



Date >> 22 October 2026

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Dear Sir/Madam

LIMITED PLANNING AND DEVELOPMENT CERTIFICATE

Planning Act 2016

Certificate Number: LPC26/0081
Applicant Reference: 26:023575
Property Address: Mariners North 13/7 Mariners Drive TOWNSVILLE CITY
QLD 4810
Legal Description: Lot 13 BUP 103379
Assessment No: 0145513

In accordance with s.265 of the *Planning Act 2016* and your request dated 20/10/2026, Townsville City Council wish to advise that >>

The parcel of land described as Lot 13 BUP 103379, situated at Mariners North 13/7 Mariners Drive TOWNSVILLE CITY QLD 4810, TOWNSVILLE, is within the High density residential zone, Townsville City Plan.

(a) a summary of the provisions of any planning scheme and charges resolution applying specifically to the premises;	Zone: >> High density residential zone Precinct: >> Not applicable Sub-precinct: >> Not applicable Plans of development or other plans: >> Not applicable Priority infrastructure plan: >> This property is within a Local Government Infrastructure Plan Area. Overlay(s): >> Airport Environs Overlay Map OM-01.1 -
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	Operational airspace - Airspace more than 90m above ground level >> Airport Environs Overlay Map OM-01.2 - Wildlife hazard buffer zones and Public safety areas - Distance from airport runway - 8km >> Airport Environs Overlay Map OM-01.3 - Aviation facilities - Area of Interest >> Airport Environs Overlay Map OM-01.5 Lighting area buffer - 6km radius >> Coastal Environment Overlay Map OM-03.1 - Coastal hazard areas - storm tide inundation areas and erosion areas from sea level rise - High hazard >> Coastal Environment Overlay Map OM-03.1 - Coastal hazard areas - storm tide inundation areas and erosion areas from sea level rise - Medium hazard >> Coastal Environment Overlay Map OM-03.3 - Coastal hazard areas - Erosion prone area >> Development Constraints Overlay Map OM-06.1 to OM-06.2 - Flood hazard - High hazard area >> Development Constraints Overlay Map OM-06.1 to OM-06.2 - Flood hazard - Low hazard area >> Development Constraints Overlay Map OM-06.1 to OM-06.2 - Flood hazard - Medium hazard area Information Purposes: >> This site may be within 5m of an overhead powerline owned by Ergon Energy. There are strict legal and safety requirements for any buildings near an overhead powerline. Please contact Ergon Energy for safety advice on 13 74 66 or search for "safety advice" on the Ergon Energy website and make an application if structures or works are proposed or if any person, plant or equipment will come within 5m of an existing line. To avoid building delays Ergon Energy strongly advises you get in contact early. >> Acid sulphate soils Figure 9.2 - 0-5 metres AHD A copy of the relevant zone code, Table of Assessment and Infrastructure Charges Resolution is attached. Please refer http://eplanning.townsville.qld.gov.au/Pages/Plan/Book.aspx?exhibit=current for all provisions of the Townsville City Plan including the overlay mapping. Please use the interactive mapping service via the
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	Council website noted above for exact overlay locations. Note: some overlays affect the level of assessment within Part 5 -Tables of Assessment. Where development is proposed on premises partly affected by an overlay, the level of assessment for the overlay only relates to the part of the premises affected by the overlay.
(b) if a Temporary Local Planning Instrument applies to the premises and suspends or otherwise affects the operation of a planning scheme provision stated in paragraph (a) - a description of the way in which the TLPI suspends or otherwise affects the provision;	Not Applicable.
(c) If a variation approval is in effect for the premises-a description of the way in which the variation approval varies the effect of a planning scheme provisions stated in paragraph (a);	Not Applicable.
(d) if a State planning instrument applies to the premises - the name of the instrument;	North Queensland Regional Plan 2020 and State Planning Policy 2017 apply to the premise.
(e) a description of any designation applying to the premises;	No designations apply to the premises.
(f) a copy of any information recorded for the premises in the infrastructure charges register kept by the local government.	Please note that no Infrastructure Charges are associated with the subject site.

If you have any further queries in relation to the above, please do not hesitate to contact Planning and Development on telephone 13 4810 or email developmentassessment@townsville.qld.gov.au

Yours faithfully



For Assessment Manager
Planning and Development