

APPENDIX C

Copy of MI12/0057

brazier motti



PLANNING AND DEVELOPMENT

DEVELOPMENT ASSESSMENT



15 APR 2013



Date >> 05 April 2013

Attention: ELD
Job No: 25544-136-2



Stockland Development Pty Ltd

C/- Brazier Motti

595 Flinders Street

TOWNSVILLE QLD 4810

TOWNSVILLE CITY COUNCIL
ADMINISTRATION BUILDING
103 WALKER STREET

PO BOX 1268, TOWNSVILLE
QUEENSLAND 4810

TELEPHONE >> 07 4727 9001

FACSIMILE >> 07 4727 9052

enquiries@townsville.qld.gov.au
www.townsville.qld.gov.au

DEVELOPMENT APPLICATION DECISION NOTICE

Sustainable Planning Act 2009 (SPA)

The Development Application for **Preliminary Approval – Material Change of Use (Impact) (MI12/0057) Preliminary Approval** for a Material Change of Use pursuant to Section 242 of SPA to override the North Shore Plan of Development was assessed and **APPROVED SUBJECT TO CONDITIONS**. The decision was made on **26 March 2013**.

The following schedule provides all the relevant details.

1. Applicant details

Name and address	Stockland Development Pty Ltd C/- Brazier Motti 595 Flinders Street TOWNSVILLE QLD 4810
Applicant reference	25544-136-02

2. Property description

Assessment number	10906008
Property address	33 Main Street, BURDELL
Legal description	Lot 2500 SP 248845

3. Application details

Application number	MI12/0057
Assessing officer	Simon Grice
Approval applied for	Preliminary Approval
Development type	Material Change of Use (Impact)
Description	Preliminary Approval for a Material Change of Use pursuant to Section 242 of SPA to override the North Shore Plan of Development
Assessed under	North Shore Plan of Development

4. Preliminary approval under s.241 of the Sustainable Planning Act 2009.

The following variation is approved.

5. Deemed approval

The application has not been deemed to be approved under s.331 of the *Sustainable Planning Act 2009*.

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6. Conditions

The conditions of this approval are set out in the Schedule of Conditions (attached). The conditions are identified to indicate whether the assessment manager or a concurrence agency imposed them.

7. Further development permits required for this development

No further Development Permits are required for this Development

8. Compliance assessment required under part 10 of the *Sustainable Planning Act 2009*.

No further Compliance Assessment is required for this Development

9. Code for self assessable development

All self assessable development related to the development approval must comply with the North Shore Plan of Development and relevant policies affecting this site.

10. Referral agencies

Concurrence agency >>

Department of Transport and Main Roads
PO Box 1089
TOWNSVILLE QLD 4810

Advice agency >>

Not Applicable

11. Submissions

There were no properly made submissions about this application

12. Conflict with a relevant instrument

The assessment manager does not consider that this decision conflicts with a relevant instrument.

13. When approval lapses

Section.341 of the *Sustainable Planning Act 2009* establishes when an approval lapses.

14. Rights of appeal

Sections 461, 464, 481, 482, 485, 488, 490 of the *Sustainable Planning Act 2009* indicate the Right of Appeal and these sections are attached for your information.

Yours faithfully

A handwritten signature in cursive script, reading "Neil Davis".

For Assessment Manager

Planning and Development

Appendices >>

Conditions;
Referral Agency's Responses and
Rights of Appeal.

Enclosed >>

Approved Plans.

PAGE >> 2 OF 12 REFERENCE >> MI12/0057 – 10906008 SCG : JE2

ABN >> 44 741 992 072

MCUImpact No PD0101-054 11027555.docx

PD0101-054

DEVELOPMENT PERMIT**MATERIAL CHANGE OF USE (IMPACT)
PRELIMINARY APPROVAL FOR A MATERIAL CHANGE OF USE PURSUANT TO
SECTION 242 OF SPA TO OVERRIDE THE NORTH SHORE PLAN OF
DEVELOPMENT****SCHEDULE OF CONDITIONS****1. Site Layout**

- a) The proposed development must generally comply with drawing(s) as referenced in the table below, which forms part of this application, except as otherwise specified by any condition of this approval.

DRAWING NAME	DRAWING REFERENCE	STAMP DATE
Precinct 2A Commercial Planning Area Comparison	83175-324a	12 November 2012
Precinct 2A Structure Plan Comparison	83175-290a	August 2012
Precinct 2A Plan	83175-289b	3 October 2012

- b) The proposed development must comply with all conditions of this approval prior to commencement of the use.
- c) The proposed development must comply with all Planning Scheme requirements as applying at the date of this application, except as otherwise specified by any condition of this approval.

2. Amended Plan of Development

- a) The amended Commercial Planning Area (Neighbourhood Centre Sub-area) dated November 2012 is hereby approved. This Plan of Development applies specifically to a 6.559 hectare portion of Lot 2500 SP 248845 as depicted on Precinct 2A, Drawing Reference 83175-324a. Subsequent development over the subject site must be in accordance with the relevant Assessment Tables under the amended Plan of Development.
- b) Subsequent development over the surrounding North Shore Estate must be in accordance with the relevant Assessment Tables under the previous approved Plan of Development No. 1 as issued as part of the consent order on 29 March 2007.

3. Infrastructure Agreement

- a) The developer must in respect to subsequent development approvals over the subject site comply with the 'Development Infrastructure Agreement for

PLANNING AND DEVELOPMENT

DEVELOPMENT ASSESSMENT



Waterway Gardens' dated 28 March 2007.

- b) The developer must in respect to subsequent development approvals over the subject site comply with the 'Public Passenger Transport and Rail Transport Infrastructure Agreement' dated 14 August 2006.

4. Water and Sewer

The development must be serviced by reticulated water supply and sewerage systems in accordance with Council's adopted policies and standards at the time of any subsequent development.

5. Road Network

The internal road network will be subject to detailed design assessments in terms of the primary function of each type of road that influences driver behaviour, speeds, access, acoustic environment, traffic types, residential amenity and traffic volumes that are appropriate to that function as part of any subsequent development over the subject land.

6. Stormwater Drainage

Stormwater drainage associated with the approved development must be in accordance with Council's adopted policies and standards at the time of any subsequent development application.

Concurrence Agency Conditions – Department of Transport and Main Roads

Pursuant to Section 285 and Section 287 of the *Sustainable Planning Act 2009*, the Department of Transport and Main Roads advises that it has no objection to Townsville City Council issuing Preliminary Approval for Material Change of Use.

REFERRAL AGENCY RESPONSES



7 December 2012

The Chief Executive Officer
Townsville City Council
PO Box 1268
Townsville QLD 4810

Attention: Michael Sorbello

Dear Sir

CONCURRENCE AGENCY RESPONSE – CONDITIONS

Proposed Development: Preliminary Approval for Material Change of Use pursuant to section 242 of the Sustainable Planning Act 2009 to Override the North Shore Plan of Development

Real Property Description: Lot 2029 on SP233017

Street Address: 15-63 Main Street, Burdell QLD 4818

Assessment Manager ref.: MI12/0057

Local Government Area: Townsville City Council

Reference is made to the referral agency material for the development application described above which was received by the Department of Transport and Main Roads (the department) under section 272 of the *Sustainable Planning Act 2009* (SPA) on 18 October 2012.

An assessment of the proposed development has been undertaken against the purposes of the *Transport Infrastructure Act 1994* for state-controlled roads and the purpose mentioned in section 258(2) of the *Transport Infrastructure Act 1994* for railways. Based on this jurisdiction, the department provides this concurrence agency response under section 285 of the SPA.

The department advises the assessment manager that it requires conditions to attach to any development approval for the application. The department would also like to provide advice about the application to the assessment manager under section 287(6) of the SPA.

Department of Transport and Main Roads
Program Delivery and Operations
Northern Region
146 Wills Street Townsville Queensland 4810
PO Box 1089 Townsville Queensland 4810

Our ref TMR12-004316
Your ref MI12/0057
Enquiries John Irving
Telephone +61 7 4720 7421
Facsimile +61 7 7420 7268
Website www.tmr.qld.gov.au
Email john.x.irving@tmr.qld.gov.au

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Under section 325(1) of the SPA, the assessment manager must therefore attach this response, including the enclosed Department of Transport and Main Roads Concurrence Agency Conditions and Statement of Reasons, to any approval for the application.

The department may change its concurrence agency response in accordance with section 290(1)(b) of the SPA.

The department must be provided with a copy of the assessment manager's decision notice regarding the application within five (5) business days after the day the decision is made in accordance with section 334 of the SPA.

A copy of this response has been sent to the applicant for their information.

If you have any questions or wish to seek clarification about any of the details in this response, please contact John Irving, Town Planning Officer (Planning & Development Assessment) on (07) 4720 7421.

Yours sincerely

A handwritten signature in black ink that reads "Gina Turner".

Gina Turner

Manager (Corridor Management), Planning & Development Assessment

Enc. (Department of Transport and Main Roads Agency Conditions and Statement of Reasons)

C/c Stockland Development Pty Ltd
C/- Brazier Motti
595 Flinders Street
Townsville QLD 4810

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Department of Transport and Main Roads Concurrence Agency Conditions and Statement of Reasons

Proposed Development:

Preliminary Approval for Material Change of Use pursuant to section 242 of the Sustainable Planning Act 2009 to Override the North Shore Plan of Development

Real Property Description:

Lot 2029 on SP233017

Street Address:

15-63 Main Street, Burdell QLD 4818

Assessment Manager ref.:

MI12/0057

Local Government Area:

Townsville City Council

No.	Conditions of Development	Condition Timing	Jurisdiction and Reasons
Preliminary Approval for Material Change of Use pursuant to section 242 of the Sustainable Planning Act 2009 to Override the North Shore Plan of Development			
1	Development must be carried out generally in accordance with the following plans, except as modified by these concurrence agency conditions: - Submitted Plan titled 'North Shore, Townsville Precinct 2A Structure Plan Comparison' prepared by RPS dated August 2012. - Submitted Plan titled 'North Shore, Townsville Precinct 2A Plan' prepared by RPS dated September 2012. - Submitted Plan titled 'North Shore, Townsville Precinct 2A Commercial/Planning Area Comparison' prepared by RPS dated November 2012	Prior to the commencement of use and to be maintained at all times.	The purposes of the <i>Transport Infrastructure Act 1994</i>. The Department of Transport and Main Roads' assessment of the development application was undertaken on the basis of the cited plans which depict how the proposed development will be carried out.

			
No.	Conditions of Development	Condition Timing	Jurisdiction and Reasons
2.	Submit to the department an amended North Shore (Waterway Gardens) Plan of Development which includes the new zoning of Precinct 2A.	Within 30 days of Townsville City Council issuing its Decision Notice for the development proposed.	The purposes of the <i>Sustainable Planning Act 2009</i> .
Advice for state controlled roads and railways Pursuant to Section 580 of the <i>Sustainable Planning Act 2009</i> it is a development offence to contravene a development approval, including any condition in the approval. Pursuant to section 255 of the <i>Transport Infrastructure Act 1994</i>, the railway manager's written approval is required to carry out works in or on a railway corridor or otherwise interfere with the railway or its operations. To the extent any subsequent development of the land (for example, building work or operational work) involves a state resource, evidence of an allocation of, or an entitlement to, the resource will be required to support the development application. Please contact the Rail Ports & Freight Division on telephone number 07 3306 7430 regarding resource entitlements for rail corridor land. The Department of Transport and Main Roads' technical standards and publications can be accessed at http://www.tmr.qld.gov.au/Business-industry/Technical-standards-publications.aspx			
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INFORMATION ATTACHMENT TO CONCURRENCE AGENCY RESPONSE

Representations on Referral Agency Response

If the applicant intends to make a representation to the Department of Transport and Main Roads (the department) regarding the attached concurrence agency response, the applicant needs to do this before the assessment manager decides the application. The assessment manager cannot decide the application before 10 business days after receiving the final concurrence agency response, pursuant to section 318(5) of the *Sustainable Planning Act 2009* (SPA).

The applicant will need to give the assessment manager written notice under section 320(1) of SPA to stop the decision-making period to make a representation to the department and subsequently contact the department to make the representation. The decision making period cannot be stopped for more than 3 months.

Planning and Environment Court Appeals

If an appeal is lodged in the Planning and Environment Court in relation to this application, the appellant must give written notice of the appeal to the department under Section 482(1) of the SPA. This notice should be forwarded to the Planning Law Team, Planning Management Branch, Department of Transport and Main Roads, GPO Box 213, Brisbane QLD 4001 within 2 days if the appeal is started by a submitter, or otherwise within 10 business days after the appeal is started.

RIGHTS OF APPEAL

Chapter 7, Part 1, Division 8 Appeals to court relating to development applications and approvals

461 Appeals by applicants

- (1) An applicant for a development application may appeal to the court against any of the following—
 - (a) the refusal, or the refusal in part, of the development application;
 - (b) any condition of a development approval, another matter stated in a development approval and the identification or inclusion of a code under section 242;
 - (c) the decision to give a preliminary approval when a development permit was applied for;
 - (d) the length of a period mentioned in section 341;
 - (e) a deemed refusal of the development application.
- (2) An appeal under subsection (1)(a), (b), (c) or (d) must be started within 20 business days (the **applicant's appeal period**) after—
 - (a) if a decision notice or negotiated decision notice is given—the day the decision notice or negotiated decision notice is given to the applicant; or
 - (b) otherwise—the day a decision notice was required to be given to the applicant.
- (3) An appeal under subsection (1)(e) may be started at any time after the last day a decision on the matter should have been made.

464 Appeals by advice agency submitters

- (1) Subsection (2) applies if an advice agency, in its response for an application, told the assessment manager to treat the response as a properly made submission.
- (2) The advice agency may, within the limits of its jurisdiction, appeal to the court about—
 - (a) any part of the approval relating to the assessment manager's decision about any part of the application requiring impact assessment under section 314; or
 - (b) any part of the approval relating to the assessment manager's decision under section 327.
- (3) The appeal must be started within 20 business days after the day the decision notice or negotiated decision notice is given to the advice agency as a submitter.
- (4) However, if the advice agency has given the assessment manager a notice under section 339(1)(b)(ii), the advice agency may not appeal the decision.

Chapter 7, Part 1, Division 11 making an appeal to court

481 How appeals to the court are started

- (1) An appeal is started by lodging written notice of appeal with the registrar of the court.
- (2) The notice of appeal must state the grounds of the appeal.
- (3) The person starting the appeal must also comply with the rules of the court applying to the appeal.
- (4) However, the court may hear and decide an appeal even if the person has not complied with subsection (3).

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482 Notice of appeal to other parties—development applications and approvals

- (1) An appellant under division 8 must give written notice of the appeal to—
 - (a) if the appellant is an applicant—
 - (i) the chief executive; and
 - (ii) the assessment manager; and
 - (iii) any concurrence agency; and
 - (iv) any principal submitter whose submission has not been withdrawn; and
 - (v) any advice agency treated as a submitter whose submission has not been withdrawn; or
 - (b) if the appellant is a submitter or an advice agency whose response to the development application is treated as a submission for an appeal—
 - (i) the chief executive; and
 - (ii) the assessment manager; and
 - (iii) any referral agency; and
 - (iv) the applicant; or
 - (c) if the appellant is a person to whom a notice mentioned in section 465(1) has been given—
 - (i) the chief executive; and
 - (ii) the assessment manager for the development application to which the notice relates; and
 - (iii) any entity that was a concurrence agency for the development application to which the notice relates; and
 - (iv) the person who made the request under section 383 to which the notice relates, if the person is not the appellant; or
 - (d) if the appellant is a person mentioned in section 466(1)—
 - (i) the chief executive; and
 - (ii) the responsible entity for making the change to which the appeal relates; and
 - (iii) the person who made the request to which the appeal relates under section 369, if the person is not the appellant; and
 - (iv) if the responsible entity is the assessment manager—any entity that was a concurrence agency for the development application to which the notice of the decision on the request relates; or
 - (e) if the appellant is a person to whom a notice mentioned in section 467 has been given—the entity that gave the notice.
- (2) The notice must be given within—
 - (a) if the appellant is a submitter or advice agency whose response to the development application is treated as a submission for an appeal—2 business days after the appeal is started; or
 - (b) otherwise—10 business days after the appeal is started.
- (3) The notice must state—
 - (a) the grounds of the appeal; and
 - (b) if the person given the notice is not the respondent or a co-respondent under section 485—that the person may, within 10 business days after the notice is given, elect to become a co-respondent to the appeal by filing in the court a notice of election in the approved form.

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485 Respondent and co-respondents for appeals under division 8

- (1) Subsections (2) to (8) apply for appeals under sections 461 to 464.
- (2) The assessment manager is the respondent for the appeal.
- (3) If the appeal is started by a submitter, the applicant is a co-respondent for the appeal.
- (4) Any submitter may elect to become a co-respondent for the appeal.
- (5) If the appeal is about a concurrence agency's response, the concurrence agency is a co-respondent for the appeal.
- (6) If the appeal is only about a concurrence agency's response, the assessment manager may apply to the court to withdraw from the appeal.
- (7) The respondent and any co-respondents for an appeal are entitled to be heard in the appeal as a party to the appeal.
- (8) A person to whom a notice of appeal is required to be given under section 482 and who is not the respondent or a co-respondent for the appeal may elect to be a co-respondent.
- (9) For an appeal under section 465—
 - (a) the assessment manager is the respondent; and
 - (b) if the appeal is started by a concurrence agency that gave the assessment manager a notice under section 385—the person asking for the extension the subject of the appeal is a co-respondent; and
 - (c) any other person given notice of the appeal may elect to become a co-respondent.
- (10) For an appeal under section 466—
 - (a) the responsible entity for making the change to which the appeal relates is the respondent; and
 - (b) if the responsible entity is the assessment manager—
 - (i) if the appeal is started by a person who gave a notice under section 373 or a pre-request response notice—the person who made the request for the change is a co-respondent; and
 - (ii) any other person given notice of the appeal may elect to become a co-respondent.
- (11) For an appeal under section 467, the respondent is the entity given notice of the appeal.

488 How an entity may elect to be a co-respondent

An entity that is entitled to elect to be a co-respondent to an appeal may do so, within 10 business days after notice of the appeal is given to the entity, by following the rules of court for the election.

490 Lodging appeal stops particular actions

- (1) If an appeal, other than an appeal under section 465, 466 or 467, is started under division 8, the development must not be started until the appeal is decided or withdrawn.
- (2) If an appeal is about a condition imposed on a compliance permit, the development must not be started until the appeal is decided or withdrawn.
- (3) Despite subsections (1) and (2), if the court is satisfied the outcome of the appeal would not be affected if the development or part of the development is started before the appeal is decided, the court may allow the development or part of the development to start before the appeal is decided.

Legend

- Frame D
- Frame E
- Frame F
- Precinct 2A

Disclaimer

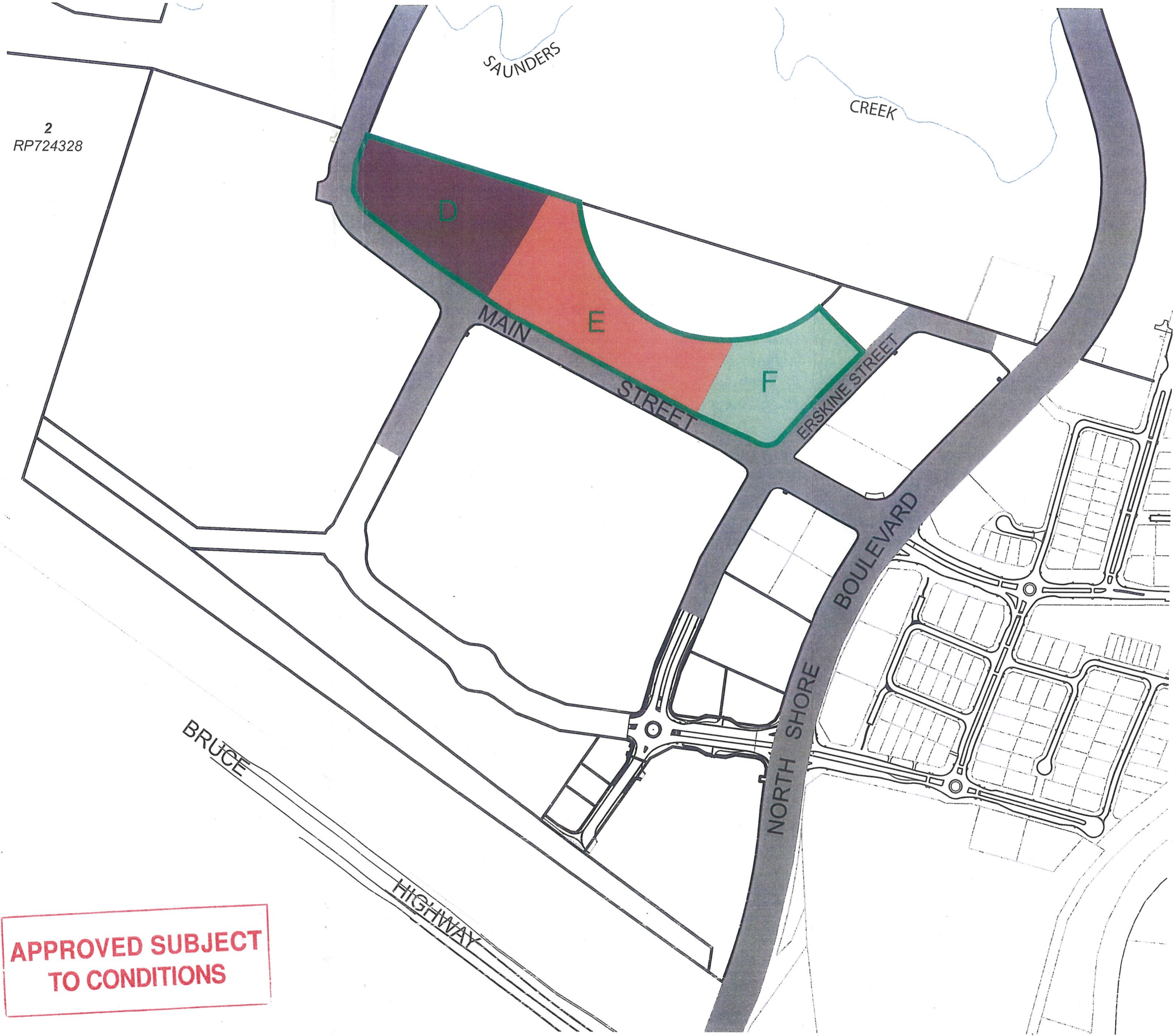
The contents of this plan are conceptual only, for discussion purposes. All areas and dimensions are approximate only subject to relevant studies, Survey, Engineering and Council approval.

INTENDED LAND USES

Frame D	Frame E	Frame F
Accommodation Building Bed and Breakfast Caretaker's Residence Carpark Catering Shop Child Care Centre Club House Commercial Premises Community Dwelling - Type A Community Dwelling - Type B Community Recreation Centre Display Home Duplex Dwelling Estate Sales Office Family Day Care Centre Fast Food Outlet Function Room Hotel Indoor Entertainment Licensed Club House Liquor Sales Outlet Market Stall - Type A Market Stall - Type B Medical Centre Mixed Commercial Motel Multiple Dwelling Place of Public Worship Produce Store Professional Office Recreation Facility Restaurant Service Industry Shop Showroom Surgery Veterinary Clinic Veterinary Hospital Welfare Premises - Type A Welfare Premises - Type B	Accommodation Building Bed and Breakfast Catering Shop Caretaker's Residence Carpark Child Care Centre Club House Commercial Premises Community Recreation Centre Estate Sales Office Fast Food Outlet Function Room Hotel Indoor Entertainment Licensed Club House Liquor Sales Outlet Market Stall - Type A Market Stall - Type B Medical Centre Mixed Commercial Motel Multiple Dwelling Open Air Concert Outdoor Entertainment Place of Public Worship Professional Office Produce Store Recreation Facility Restaurant Service Industry Shop Showroom Welfare Premises - Type A Welfare Premises - Type B	Accommodation Building Bed and Breakfast Carpark Caretaker's Residence Catering Shop Child Care Centre Club House Commercial Premises Community Dwelling - Type A Community Dwelling - Type B Community Recreation Centre Display Home Duplex Dwelling Family Day Care Centre Fast Food Outlet Indoor Entertainment Mixed Commercial Motel Multiple Dwelling Place of Public Worship Professional Office Recreation Facility Restaurant Shop Surgery Welfare Premises - Type A Welfare Premises - Type B



APPROVED SUBJECT
TO CONDITIONS



Legend (Existing)

- Commercial Planning Area (Mixed Use Sub-area)
- Commercial Planning Area (Neighbourhood Centre Sub-area)
- Residential Planning Area
- Precinct 2A

Legend (Proposed)

- Commercial Planning Area (Neighbourhood Centre (North) Sub-area)
- Precinct 2A

Disclaimer

The contents of this plan are conceptual only, for discussion purposes. All areas and dimensions are approximate only subject to relevant studies, Survey, Engineering and Council approval.

Existing

2
RP724328

Proposed

2
RP724328

**APPROVED SUBJECT
TO CONDITIONS**



North Shore, Townsville
Precinct 2A Structure Plan Comparison

PRELIMINARY FOR DISCUSSION PURPOSES ONLY



RPS

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Scale NTS | Date August 2012 | Project No 83175- 290a

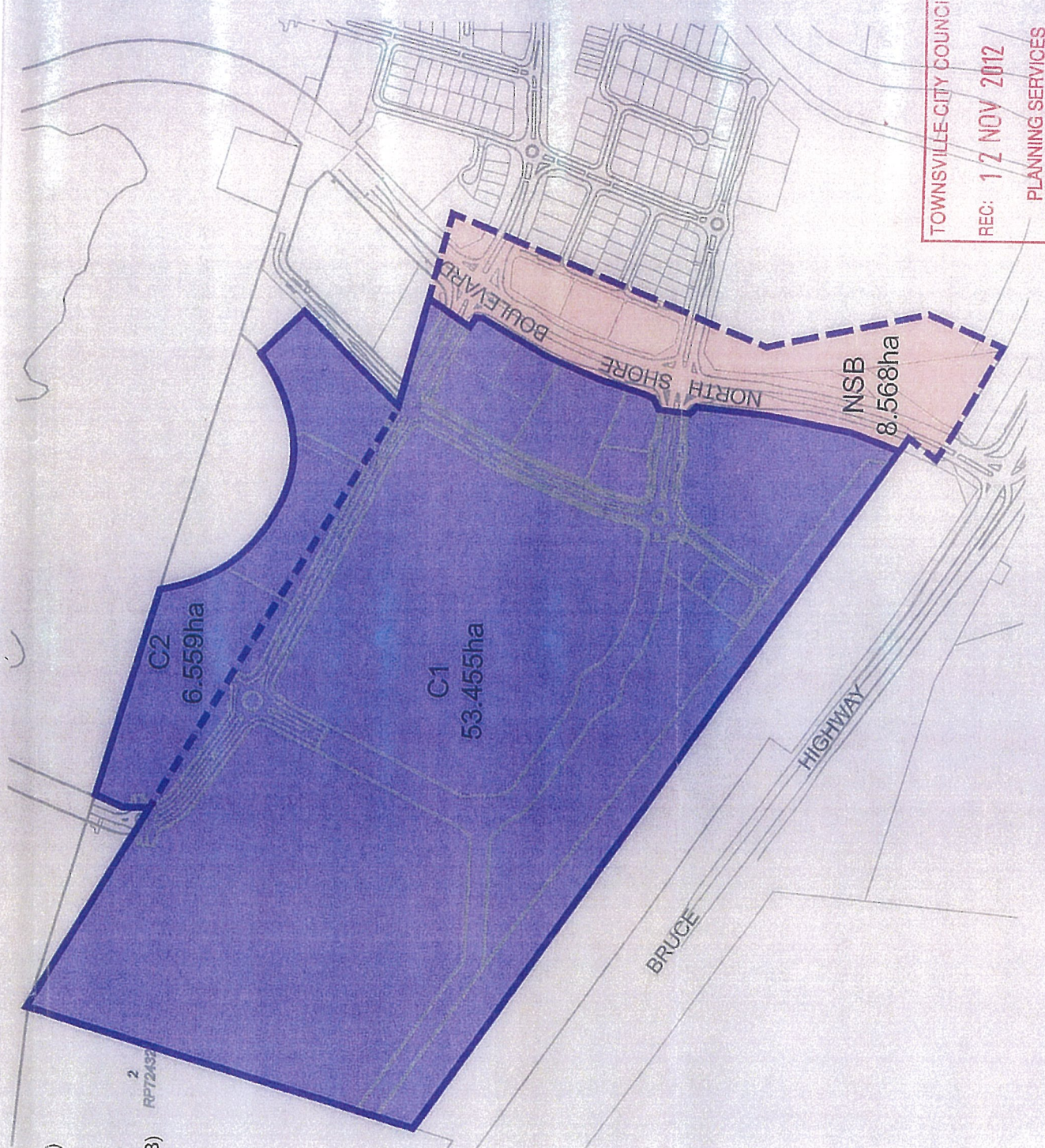
Existing

- Commercial Planning Area (C1)
- Old Area62.043 ha



Proposed

- Commercial Planning Area (C1 + C2)
- New Area60.014 ha
- Old Area62.043 ha
- North Shore Boulevard Corridor (NSB)



**APPROVED SUBJECT
TO CONDITIONS**



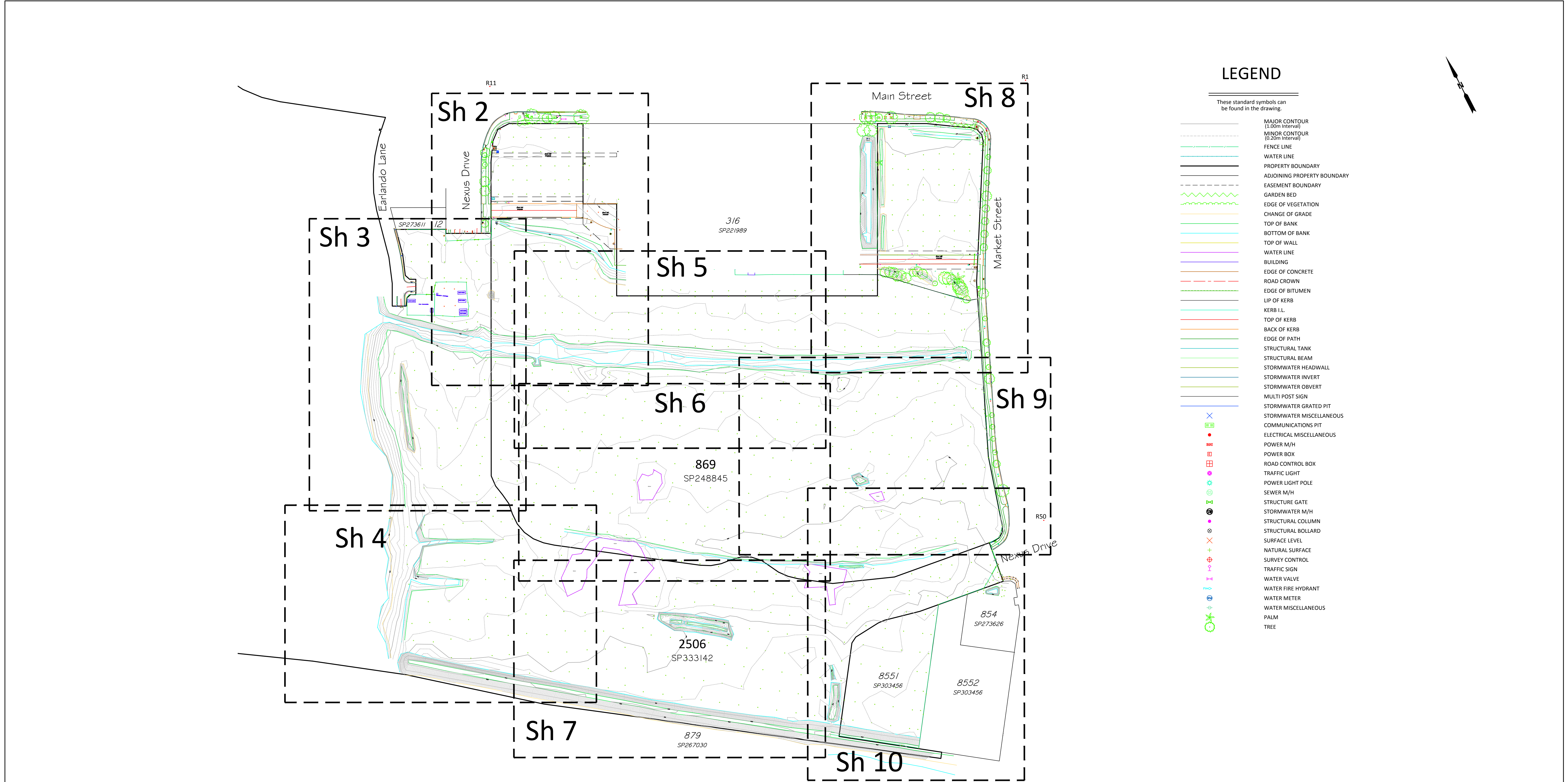
TOWNSVILLE CITY COUNCIL
REC: 17 NOV 2012
PLANNING SERVICES

APPENDIX D

Detail Survey Plan prepared by Brazier Motti

brazier motti





LEGEND

- These standard symbols can be found in the drawing.
- MAJOR CONTOUR (1.00m Interval)
 - MINOR CONTOUR (0.20m Interval)
 - FENCE LINE
 - WATER LINE
 - PROPERTY BOUNDARY
 - ADJOINING PROPERTY BOUNDARY
 - EASEMENT BOUNDARY
 - GARDEN BED
 - EDGE OF VEGETATION
 - CHANGE OF GRADE
 - TOP OF BANK
 - BOTTOM OF BANK
 - TOP OF WALL
 - WATER LINE
 - BUILDING
 - EDGE OF CONCRETE
 - ROAD CROWN
 - EDGE OF BITUMEN
 - LIP OF KERB
 - KERB L.L.
 - TOP OF KERB
 - BACK OF KERB
 - EDGE OF PATH
 - STRUCTURAL TANK
 - STRUCTURAL BEAM
 - STORMWATER HEADWALL
 - STORMWATER INVERT
 - STORMWATER OBVERT
 - MULTI POST SIGN
 - STORMWATER GRATED PIT
 - STORMWATER MISCELLANEOUS
 - COMMUNICATIONS PIT
 - ELECTRICAL MISCELLANEOUS
 - POWER M/H
 - POWER BOX
 - ROAD CONTROL BOX
 - TRAFFIC LIGHT
 - POWER LIGHT POLE
 - SEWER M/H
 - STRUCTURE GATE
 - STORMWATER M/H
 - STRUCTURAL COLUMN
 - STRUCTURAL BOLLARD
 - SURFACE LEVEL
 - NATURAL SURFACE
 - SURVEY CONTROL
 - TRAFFIC SIGN
 - WATER VALVE
 - WATER FIRE HYDRANT
 - WATER METER
 - WATER MISCELLANEOUS
 - PALM
 - TREE

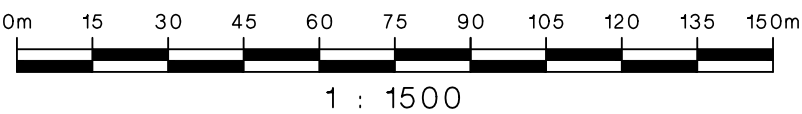
SURVEY CONTROL

POINT	EASTING	NORTHING	ELEVATION	DESCRIPTION
R1	68717.097	71049.476	6.941	PM175120-LEV
R11	68342.501	71236.138	7.210	SCREW-BM477-LEV
R50	68572.743	70736.776	7.639	PSM189495-LEV

The title boundaries as shown hereon were not marked at the time of survey and have been determined by plan dimensions only and not by field survey. Services shown hereon have been located where possible by field survey. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

Revisions				Level Datum: AHD (RPS Detail 82992-5128)			
No.	Date	Details	Check	B.M. Used: PSM11841 RL:6.015			
A	14.11.25	Original Issue	PJC	Coordinate Projection: Plane			
				Coordinate Datum: Truncated MGA Plane			
				Origin of Coordinates: PSM131734 E: 68395.078			
				Meridian: MGA94 Zone 55 N: 74979.462			
				Map Reference:			
				Contour Interval: 0.2m			
				Job No: 25544/190-02			
				File No: 25544_205A.dwg			
				Surveyed by: AD			
				Drawn: MJM			
				Approved:			

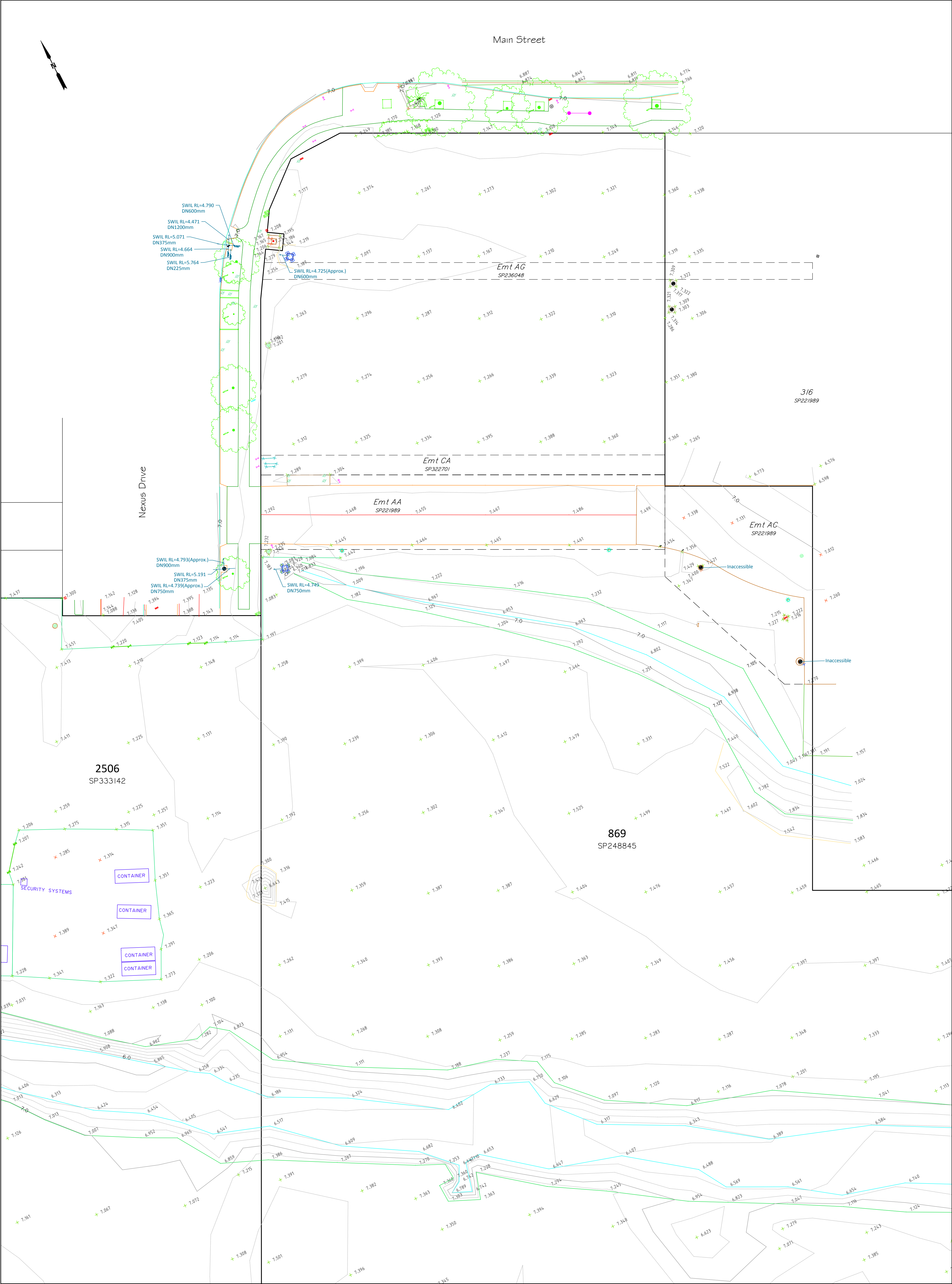
- Notes:
- Stormwater and Sewer manholes that couldn't be opened were marked as inaccessible.
 - Stormwater inverts surveyed through grate of pit on angle are marked as Approx.



Client:	OREANA (AUS) PTY LTD	
Project:	Detail and Level Survey	
	Lot 869 on SP248845 and Part of Lot 2506 on SP333142	
Local Authority: Townsville City Council	Locality: Burdell	

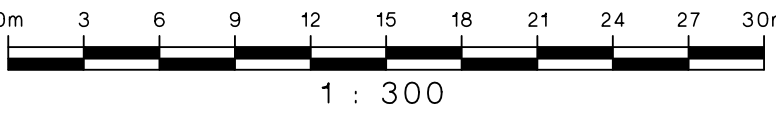
Date: 14th November, 2025		
Sheet	1	of 10 Sheets
Scale: 1:1500	A1	
Plan No:	25544/205 A	
braziermotti.com.au		
SURVEYING TOWNPLANNING PROJECTMANAGEMENT MAPPING&GIS 		





Revisions			
No.	Date	Details	Check
A	14.11.25	Original Issue	PJC

Level Datum: AHD (RPS Detail 82992-5128)	
B.M. Used: PSM11841 RL6.015	
Coordinate Projection: Plane	
Origin of Coordinates: Truncated MGA Plane	
Origin of Coordinates: PSM131734	E: 68395.078
Meridian: MGA94 Zone 55	N: 74979.462
Map Reference:	
Contour Interval: 0.2m	
Job No: 25544/190-02	Surveyed by: AD
File No: 25544_205A.dwg	Drawn: MJM
Approved:	



Client:	OREANA (AUS) PTY LTD
Project:	Detail and Level Survey
Lot 869 on SP248845 and Part of Lot 2506 on SP333142	
Local Authority: Townsville City Council;	Locality: Burdell

Date: 14th November, 2025	Sheet 2 of 10 Sheets	A1
Scale: 1:300	Plan No: 25544/205 A	
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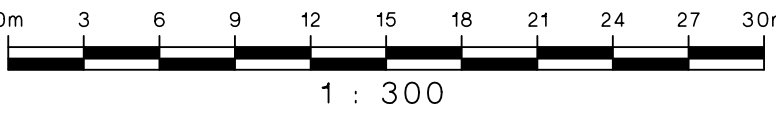
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Revisions			
No.	Date	Details	Check
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Coordinate Projection: Plane	
Origin of Coordinates: Truncated MGA Plane	
Origin of Coordinates: PSM131734	E: 68395.078
Meridian: MGA94 Zone 55	N: 74979.462
Map Reference:	
Contour Interval: 0.2m	Surveyed by: AD
Job No: 25544/190-02	Drawn: MJM
File No: 25544_205A.dwg	Approved:



Client:	OREANA (AUS) PTY LTD
Project:	Detail and Level Survey
Lot 869 on SP248845 and Part of Lot 2506 on SP333142	
Local Authority: Townsville City Council;	Locality: Burdell

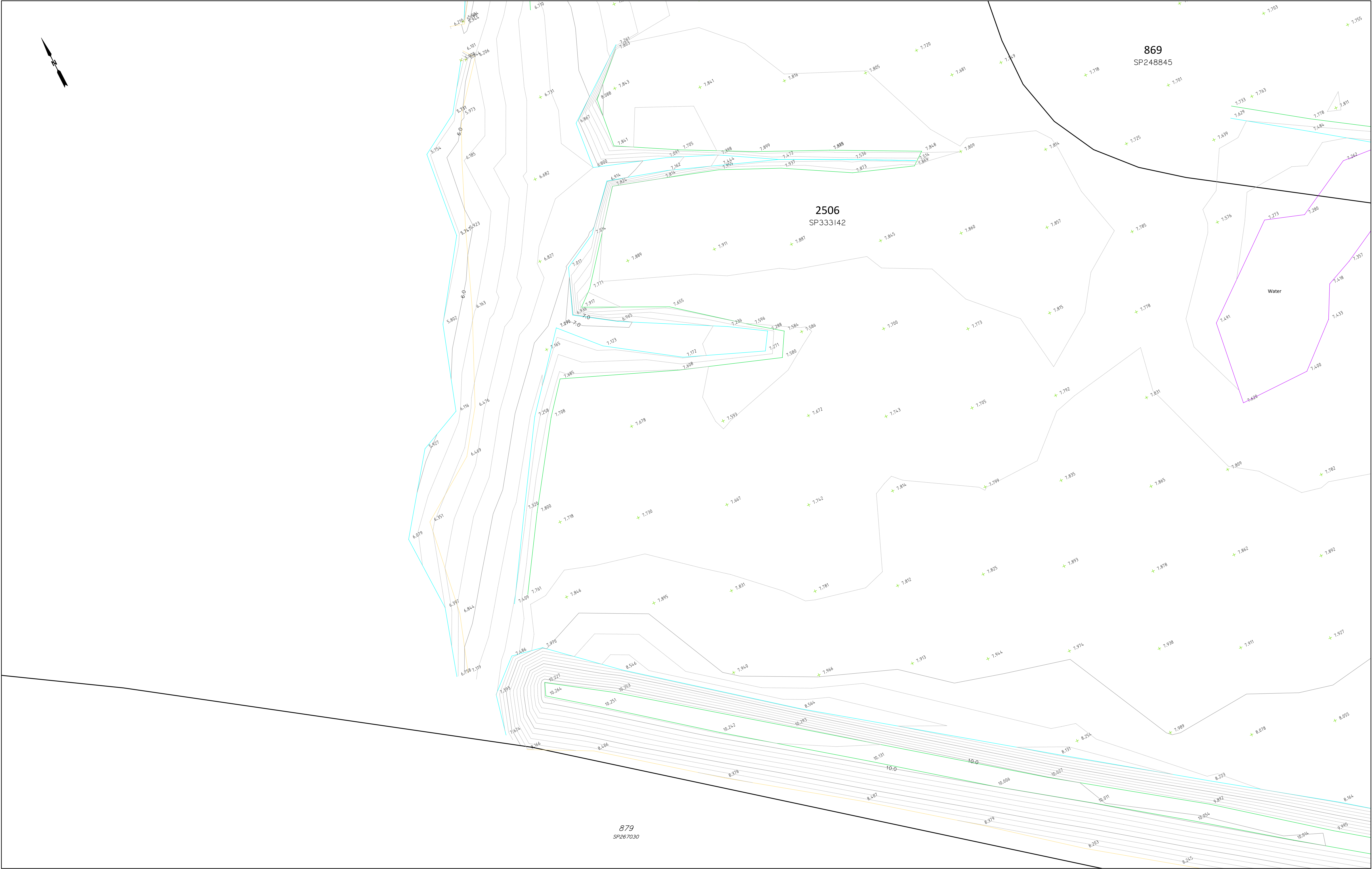
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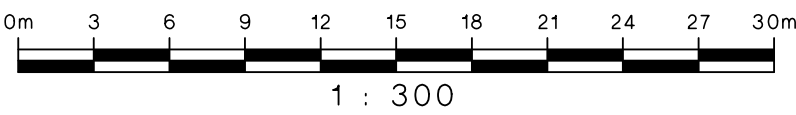






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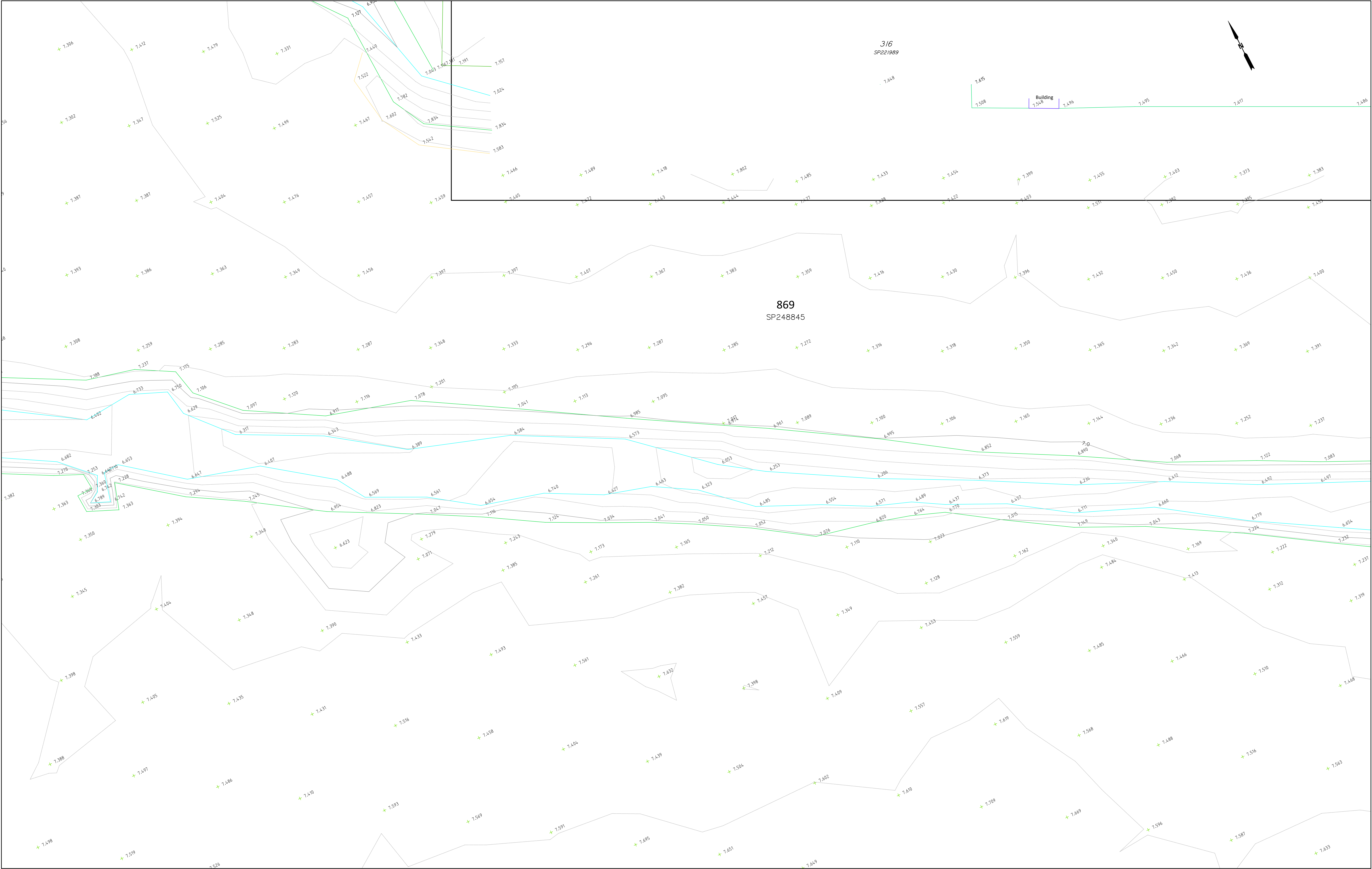
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Job No: 25544/190-02	Drawn: MJM
File No: 25544_205A.dwg	Approved:



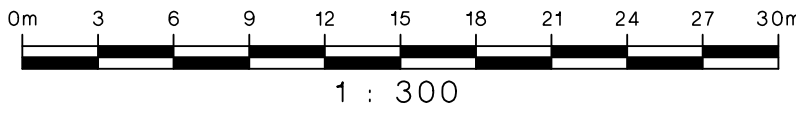
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Project:		Detail and Level Survey	
		Lot 869 on SP248845 and Part of Lot 2506 on SP333142	
Local Authority: Townsville City Council		Locality: Burdell	

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Revisions				Level Datum: AHD (RPS Detail 82992-5128)	
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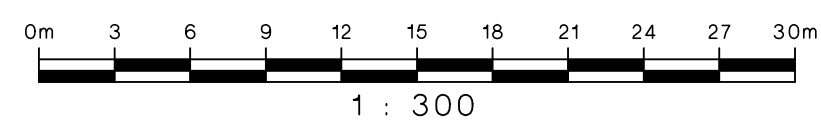


Client:		OREANA (AUS) PTY LTD	
Project:		Detail and Level Survey	
		Lot 869 on SP248845 and Part of Lot 2506 on SP333142	
Local Authority: Townsville City Council		Locality: Burdell	

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Headings				Level Datum: AHD (RPS Detail 82992-5128)	
No.	Date	Details	Check	B.M. Used: PSM11841 RL.6.015	
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Client:		OREANA (AUS) PTY LTD	
Project:		Detail and Level Survey Lot 869 on SP248845 and Part of Lot 2506 on SP333142	
Local Authority: Townsville City Council		Locality: Burdell	

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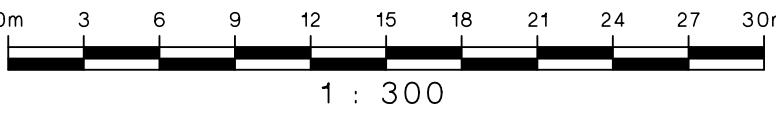
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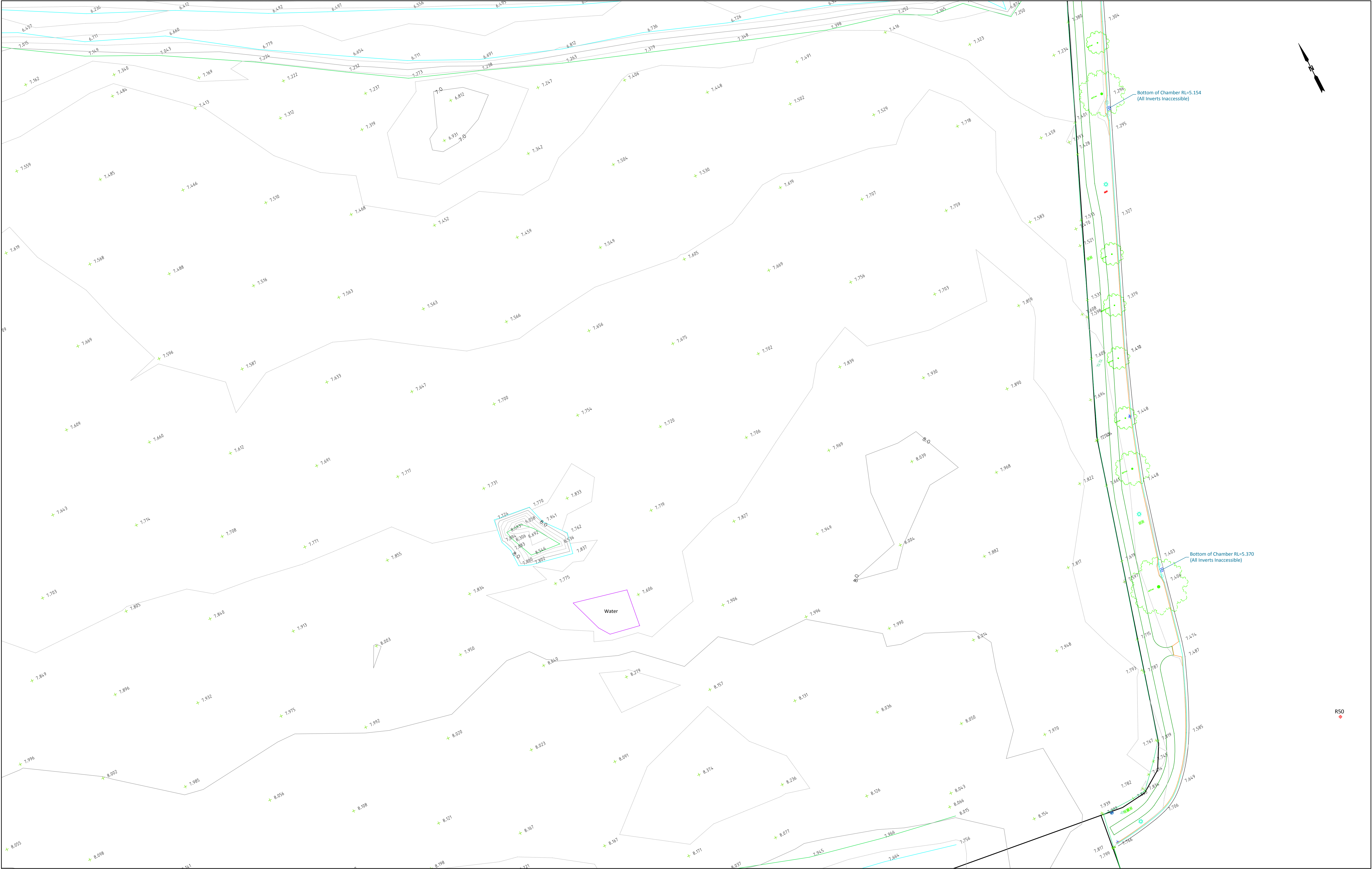
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Map Reference:	
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Drawn: MJM	
Approved:	



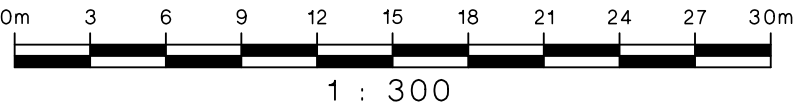
Client:	OREANA (AUS) PTY LTD
Project:	Detail and Level Survey
Lot 869 on SP248845 and Part of Lot 2506 on SP333142	
Local Authority: Townsville City Council;	Locality: Burdell

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				File No: 25544_205A.dwg			
				Surveyed by: AD			
				Drawn: MJM			
				Approved:			



Client:		OREANA (AUS) PTY LTD	
Project:		Detail and Level Survey	
		Lot 869 on SP248845 and Part of Lot 2506 on SP333142	
Local Authority: Townsville City Council		Locality: Burdell	

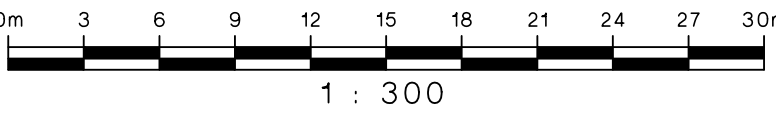
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No.	Date	Details	Check
A	14.11.25	Original Issue	PJC

Level Datum: AHD (RPS Detail 82992-5128)	
B.M. Used: PSM11841 RL6.015	
Coordinate Projection: Plane	
Coordinate Datum: Truncated MGA Plane	
Origin of Coordinates: PSM131734	E: 68395.078
Meridian: MGA94 Zone 55	N: 74979.462
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Contour Interval: 0.2m	Surveyed by: AD
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