-eastern side of the Stagpole Street frontage, with access driveway traversing the south-eastern property boundary.

The proposal provisions a centralised undercover vehicle parking area, provisioning one dedicated on-site parking space per unit. One visitor parking space is provided to the rear of the access driveway, resulting in a total of five on-site parking spaces.

Specifically, the proposed development involves the following:

- Construction of one accommodation building centrally within the site, comprising a total gross floor area (GFA) of approximately 586m².
- Proposed development involving a total of four self-contained units, specifically involving the following:
 - Unit 1 – located to the ground floor, comprising a GFA of approximately 113m².
 - Unit 2 – located to the ground floor, comprising a GFA of approximately 120m².
 - Unit 3 – located to the first floor, comprising a GFA of approximately 110m².
 - Unit 4 – located to the first floor, comprising a GFA of approximately 243m².
- Units 1,3 and 4 involving two bedrooms, whilst Unit 2 involves 1 bedroom.
- Proposed development of two-storey construction, involving a total structure height of approximately 7.06m.
- Each unit provisioned with a private outdoor terrace/balcony, ranging from 10.80m² to 18.72m².
- Access to Unit 4 facilitated via internal staircase, with Unit 3 to be access via an external staircase to the south-eastern side of the building.
- Proposed development comprising the following setbacks:
 - Stagpole Street frontage: 5m.
 - Western boundary: 1.5m.
 - Eastern boundary: 2.529m.
 - Rear boundary: 4.892m.
- Screened waste storage area provided to the north-western side of the Stagpole Street frontage.
- Provision of one dedicated undercover car parking space for each unit and one visitor parking space, providing for a total of five on-site car parks.
- Proposed undercover unit parking area located centrally within the subject site, situated between Units 1 and 2.
- Proposed visitor parking space located to the eastern side of proposed Unit 2.
- Vehicle access facilitated via new crossover to the south-eastern side of the Stagpole Street frontage, with access driveway traversing the south-eastern property boundary.
- Proposed access driveway comprising a varying aisle width of 3.1m to the road frontage to 6m within the centralised parking and manoeuvring area.



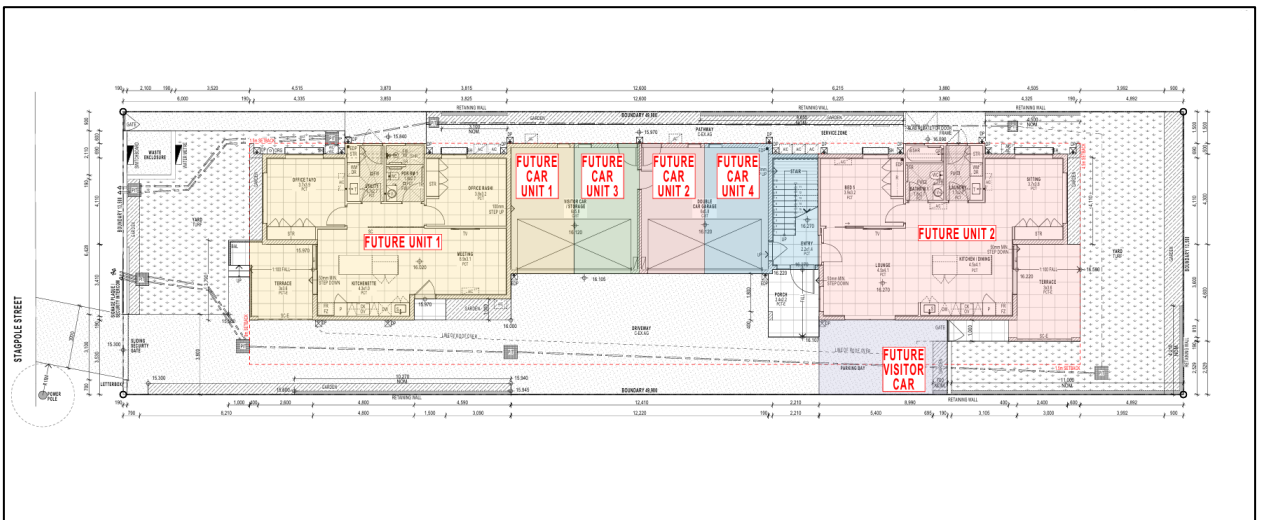
- Pedestrian access provided via new gate to the north-western side of the road frontage, involving a pathway width of approximately 0.9m.
- Inclusion of stormwater pits and associated infrastructure along the proposed access driveway and pedestrian pathway, conveying stormwater to the Stagpole Street frontage.
- Provision of a total landscaped area of 181m², inclusive of the following:
 - Gardens: 52m².
 - Turfed area: 129m².
- Turfed area to the road frontage to be utilised as private open space for Unit 1, whilst the rear turfed area is designated private open space for Unit 2.

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

Figure 2: Proposed Rendered View of Development (Stagpole Street Frontage)



Figure 3: Proposed Site Layout (Ground Floor)





3.2. Proposal Plans

The proposed development is illustrated in the development plans listed below in Table 2, prepared by HuddyMoore Architecture (refer **Appendix 4**).

Table 2 – Proposal Plans

Plan title	Number	Issue	Date
Cover Sheet	A0000	BA-01	28.09.2023
Drawing Transmittal	A0001	BA-01	05.08.2025
Overall Site Plan	A0100	BA-01	28.09.2023
Dimension Plan: Ground Floor – Part Plan 1	A1200	BA-01	28.09.2023
Dimension Plan: Ground Floor – Part Plan 2	A1201	BA-01	28.09.2023
Dimension Plan: Level 1 – Part Plan 1	A1202	BA-02	05.08.2025
Dimension Plan: Level 1 – Part Plan 2	A1203	BA-02	05.08.2025
Dimension Plan: Roof	A1204	BA-01	28.09.2023
Elevations (1)	A2000	BA-01	28.09.2023
Elevations (2)	A2001	BA-02	05.08.2025
Indicative 3D Views (1)	A7000	BA-02	05.08.2025
Indicative 3D Views (1)	A7001	BA-01	28.09.2023

3.3. Use Definition

In accordance with schedule 1 of the planning scheme, the use is defined a Multiple Dwelling. A Multiple Dwelling is defined as *residential use of premises involving 3 or more dwellings, whether attached or detached*.

3.4. Access and Parking

The proposed development is provided access via new 3m wide crossover to the south-eastern side of the Stagpole Street frontage. The internal access driveway extends along the south-eastern side boundary and provides direct access to the centralised parking and manoeuvring area. The driveway has been designed with an aisle width varying from approximately 3.1m at the frontage to 6m within the internal parking area, with vehicles able to enter and exit in a forward motion.

In accordance with schedule 6.10 of the planning scheme, the required parking rates for a Multiple dwelling within the Low density residential zone is:

- 1.7 spaces per dwelling; and
- 0.2 spaces per dwelling for visitors.
- 1 dedicated car washing bay per development (if involving more than 5 units).



Accordingly, the parking rate for the proposal requires eight on-site parking spaces, inclusive of one visitor parking space.

The proposed development provides for one dedicated undercover parking space per unit within a centralised parking area and one visitor parking space to the rear of the internal access driveway, resulting in a total of five on-site parking spaces. The development involves less than five dwellings and therefore a dedicated car washing bay is not required.

The proposed parking supply is considered appropriate having regard to the scale and composition of the development. The proposal comprises 3x two-bedroom dwellings and 1x one-bedroom dwelling, which is a built form and dwelling mix typically associated with a lower parking demand than larger format multiple dwelling development. Furthermore, the proposed development provides for a dedicated pedestrian access point to the north-western side of the Stagpole Street frontage, providing improved pedestrian connection and integration of the proposed development with the established pedestrian network of the locality.

The proposed development is situated within a locality well serviced by public transport. Two bus stops are located within a 300m radius of the proposed development, being situated along Crauford Street and Harold Street, with a further two bus stops located within a 500m radius of the property. The prevalence of public transport within the locality promotes an efficient alternative transport option for residents. Therefore, it is considered the reduced parking spaces will not result in adverse impacts on the established traffic regime of the immediate surrounding locality.

3.5. Infrastructure Services

The subject site is capable of connection to Council's reticulated water network, with an existing water main traversing the full extent of the Stagpole Street frontage. Furthermore, an existing property connection to the reticulated sewer network is situated to the north-western side of the road frontage.

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

3.6. Stormwater Drainage

The proposed development has been suitably designed to maintain the existing drainage pattern of the subject site.

The subject site retains a sloping topography to the south-west, with this maintained in association with the proposed development. Stormwater pits and associated infrastructure have been incorporated along the internal access driveway and pedestrian pathway, maintaining stormwater conveyance to the Stagpole Street frontage. It is considered that the existing stormwater network is of sufficient capacity to support the proposal with no upgrades external to the subject site necessary.

3.7. Landscaping

Landscaping has been appropriately integrated within both common and private areas of the proposed development. Specifically, the proposed development provisions a total landscaped area of 181m², inclusive of 52m² of gardens and 129m² of turfed area.

The proposed turfed area to the Stagpole Street frontage will be utilised as private outdoor space for Unit 1, whilst the turfed area to the rear of the site is designated private outdoor space for Unit 2.



Extensive landscaping has been incorporated into common area within the development, providing buffering to neighbouring residential properties and a high level of visual amenity to the streetscape. Specifically, the proposed development provides provisions:

- 5.8m wide landscaping strip to the Stagpole Street frontage;
- 4.89m wide landscaping strip to the rear property boundary; and
- Landscaping strips to the north-western and south-eastern property boundaries

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

3.8. Pre-lodgement Discussions

A pre-lodgement meeting was undertaken with Council and the applicant's representatives on 5 March 2025, with further discussions occurring following this. 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.

In accordance with Table 5.5.1 of the planning scheme, the proposed development requires impact assessment given the proposal involves a Multiple dwelling use within the Low density residential zone.

4.5. Assessment Benchmarks

Pursuant to Table 5.5.1 of the planning scheme the proposal requires impact assessment and is therefore assessable against the planning scheme in its entirety.

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

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

Assessment against the relevant benchmarks is provided within Section 5.



5.0 Planning Assessment

5.1. Strategic Framework

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

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

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

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

- The proposal supports the strategic intent of increasing housing supply within the existing urban footprint, delivering gentle density residential development in an area well serviced by infrastructure, public transport, and key employment hubs such as Townsville Airport, Townsville CBD and Castletown Shopping Centre.
- The proposed development provides for and supports alternative housing and lifestyle choices within Townsville.
- The proposal involves residential development on residential land.
- The proposed development efficiently utilises existing infrastructure, promoting sustainable infill development.
- The proposed development provisions high quality recreation spaces, landscaping, and pedestrian connectivity, contributing to a sense of place and community cohesion.
- The proposed development incorporates landscaping and articulated facades to enhance amenity contribution of the site and appropriately integrate with the existing streetscape character.
- The proposed development has been strategically located to provision access to public transport, pedestrian networks, and key employment hubs, reducing reliance on private vehicles.
- The proposed development supports economic growth with the creation of local employment opportunities during construction and enhances the viability of nearby businesses and services.

5.2. Low Density Residential Zone Code

The purpose of the Low density residential zone code is to *provide for*:

- (a) *a variety of low density dwelling types, and*
- (b) *community uses, and small-scale services, facilities and infrastructure, to support local residents.*

The proposed development is considered to further the purpose and overall outcomes of the Low density residential zone code. In particular, the proposal involves a Multiple dwelling comprising 3x 2-bedroom units and 1x 1-bedroom unit with a high level of residential amenity and functionality.

The subject site is located within proximity to a variety of residential properties, predominantly single detached dwellings and multiple dwellings. Notably, seven identifiable multiple dwellings are located



within a 150m radius of the proposed development. A variety of residential uses are prevalent along the Stagpole Street corridor and within the immediate surrounds, with the proposed development retaining the diverse and alternative residential nature of the locality. The proposed development provides for four units within one detached accommodation building, with the development providing a high level of amenity to users and a positive contribution to the visual amenity of the Stagpole Street streetscape.

The proposed development is designed to present as a single dwelling house from the Stagpole Street frontage, with the provision of features such as timber cladding to the building façade and a skillion roof profile to provide improved amenity and reduce built-form bulk from the streetscape. Landscaping has been incorporated to the road frontage as well as internal boundaries to provide buffering of the proposed development from the streetscape and neighbouring residential properties, with the strategic location of on-site access arrangements furthering this separation.

Given the location, the size of the subject site, and the proposed scale of the development, the proposal is considered appropriate for the locality. Particularly noting, the development provides for increased housing density within a demand area that is well located in proximity to centre zones, public transport facilities and major road corridors. Additionally, the proposed development design promotes connectivity to the existing pedestrian network of the locality

Detailed assessment against the Low density residential zone code is provided at **Appendix 6**.

5.3. Healthy Waters Code

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

The proposed development is considered to further the purpose and overall outcomes of the Healthy waters code. Appropriate stormwater drainage infrastructure, including stormwater pits, have been incorporated into the design of the proposed development to maintain conveyance of stormwater to the Stagpole Street frontage. Further, the proposed development will be suitably serviced by Council's reticulated wastewater and water infrastructure.

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

5.4. Landscape Code

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

The proposed development is considered to further the purpose and overall outcomes of the Landscape code. The proposal incorporates 181m² of landscaped area within the development site, accounting for approximately 26.8% of the overall site cover. Specifically, the proposed development provides for a 5.8m wide landscaping strip to the Stagpole Street frontage, a 4.89m wide landscaping strip to the rear property boundary and landscaping strips along the north-west and south-east property boundaries. The proposal provides for landscaping within both private and shared outdoor areas.

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



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

5.5. Transport Impact, Access and Parking Code

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

In accordance with schedule 6.10 of the planning scheme, the required car parking rates for a Multiple dwelling use is:

- 1.7 spaces per dwelling;
- 0.2 spaces per dwelling for visitors; and
- 1 dedicated car washing bay per development (if involving more than 5 units).

Accordingly, the proposed development requires eight on-site parking spaces, inclusive of one visitor parking space. The proposed development provides for one dedicated undercover parking space per unit and one visitor parking space, for a total of five on-site parking spaces. It is noted a dedicated car wash bay is not required for the proposed development given the proposal does not involve five or more dwellings on the property.

The proposed development is considered to further the purpose and overall outcomes of the Transport impact, access and parking code. Whilst the proposed development provisions on-site parking below the prescribed minimum, this reduction is considered suitable to service the proposed development, noting:

- The proposal is in close proximity to public transport infrastructure, with two bus stops situated within a 300m radius of the proposed development and a further two bus stops located within a 500m radius.
- The proposed development provides for 3 x 2 bedroom units and 1 x 1 bedroom unit only.
- The proposed development incorporates a pedestrian access gate to the Stagpole Street frontage, promoting pedestrian connectivity and seamlessly integrating with the established Stagpole Street pedestrian network.

The proposed connectivity to these established transport networks provides an alternative to personal vehicle use which can be accessed in an efficient and safe manner. Therefore, given the subject site's proximity to existing public transport and pedestrian infrastructure, it is considered the reduced parking spaces are suitable.

Additionally, the proposed development provisions a 3m wide crossover to the south-eastern side of the Stagpole Street frontage, with internal access driveway traversing the south-eastern property boundary. The proposed access driveway comprises a varying aisle width of 3.1m to the road frontage to 6m within the centralised parking and manoeuvring area. Vehicles are able to enter, traverse and exit the site in a forward motion.

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

5.6. Works Code

The purpose of the Works code is to *ensure development is provided with a level of infrastructure which maintains or enhances community health, safety and amenity and which avoids or minimises impacts on the natural environment.*



The proposed development is considered to further the purpose and overall outcomes of the Works code. The site is currently connected to Council's reticulated water and sewer networks, with such servicing arrangements to be maintained in association with the proposed development. It is considered there is sufficient capacity within the existing reticulated network to support the proposed development, with the proposed development providing for 4 units comprising 1-2 bedrooms only. Furthermore, an appropriately screened on-site bit storage area is provided as demonstrated within **Appendix 4**.

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

5.7. Airport Environs Overlay Code

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

The proposed development is consistent with the purpose of the Airport environs overlay code. The subject site is identified as wholly containing area of operational airspace more than 15m above ground level. The proposed development involves a two-storey unit development with a maximum building height of 7.06m. Therefore, the proposed development is not considered to impact the safe and efficient operations of the airport, RAAF base and aviation facilities.

Given the nature of the development, further assessment against the Airport environs overlay code is not considered necessary.

5.8. Flood Hazard Overlay Code

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

The proposed development is not mapped within the Flood hazard overlay, however recently released Council flood risk modelling identifies the site as containing area of very low flood hazard. Whilst the proposed development does not trigger assessment against the Flood hazard overlay code, it has been included for completeness. The extent of flood risk area is demonstrated in Figure 4 below.

Figure 4: Flood Risk Mapping Extent





The identified flood risk area is predominantly contained to the internal access driveway, noting stormwater pits and associated infrastructure have been incorporated into the design of the development to mitigate adverse flooding impacts on both the subject site and neighbouring properties as a result of the proposed development. Built form within the identified flood risk area comprises habitable floor levels 0.37m above natural ground level to further mitigate potential flooding impacts on the proposed development.

Therefore, the proposal is considered to further the purpose and overall outcomes of the Flood hazard overlay code.



6.0 Other Relevant Matters

The proposed Multiple dwelling represents a sustainable infill residential development that is well-suited to the locality and delivers additional housing options in a fully serviced, connected urban setting. In accordance with section 45(5)(b) of the Act, the following are other relevant matters considered applicable to assessment of this development application:

- The proposed Multiple dwelling represents a sustainable infill development that is well-suited to the locality and delivers additional housing options in a fully serviced, connected urban setting.
- The proposed development responds to local and regional housing pressures by facilitating infill development within the Townsville urban footprint, reducing reliance on greenfield expansion.
- The proposal delivers four new residential units of varying size, increasing housing diversity in a locality characterised by both detached dwellings and multiple dwellings, consistent with community expectations.
- The site benefits from existing connections to all essential urban services, including water, sewer, stormwater, electricity, telecommunications, road networks and footpaths.
- The proposed layout reflects a site-responsive design that achieves a logical and functional development pattern.
- The shared access arrangement optimises land use efficiency and limits the number of new crossovers to Stagpole Street, supporting safety and streetscape outcomes.
- The proposed development aligns with broader planning objectives outlined in the Townsville City Plan and North Queensland Regional Plan, which seek to promote compact, connected, and liveable urban areas with access to employment, education, and essential services.



7.0 Conclusion and Recommendations

This town planning report has been prepared by Northpoint Planning on behalf of T. & R. Akinyemi in association with a Development Application for a Material Change of Use – Multiple dwelling (4 Units) located at 65 Stagpole Street, West End and formally described as Lot 3 on SP338397

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

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



Appendix 1

DA Form 1 – Development application details

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

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

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

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

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

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

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	T. & R. Akinyemi C/- Northpoint Planning
Contact name (only applicable for companies)	Meredith Hutton
Postal address (P.O. Box or street address)	PO Box 4
Suburb	Townsville City
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)	NP24.041
1.1) Home-based business	
☐ Personal details to remain private in accordance with section 264(6) of <i>Planning Act 2016</i>	
2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
☒ Yes – the written consent of the owner(s) is attached to this development application	
☐ No – proceed to 3)	

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
		65	Stagpole Street	West End
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4810	3	SP338397	Townsville City
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

- ☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		☐ 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 <i>Airport Assets (Restructuring and Disposal) Act 2008</i>
Name of airport:
☐ Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification:
☐ Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification:

5) Are there any existing easements over the premises?

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

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

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

Material Change of Use – Multiple dwelling (4 Units)

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 <i>DA Form 2 – Building work details</i>

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Multiple Dwelling	Residential use of premises involving 3 or more dwellings, whether attached or detached.	4	586m ²

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 ☐ Drainage work ☐ Landscaping ☐ Other – please specify:	☐ Stormwater ☐ Earthworks ☐ Signage ☐ Water infrastructure ☐ Sewage infrastructure ☐ Clearing vegetation
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)	
☐ Yes – specify number of new lots:	
☐ No	

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

\$

PART 4 – ASSESSMENT MANAGER DETAILS

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

Townsville City Council

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

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

PART 5 – REFERRAL DETAILS

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

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

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

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

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



Queensland
Government

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

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

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

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

- ☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

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

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

- ☐ Ports – Brisbane core port land

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

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

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

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

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

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

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

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

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

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

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

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

Referral requirement	Referral agency	Date of referral response

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

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

☒ I agree to receive an information request if determined necessary for this development application

☐ I do not agree to accept an information request for this development application

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

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

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

PART 7 – FURTHER DETAILS

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

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

☒ No

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

Water resources

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

- ☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development
- ☒ No

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

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

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

Waterway barrier works

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

- ☐ Yes – the relevant template is completed and attached to this development application
- ☒ No

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

Marine activities

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

- ☐ Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*
- ☒ No

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

Quarry materials from a watercourse or lake

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

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
- ☒ No

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

Quarry materials from land under tidal waters

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

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
- ☒ No

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

Referable dams

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

- ☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application
- ☒ No

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

Tidal work or development within a coastal management district

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

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

☒ No

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

Queensland and local heritage places

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

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

☒ No

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

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

Name of the heritage place:		Place ID:	
-----------------------------	--	-----------	--

Decision under section 62 of the Transport Infrastructure Act 1994

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

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

☒ No

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

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

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

☒ No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

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

☒ Yes

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

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

☐ Yes

☒ Not applicable

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

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

☒ Yes

Relevant plans of the development are attached to this development application

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

☒ Yes

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

☐ Yes

☒ Not applicable

25) Applicant declaration

☒ By making this development application, I declare that all information in this development application is true and correct

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

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

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

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

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

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

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

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

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

QLeave notification and payment

Note: For completion by assessment manager if applicable

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

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	51300621	Search Date:	16/02/2026 10:48
Date Title Created:	17/11/2022	Request No:	55065946
Previous Title:	20636232		

ESTATE AND LAND

Estate in Fee Simple

LOT 3 SURVEY PLAN 338397

Local Government: TOWNSVILLE

REGISTERED OWNER

Dealing No: 722165030 09/12/2022

RASHIDAT MUSTAPHA AKINYEMI

AKINTAYO AJIBOLA AKINYEMI

JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10522205 (ALLOT 12 SEC 22A)
2. MORTGAGE No 722165031 09/12/2022 at 13:08
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED A.C.N. 005
357 522

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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

We, RASHIDAT MUSTAPHA AKINYEM & AKINTAYO AJIBOLA AKINYEMI,

as owner(s) of premises identified as:

Lot 3 on SP338397 and located at 65 Stagpole Street, West End

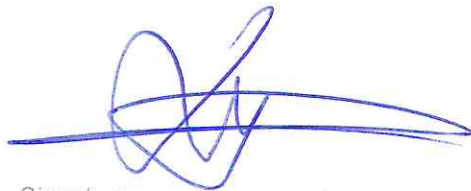
consent to the making of a development application under the *Planning Act 2016* by Northpoint Planning on the premises described above.



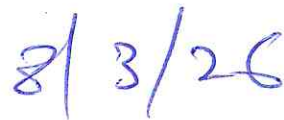
Signature



Date



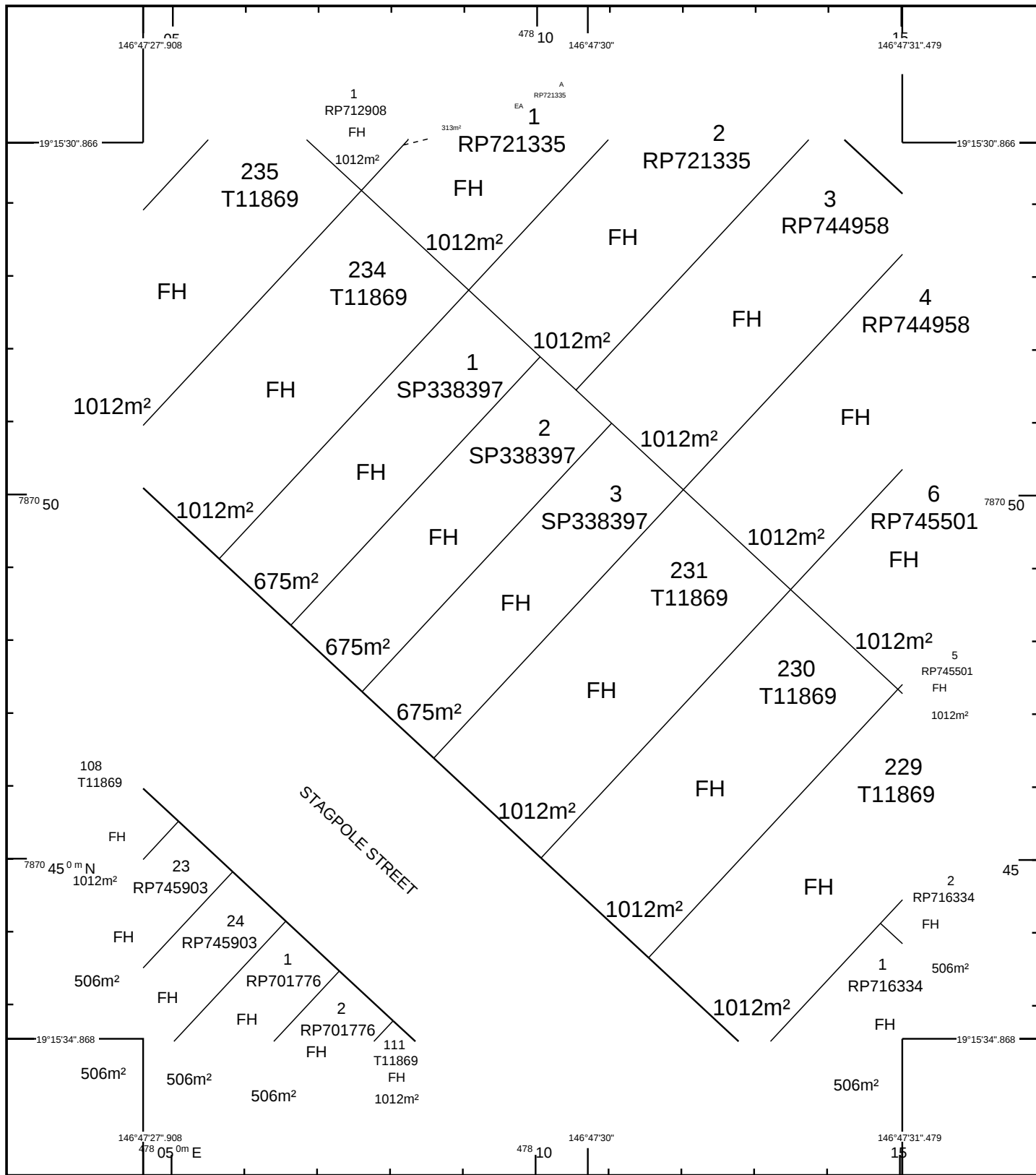
Signature



Date



Appendix 2



STANDARD MAP NUMBER
8259-24414

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

MAP WINDOW POSITION &
NEAREST LOCATION

146°47'29\"/>



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	3/SP338397
Area/Volume	675m²
Tenure	FREEHOLD
Local Government	TOWNSVILLE CITY
Locality	WEST END
Segment/Parcel	50647/19

CLIENT SERVICE STANDARDS

PRINTED 06/03/2024

DCDB 05/03/2024

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Based upon an extraction from the
Digital Cadastral Data Base



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State Assessment and Referral Agency - Matters of Interest Report

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: 3SP338397 (Area: 675 m²)

No Matters of Interest for this Lot Plan.



Appendix 3

Subject Site and Surrounds - 65 Stagpole Street, West End

Lot 3 on SP338397

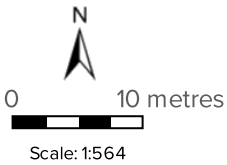
19°15'31"S 146°47'27"E

19°15'31"S 146°47'33"E



19°15'35"S 146°47'27"E

19°15'35"S 146°47'33"E



Printed at: A3
Print date: 16/2/2026
Not suitable for accurate measurement.
Projection: Web Mercator EPSG 102100 (3857)

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Appendix 4



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**PLANNING
APPLICATION**

NEW RESIDENTIAL DWELLING

65 STAGPOLE ST |
WEST END | QLD | 4810

PROJECT HM2403

ISSUE DATE: 27/11/2025

DRAWING SCHEDULE:

DRAWING	PHASE	DWG #	REV.	DATE
COVER SHEET	DA	A0000	01	06.12.2024
DRAWING TRANSMITTAL	DA	A0001	05	27.11.2025
SITE PLAN	DA	A0101	05	27.11.2025
DIMENSION PLAN: GROUND FLOOR - PART PLAN 1	DA	A1200	04	27.11.2025
DIMENSION PLAN: GROUND FLOOR - PART PLAN 2	DA	A1201	04	27.11.2025
DIMENSION PLAN: LEVEL 1 - PART PLAN 1	DA	A1202	04	27.11.2025
DIMENSION PLAN: LEVEL 1 - PART PLAN 2	DA	A1203	04	27.11.2025
DIMENSION PLAN: ROOF	DA	A1204	04	27.11.2025
ELEVATIONS (1)	DA	A2000	04	27.11.2025
ELEVATIONS (2)	DA	A2001	04	27.11.2025
INDICATIVE 3D VIEWS (1)	DA	A7000	01	06.12.2024
INDICATIVE 3D VIEWS (2)	DA	A7001	01	06.12.2024
INDICATIVE 3D VIEWS (3)	DA	A7001	01	06.12.2024

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DRAWING
DRAWING TRANSMITTAL
PHASE
ISSUE FOR INSTRUCTION (IFC)
SCALE
N/A

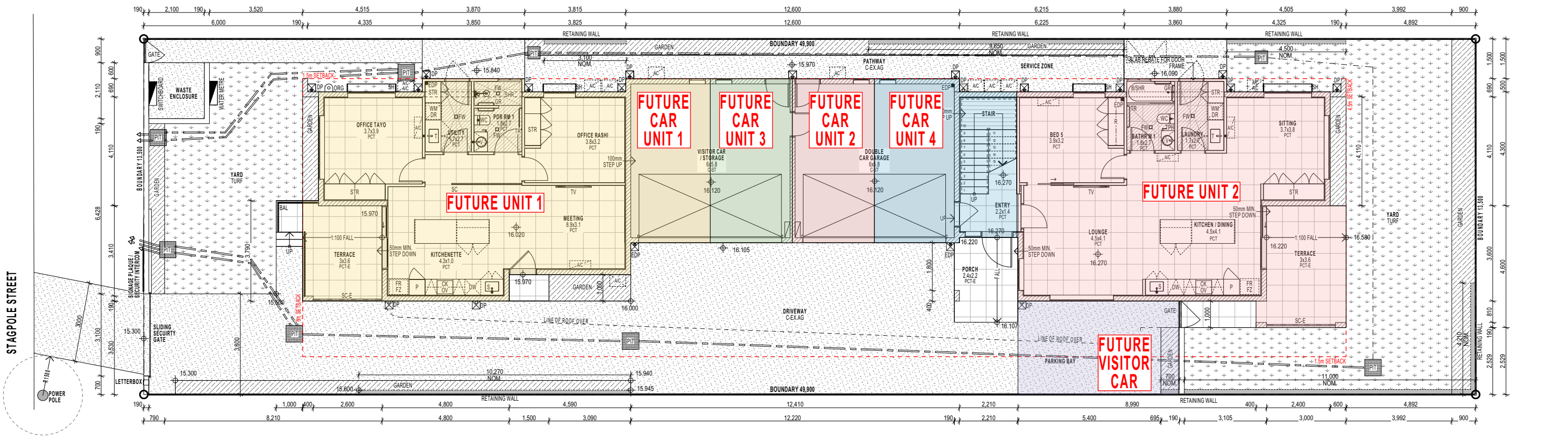
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HM2403 - IFC - A0001 - 05 - 27/11/2025

AREA SCHEDULE - FUTURE UNITS	
UNIT 1	113 m2
UNIT 2	120 m2
UNIT 3	110 m2
UNIT 4	243 m2
TOTAL GFA	586 m2
NO. CARS ON SITE	5

LEGEND	
A/C	AIR CONDITIONER
C-BM	CONCRETE - BROOM FINISH
C-EA	CONCRETE - EXPOSED AGG.
C-HON	CONCRETE - STEEL TROWEL FINISH
CL	CLOTHES LINE
DP	DOWNPIPE
EDP	EXTERNAL DOWNPIPE
NOM.	NOMINAL
ORG	OVERFLOW RELIEF GULLY
PCT-E	PORCELAIN TILE - EXTERNAL

AREA SCHEDULE - SITE	
CONCRETE - EXPOSED	186 m2
GARDEN / PLANTING	52 m2
TURF	129 m2
PORCH	12 m2

AREA SCHEDULE - UNDER ROOF	
GARAGE	78 m2
TERRACE / BALCONIES	55 m2
GROUND FLOOR INTERNAL	185 m2
LEVEL 1 INTERNAL	268 m2
TOTAL GFA	586 m2



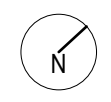
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DRAWING
OVERALL SITE PLAN
PHASE
ISSUE FOR INSTRUCTION (IFC)
SCALE
1:150 @ A3



PROJECT NO PHASE DRAWING NO REV DATE
HM2403 - IFC - A0100 - 05 - 27/11/2025

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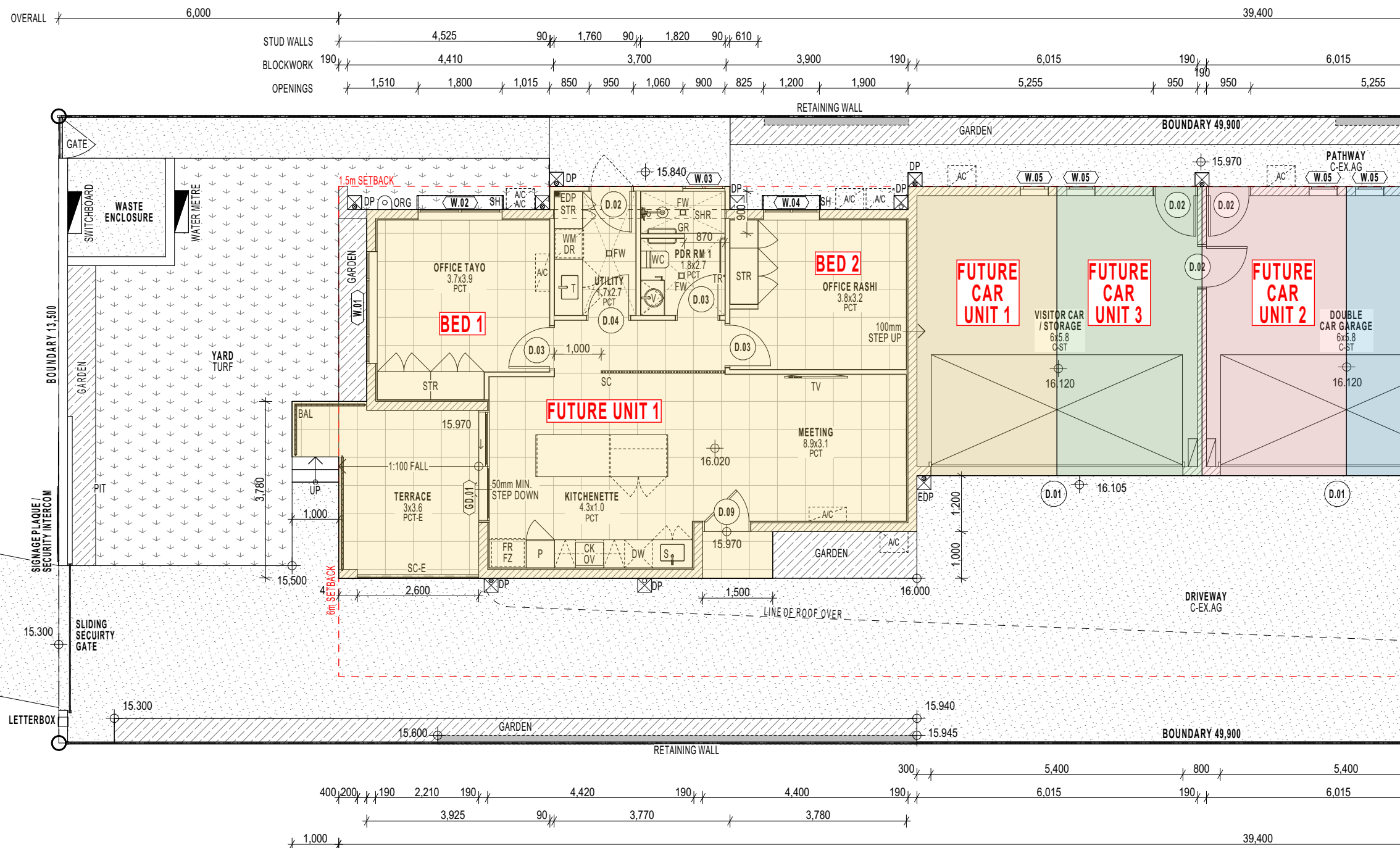
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NEW RESIDENTIAL DWELLING
PROJECT ADDRESS
65 STAGPOLE ST | WEST END | QLD | 4810

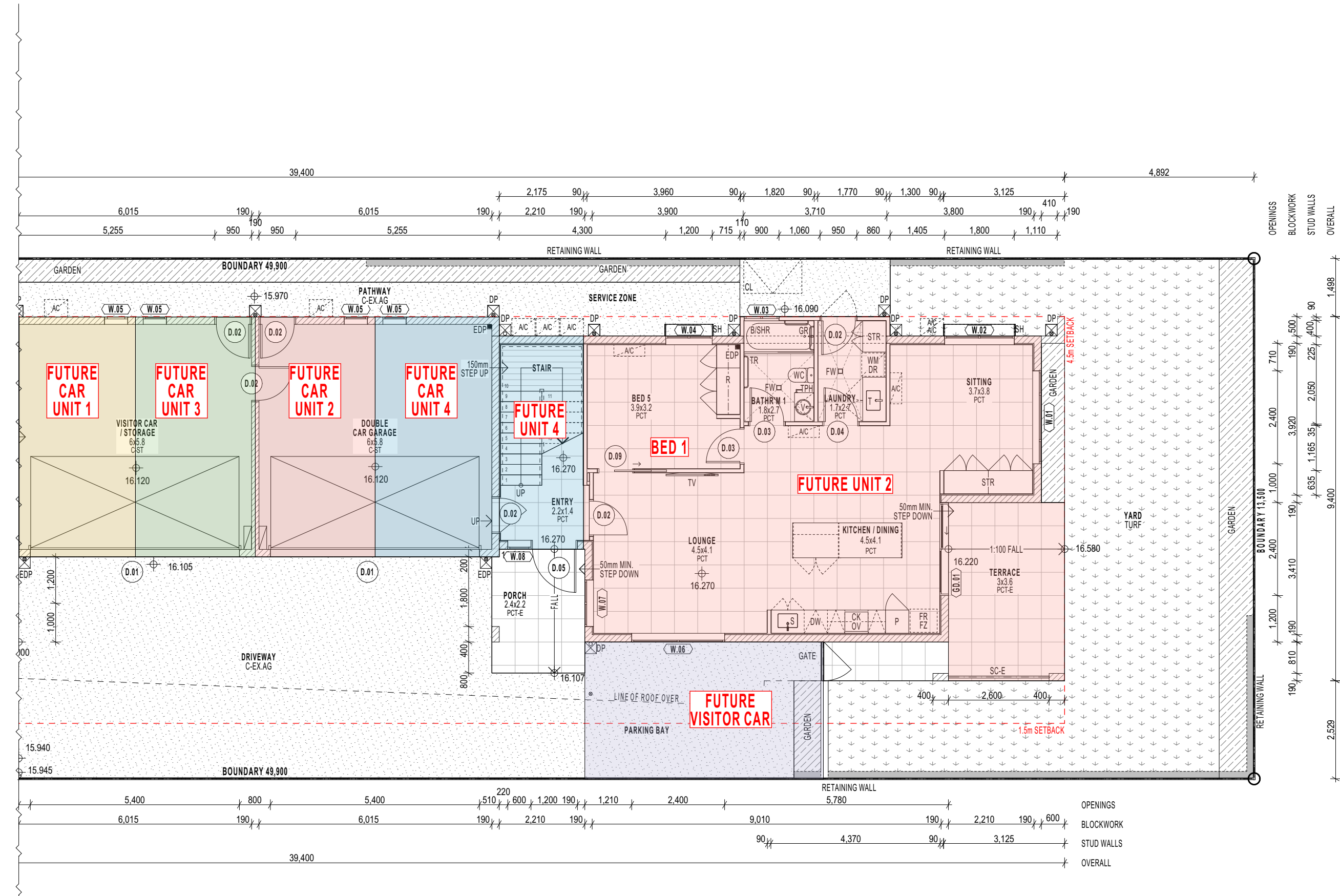
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DIMENSION PLAN: GROUND FLOOR - PART PLAN 1
PHASE
ISSUE FOR INSTRUCTION (IFC)
SCALE
1:100 @ A3



PROJECT NO PHASE DRAWING NO REV DATE
HM2403 - IFC - A1200 - 04 - 27/11/2025

LEGEND	
A/C	AIR CONDITIONER
B	BATH
C-BF	CONCRETE - BROOM FINISH
C-EX	CONCRETE - EXPOSED AGGREGATE
C-ST	CONCRETE - STEEL TROWEL
CK	COOKTOP
CL	CLOTHES LINE
CSD	CAVITY SLIDING DOOR
D.OX	DOOR NUMBER
DP	DOWNPIPE
DR	CLOTHES DRYER
DW	DISHWASHER
FR	REFRIGERATOR
FW	FLOOR WASTE
FZ	FREEZER
GR	GRAB RAIL
HDW	HARD WOOD FLOORING
OV	OVEN
P	PANTRY
PCT	PORCELAIN FLOOR TILES
PCT-E	PORCELAIN TILES - EXTERNAL
R	ROBE
S	SINK
SC	DECORATIVE SCREEN
SC-E	DECORATIVE SCREEN - EXTERNAL
SH	SUNHOOD
SHL	SHELVING
SHR	SHOWER
STR	STORAGE
T	LAUNDRY TUB
TPH	TOILET PAPER HOLDER
TR	TOWEL RAIL
TV	TELEVISION
V	VANITY
WC	WATER CLOSET (TOILET)
WM	WASHING MACHINE
W.OX	WINDOW NUMBER





LEGEND	
A/C	AIR CONDITIONER
B	BATH
C-BF	CONCRETE - BROOM FINISH
C-EX	CONCRETE - EXPOSED AGGREGATE
C-ST	CONCRETE - STEEL TROWEL
CK	COOKTOP
CL	CLOTHES LINE
CSD	CAVITY SLIDING DOOR
D.OX	DOOR NUMBER
DP	DOWNPIPE
DR	CLOTHES DRYER
DW	DISHWASHER
FR	REFRIGERATOR
FW	FLOOR WASTE
FZ	FREEZER
GR	GRAB RAIL
HDW	HARD WOOD FLOORING
OV	OVEN
P	PANTRY
PCT	PORCELAIN FLOOR TILES
PCT-E	PORCELAIN TILES - EXTERNAL
R	ROBE
S	SINK
SC	DECORATIVE SCREEN
SC-E	DECORATIVE SCREEN - EXTERNAL
SH	SUNHOOD
SHL	SHELVING
SHR	SHOWER
STR	STORAGE
T	LAUNDRY TUB
TPH	TOILET PAPER HOLDER
TR	TOWEL RAIL
TV	TELEVISION
V	VANITY
WC	WATER CLOSET (TOILET)
WM	WASHING MACHINE
W.OX	WINDOW NUMBER

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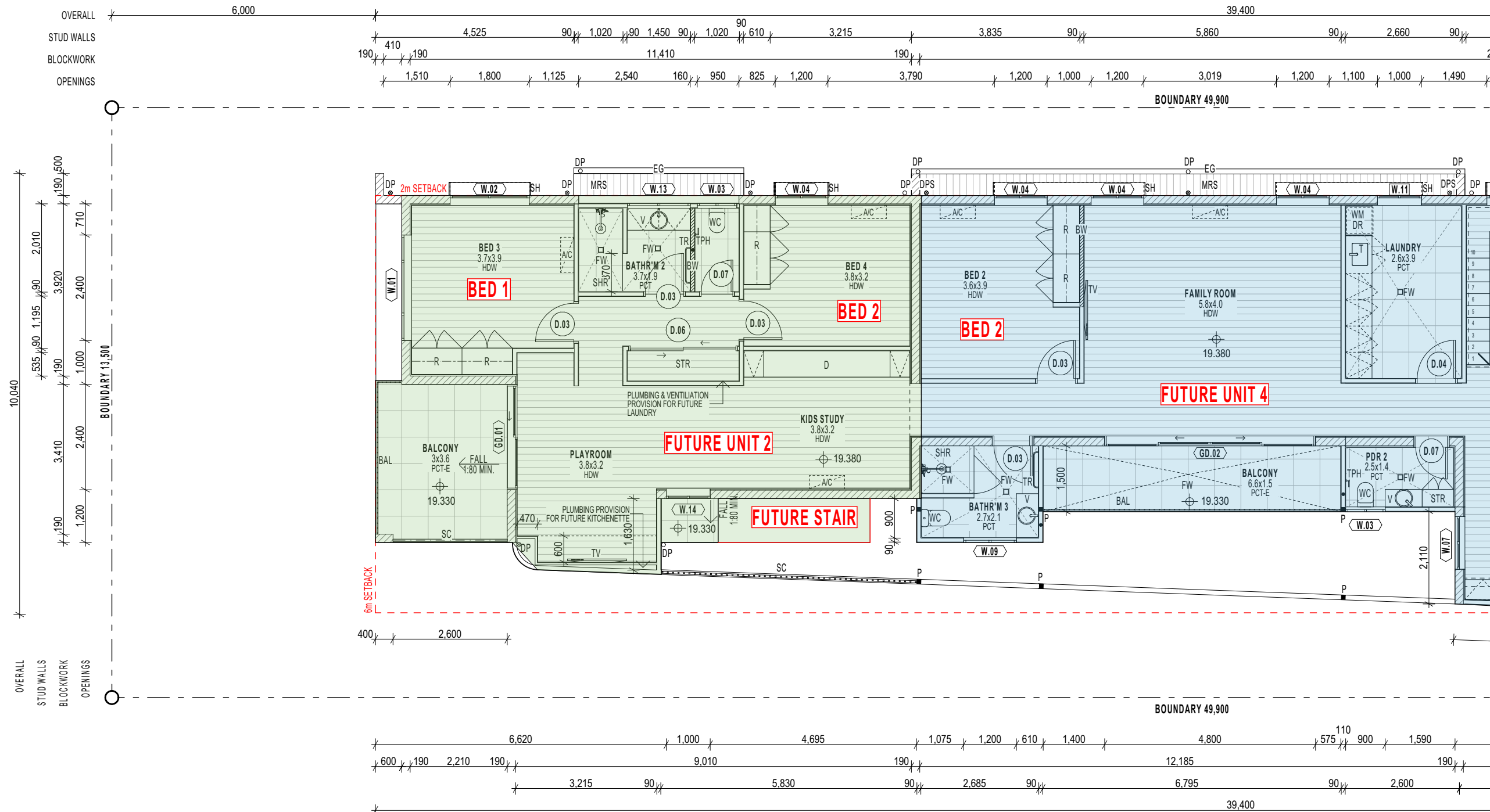
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PHASE
ISSUE FOR INSTRUCTION (IFC)
SCALE
1:100 @ A3



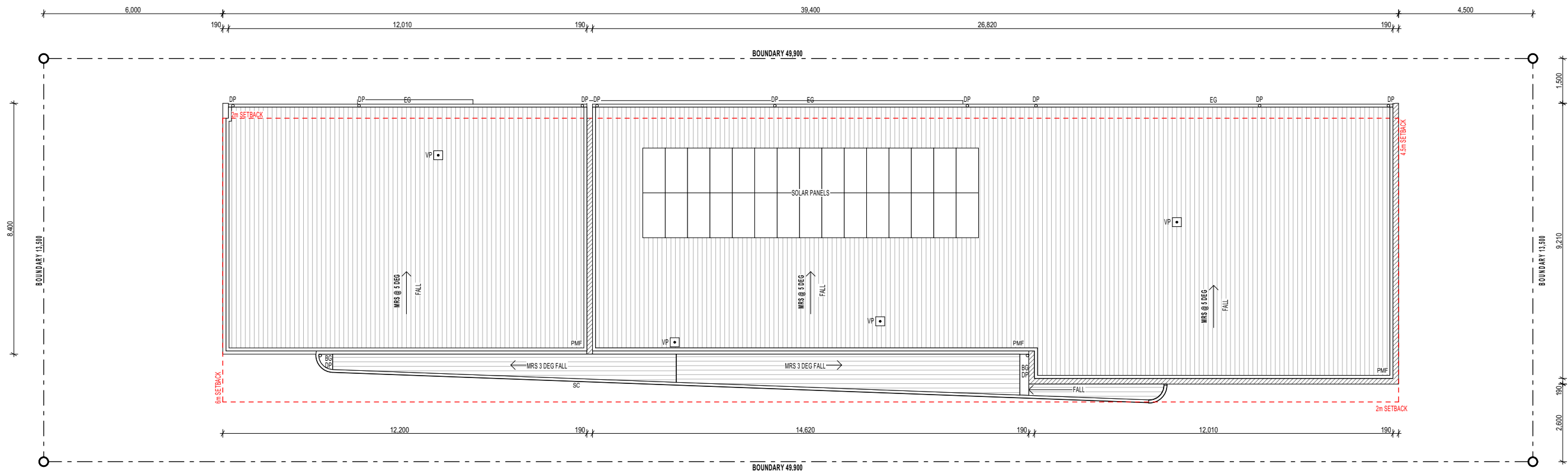
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HM2403	IFC	A1201	04	27/11/2025



LEGEND	
A/C	AIR CONDITIONER
B	BATH
BW	PLY BRACING WALL
C-BF	CONCRETE - BROOM FINISH
C-EX	CONCRETE - EXPOSED AGGREGATE
C-ST	CONCRETE - STEEL TROWEL
CK	COOKTOP
CL	CLOTHES LINE
CSD	CAVITY SLIDING DOOR
D	DESK
D.OX	DOOR NUMBER
DP	DOWNPIPE
DR	CLOTHES DRYER
DW	DISHWASHER
DWR	DRAWER
EG	EAVES GUTTER
FR	REFRIGERATOR
FW	FLOOR WASTE
FZ	FREEZER
HDW	HARD WOOD FLOORING
OV	OVEN
MRS	METAL ROOF SHEETING
P	POST
PCT	PORCELAIN FLOOR TILES
PCT-E	PORCELAIN TILES - EXTERNAL
R	ROBE
S	SINK
SC	DECORATIVE SCREEN
SC-E	DECORATIVE SCREEN - EXTERNAL
SH	SUNHOOD
SHL	SHELVING
SHR	SHOWER
STR	STORAGE
T	LAUNDRY TUB
TPH	TOILET PAPER HOLDER
TR	TOWEL RAIL
TV	TELEVISION
V	VANITY
WC	WATER CLOSET (TOILET)
WM	WASHING MACHINE
W.OX	WINDOW NUMBER



LEGEND	
DEG	DEGREES
DP	DOWNPIPE
EG	EAVES GUTTER
PMF	PRESSED METAL FLASHING
MRS	METAL ROOF SHEETING
SC	SCREENING



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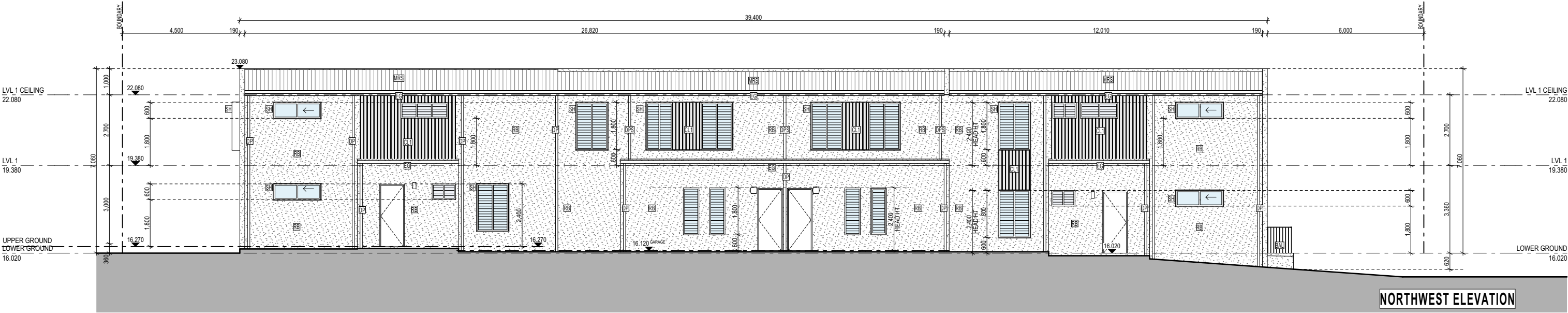
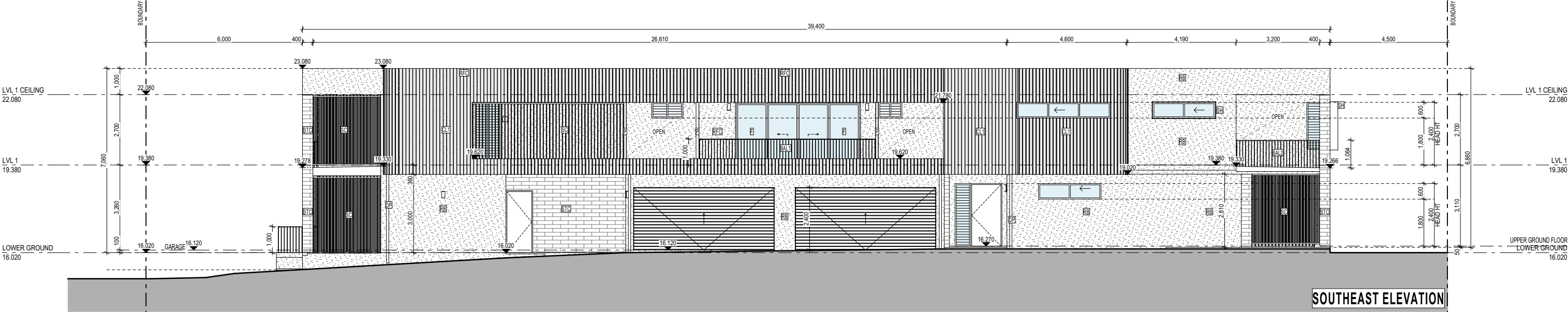
DRAWING
DIMENSION PLAN: ROOF
PHASE
ISSUE FOR INSTRUCTION (IFC)
SCALE
1:150 @ A3



PROJECT NO PHASE DRAWING NO REV DATE
HM2403 - IFC - A1204 - 04 - 27/11/2025

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LEGEND	
BAL1	BALUSTRADE TYPE 1
BAL2	BALUSTRADE TYPE 2
CL1	CLADDING TYPE 1
CF	CEILING FAN
DP	DOWNPIPE
DPS	DOWNPIPE W/ SPREADER
EG	EAVES GUTTER
F	FIXED GLASS
HT	HEIGHT
LV	LOUVRE GLASS WINDOW
MRS	METAL ROOF SHEETING
P	POST
PLV	PRIVACY LOUVRE WINDOW
SC	SCREENING
SH	SUNHOOD
STC	STONE LOOK CLADDING
RB	RENDERED BLOCKWORK
RFC	RENDERED FIBRE CEMENT



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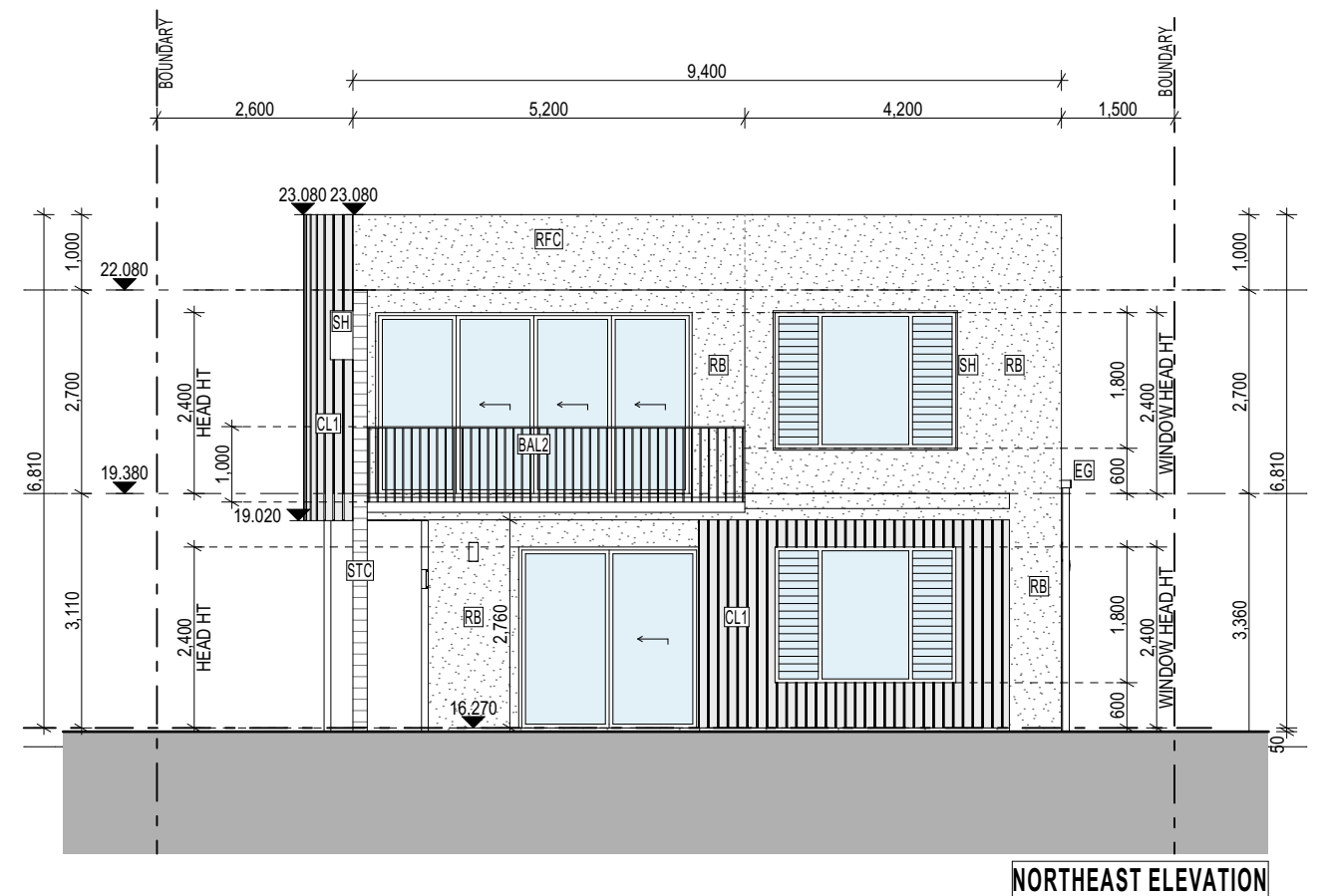
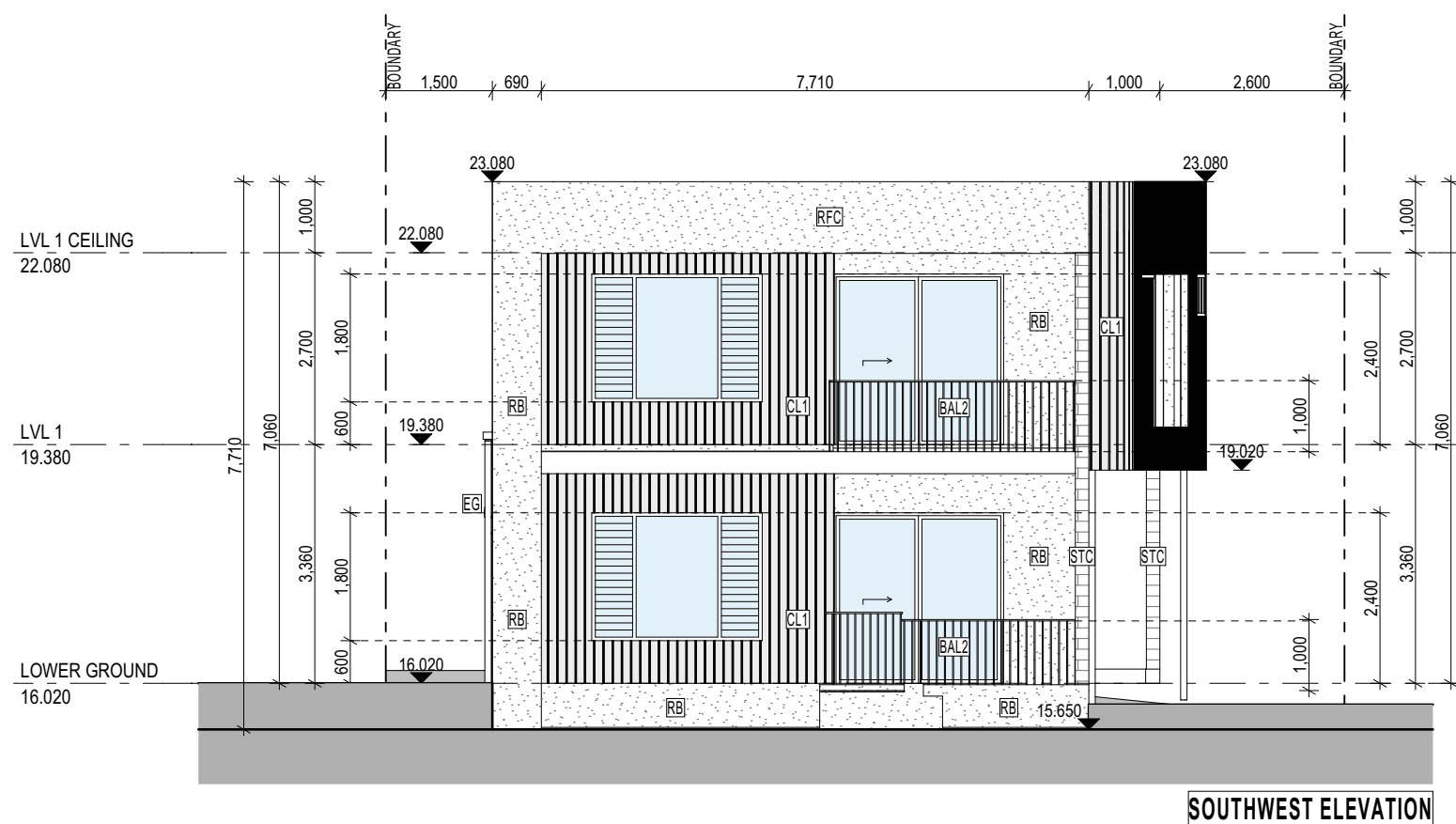
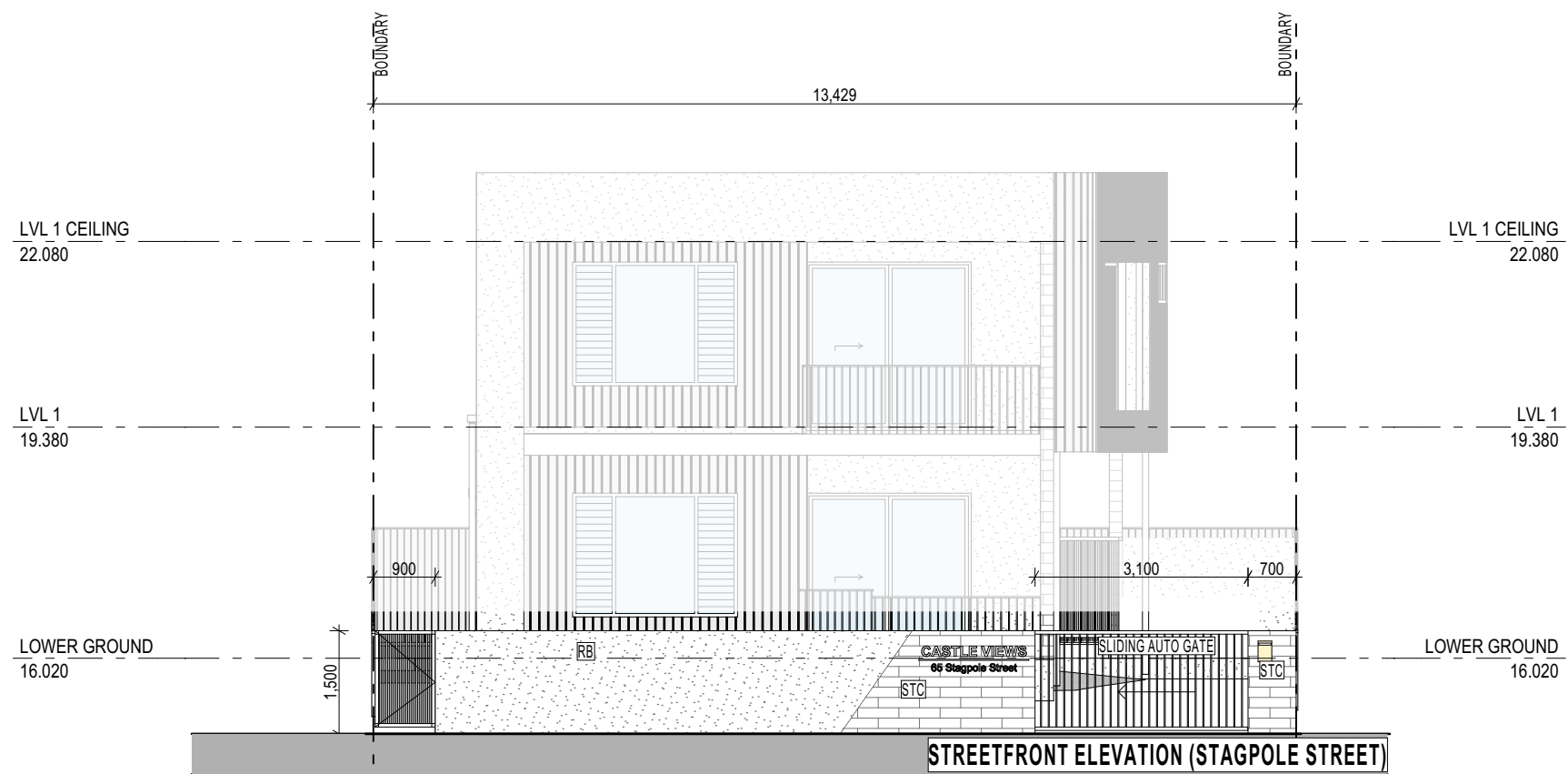
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DRAWING
ELEVATIONS (1)
PHASE
ISSUE FOR INSTRUCTION (IFC)
SCALE
1:150 @ A3

PROJECT NO PHASE DRAWING NO REV DATE
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DRAWING
INDICATIVE 3D VIEWS (1)
PHASE
ISSUE FOR INSTRUCTION (IFC)
SCALE
NTS

PROJECT NO	PHASE	DRAWING NO	REV	DATE
HM2403	IFC	A7000	-	06/12/2024



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DRAWING
INDICATIVE 3D VIEWS (2)
PHASE
ISSUE FOR INSTRUCTION (IFC)
SCALE
NTS

PROJECT NO	PHASE	DRAWING NO	REV	DATE
HM2403	IFC	A7001	-	06/12/2024



Appendix 5



Townsville City Plan – Low Density Residential Zone Code

Purpose

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

The particular purpose of the code is to:

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

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

- a) *built form is of a house compatible scale and consistent with the local streetscape character;*
- b) *reconfiguration facilitates a range of lot sizes to accommodate dwelling houses and dual occupancy dwellings, typically on lots 400m² or greater (unless otherwise intended in a precinct);*
- c) *development maintains a high level of residential amenity on the site and in the neighbourhood;*
- d) *residential development is protected from the impacts of any nearby industrial activities, transport corridors, infrastructure, installations and major facilities such as the port, airport and Department of Defence landholdings;*
- e) *the design of development promotes accessibility by walking, cycling and public transport;*
- f) *the design of development is responsive to the city's climate and promotes sustainable practices including energy efficiency and water conservation;*
- g) *low-rise multiple dwellings, residential care or retirement facilities may be acceptable within this zone where provided in locations that are within a convenient walkable distance to centres, public transport and community activities, and where of a scale that is consistent with the local character;*
- h) *non-residential uses only occur within the zone where they primarily support the day-to-day needs of the immediate residential community, do not unreasonably detract from the residential amenity of the area and are not better located in nearby centre zones;*
- i) *development minimises impacts on remaining areas of ecological significance within the zone; and*
- j) *the natural bushland setting and village character of the northern beaches and Magnetic Island townships are maintained. Tourism accommodation in these communities is of a house compatible scale.*

Performance Outcome/Acceptable Outcomes		Response
For Accepted development subject to requirements and Assessable Development		
Home Based Business		
PO1: The use does not adversely impact on the amenity of the surrounding residential land uses and local character.	AO1.1: The home based business: a) is carried out in an existing building or structure; b) does not use more than 60m ² of the gross floor area of the building or structure; c) involves at least one or more residents of the dwelling house;	Not applicable The proposed development does not involve a home based business.



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



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



Performance Outcome/Acceptable Outcomes	Response
Assessable Development	
Amenity	
PO10: Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the site, having regard to: a) noise; b) hours of operation; c) traffic; d) visual impact; e) odour & emissions; f) lighting; g) access to sunlight; h) privacy; and i) outlook.	Complies The proposed development has been thoughtfully designed to enhance and maintain the existing residential character and amenity of the surrounding locality. Specifically: ▪ The development is expected to generate minimal noise emissions, consistent with typical residential activities. ▪ The proposed development involves extensive landscaping throughout to provide buffering and privacy. ▪ The proposed development provides for a multiple dwelling use that is consistent with existing development within the immediate surrounding locality, noting a total of seven identifiable multiple dwellings within a 150m radius of the proposed development. ▪ The proposed development involves a high level of visual amenity to Stagpole Street, with an approximately 5.8m wide landscaping strip provided to the road frontage inclusive of 0.6m of planting. ▪ The proposed development involves a residential use on residential land. ▪ The proposed development does not adversely impact the outlook of adjoining or surrounding properties. ▪ The proposed development has been designed to provide efficient access and integration with existing pedestrian networks.
PO11: Landscaping is provided to enhance the appearance of the development, screen unsightly components, create an attractive on-site environment and provide shading.	Complies The proposed development involves extensive landscaping particularly to the building façade and rear property boundary to



Performance Outcome/Acceptable Outcomes		Response
		provide a high level of visual amenity to the streetscape and serve as a suitable buffer between the proposal and neighbouring residential properties.
PO12: Development for the purposes of a sensitive use within 500m of land included in the High Impact Industry Zone or Special Purpose Zone, or within 250m of land in the Medium impact industry zone: a) achieves indoor noise levels consistent with the objectives set out in the Environmental Protection (Noise) Policy 2008; b) achieves air quality levels consistent with the objectives set out in the Environmental Protection (Air) Policy 2008 and the relevant national standard; and c) does not experience offensive odours.		Not applicable The subject site is not located within proximity to identified zones.
Assessable Development		
Crime Prevention through Environmental Design		
PO13: Development facilitates the security of people and property having regard to: a) opportunities for casual surveillance and sight lines; b) exterior building design that promotes safety; c) adequate lighting; d) appropriate signage and wayfinding; e) minimisation of entrapment locations; and f) building entrances, loading and storage areas that are well lit and lockable after hours.		Complies The proposed development is considered to facilitate the security of people and property. The proposed development involves a multiple dwelling with access and balconies overlooking Stagpole Street, providing increased opportunity for casual surveillance.
Assessable Development		
General		
PO14: Development minimises impacts on remaining areas of ecological significance within the zone.		Complies The proposed development does not impact on remaining areas of ecological significance.
PO15: On elevated or steeply sloping sites: a) development is sympathetic to the natural landform through the use of terraced or split level building forms; b) the understoreys of buildings are screened to maintain the quality of views from public vantage points below; and c) buildings avoid highly reflective finishes.		Not applicable The subject site is not an elevated or steeply sloping site.
Parking and Service		
PO16: Parking facilities are located to be concealed from public view to ensure an attractive streetscape.	AO16: Vehicle parking structures are located: a) behind the building setback; or b) behind the building; or c) at basement level.	Complies The proposed development involves a centralised undercover parking area situated between Units 1 and 2, with proposed unit parking suitably screened from public view. Furthermore, a visitor parking space is located to the rear of the internal access driveway and is setback in excess of 33m from the Stagpole Street frontage.
PO17: Waste disposal and servicing areas are screened from public view and do not have adverse amenity impacts on adjoining properties.		Complies The proposed development provides for a dedicated screened waste storage to the north-western side of the



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		Stagpole Street frontage, minimising visibility from public view. It is considered the proposed waste storage area is appropriate to service the four proposed units. Given the development involves four units only, bulk waste storage facilities are not required.
Where a Non-residential or Tourist Accommodation Use		
PO18: Non-residential uses are established only where: a) compatible with local character and amenity; b) limited in scale and supporting the day-to-day needs of the local community; and c) not impacting on the role and function of the city's network of centres or more appropriately located in another zone.		Not applicable The proposed development does not involve a non-residential or tourist accommodation use.
PO19: Tourist accommodation occurs only within the townships of Paluma, Balgal Beach, Toomulla, Toolakea and Saunders Beach and the Magnetic Island townships, and is compatible with the village character of these communities.		Not applicable The proposed development does not involve a non-residential or tourist accommodation use.
PO20: Development is of a house compatible scale.	AO20.1: The use does not involve any building work or only minor building work. OR	Not applicable The proposed development does not involve a non-residential or tourist accommodation use.
	AO20.2: Where a new building is proposed: a) buildings and other structures do not exceed 8.5m or 2 storeys, whichever is the lesser; b) the building does not exceed 250m² in gross floor area; c) site cover does not exceed 60%; and d) the maximum length of any wall is 12m.	
Where a Multiple Dwelling, Residential Care Facility or Retirement Facility Development		
PO21: Multiple dwelling, residential care facility or retirement facility development occur only in locations where: a) they can be designed to be compatible with local character and low density scale of development; b) having convenient walkable access to the city's network of centres; c) having convenient walkable access to public transport; and d) having convenient walkable access to recreational facilities.	AO21: The premises: a) is located within 400m of a centre zone or public transport stop on a major road; b) has a minimum site area of 1,000m² and 20m frontage where for a multiple dwelling; c) has a minimum site area of 3,000m² and 20m frontage where for a residential care facility or retirement facility; and d) is located within 400m of a park.	Complies The proposed development is considered compliant with PO21 given: ▪ The proposed development is located approximately 165m from the nearest parkland, being Cutheringa Park. ▪ The proposed development maintains the low scale nature of the zone, presenting as a two-storey dwelling house from the Stagpole Street frontage. ▪ The subject site is in close proximity to major road



Performance Outcome/Acceptable Outcomes		Response
		networks and public transport facilities. The proposed development provides for a multiple dwelling use, consistent with the established character of the surrounding locality. Notably, seven identifiable multiple dwellings are located within a 150m radius of the proposed development.
PO22: Buildings are low-rise and of a house compatible scale.	AO22: Building design achieves: a) a site cover that does not exceed 65% of site area; b) a building height that does not exceed 2 storeys and 8.5m if it is within 10m of a site boundary, and 3 storeys if it is 10m or more from a site boundary; and c) the maximum length of any wall is 12m.	Complies The proposed development is of two-storey construction, comprising a total height of 7.06m, consistent with existing residential development within the immediate surrounding locality.
PO23: Building setbacks and landscaping: a) create an attractive, consistent and cohesive 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 or amenity of adjoining sites.	AO23.1: Buildings are set back from street frontages: a) within 20% of the average front setback of adjoining buildings; or b) where there are no adjoining buildings, 3m. AO23.2: A landscape area with a minimum dimension of 1m is provided along the full frontage of any road frontage (excluding crossover and pedestrian access only). AO23.3: The side boundary setback is a minimum of: a) 1.5m for a wall up to 4.5m high; b) 2m for a wall up to 7.5m high; and c) 2.5m for any part of a wall over 7.5m high. AO23.4: The rear boundary setback is a minimum of 6m.	Complies The proposed development is appropriately setback within the subject site, particularly given: - The road frontage setback is consistent with the established rhythm and pattern of Stagpole Street, with the outermost projection of the proposed development setback 5m from the road frontage. - Sufficient landscaping is provided to the road frontage. - Internal landscaping and hardstand areas have been intentionally located to maximise buffering between the proposed development and neighbouring residential properties.
PO24: Built to boundary walls do not impact on the amenity or privacy of adjoining premises.	AO24: Built to boundary walls: a) are for non-habitable rooms or spaces only; b) are not located within the front or rear setback;	Not applicable The proposed development does not involve a built to boundary wall.



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	c) are not located within 1.5m of a habitable room or house on an adjoining lot; d) have a maximum height of 3m; and e) have a maximum length of 9m.	
PO25: Buildings are designed to achieve good solar access by: a) minimising the extent of shadows on usable private open space or public spaces; and b) providing adequate sunlight to habitable rooms.		Complies The proposed development has been appropriately designed to provide adequate sunlight to habitable rooms, private open space and public space.
PO26: Design elements contribute to an interesting and attractive streetscape and building through: a) the provision of projections and recesses in the façade which reflect changes in internal functions of buildings, including circulation; b) variations in material and building form; c) modulation in the façade, horizontally or vertically; d) articulation of building entrances and openings; e) corner treatments to address both street frontages; f) elements which assist in wayfinding and legibility; and g) elements which relate to the context including surrounding buildings, parks, streets and open spaces.		Complies The proposed development is considered to positively contribute to the Stagpole Street streetscape, particularly given: ▪ The proposed development involves a residential use of land intended for residential purposes. ▪ The facade of the development involves articulation and varying materials. ▪ The development incorporates design features consistent with the surrounding locality.
PO27: Roof form assists in reducing the appearance of building bulk by: a) articulating individual dwellings; and b) incorporating variety in design through use of roof pitch, height, gables and skillions.		Complies The proposed development involves a skillion roof form that does not contribute to increasing the bulk of the building.
PO28: Development promotes the safety of residents and visitors, particularly through casual surveillance of the street and public spaces.	AO28.1: Buildings are designed to have balconies, windows and building openings overlooking streets and other public spaces.	Complies The proposed development has been appropriately designed to ensure the safety of its residents and visitors by ensuring design features have been incorporated to maintain casual surveillance of Stagpole Street.
	AO28.2: Fences or walls along a street frontage have a maximum height of 1.2m where solid, or 1.8m where that portion of the fence above 1.2m high is at least 50% transparent.	
PO29: Development provides private open space that is: a) well-proportioned, appealing, functional and easily accessible, and promotes outdoor living as an extension of the dwelling;	AO29.1: For a ground floor dwelling (where a multiple dwelling), ground floor private open space is provided with: a) a minimum area of 35m²; b) a minimum dimension of 3m; and c) clear of any utilities such as gas, water tanks or air-conditioning units.	Complies The proposed development involves appropriate private open space to residents, including: ▪ Private outdoor patio areas area provided to each dwelling. ▪ Private landscape areas are provided to Units 1 and 2.



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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.	■ Private outdoor spaces for residents are appropriately separated within the site to afford residents and neighbours with privacy.
AO29.2: For a dwelling above ground storey, private open space is provided as a balcony with: a) a minimum area of 9m² for a 1 bedroom unit or 16m² for a 2 or more bedroom unit; b) a minimum dimension of 3m; and c) clear of any utilities such as air conditioning units or drying space. AO29.3: Where clothes drying areas are provided on private balconies they are screened from public view and do not take up more than 10% of the balcony area. AO29.4: Private open space is located or screened so it does not directly overlook main living areas or private open space of adjoining dwellings. Where screening is used, it is at least 50% translucent.	Complies Minimal communal open space is provided with the proposed development, with shared areas primarily provided for access, services and landscaping. The subject site is located in close proximity to large open and community spaces, noting that Cutheringa Park is located only 165m south-west of the property. These arrangements are considered appropriate for the subject site given the nature, scale and location of the proposed development.
PO30: Sufficient communal open space is provided to create flexible spaces suitable for a range of activities.	Complies Minimal communal open space is provided with the proposed development, with shared areas primarily provided for access, services and landscaping. The subject site is located in close proximity to large open and community spaces, noting that Cutheringa Park is located only 165m south-west of the property. These arrangements are considered suitable for the subject site given the nature, scale and location of the proposed development.
PO31: Communal open space provides facilities including seating, landscaping and shade. Treatments such as green roofs, green walls or community gardens contribute to the attractiveness of these spaces.	



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PO32: Air conditioning units are insulated so that adjoining properties are not affected by the noise source, and are not significantly visible from the street.	Complies The proposed development will appropriately locate air conditioning units to avoid adverse amenity impact to the immediate surrounding locality.
Outcomes for Particular Precincts	
PO33 - PO37 Not applicable	