

**From:** "noreply@fs6.formsite.com" <noreply@fs6.formsite.com> on behalf of "Formsite" <noreply@fs6.formsite.com>  
**Sent:** Mon, 25 Aug 2025 16:48:11 +1000  
**To:** "Development Assessment" <developmentassessment@townsville.qld.gov.au>  
**Subject:** Development Application Lodgement - Result #22107219  
**Attachments:** f-1634-183-22107219\_P2MRdoZK\_APP1i\_-\_DA\_Form\_1.pdf, f-1634-224-22107219\_RByo8ILu\_APP1iii\_-\_Signed\_LOC.pdf, f-1634-226-22107219\_EVkQcKff\_APP4\_-\_Development\_Plans.pdf, f-1634-233-22107219\_hfQRzNCR\_ONP25.087\_-\_Development\_Application.pdf

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## Type of Development Application Requested

### What type of Development Application are you Requesting?

- Material Change of Use
- Reconfiguring a Lot
- Operational Work
- Building Work
- Change Application

### Is this a Combined Application?

- Yes
- No

## Applicant Details

### Name of Contact Person

Meredith Hutton

### Email Address

hello@northpointplanning.com.au

## Supporting Documentation

The documentation criteria listed below is requested to ensure that Council can quickly assess your application. Please ensure that all the required information has been provided with your lodgement to

prevent unnecessary delays. DA Form 1, DA Form 2, Change Application and Owner's Consent are available from the [Queensland Government Planning website](#). Please Note: Maximum File Size Per Document is 10MB.

**DA Form 1**

[APP1i - DA Form 1.pdf \(345 KB\)](#)

**Owner's Consent**

[APP1iii - Signed LOC.pdf \(75 KB\)](#)

**Plans**

[APP4 - Development Plans.pdf \(1.81 MB\)](#)

**Report**

[ONP25.087 - Development Application.pdf \(8.57 MB\)](#)

## Payment Options

**Please Indicate Payment Method you will be Using:**

Please Note: Payment must be made prior to any assessment being undertaken.

- Email TCC banking details to me so payment can be made by direct deposit into TCC bank account
- Please charge to my invoice account with Council
- Please phone me for my credit card details (Visa or Mastercard - subject to a 0.5% payment processing fee. This will be detailed separately on your receipt)
- I will call to pay via credit card (please call (07) 4417 5325 to process payment over the phone) (Visa or Mastercard - subject to a 0.5% payment processing fee. This will be detailed separately on your receipt)

**Email address**

hello@northpointplanning.com.au

## Additional Details

## Applicant Declaration

**Applicant Declaration:** By clicking the submit button, I hereby declare that the information provided on this form and attachments is true, correct and complete in every detail.

**Privacy Collection Statement:**

Townsville City Council collects and manages personal information in the course of performing its activities, functions and duties. We respect the privacy of the personal information held by us. The way in which Council manages personal information is governed by the *Information Privacy Act 2009* (Qld). We are collecting your personal information in accordance with *Local Government Act 2009*. The information will be used to process this request. Generally, we will not disclose your personal information outside of Council unless we are required to do so by law, or unless you give your consent to this disclosure. For

further information about how we manage your personal information please see our [Information Privacy Policy.](#)

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# 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)	D. Bullard C/- Northpoint Planning
Contact name (only applicable for companies)	Meredith Hutton
Postal address (P.O. Box or street address)	PO Box 4
Suburb	Townsville
State	Queensland
Postcode	4810
Country	Australia
Contact number	07 4440 5282
Email address (non-mandatory)	hello@northpointplanning.com.au
Mobile number (non-mandatory)	0407 574 897
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	NP25.087

### 1.1) Home-based business

Personal details to remain private in accordance with section 264(6) of *Planning Act 2016*

### 2) Owner's consent

2.1) Is written consent of the owner required for this development application?

Yes – the written consent of the owner(s) is attached to this development application  
 No – proceed to 3)

## 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

<input checked="" type="checkbox"/> Street address <b>AND</b> lot on plan (all lots must be listed), <b>or</b> <input type="checkbox"/> Street address <b>AND</b> 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
		129	Bundock Street
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)
	4810	1	RP715217
b)	Unit No.	Street No.	Street Name and Type
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)

#### 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.

<input type="checkbox"/> Coordinates of premises by longitude and latitude			
Longitude(s)		Latitude(s)	Datum
			<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: <input type="text"/>
<input type="checkbox"/> Coordinates of premises by easting and northing			
Easting(s)	Northing(s)	Zone Ref.	Datum
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: <input type="text"/>

#### 3.3) Additional premises

<input type="checkbox"/> Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application <input checked="" type="checkbox"/> Not required	
--	--

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

<input type="checkbox"/> In or adjacent to a water body or watercourse or in or above an aquifer Name of water body, watercourse or aquifer: <input type="text"/>	
<input type="checkbox"/> On strategic port land under the <i>Transport Infrastructure Act 1994</i> Lot on plan description of strategic port land: <input type="text"/>	
Name of port authority for the lot: <input type="text"/>	
<input type="checkbox"/> In a tidal area Name of local government for the tidal area (if applicable): <input type="text"/> Name of port authority for tidal area (if applicable): <input type="text"/>	

<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>	
Name of airport:	
<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>	
EMR site identification:	
<input type="checkbox"/> 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](#).*

<input type="checkbox"/> Yes – All easement locations, types and dimensions are included in plans submitted with this development application
<input checked="" type="checkbox"/> 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)

<input checked="" type="checkbox"/> Material change of use	<input type="checkbox"/> Reconfiguring a lot	<input type="checkbox"/> Operational work	<input type="checkbox"/> Building work
--	--	---	--

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

<input checked="" type="checkbox"/> Development permit	<input type="checkbox"/> Preliminary approval	<input type="checkbox"/> Preliminary approval that includes a variation approval
--	---	--

c) What is the level of assessment?

<input type="checkbox"/> Code assessment	<input checked="" type="checkbox"/> 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](#).*

<input checked="" type="checkbox"/> 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)

<input type="checkbox"/> Material change of use	<input type="checkbox"/> Reconfiguring a lot	<input type="checkbox"/> Operational work	<input type="checkbox"/> Building work
---	--	---	--

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

<input type="checkbox"/> Development permit	<input type="checkbox"/> Preliminary approval	<input type="checkbox"/> Preliminary approval that includes a variation approval
---	---	--

c) What is the level of assessment?

<input type="checkbox"/> Code assessment	<input type="checkbox"/> 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](#).*

<input type="checkbox"/> Relevant plans of the proposed development are attached to the development application
---



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### 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	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete DA Form 2 – Building work details

### Division 1 – Material change of use

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

#### 8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m <sup>2</sup> ) (if applicable)
Multiple Dwelling	Multiple Dwelling	Four	267

#### 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)

<input type="checkbox"/> Subdivision (complete 10)	<input type="checkbox"/> Dividing land into parts by agreement (complete 11)
<input type="checkbox"/> Boundary realignment (complete 12)	<input type="checkbox"/> 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 <sup>2</sup> )	Lot on plan description	Area (m <sup>2</sup> )

12.2) What is the reason for the boundary realignment?

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)

Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

## Division 3 – Operational work

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

14.1) What is the nature of the operational work?

Road work  Stormwater  Water infrastructure  
 Drainage work  Earthworks  Sewage infrastructure  
 Landscaping  Signage  Clearing vegetation  
 Other – please specify:

14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)

Yes – specify number of new lots:

No



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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



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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
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> 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 received 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](http://www.qld.gov.au). An ERA requires an environmental authority to operate. See [www.business.qld.gov.au](http://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](http://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](http://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](http://www.desi.qld.gov.au) for further information.



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## **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](http://www.resources.qld.gov.au) for further information.

DA templates are available from [planning.statedevelopment.qld.gov.au](http://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](http://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](http://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](http://www.resources.qld.gov.au) and [www.business.qld.gov.au](http://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](http://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](http://www.resources.qld.gov.au) for further information.



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## **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](http://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](http://www.desi.qld.gov.au) for information requirements regarding development of Queensland heritage places.

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

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

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

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

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

No

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

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

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

No

**Note:** See guidance materials at [www.planning.statedevelopment.qld.gov.au](http://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  Yes

**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](#).

Relevant plans of the development are attached to this development application  Yes

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

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)  Yes  Not applicable



**Queensland  
Government**

### 25) Applicant declaration

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

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

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

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

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

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

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

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

Date received:  Reference number(s):

### Notification of engagement of alternative assessment manager

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

### QLeave notification and payment

*Note: For completion by assessment manager if applicable*

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

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

I, DAVID DONALD BULLARD,

as owner(s) of premises identified as:

**Lot 1 on RP715217 and located at 129 Bundoora Street, Belgian Gardens**

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



*Signature*

*Date*

*4/8/25.*

# NEW UNIT COMPLEX

## DAVID BULLARD

### 129 BUNDOCK STREET BELGIAN GARDENS

#### GENERAL:

1. IF IN DOUBT, JUST ASK.
2. USE FIGURED DIMENSIONS, DO NOT SCALE FROM DRAWINGS.
3. CONFIRM ALL RELEVANT DIMENSIONS, LEVELS AND DETAILS ON SITE PRIOR TO COMMENCEMENT OF ALL WORK. CONFIRM SETBACKS TO ALL ALIGNMENTS.
4. THESE ARCHITECTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ENGINEERING AND OTHER CONSULTANT'S DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES SHALL BE REFERRED TO THE BUILDING DESIGNER FOR DISCUSSION BEFORE PROCEEDING WITH THE WORK.
5. DESIGN AND CONSTRUCTION TO COMPLY WITH CURRENT STANDARD BUILDING BY-LAWS, BUILDING ACT, BUILDING AMENDMENT ACT, BUILDING AND OTHER LEGISLATION AMENDMENT ACT, QUEENSLAND DEVELOPMENT CODE, BUILDING CODE OF AUSTRALIA, CURRENT AUSTRALIAN STANDARDS, STATUTORY REQUIREMENTS, ORDINANCES, LOCAL GOVERNMENT REQUIREMENTS, RELEVANT BUILDING AUTHORITIES AND ALL CONTRACT DOCUMENTATION.
6. CARRY OUT ALL WORK IN A SAFE MANNER IN ACCORDANCE WITH APPLICABLE STATUTORY REGULATIONS, BY-LAWS OR RULES. COMPLY WITH RELEVANT STATE OCCUPATIONAL HEALTH AND SAFETY ACTS INCLUDING ASSOCIATED REGULATIONS AND CODES OF PRACTISE. CONTRACTOR IS RESPONSIBLE FOR OCCUPATIONAL HEALTH AND SAFETY OF SITE PERSONNEL AND GENERAL PUBLIC IN ACCORDANCE WITH LEGISLATIVE REQUIREMENTS, INDUSTRIAL AGREEMENTS AND ACCEPTED INDUSTRY PRACTISE.
7. TIMBER CONSTRUCTION TO COMPLY WITH AS1720. DOMESTIC TIMBER CONSTRUCTION IN NON-CYCLONIC LOCATIONS SHALL BE IN ACCORDANCE WITH AS1684.
8. ALL BRICKWORK AND BLOCKWORK SHALL BE IN ACCORDANCE WITH AS3700.
9. ALL PROPRIETARY PRODUCTS AND SYSTEMS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATION AND INSTRUCTIONS.
10. GARAGE DOORS TO COMPLY WITH THE ABCB HOUSING PROVISION PART 2.2. - GARAGE DOORS AND OTHER LARGE ACCESS DOORS IN OPENINGS NOT MORE THAN 3M IN HEIGHT IN EXTERNAL WALLS OF BUILDINGS DETERMINED AS BEING LOCATED IN WIND REGION C OR D IN ACCORDANCE WITH FIGURE 2.2.3 : AS/NZS 4505.
11. WHEN BUILDING IN A CORROSIVE ENVIRONMENT, CORROSION PROTECTION IS TO COMPLY WITH SECTION 6.3.9 OF THE ABCB HOUSING PROVISIONS
12. THESE DRAWINGS ARE THE COPYRIGHT OF THE DESIGN HOUSE NQ AND MAY NOT BE USED, RETAINED OR REPRODUCED WITHOUT WRITTEN AUTHORITY.
13. THESE DRAWINGS ARE FOR THE PURPOSE OF GAINING A BUILDING APPROVAL ONLY.

#### CLASS 1 & 2 BUILDINGS OR ASSESSABLE AND SELF-ASSESSABLE RENOVATIONS

**LIGHTING - ENERGY EFFICIENT LIGHTING - WHICH IS A GLOBE WITH A MINIMUM OUTPUT OF 30 LUMENS/WATT INSTALLED TO A MINIMUM OF 80% OF THE TOTAL FIXED INTERNAL LIGHTING. EXCLUDING LAMPS RADIATING HEAT IN BATHROOMS.**

**NEW AND REPLACEMENT AIR-CONDITIONING TO HAVE ENERGY EFFICIENCY RATING TO MINIMUM 2.9**

**IN AREAS SERVICED BY A WATER SERVICE PROVIDER:-**

- \* SHOWER ROSES IN A AREA WITH A RETICULATED WATER SERVICE MUST BE MIN 3 STAR WELS RATED.
- \* ALL TOILET CISTERS MUST HAVE A DUAL FLUSH FUNCTION AND HAVE A MIN. OF 4 STAR WELS RATING WHICH MUST BE COMPATABLE WITH THE SIZE OF THE TOILET BOWL.
- \* ALL TAPS SERVING LAUNDRY TUBS, KITCHEN SINKS AND BATHROOM BASINS MUST HAVE A 3 STAR WELS RATING.

**(WELS - 'WATER EFFICIENCY LABELLING AND STANDARDS')**

**(QDC - QUEENSLAND DEVELOPMENT CODE)**

**(MP - MANDATORY PART)**

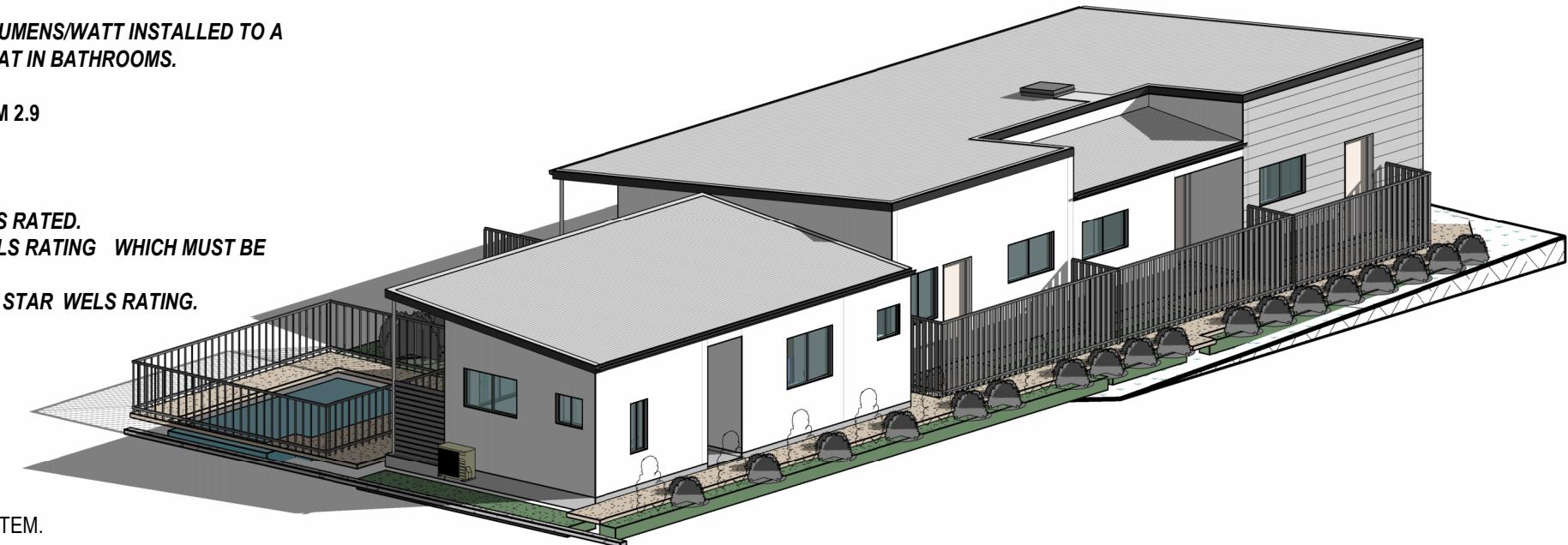
**SUSTAINABLE BUILDING REQUIREMENTS @ 1 MARCH 2009 - CLASS 1 BUILDINGS**

**NEW WORK - HOT WATER SYSTEMS MUST BE SUPPLIED BY A:-**

- SOLAR HOT WATER SYSTEM, OR HEAT PUMP HOT WATER SYSTEM OR GAS HOT WATER SYSTEM.

**TANKS IF REQUIRED BY LOCAL AUTHORITY:**

- 5000LTR FOR DETACHED CLASS 1, 3000LTR FOR OTHER THAN CLASS 1 DETACHED AS PER QDC MP 4.2 WATER SAVINGS TARGETS:-
- TO RECEIVE A MINIMUM ROOF AREA AT LEAST 100SQM OR ONE HALF OF THE TOTAL ROOF AREA WHICHEVER IS THE LESSER.
- BE CONNECTED TO TOILET CISTERS, WASHING MACHINE COLD WATER TAPS (OTHER THAN GREY WATER CONNS.) AND EXTERNAL USE TAPS, REFER QDC MP 4.2 FOR VARIATIONS. PLUMBER TO REFER TO QDC MP 4.2 FOR COMPLETE TANK REQUIREMENTS



SHEET LIST						
SHEET No.	SHEET NAME	Project Issue DATE	Project Revision	Current Revision	Revision Date	Current Revision Description
01	COVER PAGE	28.04.2025	8	9	13.08.25	REVISIONS
02	SITE PLAN	28.04.2025	8	9	13.08.25	REVISIONS
03	FLOOR PLAN	28.04.2025	8	9	13.08.25	REVISIONS
04	FLOOR PLAN	28.04.2025	8	9	13.08.25	REVISIONS
05	AREA PLAN	28.04.2025	8	9	13.08.25	REVISIONS
06	ROOF PLAN	28.04.2025	8	9	13.08.25	REVISIONS
07.01	ELEVATIONS	28.04.2025	8	9	13.08.25	REVISIONS
07.02	ELEVATIONS	28.04.2025	8	9	13.08.25	REVISIONS

#### PRELIMINARY

NOT FOR CONSTRUCTION  
PLANS ARE SUBJECT TO CHANGE TO  
COMPLY WITH RELEVANT COVENANT &  
BUILDING CERTIFICATION APPROVALS

The  
Design  
House<sup>TM</sup>

THE DESIGN HOUSE NQ  
m: 0423 623 647  
a: 19 CASTLEMAINE ST, KIRWAN QLD 4817  
e: nathan@thedesighnousenq.com.au  
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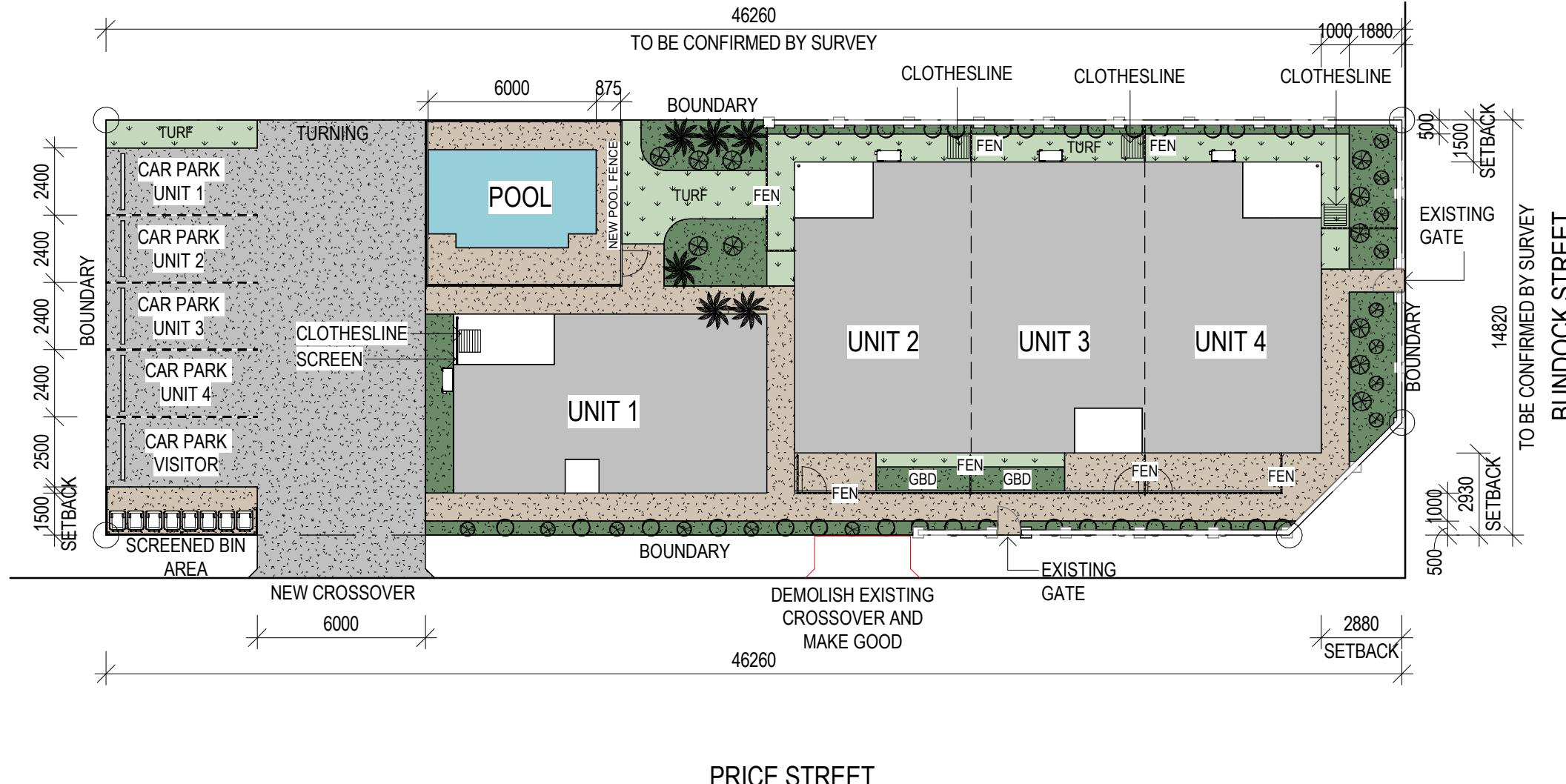
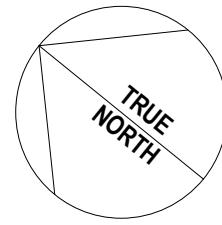
NOTE:  
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4. THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT

Project: NEW UNIT COMPLEX  
Client: DAVID BULLARD  
Location: 129 BUNDOCK STREET BELGIAN GARDENS

Title : COVER PAGE  
Date: 28.04.2025 Drawn: N.H  
Scale: 1 : 1 Designed: N.H

Job No:  
2025-125-R  
Drawing No:  
DD 01 Rev.  
8

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**ABBREVIATIONS**

ABBR	DESCRIPTION
FEN	FENCE
GBD	GARDEN BED

1 SITE PLAN  
1 : 200

REV ISSUE	DATE	DESCRIPTION
9	13.08.25	REVISIONS
8	01.08.25	REVISIONS
7	02.07.25	REVISIONS
6	01.07.25	REVISIONS
5	30.06.25	REVISIONS
4	23.06.25	REVISIONS
3	09.06.25	CLIENT REVISIONS
2	02.06.25	CLIENT REVISIONS / POOL
1	22.05.25	PRELIMINARY

The Design House NQ  
m: 0423 623 647  
a: 19 Castlemaine St, Kirwan Qld 4817  
e: nathan@thedesighnousenq.com.au  
w: www.thedesighnousenq.com.au

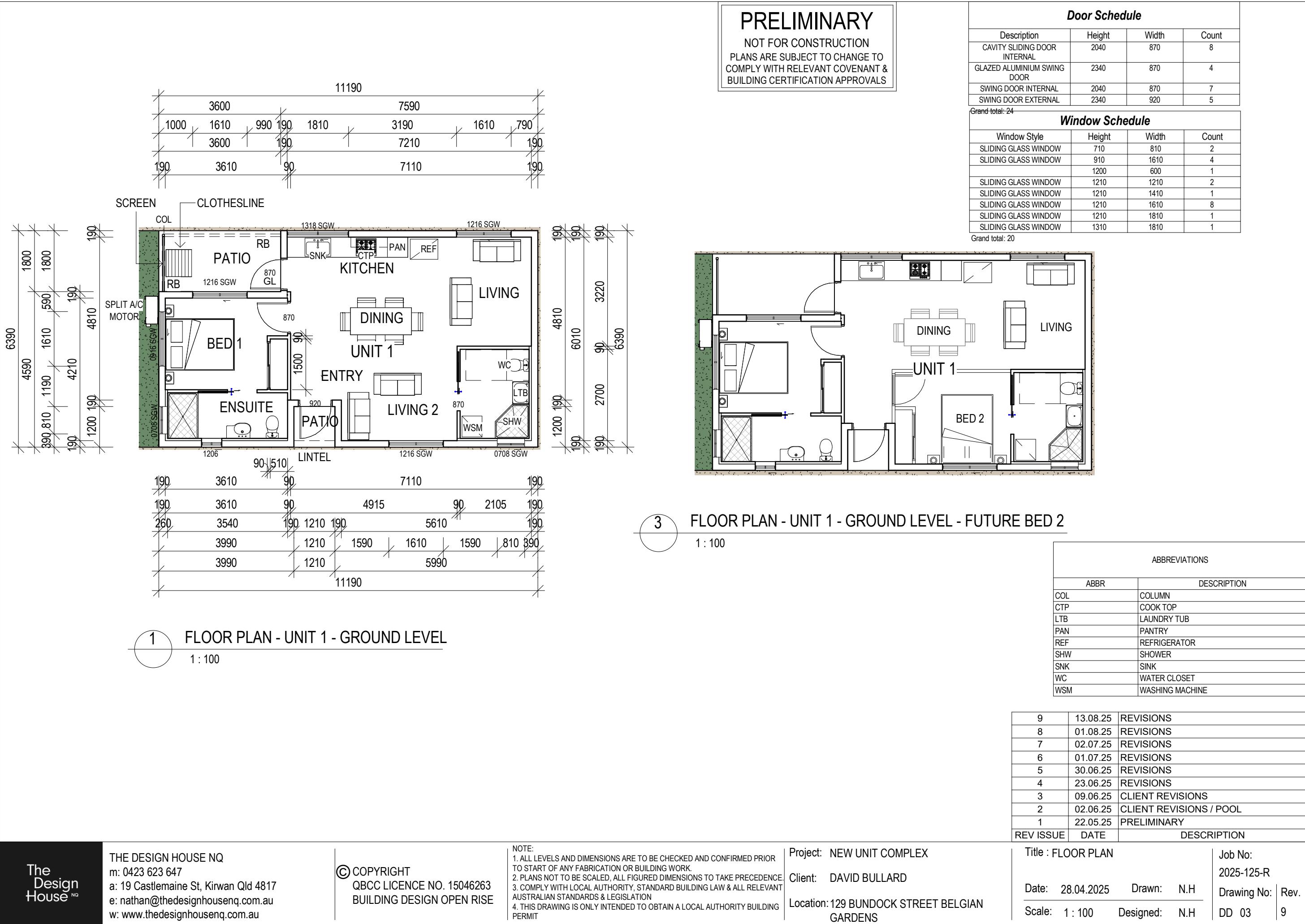
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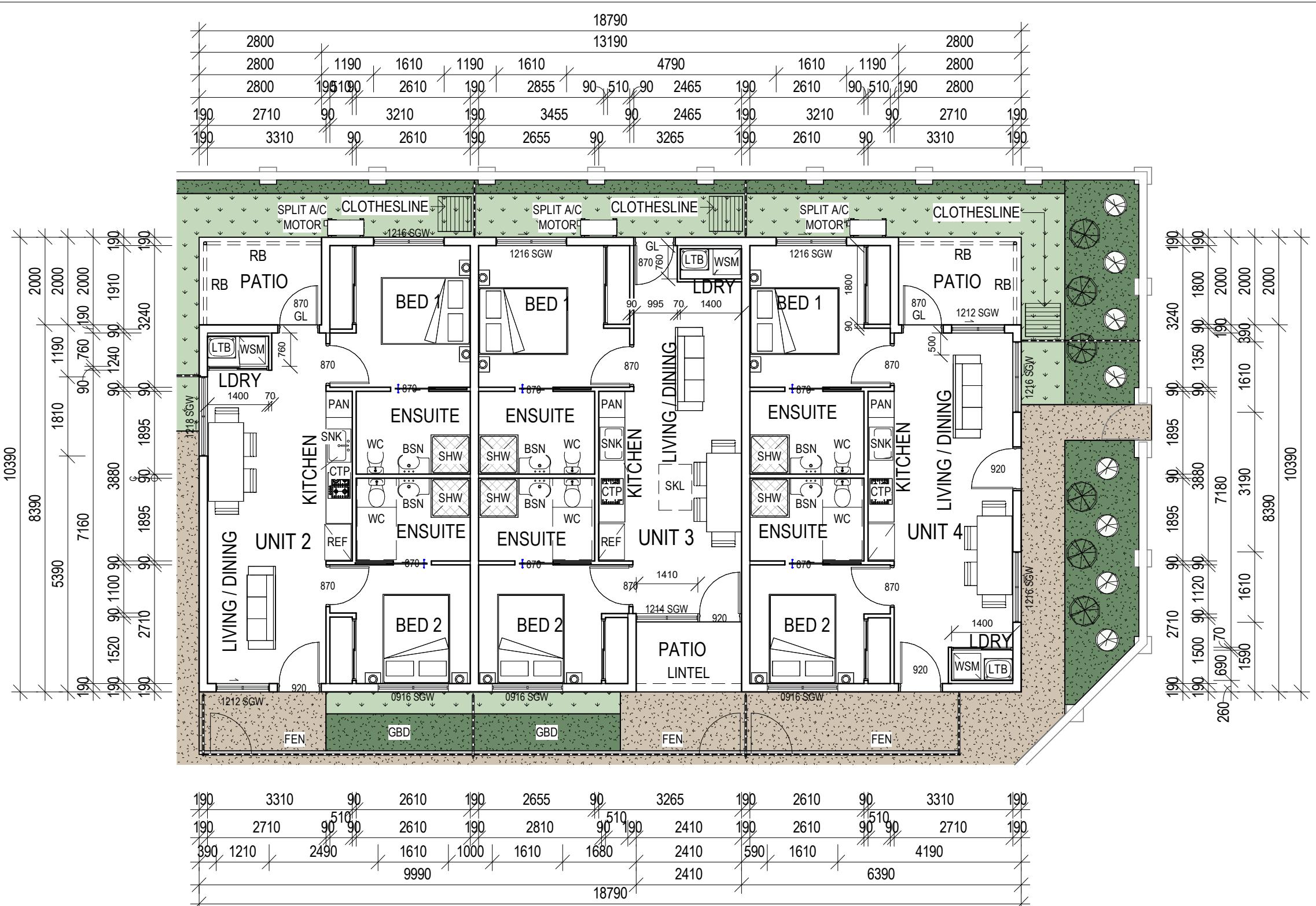
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Project: NEW UNIT COMPLEX  
Client: DAVID BULLARD  
Location: 129 BUNDOCK STREET BELGIAN GARDENS

Title : SITE PLAN  
Date: 28.04.2025 Drawn: N.H  
Scale: 1 : 200 Designed: N.H

Job No: 2025-125-R  
Drawing No: Rev. 9





1 FLOOR PLAN - UNITS 2, 3 & 4 - GROUND LEVEL  
1 : 100

The  
Design  
House NQ

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m: 0423 623 647  
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Project: NEW UNIT COMPLEX  
Client: DAVID BULLARD  
Location: 129 BUNDY STREET BELGIAN  
GARDENS

<b>Door Schedule</b>			
Description	Height	Width	Count
CAVITY SLIDING DOOR INTERNAL	2040	870	8
GLAZED ALUMINIUM SWING DOOR	2340	870	4
SWING DOOR INTERNAL	2040	870	7
SWING DOOR EXTERNAL	2340	920	5

Grand total: 24

Window Schedule			
Window Style	Height	Width	Count
SLIDING GLASS WINDOW	710	810	2
SLIDING GLASS WINDOW	910	1610	4
	1200	600	1
SLIDING GLASS WINDOW	1210	1210	2
SLIDING GLASS WINDOW	1210	1410	1
SLIDING GLASS WINDOW	1210	1610	8
SLIDING GLASS WINDOW	1210	1810	1
SLIDING GLASS WINDOW	1310	1810	1

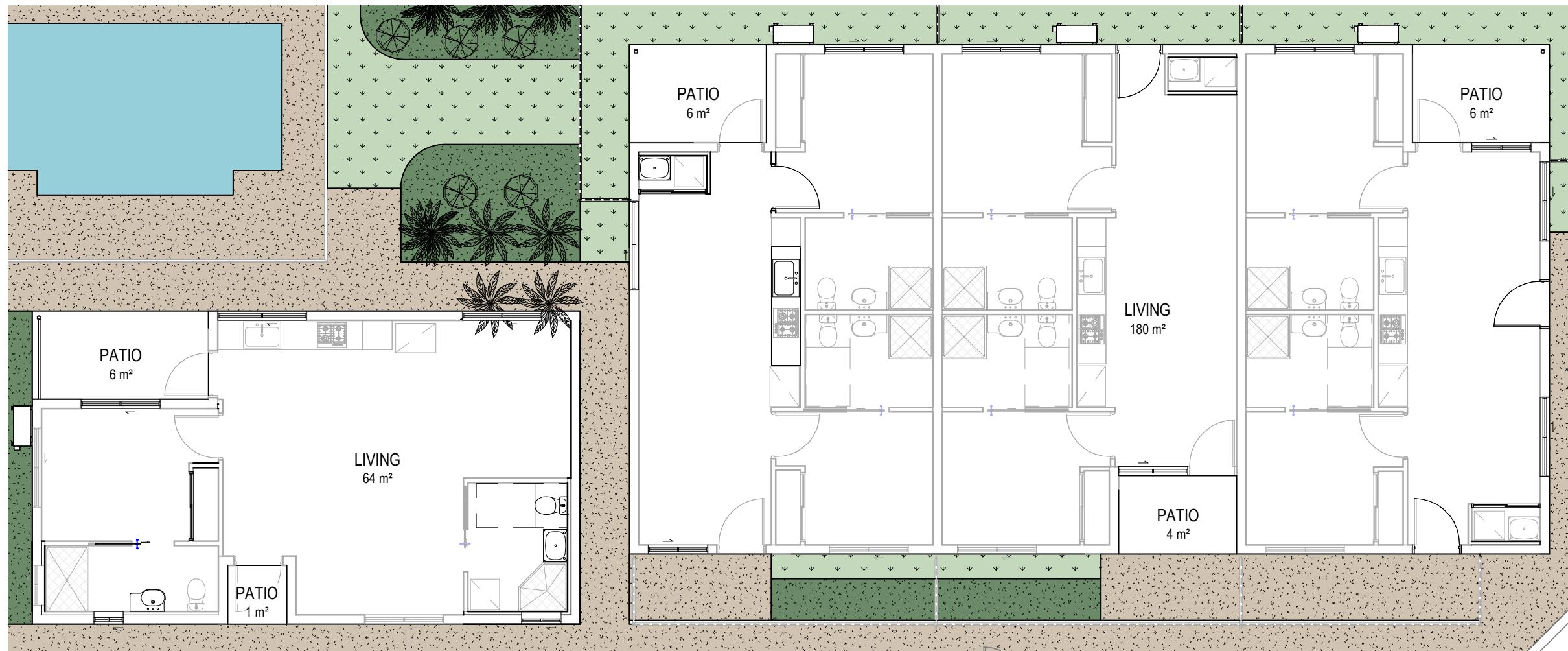
# PRELIMINARY

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ANS ARE SUBJECT TO CHANGE TO  
IMPLY WITH RELEVANT COVENANT &  
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ABBREVIATIONS	
ABBR	DESCRIPTION
BSN	BASIN
CTP	COOK TOP
FEN	FENCE
GBD	GARDEN BED
LTB	LAUNDRY TUB
PAN	PANTRY
REF	REFRIGERATOR
SHW	SHOWER
SKL	SKYLIGHT
SNK	SINK
WC	WATER CLOSET
WSM	WASHING MACHINE

REVISION	DATE	DESCRIPTION
9	13.08.25	REVISIONS
8	01.08.25	REVISIONS
7	02.07.25	REVISIONS
6	01.07.25	REVISIONS
5	30.06.25	REVISIONS
4	23.06.25	REVISIONS
3	09.06.25	CLIENT REVISIONS
2	02.06.25	CLIENT REVISIONS / POOL
1	22.05.25	PRELIMINARY
EV ISSUE	DATE	DESCRIPTION

Title : FLOOR PLAN		Job No:
		2025-125-R
Date: 28.04.2025	Drawn: N.H	Drawing No: Rev.
Scale: 1 : 100	Designed: N.H	DD 04 9



RESIDENT'S UNIT 1

RESIDENTS' UNITS 2 - 4

1 AREA PLAN  
1 : 100

AREA SCHEDULE		
Type	Area	
LIVING SLAB - RESIDENTS' UNITS	243.74 m <sup>2</sup>	
PATIO SLAB - RESIDENTS' UNITS	22.99 m <sup>2</sup>	
	266.73 m <sup>2</sup>	

REV ISSUE	DATE	DESCRIPTION
9	13.08.25	REVISIONS
8	01.08.25	REVISIONS
7	02.07.25	REVISIONS
6	01.07.25	REVISIONS
5	30.06.25	REVISIONS
4	23.06.25	REVISIONS



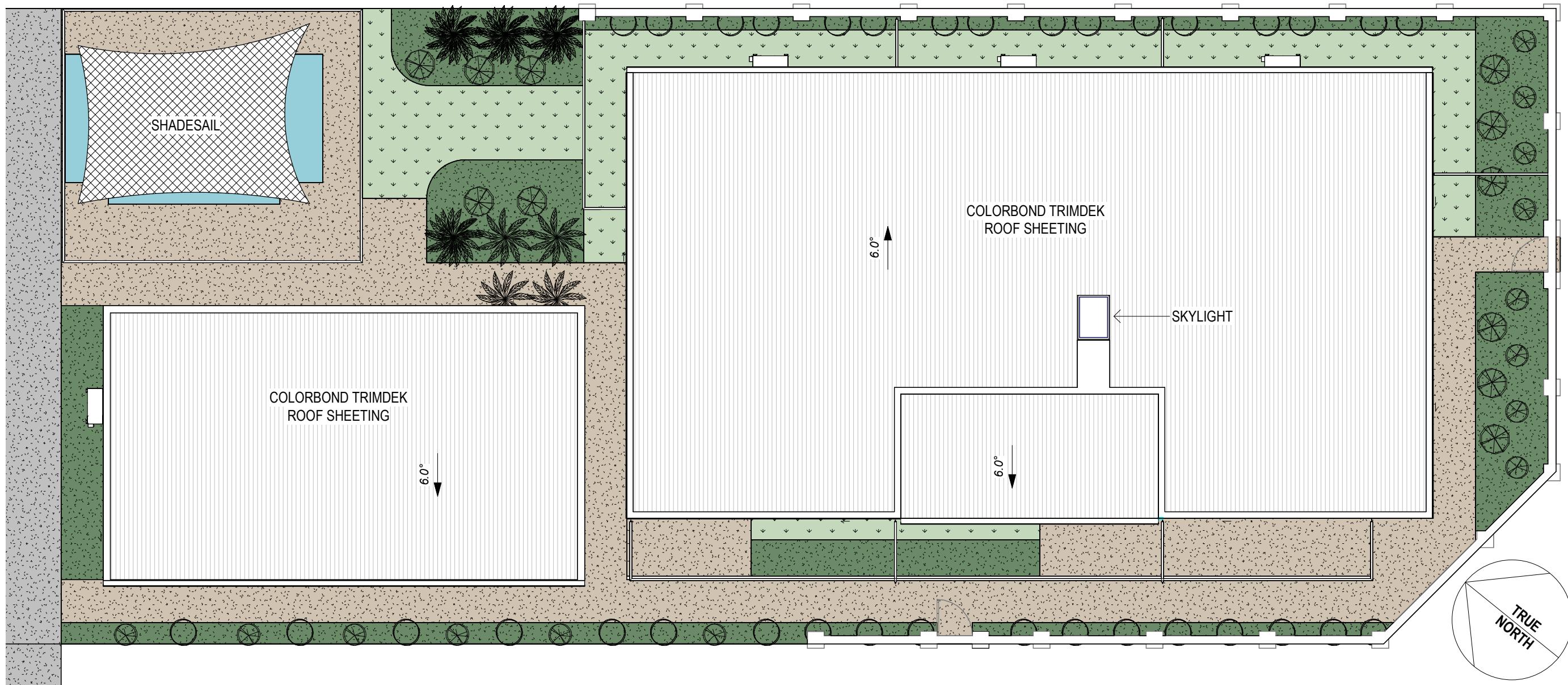
THE DESIGN HOUSE NQ  
m: 0423 623 647  
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Project: NEW UNIT COMPLEX  
Client: DAVID BULLARD  
Location: 129 BUNDY STREET BELGIAN GARDENS

Title : AREA PLAN  
Date: 28.04.2025 Drawn: N.H  
Scale: 1 : 100 Designed: N.H  
Job No: 2025-125-R  
Drawing No: Rev. DD 05 9



1 ROOF PLAN  
1 : 100

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REV ISSUE	DATE	DESCRIPTION
9	13.08.25	REVISIONS
8	01.08.25	REVISIONS
7	02.07.25	REVISIONS
6	01.07.25	REVISIONS
5	30.06.25	REVISIONS
4	23.06.25	REVISIONS

The  
Design  
House<sup>TM</sup>

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PERMIT

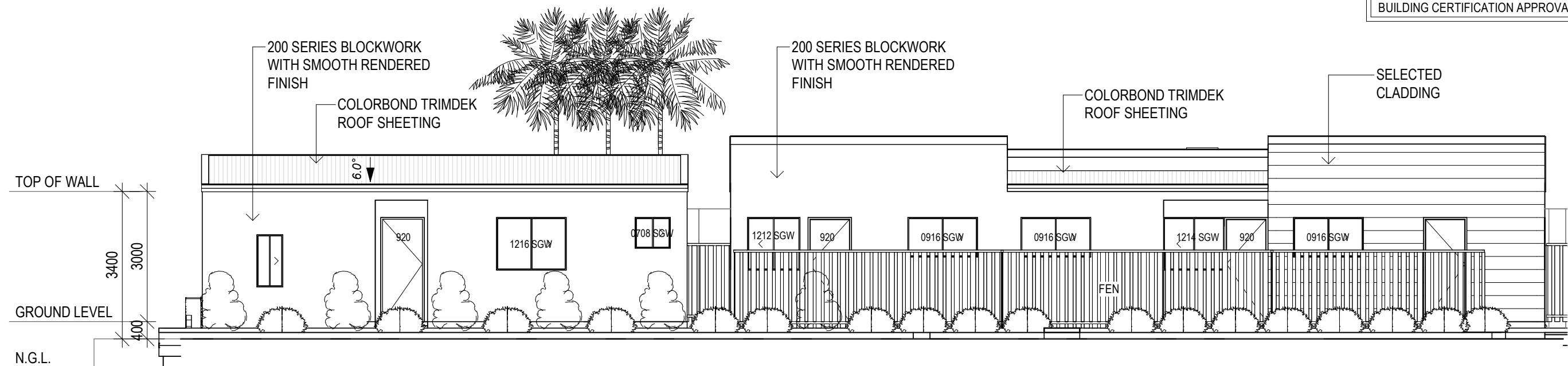
Project: NEW UNIT COMPLEX  
Client: DAVID BULLARD  
Location: 129 BUNDY STREET BELGIAN  
GARDENS

Title : ROOF PLAN  
Date: 28.04.2025 Drawn: N.H  
Scale: 1 : 100 Designed: N.H

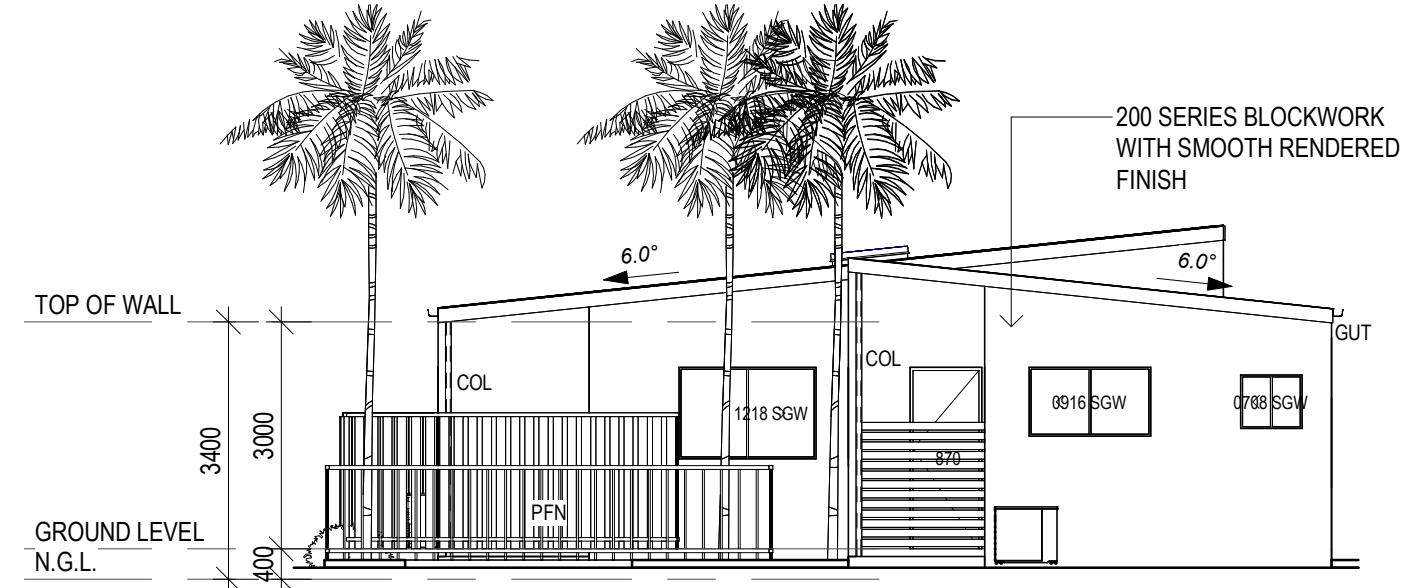
Job No:  
2025-125-R  
Drawing No: Rev.  
DD 06 9

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1 SW ELEVATION  
1 : 100



2 NW ELEVATION  
1 : 100

REV ISSUE	DATE	DESCRIPTION
9	13.08.25	REVISIONS
8	01.08.25	REVISIONS
7	02.07.25	REVISIONS
6	01.07.25	REVISIONS
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Project: NEW UNIT COMPLEX  
Client: DAVID BULLARD  
Location: 129 BUNDOCK STREET BELGIAN  
GARDENS

Title : ELEVATIONS  
Job No:  
2025-125-R  
Date: 28.04.2025 Drawn: N.H  
Drawing No: Rev.  
Scale: 1 : 100 Designed: N.H  
DD 07.01 9

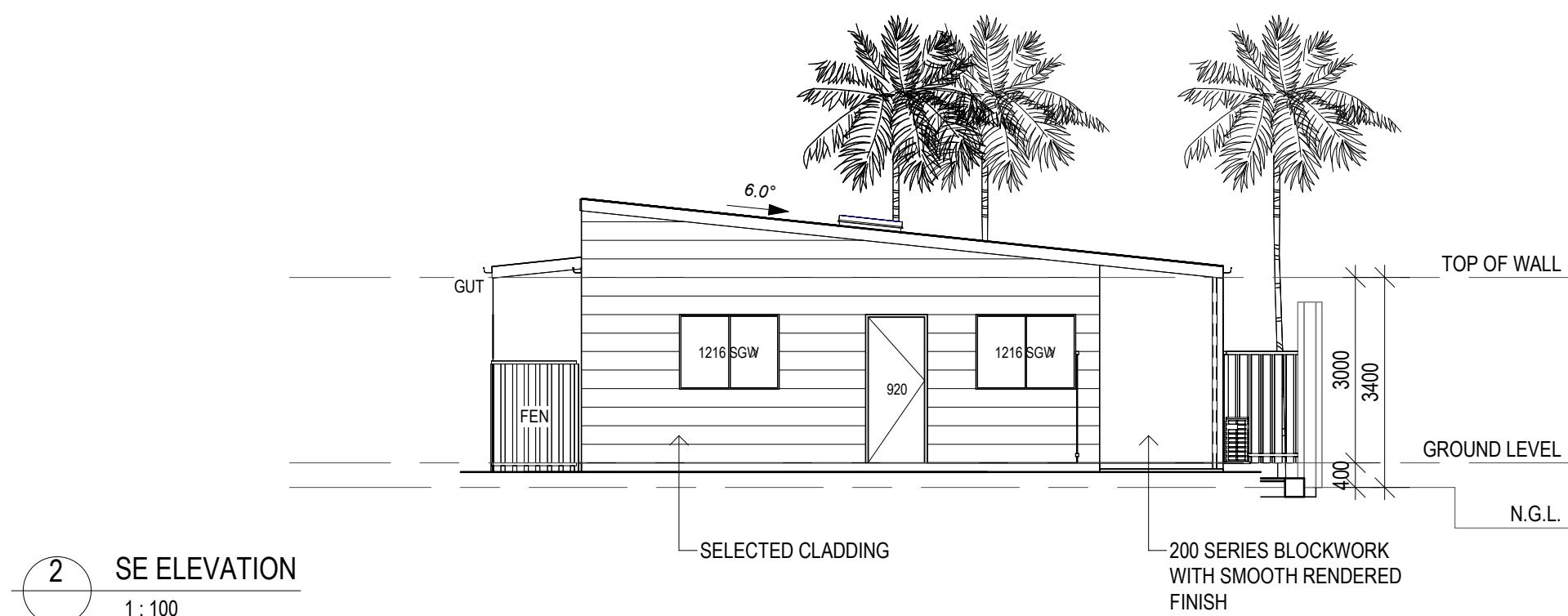
The  
Design  
House<sup>TM</sup>

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BUILDING CERTIFICATION APPROVALS



ABBREVIATIONS	
ABBR	DESCRIPTION
BG1	BARGE CAPPING - TYPE 1
COL	COLUMN
FEN	FENCE
GUT	GUTTER

REV ISSUE	DATE	DESCRIPTION
9	13.08.25	REVISIONS
8	01.08.25	REVISIONS
7	02.07.25	REVISIONS
6	01.07.25	REVISIONS
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Project: NEW UNIT COMPLEX  
Client: DAVID BULLARD  
Location: 129 BUNDY STREET BELGIAN GARDENS

Title : ELEVATIONS  
Job No: 2025-125-R  
Date: 28.04.2025 Drawn: N.H Drawing No: Rev. DD 07.02 9  
Scale: 1 : 100 Designed: N.H

Our Reference: NP25.087  
IC.MH

25 August 2025

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 x 2 Bed Units) located at 129 Bundock Street, Belgian Gardens and formally identified as Lot 1 on RP715217.**

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 x 2 Bed Units) located at 129 Bundock Street, Belgian Gardens and formally identified as Lot 1 on RP715217.

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 (4x 2 Bed Units)



**Northpoint**  
Planning

129 Bundoora Street, Belgian Gardens  
Lot 1 on RP715217

25 August 2025  
Reference: NP25.087

**Client:** D. Bullard

**Project:** 129 Bundoona Street, Belgrave Gardens

**Date:** 25 August 2025

**Project Reference:** NP25.087

**Contact:** Meredith Hutton

**Prepared by:** Meredith Hutton – Northpoint Planning

### Document Verification

Revision		Author	Reviewer
1	Draft	I.C	T.F
2	Final draft	I.C	T.F
3	Final	M.H	

Approval			
Author Signature		Approver Signature	
Name	I. Cooper	Name	M. Hutton
Title	Student Planner	Title	Principal Planner

Northpoint Planning

ABN 52 352 159 357

**E** [hello@northpointplanning.com.au](mailto:hello@northpointplanning.com.au)

**W** [www.northpointplanning.com.au](http://www.northpointplanning.com.au)

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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 (4x 2 Bed Units).

The site comprises one regular shaped corner allotment comprising an area of 690m<sup>2</sup> located at 129 Bundock Street, Belgian Gardens. The subject site is currently improved by an existing dwelling house and has historically been utilised for residential purposes.

The proposed development involves the construction of two accommodation buildings comprising a total of four self-contained units and shared recreational facilities. Specifically, the development comprises four x 2-bedroom units across two detached buildings. Vehicle access is provided via new crossover and driveway to the northern side of the Price Street frontage, with the existing crossover servicing the dwelling house to be removed and made good. The proposal provisions five on-site car parks, one being visitor, to the northern property boundary.

The proposed development involves two single storey buildings. A 1.88m wide landscaping strip is provided to the Bundock Street frontage and a 0.5m landscaping strip provided to the Price Street frontage. Articulation has been provided to the facades of the proposed structures, notably to the Bundock Street frontage, 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.

The site is identified within the Flood hazard overlay as containing limited area of low flood hazard, and updated flood risk modelling identifies area of very low flood risk predominantly to the road frontages.

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	
<b>Address</b>	129 Bundock Street, Belgian Gardens
<b>Real Property Description</b>	Lot 1 on RP715217
<b>Area of Lot</b>	690m <sup>2</sup>
<b>Applicant</b>	D. Bullard
<b>Purpose of Proposal</b>	Multiple Dwelling (4x 2 Bed Units)
<b>Type of Application</b>	Material Change of Use
<b>Category of Assessment</b>	Impact
<b>SARA Mapping</b>	<ul style="list-style-type: none"><li>▪ State-controlled road</li><li>▪ Area within 25m of a State-controlled road</li><li>▪ Area within 100m of a State-controlled road intersection</li></ul>



### Application Summary

<b>Referral Agencies</b>	State Assessment and Referral Agency: <ul style="list-style-type: none"><li>▪ Schedule 10, part 9, division 4, subdivision 2, table 4, item 1</li></ul>
<b>Public Notification</b>	Required
<b>Zoning</b>	Low density residential zone
<b>Overlays</b>	<ul style="list-style-type: none"><li>▪ Airport environs overlay</li><li>▪ Flood hazard overlay</li></ul>



## 2.0 Site and Surrounding Environment

### 2.1. Subject Site and Surrounds

The subject site is located at 129 Bundock Street, Belgian Gardens comprising an area of 690m<sup>2</sup>, and is formally identified as Lot 1 on RP715217. The site is currently improved by a dwelling house located to the south of the site, with the property utilised for residential purposes since circa 1952. The site comprises dual road frontage, with Bundock Street to the south and Price Street to the west, and is currently accessed via existing crossover centrally to the Price Street frontage.

The topography of the site slopes from the Bundock Street frontage towards the northern property boundary, with the site comprising mapped contours of 8m AHD to 6.5m AHD. A bus stop is located approximately 15m to the east along Bundock Street.

The immediate surrounding locality comprises a mix of residential uses, primarily detached dwelling houses, multiple dwellings and short-term accommodation. Commercial uses are periodically located along the Bundock Street road corridor. The Cleveland Youth Detention Centre is located approximately 350m to the east.

The wider locality includes the Townsville Airport to the west, Castle Hill to the south and The Strand to the east.

The subject site is located within the Low density residential zone of the planning scheme and is identified within the Flood hazard overlay as containing limited extent of low flood hazard to the northern property corner. However, recent Council flood risk modelling maps the site as containing area of very low flood risk, with the extent limited predominantly to the Price Street and Bundock Street frontages.

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 two accommodation buildings, comprising four self-contained units and shared recreation facilities. The structures are designed to be of single storey construction, and each unit comprises two bedrooms with separate outdoor private areas. Access to the proposed development is facilitated via new two-way crossover to the northern side of the Price Street frontage and shared access driveway to onsite carparking. It is noted that the existing dwelling house is to be demolished prior to construction of the proposed development.

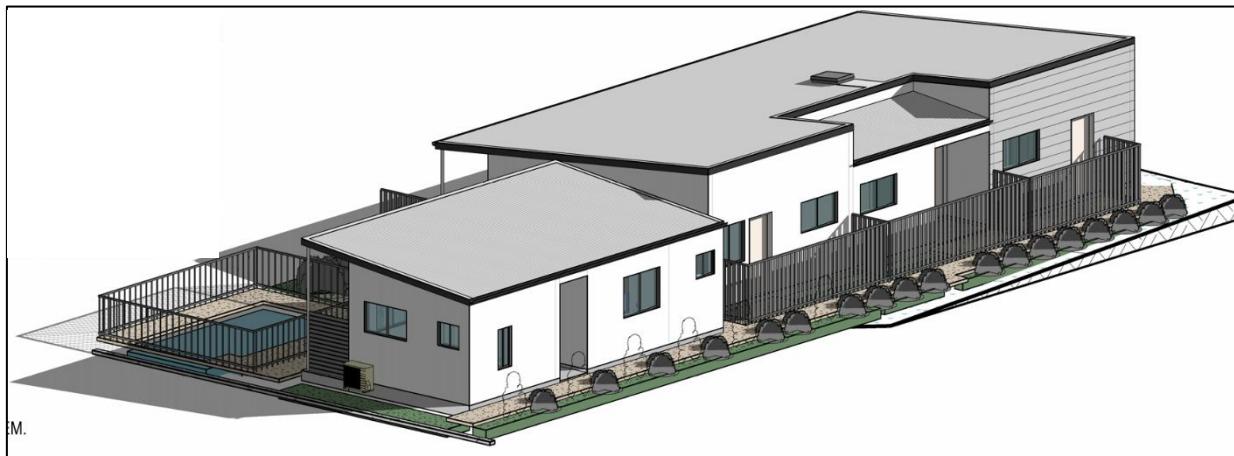
Specifically, the proposed development involves the following:

- Demolition of the existing dwelling house within the subject site and removal of associated vehicle access arrangements.
- Construction of two single storey accommodation buildings, comprising:
  - Central building – involving a single detached unit (Unit 1) and comprising a building footprint of approximately 71.5m<sup>2</sup>.
  - Southern building – involving three units (Unit 2,3 and 4) and comprising a building footprint of approximately 195m<sup>2</sup>.
- Proposed development involving a total of four (4) units with a total Gross Floor Area (GFA) of approximately 244m<sup>2</sup>, specifically involving the following:
  - Unit 1 – detached unit, GFA of approximately 64m<sup>2</sup>;
  - Unit 2 – semi-detached unit, GFA of approximately 60m<sup>2</sup>.
  - Unit 3 – attached unit, GFA of approximately 60m<sup>2</sup>.
  - Unit 4 – semi-detached unit, GFA of approximately 60m<sup>2</sup>.
- Each proposed unit is self-contained and involves two bedrooms.
- Each unit provisioned with private outdoor living space, inclusive of an outdoor patio.
- Shared recreational area involving a pool located centrally within the site, comprising 72m<sup>2</sup>.
- Provision of one dedicated car parking space for each unit and one visitor parking space, providing for a total of five (5) on-site car parks.
- Car parking area located to the northern property boundary.
- Proposed onsite carparking accessed via a new shared access crossover and driveway to the northern side of the Price Street frontage.
- Proposed access and parking arrangements allow for forward motion traffic.
- Screened waste storage hardstand area provided to the northern side of the Price Street frontage.
- Pedestrian access provided via existing gates to the northern and western frontages, connecting to internal pedestrian pathways and the existing Bundock Street pedestrian network.
- Built form setback 2.88m from the Bundock Street frontage and 1.5m from the Price Street frontage.
- Provision of extensive shared landscaping area comprising a total area of 114.4m<sup>2</sup>, inclusive of the following:
  - 1.88m landscaping strip to the Bundock Street frontage; and
  - 0.5m landscaping strip to the Price Street frontage.
- Lightweight weatherboard cladding provided to the southern building façade, presenting to Bundock Street.
- Fencing provided to the full extent of private outdoor areas.



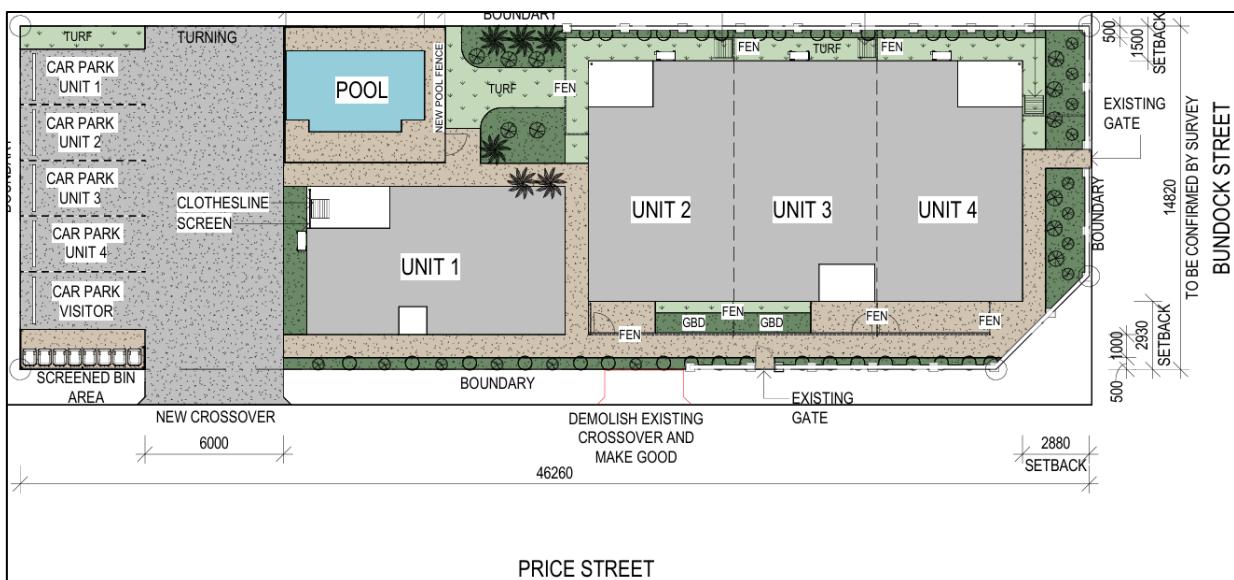
The proposed development is illustrated in Figure 2 & 3 below.

**Figure 2: Proposed Rendered View of Development (Price Street Perspective)**



Source: The Design House NQ

**Figure 3: Proposed Site Layout**



Source: The Design House NQ

### 3.2. Proposal Plans

The proposed development is illustrated in the following development plans prepared by The Design House NQ (refer **Appendix 4**):

- 2025-125-R-DD01-8 – Cover Page
- 2025-125-R-DD02-9 – Site Plan
- 2025-125-R-DD03-9 – Floor Plan
- 2025-125-R-DD04-9 – Floor Plan
- 2025-125-R-DD05-9 – Area Plan
- 2025-125-R-DD06-9 – Roof Plan
- 2025-125-R-DD07.1-9 – Elevations



- 2025-125-R-DD07.2-9 – Elevations

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

**Table 2 – Proposal Plans**

Plan Name	Number	Revision	Date
Cover Page	DD01	8	13.08.2025
Site Plan	DD02	9	13.08.2025
Floor Plan	DD03	9	13.08.2025
Floor Plan	DD04	9	13.08.2025
Area Plan	DD05	9	13.08.2025
Roof Plan	DD06	9	13.08.2025
Elevations	DD07.1	9	13.08.2025
Elevations	DD07.2	9	13.08.2025

### 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 *premises containing three or more dwellings for separate households*.

### 3.4. Access and Parking

The proposed development is provided access via new crossover to the northern side of the Price Street frontage, with an internal driveway and hardstand area provided to the north of the property. The proposed crossover and driveway comprise a width of 6m, with this considered suitable to accommodate ingress and egress traffic to the proposed development.

Furthermore, 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.

Accordingly, the proposed development requires the provision of eight (8) on-site car parks and one visitor parking space.

The proposed development provides for one dedicated parking space per unit and one visitor parking space, comprising a total of five (5) car parks. The development involves less than five dwellings and therefore a dedicated washing bay is not required.

The provision of reduced parking spaces is considered suitable for the proposed development. A bus stop is located approximately 15m to the east of the Bundoak Street frontage, providing opportunity for residents to efficiently and safely utilise the public transport network. Additionally, the proposed development retains the existing pedestrian entrance points to each road frontage, promoting improved pedestrian connectivity notably to the established Bundoak Street pedestrian network.



Given the subject site's involves two bedroom units only and maintains proximity to existing public transport and pedestrian infrastructure, it is considered the reduced parking spaces will not result in adverse impacts on the established traffic regime of the immediate surrounding locality. The strategic location of the proposed access arrangements to a local road, being Price Street, rather than the Bundock Street State-controlled corridor further mitigates adverse impacts and safety risks in high-trafficable areas.

### **3.5. Infrastructure Services**

The subject site maintains existing connection to Council's reticulated water network, with an existing water main traversing along the Bundock Street and Price Street frontages. It is considered this existing connection is adequate in servicing the proposed development.

An existing property connection to the reticulated sewer network is located centrally to the eastern property boundary. It is noted any required augmentation to the reticulated sewer network in association with the proposed development will be addressed in a subsequent Operational Work application.

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 to the extent possible.

The subject site retains a sloping topography to the north, with this maintained in association with the proposed development. The proposal has been designed to retain the Prince Street frontage as the lawful point of discharge, noting the local stormwater drainage network is considered of sufficient capacity to support the development.

### **3.7. Landscaping**

Landscaping has been appropriately integrated within private outdoor space associated with individual dwelling units and within common areas of the proposed development. The proposed development involves a total of 114m<sup>2</sup> of landscaped area, comprising both shared and private landscaped area. Specifically, the following private landscaped area is provisioned:

- Unit 2: 23m<sup>2</sup>;
- Unit 3: 18m<sup>2</sup>; and
- Unit 4: 28m<sup>2</sup>

Sufficient landscaping has been incorporated into common areas within the development, providing approximately 45.4m<sup>2</sup> of shared landscape area. A 1.88m landscaping strip is providing to the full extent of the Bundock Street frontage, with a 0.5m landscaping strip provided to the Price Street frontage. The inclusion of these landscape areas provides buffering and minimisation of built form bulk to neighbouring residential properties and a positive contribution to the Price Street and Bundock Street streetscapes.

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 16 July 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 required given the subject site is located within proximity to a State transport corridor. The relevant referral triggers are identified as:

- Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 – Material change of use premises near a State-controlled transport corridor – within 25m of a State transport corridor.
- Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 – Material change of use premises near a State-controlled transport corridor – within 100m of a State-controlled road intersection.

Assessment against the relevant benchmarks is provided in Section 5.

### 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 6.



## 5.0 State Development Assessment Provisions

### 5.1. State Code 1: Development in a State-controlled road environment

The purpose of State Code 1 is to *protect the safety, function and efficiency of State-controlled roads, future State-controlled roads, road transport infrastructure, active transport infrastructure and public passenger services on State-controlled roads from adverse impact of development. The code is intended to protect the safety of people using, and living or working near, State-controlled roads.*

Specifically, this code seeks to ensure:

- (1) *Development does not create a safety hazard for users of a State-controlled road, by increasing the likelihood or frequency of fatality or serious injury.*
- (2) *Development does not compromise the structural integrity of State-controlled roads, road transport infrastructure or road works.*
- (3) *Development does not result in a worsening of the physical condition or operating performance of state-controlled roads and the surrounding road network.*
- (4) *Development does not compromise the State's ability to construct State-controlled roads and future State-controlled roads, or significantly increase the cost to construct state-controlled roads and future State-controlled roads.*
- (5) *Development does not compromise the state's ability to maintain and operate State-controlled roads, or significantly increase the cost to maintain and operate State-controlled roads.*
- (6) *Development does not compromise the structural integrity of public passenger transport infrastructure located on State-controlled roads or compromise the operating performance of public passenger transport services on State-controlled roads.*
- (7) *The community is protected from significant adverse impacts resulting from environmental emissions generated by vehicles using State-controlled roads.*

The proposed development is considered to comply with the propose of State Code 1. In particular:

- The proposed development does not provision new access arrangements to Bundock Street, with access to the site facilitated exclusively via crossover to the northern side of the Price Street frontage.
- The proposed development comprises a residential use which is frequently identified throughout the surrounding locality and therefore is considered consistent with the anticipated traffic associated with the locality.
- A 1.88m landscaping strip is provided to the full extent of the Bundock Street frontage to serve as a buffer between the proposed development and the State-controlled road corridor.
- The proposed development has been designed to retain the existing stormwater drainage regime of the subject site, avoiding adverse impacts of stormwater run-off on the adjoining State-controlled road.
- The proposed development retains the Price Street frontage as the lawful point of discharge.
- The proposed development does not involve any work within the State-controlled road corridor and will not result in any worsening or safety impact.

Further assessment against State Code 1 is provided at **Appendix 5**.



## 6.0 Planning Assessment

### 6.1. 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 communal recreation spaces, landscaping, and pedestrian connectivity, contributing to a sense of place and community cohesion.
- 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.

### 6.2. Low Density Residential Zone Code

The purpose of the Low density residential zone code is to provide for *predominately dwelling houses*.

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 4x 2 bedroom units with a high level of residential amenity.

The subject site is located within Belgian Gardens with the immediate surrounding locality comprising a diverse mix of residential properties, notably single detached dwellings, multiple dwellings and short-term accommodation uses. A variety of residential uses are prevalent along the Bundock Street corridor, with the proposed development retaining the diverse and alternative residential nature of the locality. The proposed development provides for four units across two detached buildings, with the development providing a high level of amenity to users and a positive contribution to the visual amenity of both the Bundock Street and Price Street streetscapes.



The proposed development is designed to present as a single dwelling house from the Bundock Street frontage, with the provision of features such as lightweight weatherboard 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 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 parking and 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**.

### **6.3. 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. The proposed development will discharge stormwater to a lawful point of discharge, being Price Street. 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.

### **6.4. 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 114.4m<sup>2</sup> of landscaped area within the development site, accounting for approximately 17% of the overall site coverage. Specifically, the proposed design involves the following landscaping:

- 1.88m wide landscaping strip to the full extent of the Bundock Street frontage, excluding the pedestrian entrance gate.
- 0.5m wide landscaping strip to the full extent of the Price Street frontage, excluding the pedestrian entrance gate, proposed crossover and proposed waste storage area.
- Shared landscaped area to the southern side of the proposed pool.
- Landscaping to each private outdoor area.

The proposed development does not involve the removal or alteration of a street tree. Given the extent of landscaping incorporated throughout the proposal, further assessment against the Landscape code is not considered necessary.



## 6.5. 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 (8) parking spaces. The proposed development comprises one dedicated parking space per unit and one visitor car park, for a total of five (5) 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 a bus stop located to approximately 15m to the east along the Bundock Street road corridor.
- The proposed development provides for two bedroom units only.
- The proposed development retains pedestrian entrance points to each road frontage, promoting pedestrian connectivity and seamlessly integrating with the established Bundock 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 6m wide two-way access crossover and driveway to the northern site of the Price Street frontage. The access arrangements have been intentionally located to a local road, being Price Street, rather than Bundock Street to mitigate adverse traffic impacts along a State-controlled road corridor. 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.

## 6.6. 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. It is considered there is sufficient capacity within the existing reticulated network to support the proposed development, with the development providing for 4x 2 bedroom units only.



It is noted that augmentation to the reticulated sewer network may be required to appropriately service the development, with these works to be addressed as part of a subsequent Operational Work application, where required. Appropriately screened onsite bin 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.

### 6.7. 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 single storey unit development with a maximum building height of approximately 3.5m. Therefore, the proposed development is not considered to impact the safe and efficient operations of the airport, RAAF base and aviation facilities.

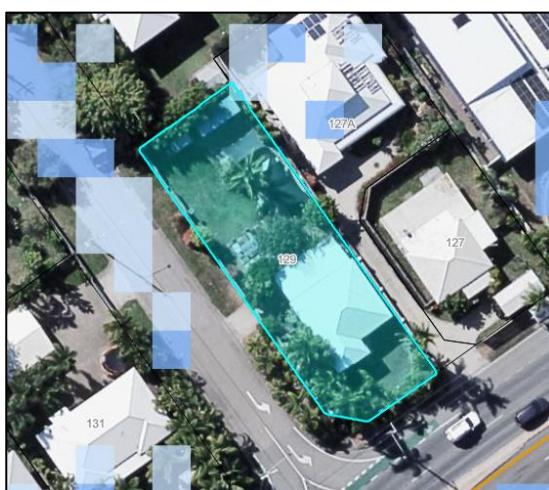
Given the nature of the development, further assessment against the Airport environs overlay code is not considered necessary.

### 6.8. Flood Hazard Overlay Code

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

The subject site is identified within the Flood hazard overlay as containing limited area of low flood hazard area to the northern property corner. However, recently released updated flood risk modelling from Townsville City Council identifies very low flood risk predominantly limited to the road frontages and the existing dwelling footprint. Refer to Figure 4 & 5 overleaf for existing and updated identified flood hazard across the site:

**Figure 4 – Flood Hazard Overlay Extent**



**Figure 5 – New Flood Risk Extent**





As demonstrated, flood hazard extent within the subject site is negligible, with the proposed development located outside flood hazard area. Future development within identified flood hazard areas can be appropriately managed through built-form design and it is considered the proposed development has been suitably designed and located to mitigate potential flood impact to people and property. It is further noted the subject site is not mapped as being subject to 1% AEP flood event levels, however the proposed development has been designed with habitable floor levels 0.4m 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.



## 7.0 Conclusion and Recommendations

This town planning report has been prepared by Northpoint Planning on behalf of D. Bullard in association with a Development Application for a Material Change of Use – Multiple Dwelling (4x 2 Bed Units) located at 129 Bundoak Street, Belgian Gardens and formally described as Lot 1 on RP715217 .

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)	D. Bullard C/- Northpoint Planning
Contact name (only applicable for companies)	Meredith Hutton
Postal address (P.O. Box or street address)	PO Box 4
Suburb	Townsville
State	Queensland
Postcode	4810
Country	Australia
Contact number	07 4440 5282
Email address (non-mandatory)	hello@northpointplanning.com.au
Mobile number (non-mandatory)	0407 574 897
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	NP25.087

### 1.1) Home-based business

Personal details to remain private in accordance with section 264(6) of *Planning Act 2016*

### 2) Owner's consent

2.1) Is written consent of the owner required for this development application?

Yes – the written consent of the owner(s) is attached to this development application  
 No – proceed to 3)

## 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

<input checked="" type="checkbox"/> Street address <b>AND</b> lot on plan (all lots must be listed), <b>or</b> <input type="checkbox"/> Street address <b>AND</b> 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
		129	Bundock Street
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)
	4810	1	RP715217
b)	Unit No.	Street No.	Street Name and Type
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)

#### 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.

<input type="checkbox"/> Coordinates of premises by longitude and latitude			
Longitude(s)		Latitude(s)	Datum
			<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: <input type="text"/>
<input type="checkbox"/> Coordinates of premises by easting and northing			
Easting(s)	Northing(s)	Zone Ref.	Datum
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: <input type="text"/>

#### 3.3) Additional premises

<input type="checkbox"/> Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application <input checked="" type="checkbox"/> Not required	
--	--

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

<input type="checkbox"/> In or adjacent to a water body or watercourse or in or above an aquifer Name of water body, watercourse or aquifer: <input type="text"/>	
<input type="checkbox"/> On strategic port land under the <i>Transport Infrastructure Act 1994</i> Lot on plan description of strategic port land: <input type="text"/>	
Name of port authority for the lot: <input type="text"/>	
<input type="checkbox"/> In a tidal area Name of local government for the tidal area (if applicable): <input type="text"/> Name of port authority for tidal area (if applicable): <input type="text"/>	

<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>	
Name of airport:	
<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>	
EMR site identification:	
<input type="checkbox"/> 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](#).*

<input type="checkbox"/> Yes – All easement locations, types and dimensions are included in plans submitted with this development application
<input checked="" type="checkbox"/> 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)

<input checked="" type="checkbox"/> Material change of use	<input type="checkbox"/> Reconfiguring a lot	<input type="checkbox"/> Operational work	<input type="checkbox"/> Building work
--	--	---	--

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

<input checked="" type="checkbox"/> Development permit	<input type="checkbox"/> Preliminary approval	<input type="checkbox"/> Preliminary approval that includes a variation approval
--	---	--

c) What is the level of assessment?

<input type="checkbox"/> Code assessment	<input checked="" type="checkbox"/> 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](#).*

<input checked="" type="checkbox"/> 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)

<input type="checkbox"/> Material change of use	<input type="checkbox"/> Reconfiguring a lot	<input type="checkbox"/> Operational work	<input type="checkbox"/> Building work
---	--	---	--

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

<input type="checkbox"/> Development permit	<input type="checkbox"/> Preliminary approval	<input type="checkbox"/> Preliminary approval that includes a variation approval
---	---	--

c) What is the level of assessment?

<input type="checkbox"/> Code assessment	<input type="checkbox"/> 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](#).*

<input type="checkbox"/> Relevant plans of the proposed development are attached to the development application
---



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### 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	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete DA Form 2 – Building work details

### Division 1 – Material change of use

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

#### 8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m <sup>2</sup> ) (if applicable)
Multiple Dwelling	Multiple Dwelling	Four	267

#### 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)

<input type="checkbox"/> Subdivision (complete 10)	<input type="checkbox"/> Dividing land into parts by agreement (complete 11)
<input type="checkbox"/> Boundary realignment (complete 12)	<input type="checkbox"/> 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 <sup>2</sup> )	Lot on plan description	Area (m <sup>2</sup> )

12.2) What is the reason for the boundary realignment?

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)

Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

## Division 3 – Operational work

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

14.1) What is the nature of the operational work?

Road work  Stormwater  Water infrastructure  
 Drainage work  Earthworks  Sewage infrastructure  
 Landscaping  Signage  Clearing vegetation  
 Other – please specify:

14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)

Yes – specify number of new lots:

No



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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



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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
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> 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 received 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](http://www.qld.gov.au). An ERA requires an environmental authority to operate. See [www.business.qld.gov.au](http://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](http://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](http://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](http://www.desi.qld.gov.au) for further information.



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## **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](http://www.resources.qld.gov.au) for further information.

DA templates are available from [planning.statedevelopment.qld.gov.au](http://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](http://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](http://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](http://www.resources.qld.gov.au) and [www.business.qld.gov.au](http://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](http://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](http://www.resources.qld.gov.au) for further information.



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### **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](http://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](http://www.desi.qld.gov.au) for information requirements regarding development of Queensland heritage places.

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

Name of the heritage place:		Place ID:	
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### **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](http://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  Yes

**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](#).

Relevant plans of the development are attached to this development application  Yes

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

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)  Yes  Not applicable



**Queensland  
Government**

### 25) Applicant declaration

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

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

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

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

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

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

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

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

Date received:  Reference number(s):

### Notification of engagement of alternative assessment manager

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

### QLeave notification and payment

*Note: For completion by assessment manager if applicable*

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

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

Title Reference:	20512247	Search Date:	14/08/2025 09:46
Date Title Created:	27/07/1955	Request No:	52976480
Previous Title:	20382011		

### ESTATE AND LAND

Estate in Fee Simple

LOT 1 REGISTERED PLAN 715217  
Local Government: TOWNSVILLE

### REGISTERED OWNER

Dealing No: 710884637 08/08/2007

DAVID DONALD BULLARD

### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10228074 (SUBN ALLOT 4 SEC 3A)
2. MORTGAGE No 710884638 08/08/2007 at 13:59  
COMMONWEALTH BANK OF AUSTRALIA A.B.N. 48 123 123 124

### 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**

I, DAVID DONALD BULLARD,

as owner(s) of premises identified as:

**Lot 1 on RP715217 and located at 129 Bundoora Street, Belgian Gardens**

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



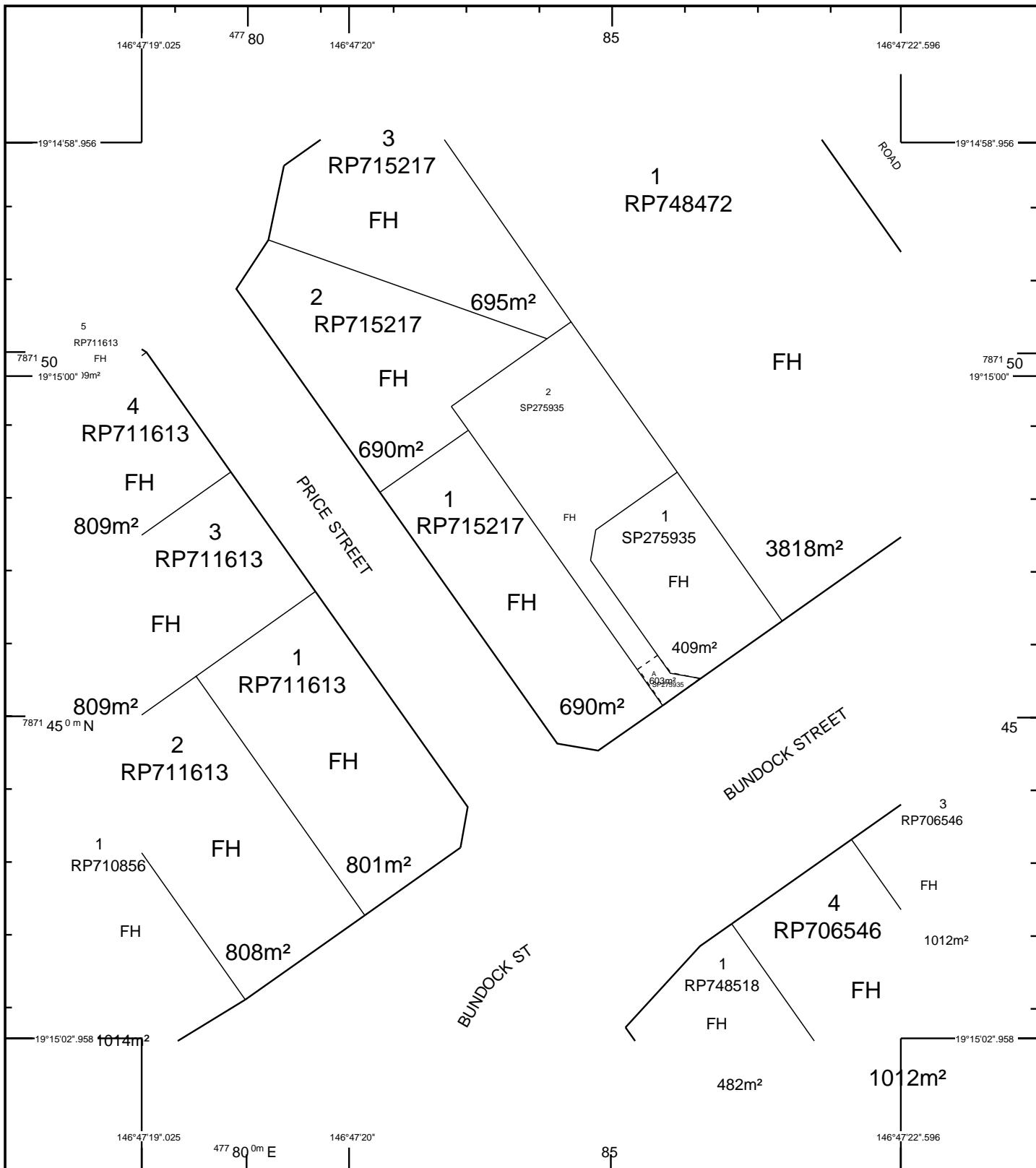
*Signature*

*Date*

*4/8/25.*



# Appendix 2



STANDARD MAP NUMBER  
8259-24414

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

**SmartMap**

An External Product of  
SmartMap Information Services

Based upon an extraction from the  
Digital Cadastral Data Base



**SUBJECT PARCEL DESCRIPTION**

DCDB  
Lot/Plan 1/RP715217  
Area/Volume 690m<sup>2</sup>  
Tenure FREEHOLD  
Local Government TOWNSVILLE CITY  
Locality BELGIAN GARDENS  
Segment/Parcel 50612/33

**CLIENT SERVICE STANDARDS**

PRINTED 31/03/2025  
DCDB 30/03/2025

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Despite Department of Resources best efforts, RESOURCES makes no representations or warranties in relation to the Information, and, to the extent permitted by law, exclude or limit all warranties relating to correctness, accuracy, reliability, completeness or currency and all liability for any direct, indirect and consequential costs, losses, damages and expenses incurred in any way (including but not limited to that arising from negligence) in connection with any use of or reliance on the Information.

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<https://www.qld.gov.au/housing/buying-owning-home/property-land-valuations/smartmaps>



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(Department of Resources) 2025.

**GDA**

**Matters of Interest for all selected Lot Plans**

*State-controlled road*

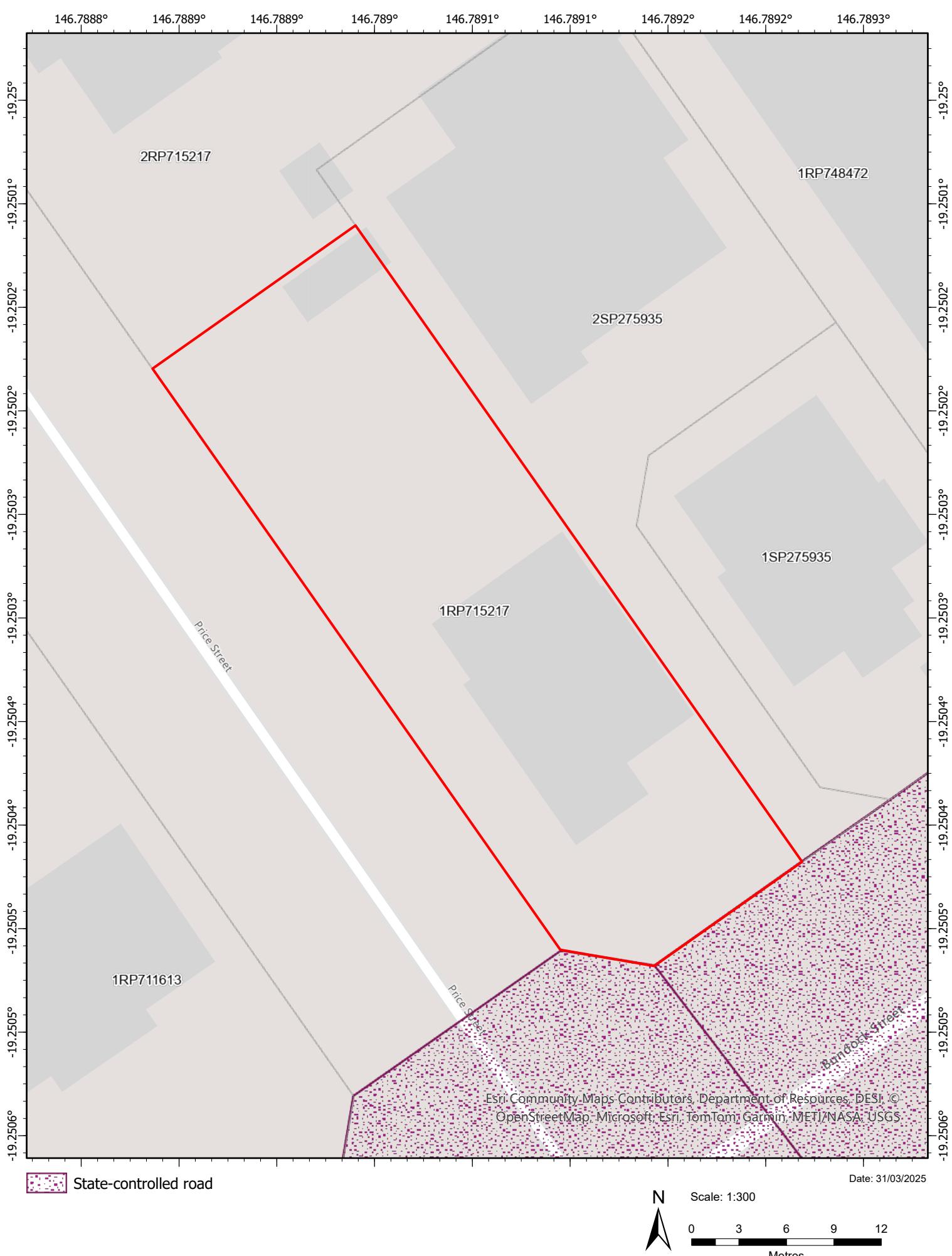
*Area within 25m of a State-controlled road*

**Matters of Interest by Lot Plan**

**Lot Plan: 1RP715217 (Area: 690 m<sup>2</sup>)**

*State-controlled road*

*Area within 25m of a State-controlled road*



Queensland  
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Version: 1, Version Date: 26/08/2025



Date: 31/03/2025



Scale: 1:300

0 3 6 9 12  
Metres

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Document ID: 22747024  
Version: 1, Version Date: 26/08/2025

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# Appendix 3

# Subject Site and Surrounds - 129 Bundock Street, Belgian Gardens

Lot 1 on RP715217

19°14'57"S 146°47'15"E

A product of



19°14'57"S 146°47'27"E



Legend located on next page



19°15'6"S 146°47'15"E

19°15'6"S 146°47'27"E



Scale: 1:128

Printed at: A3

Print date: 14/8/2025

Not suitable for accurate measurement.

Projection: Web Mercator EPSG 102100 (3857)

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

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**Queensland  
Government**

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

# Subject Site and Surrounds - 129 Bundock Street, Belgian Gardens

Lot 1 on RP715217

## Legend

Land parcel	Parcel
Land parcel - gt 1 ha	Parcel
Land parcel - gt 10 ha	Parcel
Strata parcel	
Volumetric parcel	
Land parcel - gt 1000 ha	Parcel
Land parcel label	
Land parcel label - gt 1 ha	
Land parcel label - gt 10 ha	
Land parcel label - gt 1000 ha	
Railway stations	
Railways	
Green bridges	

Roads and tracks
Motorway
Highway
Secondary
Connector
Local
Restricted Access Road
Mall
Busway
Bikeway
Restricted Access
Bikeway
Walkway
Restricted Access
Walkway
Non-vehicular Track
Track
Restricted Access Track
Ferry
Proposed Thoroughfare

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# Appendix 4

# NEW UNIT COMPLEX

## DAVID BULLARD

### 129 BUNDOCK STREET BELGIAN GARDENS

#### GENERAL:

1. IF IN DOUBT, JUST ASK.
2. USE FIGURED DIMENSIONS, DO NOT SCALE FROM DRAWINGS.
3. CONFIRM ALL RELEVANT DIMENSIONS, LEVELS AND DETAILS ON SITE PRIOR TO COMMENCEMENT OF ALL WORK. CONFIRM SETBACKS TO ALL ALIGNMENTS.
4. THESE ARCHITECTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ENGINEERING AND OTHER CONSULTANT'S DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES SHALL BE REFERRED TO THE BUILDING DESIGNER FOR DISCUSSION BEFORE PROCEEDING WITH THE WORK.
5. DESIGN AND CONSTRUCTION TO COMPLY WITH CURRENT STANDARD BUILDING BY-LAWS, BUILDING ACT, BUILDING AMENDMENT ACT, BUILDING AND OTHER LEGISLATION AMENDMENT ACT, QUEENSLAND DEVELOPMENT CODE, BUILDING CODE OF AUSTRALIA, CURRENT AUSTRALIAN STANDARDS, STATUTORY REQUIREMENTS, ORDINANCES, LOCAL GOVERNMENT REQUIREMENTS, RELEVANT BUILDING AUTHORITIES AND ALL CONTRACT DOCUMENTATION.
6. CARRY OUT ALL WORK IN A SAFE MANNER IN ACCORDANCE WITH APPLICABLE STATUTORY REGULATIONS, BY-LAWS OR RULES. COMPLY WITH RELEVANT STATE OCCUPATIONAL HEALTH AND SAFETY ACTS INCLUDING ASSOCIATED REGULATIONS AND CODES OF PRACTISE. CONTRACTOR IS RESPONSIBLE FOR OCCUPATIONAL HEALTH AND SAFETY OF SITE PERSONNEL AND GENERAL PUBLIC IN ACCORDANCE WITH LEGISLATIVE REQUIREMENTS, INDUSTRIAL AGREEMENTS AND ACCEPTED INDUSTRY PRACTISE.
7. TIMBER CONSTRUCTION TO COMPLY WITH AS1720. DOMESTIC TIMBER CONSTRUCTION IN NON-CYCLONIC LOCATIONS SHALL BE IN ACCORDANCE WITH AS1684.
8. ALL BRICKWORK AND BLOCKWORK SHALL BE IN ACCORDANCE WITH AS3700.
9. ALL PROPRIETARY PRODUCTS AND SYSTEMS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATION AND INSTRUCTIONS.
10. GARAGE DOORS TO COMPLY WITH THE ABCB HOUSING PROVISION PART 2.2. - GARAGE DOORS AND OTHER LARGE ACCESS DOORS IN OPENINGS NOT MORE THAN 3M IN HEIGHT IN EXTERNAL WALLS OF BUILDINGS DETERMINED AS BEING LOCATED IN WIND REGION C OR D IN ACCORDANCE WITH FIGURE 2.2.3 : AS/NZS 4505.
11. WHEN BUILDING IN A CORROSIVE ENVIRONMENT, CORROSION PROTECTION IS TO COMPLY WITH SECTION 6.3.9 OF THE ABCB HOUSING PROVISIONS
12. THESE DRAWINGS ARE THE COPYRIGHT OF THE DESIGN HOUSE NQ AND MAY NOT BE USED, RETAINED OR REPRODUCED WITHOUT WRITTEN AUTHORITY.
13. THESE DRAWINGS ARE FOR THE PURPOSE OF GAINING A BUILDING APPROVAL ONLY.

#### CLASS 1 & 2 BUILDINGS OR ASSESSABLE AND SELF-ASSESSABLE RENOVATIONS

**LIGHTING - ENERGY EFFICIENT LIGHTING - WHICH IS A GLOBE WITH A MINIMUM OUTPUT OF 30 LUMENS/WATT INSTALLED TO A MINIMUM OF 80% OF THE TOTAL FIXED INTERNAL LIGHTING. EXCLUDING LAMPS RADIATING HEAT IN BATHROOMS.**

**NEW AND REPLACEMENT AIR-CONDITIONING TO HAVE ENERGY EFFICIENCY RATING TO MINIMUM 2.9**

**IN AREAS SERVICED BY A WATER SERVICE PROVIDER:-**

- \* SHOWER ROSES IN A AREA WITH A RETICULATED WATER SERVICE MUST BE MIN 3 STAR WELS RATED.
- \* ALL TOILET CISTERS MUST HAVE A DUAL FLUSH FUNCTION AND HAVE A MIN. OF 4 STAR WELS RATING WHICH MUST BE COMPATABLE WITH THE SIZE OF THE TOILET BOWL.
- \* ALL TAPS SERVING LAUNDRY TUBS, KITCHEN SINKS AND BATHROOM BASINS MUST HAVE A 3 STAR WELS RATING.

**(WELS - 'WATER EFFICIENCY LABELLING AND STANDARDS')**

**(QDC - QUEENSLAND DEVELOPMENT CODE)**

**(MP - MANDATORY PART)**

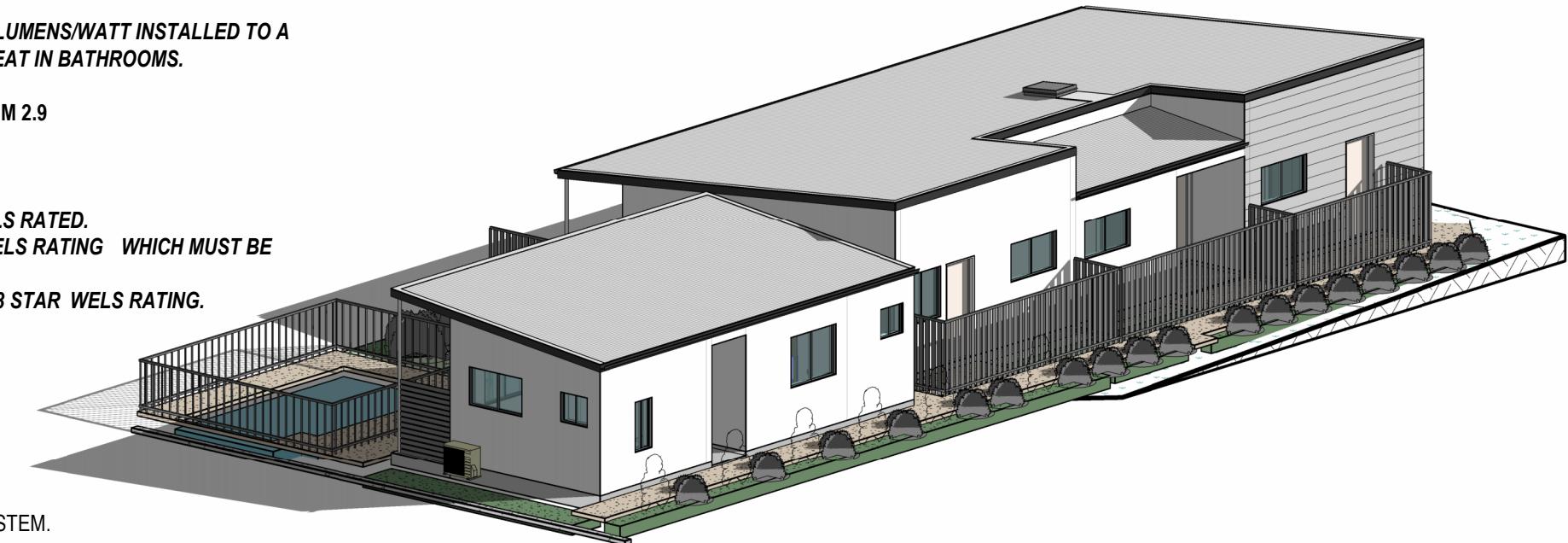
**SUSTAINABLE BUILDING REQUIREMENTS @ 1 MARCH 2009 - CLASS 1 BUILDINGS**

**NEW WORK - HOT WATER SYSTEMS MUST BE SUPPLIED BY A:-**

- SOLAR HOT WATER SYSTEM, OR HEAT PUMP HOT WATER SYSTEM OR GAS HOT WATER SYSTEM.

**TANKS IF REQUIRED BY LOCAL AUTHORITY:**

- 5000LTR FOR DETACHED CLASS 1, 3000LTR FOR OTHER THAN CLASS 1 DETACHED AS PER QDC MP 4.2 WATER SAVINGS TARGETS:-
- TO RECEIVE A MINIMUM ROOF AREA AT LEAST 100SQM OR ONE HALF OF THE TOTAL ROOF AREA WHICHEVER IS THE LESSER.
- BE CONNECTED TO TOILET CISTERS, WASHING MACHINE COLD WATER TAPS (OTHER THAN GREY WATER CONNS.) AND EXTERNAL USE TAPS, REFER QDC MP 4.2 FOR VARIATIONS. PLUMBER TO REFER TO QDC MP 4.2 FOR COMPLETE TANK REQUIREMENTS



SHEET LIST						
SHEET No.	SHEET NAME	Project Issue DATE	Project Revision	Current Revision	Revision Date	Current Revision Description
01	COVER PAGE	28.04.2025	8	9	13.08.25	REVISIONS
02	SITE PLAN	28.04.2025	8	9	13.08.25	REVISIONS
03	FLOOR PLAN	28.04.2025	8	9	13.08.25	REVISIONS
04	FLOOR PLAN	28.04.2025	8	9	13.08.25	REVISIONS
05	AREA PLAN	28.04.2025	8	9	13.08.25	REVISIONS
06	ROOF PLAN	28.04.2025	8	9	13.08.25	REVISIONS
07.01	ELEVATIONS	28.04.2025	8	9	13.08.25	REVISIONS
07.02	ELEVATIONS	28.04.2025	8	9	13.08.25	REVISIONS

#### PRELIMINARY

NOT FOR CONSTRUCTION  
PLANS ARE SUBJECT TO CHANGE TO  
COMPLY WITH RELEVANT COVENANT &  
BUILDING CERTIFICATION APPROVALS

The  
Design  
House<sup>TM</sup>

THE DESIGN HOUSE NQ  
m: 0423 623 647  
a: 19 CASTLEMAINE ST, KIRWAN QLD 4817  
e: nathan@thedesighnousenq.com.au  
w: www.thedesighnousenq.com.au

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BUILDING DESIGN OPEN RISE

NOTE:  
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2. PLANS NOT TO BE SCALED, ALL FIGURED DIMENSIONS TO TAKE PRECEDENCE.  
3. COMPLY WITH LOCAL AUTHORITY, STANDARD BUILDING LAW & ALL RELEVANT AUSTRALIAN STANDARDS & LEGISLATION  
4. THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT

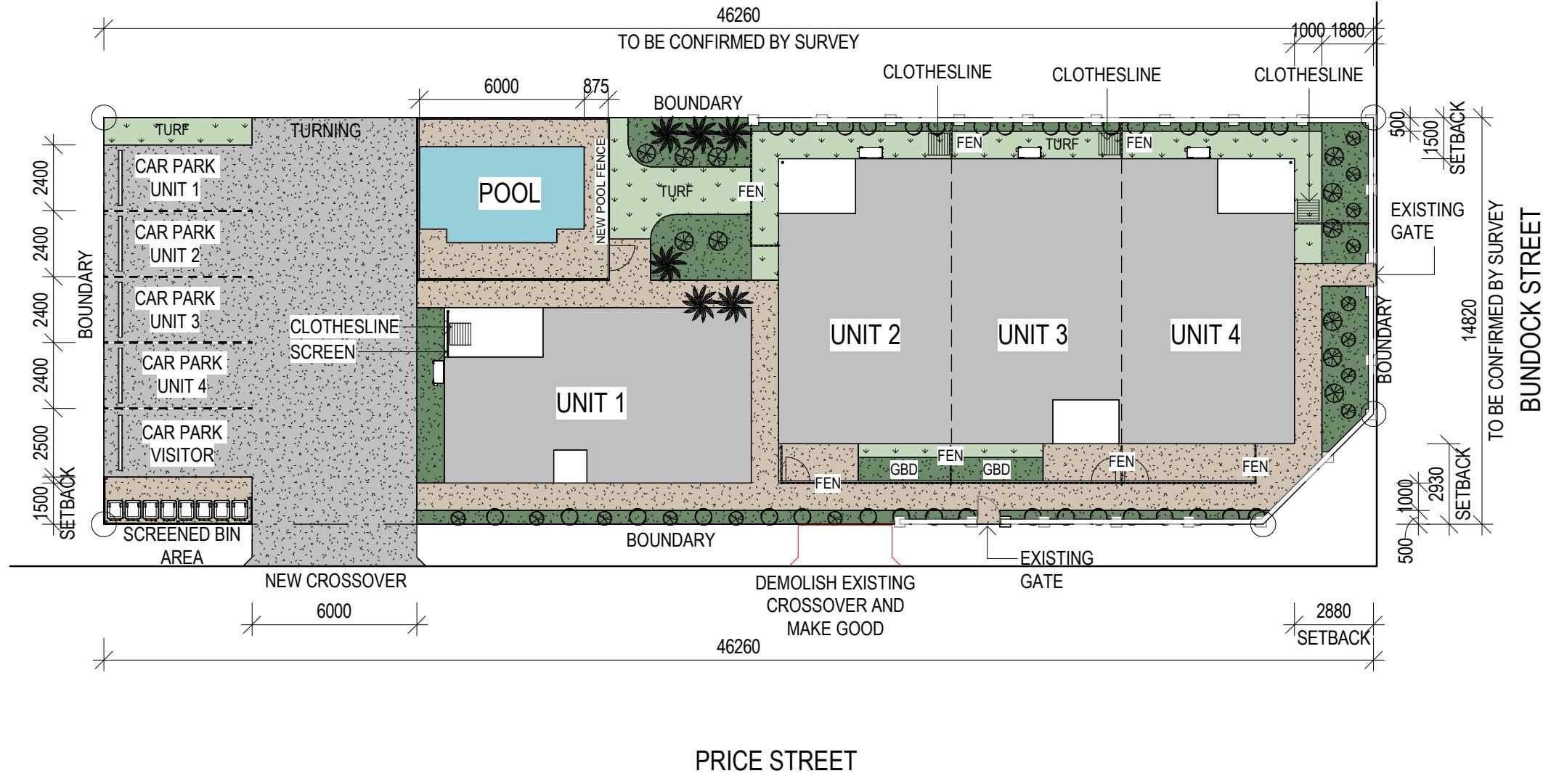
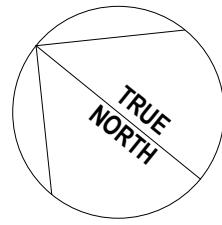
Project: NEW UNIT COMPLEX  
Client: DAVID BULLARD  
Location: 129 BUNDOCK STREET BELGIAN GARDENS

Title : COVER PAGE  
Date: 28.04.2025 Drawn: N.H  
Scale: 1 : 1 Designed: N.H

Job No:  
2025-125-R  
Drawing No: Rev.  
DD 01 8

# PRELIMINARY

NOT FOR CONSTRUCTION  
ANS ARE SUBJECT TO CHANGE TO  
MPY WITH RELEVANT COVENANT &  
LDING CERTIFICATION APPROVALS



## **DEVELOPMENT ASSESSMENT**

TOTAL SITE AREA: 677.5m<sup>2</sup> APPROX.

## **CAR PARKS:**

PARKING  
PARKING PROVIDED (ON SITE) : 05  
TOTAL : 05

## SITE COVER:

GROUND FLOOR 267m<sup>2</sup> : 39.4%

## LANDSCAPING:

LANDSCAPING:  
(TURF & GARDENS) 114.4m<sup>2</sup> : 16.9%

## HARDSTAND:

(INC. CARPARK, 226m<sup>2</sup> : 33.4%)

## PATHWAYS & DIVISIONS

**COMMUNITY AREA:**  
(POOL AREA) 70-2

#### PRIVATE AREAS

**PRIVATE AREAS:**

## UNIT ONE : 23m<sup>2</sup>

## UNIT TWO : 18m<sup>2</sup>

## ABBREVIATIONS

ABBR	DESCRIPTION
FEN	FENCE
GRD	GARDEN BED

REV	ISSUE	DATE	DESCRIPTION
9	13.08.25	REVISIONS	
8	01.08.25	REVISIONS	
7	02.07.25	REVISIONS	
6	01.07.25	REVISIONS	
5	30.06.25	REVISIONS	
4	23.06.25	REVISIONS	
3	09.06.25	CLIENT REVISIONS	
2	02.06.25	CLIENT REVISIONS / POOL	
1	22.05.25	PRELIMINARY	

The  
Design  
House NQ

THE DESIGN HOUSE NQ  
m: 0423 623 647  
a: 19 Castlemaine St, Kirwan Qld 4817  
e: nathan@thedesignhousenq.com.au  
w: www.thedesignhousenq.com.au

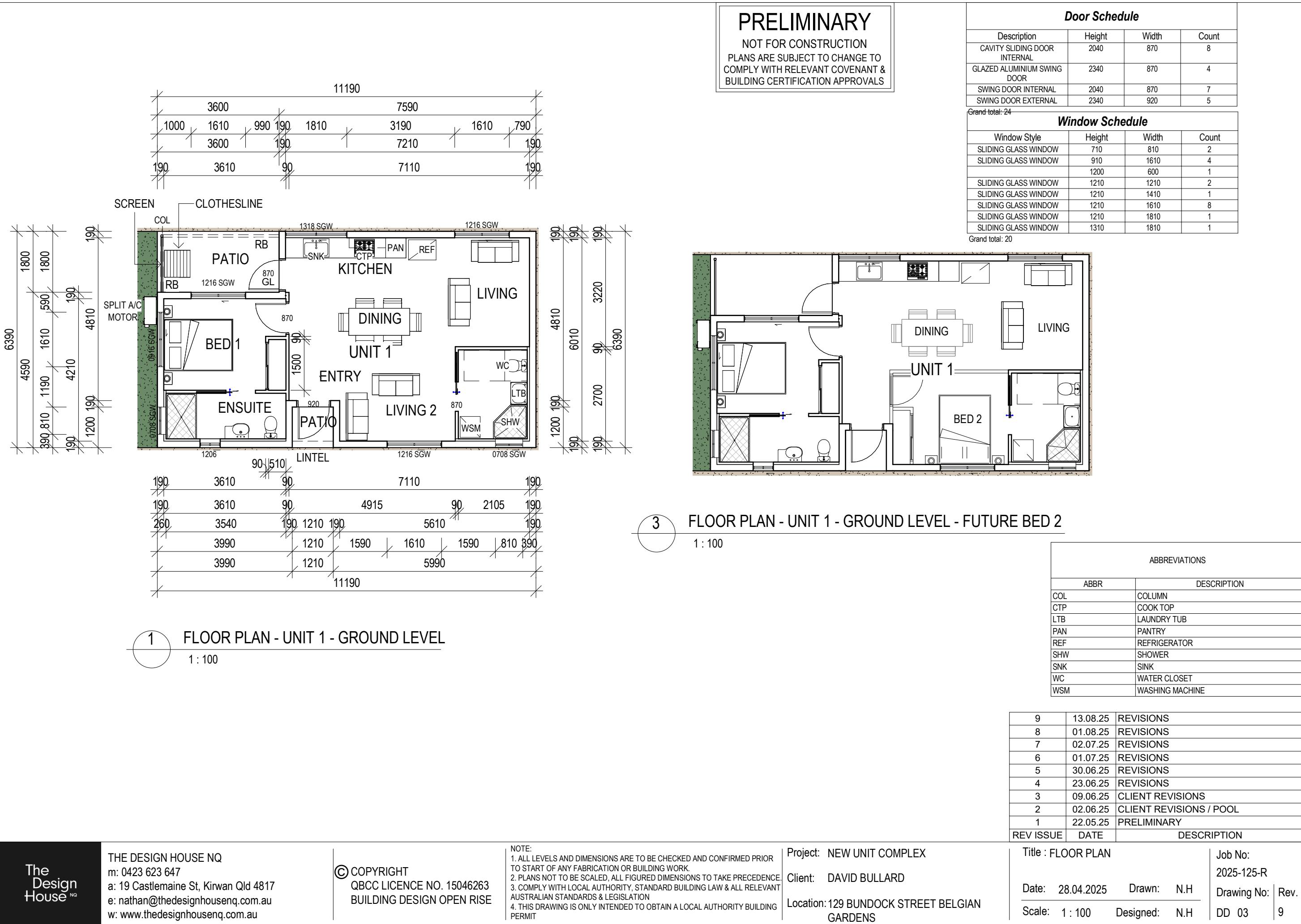
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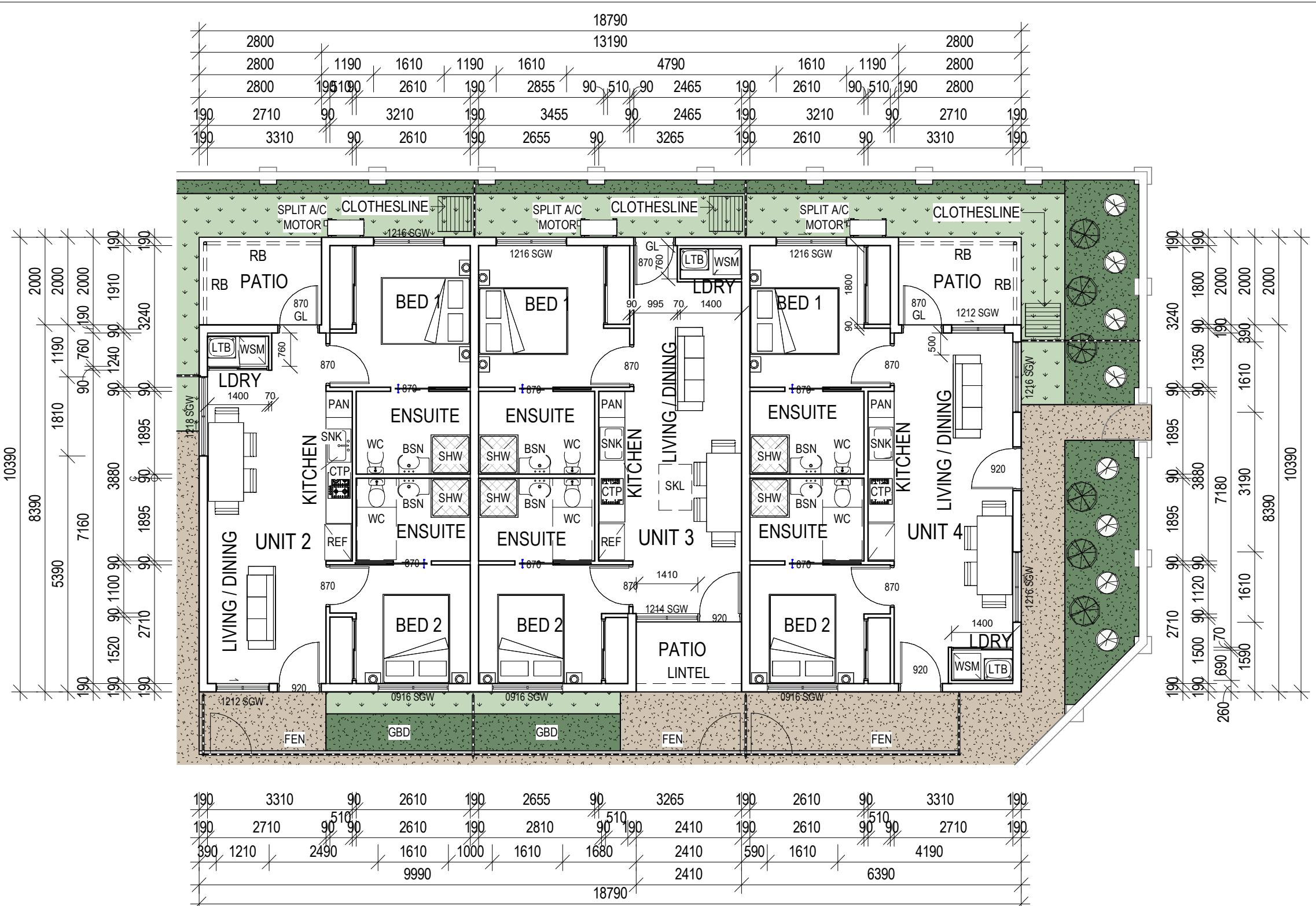
NOTE:

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project: NEW UNIT COMPLEX  
client: DAVID BULLARD  
location: 129 BUNDOCK STREET BELGIAN  
GARDENS

Title : SITE PLAN		Job No:
		2025-125-R
Date: 28.04.2025	Drawn: N.H	Drawing No: Rev.
Scale: 1 : 200	Designed: N.H	DD 02 9





1 FLOOR PLAN - UNITS 2, 3 & 4 - GROUND LEVEL  
1 : 100

The  
Design  
House<sup>NQ</sup>

THE DESIGN HOUSE NQ  
m: 0423 623 647  
a: 19 Castlemaine St, Kirwan Qld 4817  
e: nathan@thedesignhousenq.com.au  
w: www.thedesignhousenq.com.au

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Project: NEW UNIT COMPLEX  
Client: DAVID BULLARD  
Location: 129 BUNDOCK STREET BELGIAN  
GARDENS

Door Schedule			
Description	Height	Width	Count
CAVITY SLIDING DOOR INTERNAL	2040	870	8
GLAZED ALUMINIUM SWING DOOR	2340	870	4
SWING DOOR INTERNAL	2040	870	7
SWING DOOR EXTERNAL	2340	920	5

Grand total: 24

Window Schedule			
Window Style	Height	Width	Count
SLIDING GLASS WINDOW	710	810	2
SLIDING GLASS WINDOW	910	1610	4
	1200	600	1
SLIDING GLASS WINDOW	1210	1210	2
SLIDING GLASS WINDOW	1210	1410	1
SLIDING GLASS WINDOW	1210	1610	8
SLIDING GLASS WINDOW	1210	1810	1
SLIDING GLASS WINDOW	1310	1810	1

Grand total: 20

# PRELIMINARY

NOT FOR CONSTRUCTION  
 PLANS ARE SUBJECT TO CHANGE TO  
 COMPLY WITH RELEVANT COVENANT &  
 BUILDING CERTIFICATION APPROVALS

ABBREVIATIONS	
ABBR	DESCRIPTION
BSN	BASIN
CTP	COOK TOP
FEN	FENCE
GBD	GARDEN BED
LTB	LAUNDRY TUB
PAN	PANTRY
REF	REFRIGERATOR
SHW	SHOWER
SKL	SKYLIGHT
SNK	SINK
WC	WATER CLOSET
WSM	WASHING MACHINE

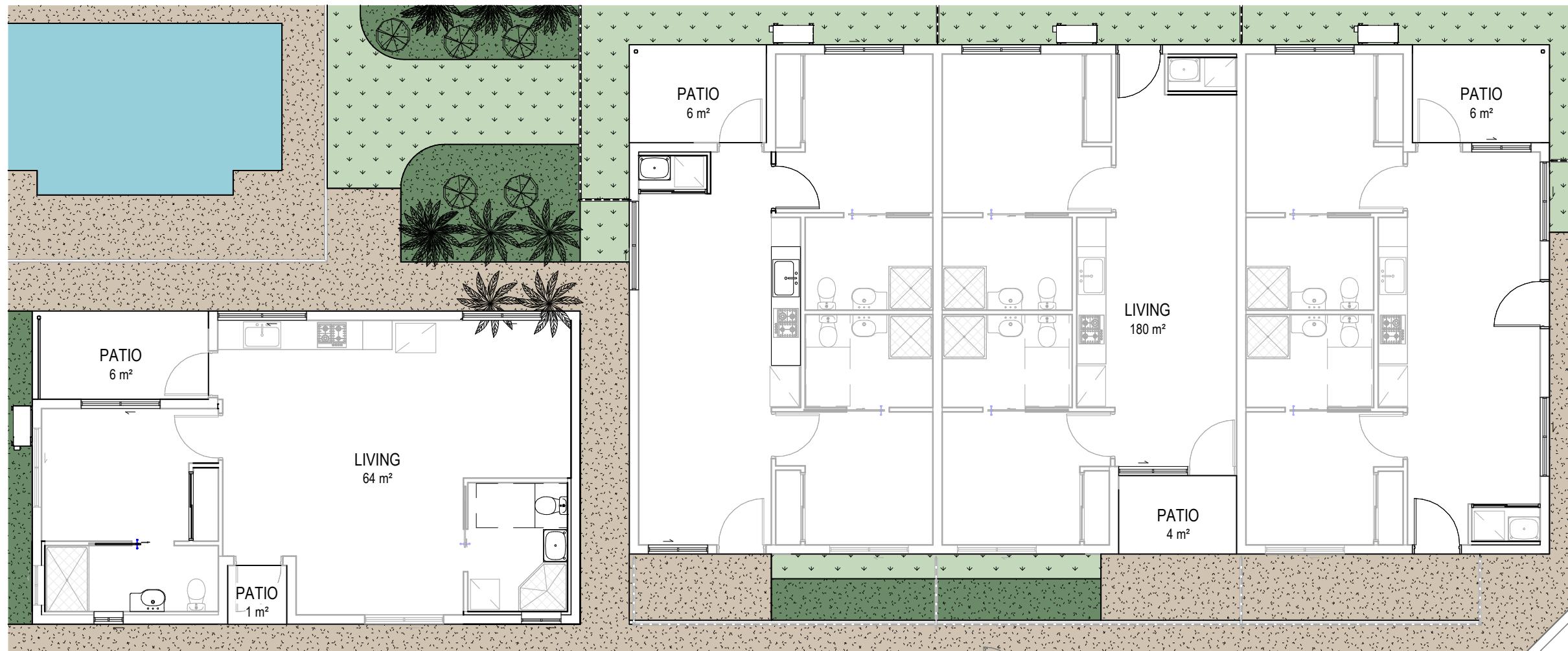
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8	01.08.25	REVISIONS
7	02.07.25	REVISIONS
6	01.07.25	REVISIONS
5	30.06.25	REVISIONS
4	23.06.25	REVISIONS
3	09.06.25	CLIENT REVISIONS
2	02.06.25	CLIENT REVISIONS / POOL
1	22.05.25	PRELIMINARY

REV ISSUE	DATE	DESCRIPTION
Title : FLOOR PLAN		Job No: 2025-125-R

Date: 28.04.2025	Drawn: N.H	Drawing No:	Rev.
Scale: 1 : 100	Designed: N.H	DD 04	9



RESIDENT'S UNIT 1

RESIDENTS' UNITS 2 - 4

1 AREA PLAN  
1 : 100

AREA SCHEDULE		
Type	Area	
LIVING SLAB - RESIDENTS' UNITS	243.74 m <sup>2</sup>	
PATIO SLAB - RESIDENTS' UNITS	22.99 m <sup>2</sup>	
	266.73 m <sup>2</sup>	

REV ISSUE	DATE	DESCRIPTION
9	13.08.25	REVISIONS
8	01.08.25	REVISIONS
7	02.07.25	REVISIONS
6	01.07.25	REVISIONS
5	30.06.25	REVISIONS
4	23.06.25	REVISIONS



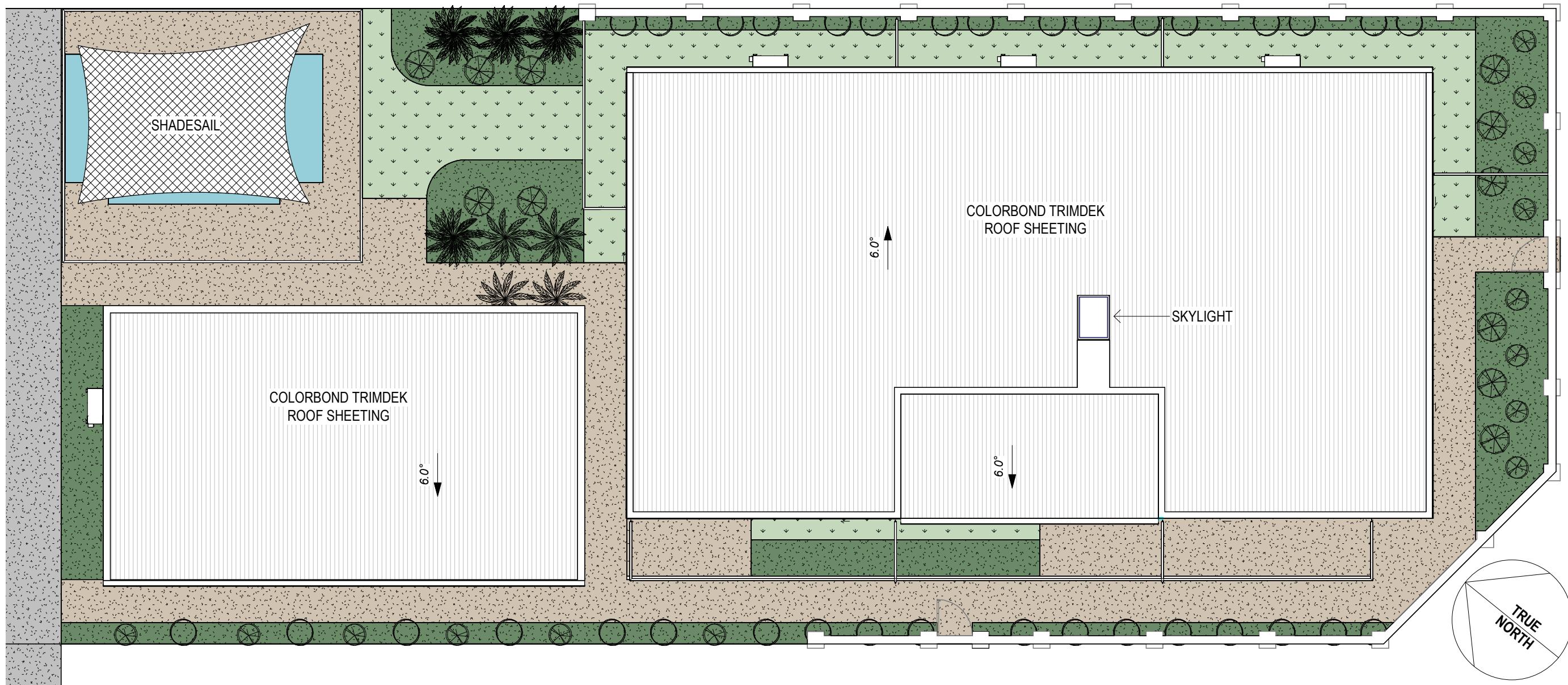
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e: nathan@thedesighnousenq.com.au  
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Project: NEW UNIT COMPLEX  
Client: DAVID BULLARD  
Location: 129 BUNDY STREET BELGIAN GARDENS

Title : AREA PLAN  
Date: 28.04.2025 Drawn: N.H  
Scale: 1 : 100 Designed: N.H  
Job No: 2025-125-R  
Drawing No: Rev. DD 05 9



1 ROOF PLAN  
1 : 100

**PRELIMINARY**

NOT FOR CONSTRUCTION  
PLANS ARE SUBJECT TO CHANGE TO  
COMPLY WITH RELEVANT COVENANT &  
BUILDING CERTIFICATION APPROVALS

REV ISSUE	DATE	DESCRIPTION
9	13.08.25	REVISIONS
8	01.08.25	REVISIONS
7	02.07.25	REVISIONS
6	01.07.25	REVISIONS
5	30.06.25	REVISIONS
4	23.06.25	REVISIONS

The  
Design  
House<sup>TM</sup>

THE DESIGN HOUSE NQ  
m: 0423 623 647  
a: 19 Castlemaine St, Kirwan Qld 4817  
e: nathan@thedesighnousenq.com.au  
w: www.thedesighnousenq.com.au

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BUILDING DESIGN OPEN RISE

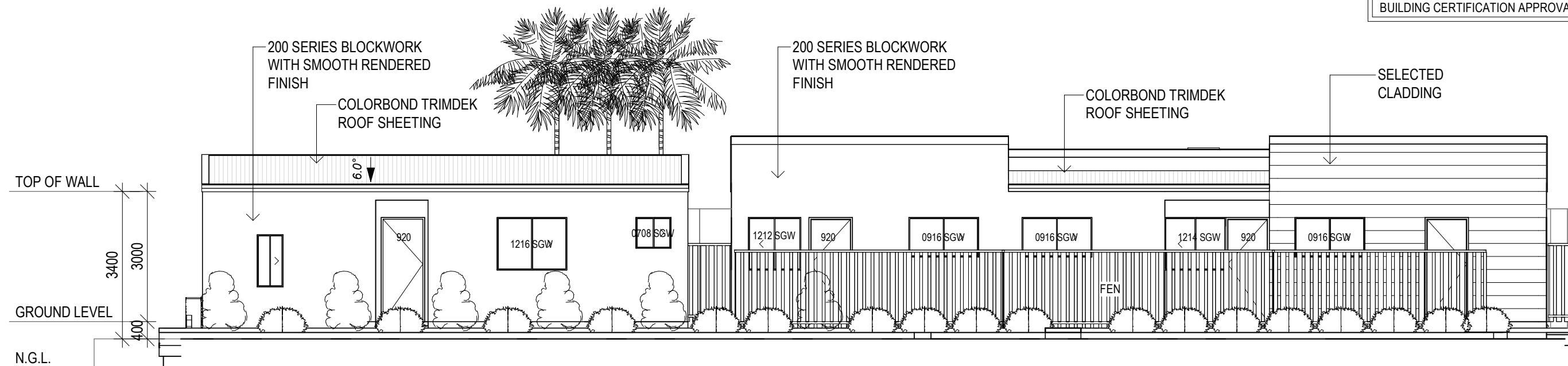
NOTE:  
1. ALL LEVELS AND DIMENSIONS ARE TO BE CHECKED AND CONFIRMED PRIOR  
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2. PLANS NOT TO BE SCALED, ALL FIGURED DIMENSIONS TO TAKE PRECEDENCE.  
3. COMPLY WITH LOCAL AUTHORITY, STANDARD BUILDING LAW & ALL RELEVANT  
AUSTRALIAN STANDARDS & LEGISLATION  
4. THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING  
PERMIT

Project: NEW UNIT COMPLEX  
Client: DAVID BULLARD  
Location: 129 BUNDY STREET BELGIAN  
GARDENS

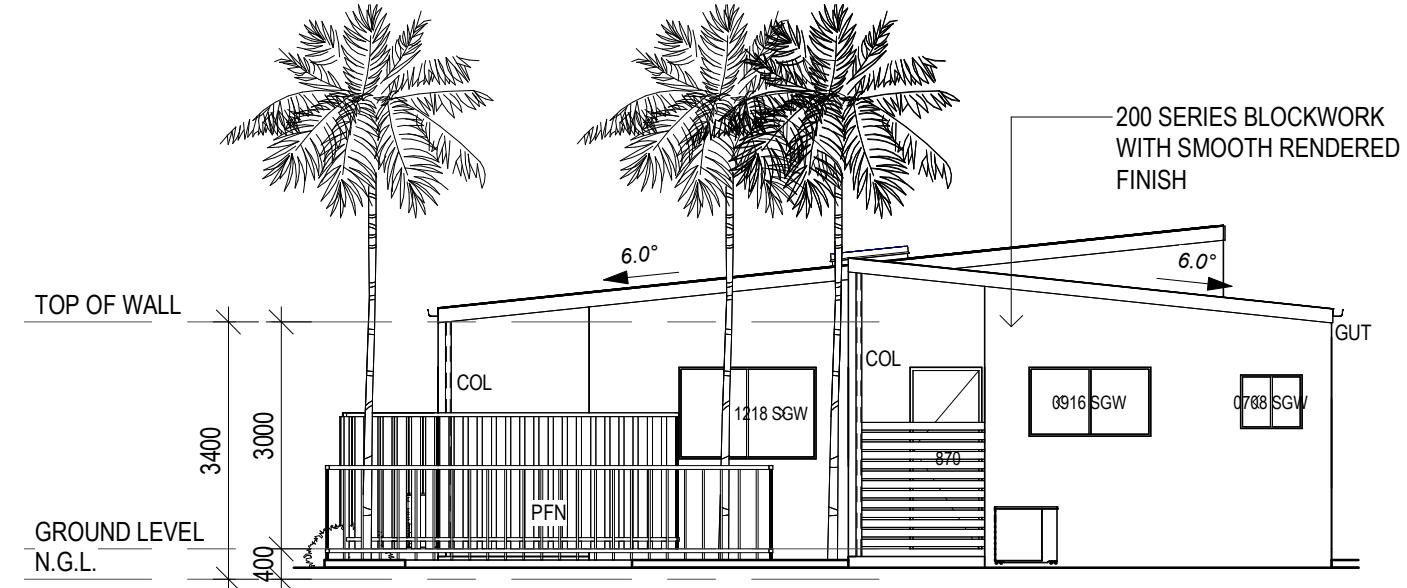
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Job No:  
2025-125-R  
Date: 28.04.2025 Drawn: N.H  
Drawing No: Rev.  
Scale: 1 : 100 Designed: N.H  
DD 06 9

# PRELIMINARY

NOT FOR CONSTRUCTION  
PLANS ARE SUBJECT TO CHANGE TO  
COMPLY WITH RELEVANT COVENANT &  
BUILDING CERTIFICATION APPROVALS



1 SW ELEVATION  
1 : 100



2 NW ELEVATION  
1 : 100

REV ISSUE	DATE	DESCRIPTION
9	13.08.25	REVISIONS
8	01.08.25	REVISIONS
7	02.07.25	REVISIONS
6	01.07.25	REVISIONS
5	30.06.25	REVISIONS
4	23.06.25	REVISIONS

NOTE:  
1. ALL LEVELS AND DIMENSIONS ARE TO BE CHECKED AND CONFIRMED PRIOR  
TO START OF ANY FABRICATION OR BUILDING WORK.  
2. PLANS NOT TO BE SCALED, ALL FIGURED DIMENSIONS TO TAKE PRECEDENCE.  
3. COMPLY WITH LOCAL AUTHORITY, STANDARD BUILDING LAW & ALL RELEVANT  
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Project: NEW UNIT COMPLEX  
Client: DAVID BULLARD  
Location: 129 BUNDOCK STREET BELGIAN  
GARDENS

Title : ELEVATIONS  
Job No:  
2025-125-R  
Date: 28.04.2025 Drawn: N.H  
Drawing No: Rev.  
Scale: 1 : 100 Designed: N.H  
DD 07.01 9

The  
Design  
House<sup>TM</sup>

THE DESIGN HOUSE NQ  
m: 0423 623 647  
a: 19 Castlemaine St, Kirwan Qld 4817  
e: nathan@thedesighnousenq.com.au  
w: www.thedesighnousenq.com.au

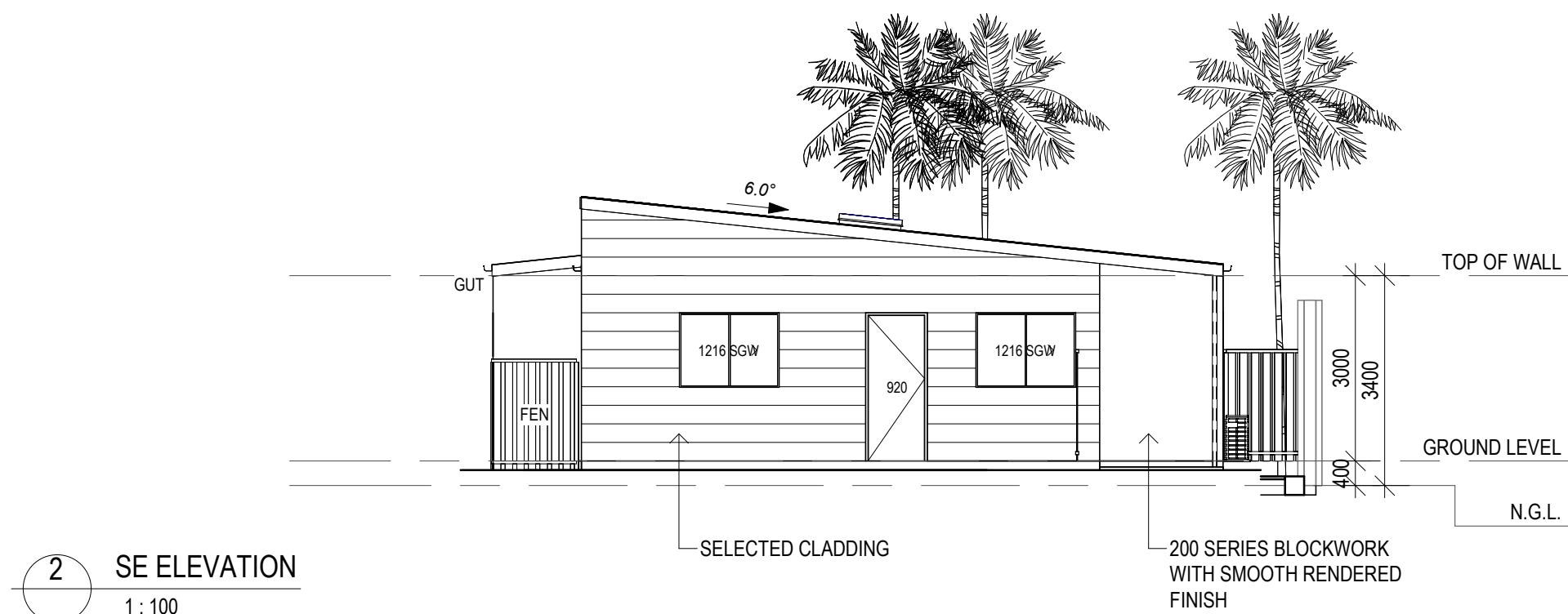
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BUILDING DESIGN OPEN RISE

# PRELIMINARY

NOT FOR CONSTRUCTION  
PLANS ARE SUBJECT TO CHANGE TO  
COMPLY WITH RELEVANT COVENANT &  
BUILDING CERTIFICATION APPROVALS



1 NE ELEVATION  
1 : 100



2 SE ELEVATION  
1 : 100

ABBREVIATIONS	
ABBR	DESCRIPTION
BG1	BARGE CAPPING - TYPE 1
COL	COLUMN
FEN	FENCE
GUT	GUTTER

REV ISSUE	DATE	DESCRIPTION
9	13.08.25	REVISIONS
8	01.08.25	REVISIONS
7	02.07.25	REVISIONS
6	01.07.25	REVISIONS
5	30.06.25	REVISIONS
4	23.06.25	REVISIONS



THE DESIGN HOUSE NQ  
m: 0423 623 647  
a: 19 Castlemaine St, Kirwan Qld 4817  
e: nathan@thedesighnousenq.com.au  
w: www.thedesighnousenq.com.au

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PERMIT

Project: NEW UNIT COMPLEX  
Client: DAVID BULLARD  
Location: 129 BUNDY STREET BELGIAN  
GARDENS

Title : ELEVATIONS  
Job No:  
2025-125-R  
Date: 28.04.2025 Drawn: N.H  
Drawing No: Rev.  
Scale: 1 : 100 Designed: N.H DD 07.02 9



# Appendix 5

# State code 1: Development in a state-controlled road environment

[State Development Assessment Provisions guideline - State Code 1: Development in a state-controlled road environment](#). This guideline provides direction on how to address State Code 1.

**Table 1.1 Development in general**

Performance outcomes	Acceptable outcomes	Response
<b>Buildings, structures, infrastructure, services and utilities</b>		
<b>PO1</b> The location of the development does not create a safety hazard for users of the <b>state-controlled road</b> .	<b>AO1.1</b> Development is not located in a <b>state-controlled road</b> .  AND  <b>AO1.2</b> Development can be maintained without requiring access to a <b>state-controlled road</b> .	<b>Complies</b> The proposed development is not located in a State-controlled road and does not require access to the State-controlled road.
<b>PO2</b> The design and construction of the development does not adversely impact the <b>structural integrity</b> or physical condition of the <b>state-controlled road or road transport infrastructure</b> .	No acceptable outcome is prescribed.	<b>Complies</b> The proposed development involves built form that is appropriately buffered and setback from the State controlled road and does not adversely impact the structural integrity or physical condition of State transport infrastructure.
<b>PO3</b> The location of the development does not obstruct <b>road transport infrastructure</b> or adversely impact the operating performance of the <b>state-controlled road</b> .	No acceptable outcome is prescribed.	<b>Complies</b> The proposed development is appropriately buffered and setback from the State-controlled road corridor and does not adversely impact the State controlled road.
<b>PO4</b> The location, placement, design and operation of advertising devices, visible from the <b>state-controlled road</b> , do not create a safety hazard for users of the <b>state-controlled road</b> .	No acceptable outcome is prescribed.	<b>Not Applicable</b> The proposed development does not involve advertising devices.

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State code 1: Development in a state-controlled road environment

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Performance outcomes	Acceptable outcomes	Response
<p><b>PO5</b> The design and construction of buildings and <b>structures</b> does not create a safety hazard by distracting users of the <b>state-controlled road</b>.</p>	<p><b>AO5.1</b> Facades of buildings and <b>structures</b> fronting the <b>state-controlled road</b> are made of non-reflective materials.</p> <p>AND</p> <p><b>AO5.2</b> Facades of buildings and <b>structures</b> do not direct or reflect point light sources into the face of oncoming traffic on the <b>state-controlled road</b>.</p> <p>AND</p> <p><b>AO5.3</b> External lighting of buildings and <b>structures</b> is not directed into the face of oncoming traffic on the <b>state-controlled road</b>.</p> <p>AND</p> <p><b>AO5.4</b> External lighting of buildings and <b>structures</b> does not involve flashing or laser lights.</p>	<p><b>Complies</b></p> <p>The façade of buildings and structures fronting the State-controlled road will not comprise reflective material that will create a safety hazard.</p>
<p><b>PO6</b> Road, pedestrian and bikeway bridges over a <b>state-controlled road</b> are designed and constructed to prevent projectiles from being thrown onto the <b>state-controlled road</b>.</p>	<p><b>AO6.1</b> Road, pedestrian and bikeway bridges over the <b>state-controlled road</b> include throw protection screens in accordance with section 4.11 of the Design Criteria for Bridges and Other Structures Manual, Department of Transport and Main Roads, 2020.</p>	<p><b>Not Applicable</b></p> <p>The proposed development does not involve a road, pedestrian or bikeway bridge over a State controlled road.</p>
<b>Landscaping</b>		
<p><b>PO7</b> The location of landscaping does not create a safety hazard for users of the <b>state-controlled road</b>.</p>	<p><b>AO7.1</b> Landscaping is not located in a <b>state-controlled road</b>.</p> <p>AND</p> <p><b>AO7.2</b> Landscaping can be maintained without requiring access to a <b>state-controlled road</b>.</p>	<p><b>Complies</b></p> <p>Landscaping associated with the proposed development:</p> <ul style="list-style-type: none"> <li>▪ is not located in a State-controlled road;</li> <li>▪ landscaping can be maintained without requiring access to the State-controlled road;</li> <li>and</li> </ul>

Performance outcomes	Acceptable outcomes	Response
	<p>AND</p> <p><b>AO7.3</b> Landscaping does not block or obscure the sight lines for vehicular access to a <b>state-controlled road</b>.</p>	<ul style="list-style-type: none"> <li>landscaping does not block or obscure the site lines of vehicles utilising the State-controlled road</li> </ul>
<b>Stormwater and overland flow</b>		
<p><b>PO8</b> Stormwater run-off or overland flow from the development site does not create or exacerbate a safety hazard for users of the <b>state-controlled road</b>.</p>	<p>No acceptable outcome is prescribed.</p>	<p><b>Complies</b> The proposed development is not anticipated to cause any worsening of stormwater impacts to the State-controlled road as a result of any increase in impervious area within the site. The proposed development will retain Price Street as the lawful point of discharge.</p>
<p><b>PO9</b> Stormwater run-off or overland flow from the development site does not result in a material worsening of the operating performance of the <b>state-controlled road or road transport infrastructure</b>.</p>	<p>No acceptable outcome is prescribed.</p>	<p><b>Complies</b> Run-off from the proposed development will not be unlawfully discharged to the State-controlled road. The existing lawful point of discharge to the Price Street frontage will be retained.</p>
<p><b>PO10</b> Stormwater run-off or overland flow from the development site does not adversely impact the <b>structural integrity</b> or physical condition of the <b>state-controlled road or road transport infrastructure</b>.</p>	<p>No acceptable outcome is prescribed.</p>	<p><b>Complies</b> Run-off from the proposed development will not be unlawfully discharged to the State-controlled road. The existing lawful point of discharge to the Price Street frontage will be retained.</p>
<p><b>PO11</b> Development ensures that stormwater is lawfully discharged.</p>	<p><b>AO11.1</b> Development does not create any new points of discharge to a <b>state-controlled road</b>.</p> <p>AND</p> <p><b>AO11.2</b> Development does not concentrate flows to a <b>state-controlled road</b>.</p> <p>AND</p> <p><b>AO11.3</b> Stormwater run-off is discharged to a <b>lawful point of discharge</b>.</p>	<p><b>Complies</b> The proposed development does not create any new points of discharge or concentrate flows to the State-controlled road, with Price Street being retained as the lawful point of discharge.</p>

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State code 1: Development in a state-controlled road environment

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Performance outcomes	Acceptable outcomes	Response
	<p>AND</p> <p><b>AO11.4</b> Development does not worsen the condition of an existing <b>lawful point of discharge</b> to the <b>state-controlled road</b>.</p>	
<b>Flooding</b>	<p><b>PO12</b> Development does not result in a material worsening of flooding impacts within a <b>state-controlled road</b>.</p> <p><b>AO12.1</b> For all flood events up to 1% <b>annual exceedance probability</b>, development results in negligible impacts (within +/- 10mm) to existing flood levels within a <b>state-controlled road</b>.</p> <p>AND</p> <p><b>AO12.2</b> For all flood events up to 1% <b>annual exceedance probability</b>, development results in negligible impacts (up to a 10% increase) to existing peak velocities within a <b>state-controlled road</b>.</p> <p>AND</p> <p><b>AO12.3</b> For all flood events up to 1% <b>annual exceedance probability</b>, development results in negligible impacts (up to a 10% increase) to existing time of submergence of a <b>state-controlled road</b>.</p>	<p><b>Complies</b></p> <p>The proposed development will result in negligible impact on flood levels in proximity to the State-controlled road intersection. It is considered the proposed design appropriately mitigates potential impact to people and property within a flooding event, with the existing flood risk of the locality considered minimal.</p>
<b>Drainage Infrastructure</b>	<p><b>PO13</b> Drainage infrastructure does not create a safety hazard for users in the <b>state-controlled road</b>.</p> <p><b>AO13.1</b> Drainage infrastructure is wholly contained within the development site, except at the <b>lawful point of discharge</b>.</p> <p>AND</p>	<p><b>Complies</b></p> <p>Drainage infrastructure is wholly contained within the development site and can be maintained without requiring access to a State-controlled road.</p>

Performance outcomes	Acceptable outcomes	Response
	<b>AO13.2</b> Drainage infrastructure can be maintained without requiring access to a <b>state-controlled road</b> .	
<b>PO14</b> Drainage infrastructure associated with, or within, a <b>state-controlled road</b> is constructed, and designed to ensure the <b>structural integrity</b> and physical condition of existing drainage infrastructure and the surrounding drainage network.	No acceptable outcome is prescribed.	<b>Not applicable</b> The proposed development does not involve infrastructure within the State-controlled road.

**Table 1.2 Vehicular access, road layout and local roads**

Performance outcomes	Acceptable outcomes	Response
<b>Vehicular access to a state-controlled road or within 100 metres of a state-controlled road intersection</b>		
<b>PO15</b> The location, design and operation of a <b>new or changed access</b> to a <b>state-controlled road</b> does not compromise the safety of users of the <b>state-controlled road</b> .	No acceptable outcome is prescribed.	<b>Not applicable</b> The proposed development does not involve a new or changed access to a State-controlled road.
<b>PO16</b> The location, design and operation of a <b>new or changed access</b> does not adversely impact the <b>functional requirements</b> of the <b>state-controlled road</b> .	No acceptable outcome is prescribed.	<b>Complies</b> The proposed development involves new access to the local road network, being Price Street, and does not involve new or changed access to Bundock Street. The new access is to be constructed in accordance with a relevant road work permit and to the required construction standard.
<b>PO17</b> The location, design and operation of a <b>new or changed access</b> is consistent with the <b>future intent</b> of the <b>state-controlled road</b> .	No acceptable outcome is prescribed.	<b>Complies</b> The proposed development involves new access to the local road network, being Price Street, and does not involve new or changed access to Bundock Street. The new access is to be constructed in accordance with a relevant road work permit and to the required construction standard.

Performance outcomes	Acceptable outcomes	Response
<p><b>PO18</b> <b>New or changed access</b> is consistent with the access for the relevant <b>limited access road policy</b>:</p> <ol style="list-style-type: none"> <li>1. <b>LAR 1</b> where direct access is prohibited; or</li> <li>2. <b>LAR 2</b> where access may be permitted, subject to assessment.</li> </ol>	No acceptable outcome is prescribed.	<p><b>Complies</b> The proposed development involves new access to the local road network, being Price Street, and does not involve new or changed access to Bundock Street. The new access is to be constructed in accordance with a relevant road work permit and to the required construction standard.</p>
<p><b>PO19</b> <b>New or changed access</b> to a <b>local road</b> within 100 metres of an intersection with a <b>state-controlled road</b> does not compromise the safety of users of the <b>state-controlled road</b>.</p>	No acceptable outcome is prescribed.	<p><b>Complies</b> The proposed development involves new access to the local road network, being Price Street, and does not involve new or changed access to Bundock Street. The new access is to be constructed in accordance with a relevant road work permit and to the required construction standard.</p>
<p><b>PO20</b> <b>New or changed access</b> to a <b>local road</b> within 100 metres of an intersection with a <b>state-controlled road</b> does not adversely impact on the operating performance of the intersection.</p>	No acceptable outcome is prescribed.	<p><b>Complies</b> The proposed development involves new access to the local road network, being Price Street, and does not involve new or changed access to Bundock Street. The new access is to be constructed in accordance with a relevant road work permit and to the required construction standard.</p>
Public passenger transport and active transport		
<p><b>PO21</b> Development does not compromise the safety of users of <b>public passenger transport infrastructure, public passenger services and active transport infrastructure</b>.</p>	No acceptable outcome is prescribed.	<p><b>Complies</b> The proposed development does not result in any adverse impact to public passenger transport.</p>
<p><b>PO22</b> Development maintains the ability for people to access <b>public passenger transport infrastructure, public passenger services and active transport infrastructure</b>.</p>	No acceptable outcome is prescribed.	<p><b>Complies</b> The proposed development does not result in any adverse impact to public passenger transport.</p>
<p><b>PO23</b> Development does not adversely impact the operating performance of <b>public passenger</b></p>	No acceptable outcome is prescribed.	<p><b>Complies</b> The proposed development does not result in any adverse impact to public passenger transport.</p>

Performance outcomes	Acceptable outcomes	Response
<b>transport infrastructure, public passenger services and active transport infrastructure.</b>		
<b>PO24</b> Development does not adversely impact the <b>structural integrity</b> or physical condition of <b>public passenger transport infrastructure</b> and <b>active transport infrastructure</b> .	No acceptable outcome is prescribed.	<b>Complies</b> The proposed development does not result in any adverse impact to public passenger transport.

**Table 1.3 Network impacts**

Performance outcomes	Acceptable outcomes	Response
<b>PO25</b> Development does not compromise the safety of users of the <b>state-controlled road network</b> .	No acceptable outcome is prescribed.	<b>Complies</b> The proposed development maintains safety of users of the State-controlled road, noting: <ul style="list-style-type: none"> <li>the development does not involve any new access point to a State-controlled road; and</li> <li>is consistent with the anticipated traffic generation within the locality.</li> </ul>
<b>PO26</b> Development ensures <b>no net worsening</b> of the operating performance of the <b>state-controlled road network</b> .	No acceptable outcome is prescribed.	<b>Complies</b> The proposed development does not involve a new access point to a State-controlled road and is not anticipated to result in a net worsening of operating performance of the State-controlled road network.
<b>PO27</b> Traffic movements are not directed onto a <b>state-controlled road</b> where they can be accommodated on the <b>local road network</b> .	No acceptable outcome is prescribed.	<b>Complies</b> The proposed development maintains safety of users of the State-controlled road, noting: <ul style="list-style-type: none"> <li>proposed access arrangements have been intentionally design to Price Street being a local road;</li> <li>the development does not involve any new access point to a State-controlled road; and</li> <li>is consistent with the anticipated traffic generation within the locality.</li> </ul>

Performance outcomes	Acceptable outcomes	Response
<b>PO28</b> Development involving haulage exceeding 10,000 tonnes per year does not adversely impact the pavement of a <b>state-controlled road</b> .	No acceptable outcome is prescribed.	<b>Not applicable</b> The proposed development does not involve uses that involve haulage.
<b>PO29</b> Development does not impede delivery of <b>planned upgrades</b> of <b>state-controlled roads</b> .	No acceptable outcome is prescribed.	<b>Complies</b> The proposed development does not involve works within, or direct access to, the State controlled road.
<b>PO30</b> Development does not impede delivery of <b>corridor improvements</b> located entirely within the <b>state-controlled road corridor</b> .	No acceptable outcome is prescribed.	<b>Complies</b> The proposed development does not involve works within, or direct access to, the State controlled road.

**Table 1.4 Filling, excavation, building foundations and retaining structures**

Performance outcomes	Acceptable outcomes	Response
<b>PO31</b> Development does not create a safety hazard for users of the <b>state-controlled road</b> or <b>road transport infrastructure</b> .	No acceptable outcome is prescribed.	<b>Complies</b> The proposed development does not involve works within the State-controlled road corridor and will not create a safety hazard to users of State transport infrastructure.
<b>PO32</b> Development does not adversely impact the operating performance of the <b>state-controlled road</b> .	No acceptable outcome is prescribed.	<b>Complies</b> The proposed development works will be wholly contained within the allotment and will not adversely impact the operating performance of the State-controlled road.
<b>PO33</b> Development does not undermine, damage or cause subsidence of a <b>state-controlled road</b> .	No acceptable outcome is prescribed.	<b>Complies</b> The proposed development involves built form that is sufficiently setback from and will not undermine the State-controlled road corridor.
<b>PO34</b> Development does not cause ground water disturbance in a <b>state-controlled road</b> .	No acceptable outcome is prescribed.	<b>Complies</b> The proposed development will maintain the stormwater regime, with the proposed development retaining the Penelope Road frontage as the lawful point of discharge.
<b>PO35</b> Excavation, boring, piling, blasting and fill compaction do not adversely impact the physical	No acceptable outcome is prescribed.	<b>Complies</b>

Performance outcomes	Acceptable outcomes	Response
condition or <b>structural integrity</b> of a <b>state-controlled road or road transport infrastructure</b> .		The proposed development does not involve excavation, boring, piling, blasting and fill compaction within proximity to the State-controlled road.
<b>PO36</b> Filling and excavation associated with the construction of <b>new or changed access</b> do not compromise the operation or capacity of existing drainage infrastructure for a <b>state-controlled road</b> .	No acceptable outcome is prescribed.	<b>Complies</b> The proposed development involves new access to the local road network, being Price Street, and does not involve new or changed access to Bundoora Street. The new access is to be constructed in accordance with a relevant road work permit and to the required construction standard.

## Table 1.5 Environmental emissions

Statutory note: Where a **state-controlled road** is co-located in the same transport corridor as a railway, the development should instead comply with Environmental emissions in State code 2: Development in a railway environment.

Performance outcomes	Acceptable outcomes	Response
<b>Reconfiguring a lot</b>		
<b>Involving the creation of 5 or fewer new residential lots adjacent to a state-controlled road or type 1 multi-modal corridor</b>		
<b>PO37</b> Development minimises free field noise intrusion from a <b>state-controlled road</b> .	<b>AO37.1</b> Development provides a noise barrier or earth mound which is designed, sited and constructed: <ol style="list-style-type: none"> <li>to achieve the maximum free field acoustic levels in reference table 2 (item 2.1);</li> <li>in accordance with:               <ol style="list-style-type: none"> <li>Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013;</li> <li>Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;</li> </ol> </li> </ol>	<b>Not applicable</b> The proposed development does not involve reconfiguring a lot.

State Development Assessment Provisions v3.2

State code 1: Development in a state-controlled road environment

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Performance outcomes	Acceptable outcomes	Response
	<p>c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020.</p> <p>OR</p> <p><b>AO37.2</b> Development achieves the maximum free field acoustic levels in reference table 2 (item 2.1) by <b>alternative noise attenuation measures</b> where it is not practical to provide a noise barrier or earth mound.</p> <p>OR</p> <p><b>AO37.3</b> Development provides a <b>solid gap-free fence</b> or other <b>solid gap-free structure</b> along the full extent of the boundary closest to the <b>state-controlled road</b>.</p>	
<b>Involving the creation of 6 or more new residential lots adjacent to a state-controlled road or type 1 multi-modal corridor</b>		
<p><b>PO38</b> Reconfiguring a lot minimises free field noise intrusion from a <b>state-controlled road</b>.</p>	<p><b>AO38.1</b> Development provides noise barrier or earth mound which is designed, sited and constructed:</p> <ol style="list-style-type: none"> <li>1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.1);</li> <li>2. in accordance with: <ol style="list-style-type: none"> <li>a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013;</li> <li>b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;</li> <li>c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020.</li> </ol> </li> </ol>	<p><b>Not applicable</b> The proposed development does not involve reconfiguring a lot.</p>

Performance outcomes	Acceptable outcomes	Response
	<p>OR</p> <p><b>AO38.2</b> Development achieves the maximum free field acoustic levels in reference table 2 (item 2.1) by <b>alternative noise attenuation measures</b> where it is not practical to provide a noise barrier or earth mound.</p>	
<b>Material change of use (accommodation activity)</b>		
<b>Ground floor level requirements adjacent to a state-controlled road or type 1 multi-modal corridor</b>		
<p><b>PO39</b> Development minimises noise intrusion from a <b>state-controlled road in private open space</b>.</p>	<p><b>AO39.1</b> Development provides a noise barrier or earth mound which is designed, sited and constructed:</p> <ol style="list-style-type: none"> <li>1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.2) for <b>private open space</b> at the ground floor level;</li> <li>2. in accordance with:             <ol style="list-style-type: none"> <li>a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013;</li> <li>b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;</li> <li>c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020.</li> </ol> </li> </ol> <p>OR</p> <p><b>AO39.2</b> Development achieves the maximum free field acoustic level in reference table 2 (item 2.2) for <b>private open space</b> by <b>alternative noise</b></p>	<p><b>Complies</b></p> <p>The proposed development is appropriately designed to minimise noise intrusion from the state-controlled road. Specifically, a 1.88m wide landscaping strip is provided to the full extent of the Bundock, with the existing fencing to be retained.</p>

Performance outcomes	Acceptable outcomes	Response
<p><b>PO40</b> Development (excluding a <b>relevant residential building or relocated building</b>) minimises noise intrusion from a <b>state-controlled road</b> in <b>habitable rooms</b> at the facade.</p>	<p><b>attenuation measures</b> where it is not practical to provide a noise barrier or earth mound.</p> <p><b>AO40.1</b> Development (excluding a <b>relevant residential building or relocated building</b>) provides a noise barrier or earth mound which is designed, sited and constructed:</p> <ol style="list-style-type: none"> <li>1. to achieve the maximum building façade acoustic level in reference table 1 (item 1.1) for <b>habitable rooms</b>;</li> <li>2. in accordance with: <ul style="list-style-type: none"> <li>a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013;</li> <li>b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;</li> <li>c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020.</li> </ul> </li> </ol> <p>OR</p> <p><b>AO40.2</b> Development (excluding a <b>relevant residential building or relocated building</b>) achieves the maximum building façade acoustic level in reference table 1 (item 1.1) for <b>habitable rooms</b> by <b>alternative noise attenuation measures</b> where it is not practical to provide a noise barrier or earth mound.</p>	<p><b>Complies</b></p> <p>The proposed development is appropriately designed to minimise noise intrusion from the state-controlled road. Specifically, a 1.88m wide landscaping strip is provided to the full extent of the Bundock, with the existing fencing to be retained.</p>
<p><b>PO41</b> <b>Habitable rooms</b> (excluding a <b>relevant residential building or relocated building</b>) are designed and constructed using materials to achieve the maximum internal acoustic level in reference table 3 (item 3.1).</p>	<p>No acceptable outcome is provided.</p>	<p><b>Complies</b></p> <p>The proposed development is appropriately designed to minimise noise intrusion from the state-controlled road.</p>

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Performance outcomes	Acceptable outcomes	Response
<b>Above ground floor level requirements (accommodation activity) adjacent to a state-controlled road or type 1 multi-modal corridor</b>		
<b>PO42</b> Balconies, podiums, and roof decks include: <ol style="list-style-type: none"> <li>1. a continuous <b>solid gap-free structure</b> or balustrade (excluding gaps required for drainage purposes to comply with the Building Code of Australia);</li> <li>2. highly acoustically absorbent material treatment for the total area of the soffit above balconies, podiums, and roof decks.</li> </ol>	No acceptable outcome is provided.	<b>Not applicable</b> The proposed development is wholly located to the ground floor.
<b>PO43</b> <b>Habitable rooms</b> (excluding a <b>relevant residential building</b> or <b>relocated building</b> ) are designed and constructed using materials to achieve the maximum internal acoustic level in reference table 3 (item 3.1).	No acceptable outcome is provided.	<b>Not applicable</b> The proposed development is wholly located to the ground floor.
<b>Material change of use (other uses)</b>		
<b>Ground floor level requirements (childcare centre, educational establishment, hospital) adjacent to a state-controlled road or type 1 multi-modal corridor</b>		
<b>PO44</b> Development: <ol style="list-style-type: none"> <li>1. provides a noise barrier or earth mound that is designed, sited and constructed:               <ol style="list-style-type: none"> <li>a. to achieve the maximum free field acoustic level in reference table 2 (item 2.3) for all <b>outdoor education areas</b> and <b>outdoor play areas</b>;</li> <li>b. in accordance with:                   <ol style="list-style-type: none"> <li>i. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013;</li> <li>ii. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;</li> </ol> </li> </ol> </li> </ol>	No acceptable outcome is provided.	<b>Not applicable</b> The proposed development does not involve the listed uses.

Performance outcomes	Acceptable outcomes	Response
<ul style="list-style-type: none"> <li>iii. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020; or</li> <li>2. achieves the maximum free field acoustic level in reference table 2 (item 2.3) for all <b>outdoor education areas</b> and <b>outdoor play areas</b> by <b>alternative noise attenuation measures</b> where it is not practical to provide a noise barrier or earth mound.</li> </ul>		
<p><b>PO45</b> Development involving a <b>childcare centre</b> or <b>educational establishment</b>:</p> <ol style="list-style-type: none"> <li>1. provides a noise barrier or earth mound that is designed, sited and constructed;</li> <li>2. to achieve the maximum building facade acoustic level in reference table 1 (item 1.2);</li> <li>3. in accordance with: <ul style="list-style-type: none"> <li>a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013;</li> <li>b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;</li> <li>c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020; or</li> </ul> </li> <li>4. achieves the maximum building facade acoustic level in reference table 1 (item 1.2) by <b>alternative noise attenuation measures</b> where it is not practical to provide a noise barrier or earth mound.</li> </ol>	<p>No acceptable outcome is provided.</p>	<p><b>Not applicable</b> The proposed development does not involve the listed uses.</p>
<p><b>PO46</b> Development involving:</p>	<p>No acceptable outcome is provided.</p>	<p><b>Not applicable</b></p>

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Performance outcomes	Acceptable outcomes	Response
1. <b>indoor education areas</b> and <b>indoor play areas</b> ; or 2. sleeping rooms in a <b>childcare centre</b> ; or 3. <b>patient care areas</b> in a <b>hospital</b> achieves the maximum internal acoustic level in reference table 3 (items 3.2-3.4).		The proposed development does not involve the listed uses.
<b>Above ground floor level requirements (childcare centre, educational establishment, hospital) adjacent to a state-controlled road or type 1 multi-modal corridor</b>		
<b>PO47</b> Development involving a <b>childcare centre</b> or <b>educational establishment</b> which have balconies, podiums or elevated <b>outdoor play areas</b> predicted to exceed the maximum free field acoustic level in reference table 2 (item 2.3) due to noise from a <b>state-controlled road</b> are provided with: <ol style="list-style-type: none"> <li>1. a continuous <b>solid gap-free structure</b> or balustrade (excluding gaps required for drainage purposes to comply with the Building Code of Australia);</li> <li>2. highly acoustically absorbent material treatment for the total area of the soffit above balconies or elevated <b>outdoor play areas</b>.</li> </ol>	No acceptable outcome is provided.	<b>Not applicable</b> The proposed development does not involve the listed uses.
<b>PO48</b> Development including: <ol style="list-style-type: none"> <li>1. <b>indoor education areas</b> and <b>indoor play areas</b> in a <b>childcare centre</b> or <b>educational establishment</b>; or</li> <li>2. sleeping rooms in a <b>childcare centre</b>; or</li> <li>3. <b>patient care areas</b> in a <b>hospital</b> located above ground level, is designed and constructed to achieve the maximum internal acoustic level in reference table 3 (items 3.2-3.4).</li> </ol>	No acceptable outcome is provided.	<b>Not applicable</b> The proposed development does not involve the listed uses.
<b>Air, light and vibration</b>		

Performance outcomes	Acceptable outcomes	Response
<b>PO49</b> Private open space, outdoor education areas and outdoor play areas are protected from air quality impacts from a <b>state-controlled road</b> .	<b>AO49.1</b> Each dwelling or unit has access to a <b>private open space</b> which is shielded from a <b>state-controlled road</b> by a building, <b>solid gap-free fence</b> , or other <b>solid gap-free structure</b> .  <b>OR</b>  <b>AO49.2</b> Each <b>outdoor education area</b> and <b>outdoor play area</b> is shielded from a <b>state-controlled road</b> by a building, <b>solid gap-free fence</b> , or other <b>solid gap-free structure</b> .	<b>Not applicable</b> The proposed development does not involve the listed uses.
<b>PO50</b> Patient care areas within hospitals are protected from vibration impacts from a <b>state-controlled road</b> or <b>type 1 multi-modal corridor</b> .	<b>AO50.1</b> Hospitals are designed and constructed to ensure vibration in the patient treatment area does not exceed a vibration dose value of $0.1\text{m/s}^{1.75}$ .  <b>AND</b>  <b>AO50.2</b> Hospitals are designed and constructed to ensure vibration in the ward of a <b>patient care area</b> does not exceed a vibration dose value of $0.4\text{m/s}^{1.75}$ .	<b>Not applicable</b> The proposed development does not involve the listed uses.
<b>PO51</b> Development is designed and sited to ensure light from infrastructure within, and from users of, a <b>state-controlled road</b> or <b>type 1 multi-modal corridor</b> , does not: <ol style="list-style-type: none"> <li>intrude into buildings during night hours (10pm to 6am);</li> <li>create unreasonable disturbance during evening hours (6pm to 10pm).</li> </ol>	No acceptable outcomes are prescribed.	<b>Not applicable</b> The proposed development does not involve the listed uses.

**Table 1.6: Development in a future state-controlled road environment**

Performance outcomes	Acceptable outcomes	Response
<b>PO52</b> Development does not impede delivery of a <b>future state-controlled road</b> .	<b>AO52.1</b> Development is not located in a <b>future state-controlled road</b> .  OR ALL OF THE FOLLOWING APPLY:  <b>AO52.2</b> Development does not involve filling and excavation of, or material changes to, a <b>future state-controlled road</b> .  AND  <b>AO52.3</b> The intensification of lots does not occur within a <b>future state-controlled road</b> .  AND  <b>AO52.4</b> Development does not result in the landlocking of parcels once a <b>future state-controlled road</b> is delivered.	<b>Not applicable</b> The proposed development is not in proximity to a future State-controlled road.
<b>PO53</b> The location and design of <b>new or changed access</b> does not create a safety hazard for users of a <b>future state-controlled road</b> .	<b>AO53.1</b> Development does not include <b>new or changed access</b> to a <b>future state-controlled road</b> .	<b>Not applicable</b> The proposed development is not in proximity to a future State-controlled road.
<b>PO54</b> Filling, excavation, building foundations and <b>retaining structures</b> do not undermine, damage or cause subsidence of a <b>future state-controlled road</b> .	No acceptable outcome is prescribed.	<b>Not applicable</b> The proposed development is not in proximity to a future State-controlled road.
<b>PO55</b> Development does not result in a material worsening of stormwater, flooding, overland flow or drainage impacts in a <b>future state-controlled road or road transport infrastructure</b> .	No acceptable outcome is prescribed.	<b>Not applicable</b> The proposed development is not in proximity to a future State-controlled road.
<b>PO56</b> Development ensures that stormwater is lawfully discharged.	<b>AO56.1</b> Development does not create any new points of discharge to a <b>future state-controlled road</b> .	<b>Not applicable</b> The proposed development is not in proximity to a future State-controlled road.

Performance outcomes	Acceptable outcomes	Response
	<p>AND</p> <p><b>AO56.2</b> Development does not concentrate flows to a <b>future state-controlled road</b>.</p> <p>AND</p> <p><b>AO56.3</b> Stormwater run-off is discharged to a <b>lawful point of discharge</b>.</p> <p>AND</p> <p><b>AO56.4</b> Development does not worsen the condition of an existing <b>lawful point of discharge</b> to the <b>future state-controlled road</b>.</p>	



# Appendix 6



## Townsville City Plan – Low Density Residential Zone Code

### Purpose

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

The particular purpose of the code is to:

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

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

- a) *built form is of a house compatible scale and consistent with the local streetscape character;*
- b) *reconfiguration facilitates a range of lot sizes to accommodate dwelling houses and dual occupancy dwellings, typically on lots 400m<sup>2</sup> 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
<b>For Accepted development subject to requirements and Assessable Development</b>	
<b>Home Based Business</b>	
<b>PO1:</b> The use does not adversely impact on the amenity of the surrounding residential land uses and local character.	<b>AO1.1:</b> The home based business: <ol style="list-style-type: none"><li>a) is carried out in an existing building or structure;</li><li>b) does not use more than 60m<sup>2</sup> of the gross floor area of the building or structure;</li><li>c) involves at least one or more residents of the dwelling house;</li></ol>



Performance Outcome/Acceptable Outcomes	Response
<ul style="list-style-type: none"><li>d) involves not more than one non-resident employee;</li><li>e) where bed and breakfast accommodation, does not exceed three bedrooms;</li><li>f) does not generate more than 1 heavy vehicle trip per week;</li><li>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;</li><li>h) contains visitor parking within the site;</li><li>i) does not involve hiring out of materials, goods, appliances or vehicles; and</li><li>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.</li></ul>	<p><b>AO1.2:</b> Functional aspects of the use such as service areas, material storage or use activities are not visible from the street.</p> <p><b>AO1.3:</b> 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.</p> <p><b>AO1.4:</b> Noise levels do not exceed acoustic quality objectives under the <i>Environmental Protection (Noise) Policy 2008</i>.</p>
<p><b>PO2:</b> Commercial vehicle parking:</p> <ul style="list-style-type: none"><li>a) has a direct nexus with a home based business carried out on the site; and</li><li>b) does not adversely affect the amenity of neighbouring properties.</li></ul>	<p><b>AO2.1:</b> Not more than one commercial vehicle is parked on the site.</p> <p><b>AO2.2:</b> While on-site, vehicles:<ul style="list-style-type: none"><li>a) are not left idling for more than 5 minutes at any one time; and</li><li>b) do not have a refrigeration unit running.</li></ul></p> <p><b>Not applicable</b> The proposed development does not involve a home based business.</p>



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



Performance Outcome/Acceptable Outcomes	Response
<b>Assessable Development</b> <b>Amenity</b>	
<p><b>PO10:</b> Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the site, having regard to:</p> <ul style="list-style-type: none"><li>a) noise;</li><li>b) hours of operation;</li><li>c) traffic;</li><li>d) visual impact;</li><li>e) odour &amp; emissions;</li><li>f) lighting;</li><li>g) access to sunlight;</li><li>h) privacy; and</li><li>i) outlook.</li></ul> <p><b>PO11:</b> Landscaping is provided to enhance the appearance of the development, screen unsightly components, create an attractive on-site environment and provide shading.</p>	<p><b>Complies</b> The proposed development has been thoughtfully designed to enhance and maintain the existing residential character and amenity of the surrounding locality. Specifically:</p> <ul style="list-style-type: none"><li>▪ The development is expected to generate minimal noise emissions, consistent with typical residential activities.</li><li>▪ The proposed development involves extensive landscaping throughout to provide buffering and privacy.</li><li>▪ The proposed development provides for a multiple dwelling use that is consistent with existing development within the immediate surrounding locality.</li><li>▪ The proposed development involves a high level of visual amenity to Bundock Street and Price Street, with a 1.88m and 0.5m landscaping strip provided to each respective road frontage.</li><li>▪ The proposed development involves a residential use on residential land.</li><li>▪ The proposed development has been designed to provide efficient access and integration with existing public transport and pedestrian networks.</li></ul> <p><b>Complies</b> The proposed development provides for appropriate landscaping on-site. Specifically:</p> <ul style="list-style-type: none"><li>▪ 1.88m wide landscaping strip provided to the full extent of the Bundock Street frontage, excluding the existing pedestrian entrance gate.</li><li>▪ 0.5m wide landscaping strip provided to the full extent of the Price Street</li></ul>



Performance Outcome/Acceptable Outcomes	Response	
	<p>frontage, excluding the existing pedestrian entrance gate, proposed crossover and proposed waste storage area.</p> <ul style="list-style-type: none"><li>▪ Shared landscaped area to the southern side of the proposed pool.</li><li>▪ Landscaping to each private outdoor area.</li></ul>	
<p><b>PO12:</b> 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:</p> <ol style="list-style-type: none"><li>achieves indoor noise levels consistent with the objectives set out in the Environmental Protection (Noise) Policy 2008;</li><li>achieves air quality levels consistent with the objectives set out in the Environmental Protection (Air) Policy 2008 and the relevant national standard; and</li><li>does not experience offensive odours.</li></ol>	<p><b>Not applicable</b> The subject site is not located within proximity to identified zones.</p>	
<p><b>Assessable Development</b></p>		
<p><b>Crime Prevention through Environmental Design</b></p>	<p><b>Complies</b> The proposed development involves a multiple dwelling with access and fenestrations overlooking Bundock Street and Price Street, providing increased opportunity for casual surveillance.</p>	
<p><b>Assessable Development</b></p>		
<p><b>General</b></p>		
<p><b>PO14:</b> Development minimises impacts on remaining areas of ecological significance within the zone.</p>	<p><b>Complies</b> The proposed development does not impact on remaining areas of ecological significance.</p>	
<p><b>PO15:</b> On elevated or steeply sloping sites:</p> <ol style="list-style-type: none"><li>development is sympathetic to the natural landform through the use of terraced or split level building forms;</li><li>the understoreys of buildings are screened to maintain the quality of views from public vantage points below; and</li><li>buildings avoid highly reflective finishes.</li></ol>	<p><b>Not applicable</b> The subject site is not an elevated or steeply sloping site.</p>	
<p><b>Parking and Service</b></p>		
<p><b>PO16:</b> Parking facilities are located to be concealed from public view to ensure an attractive streetscape.</p>	<p><b>AO16:</b> Vehicle parking structures are located:</p> <ol style="list-style-type: none"><li>behind the building setback; or</li><li>behind the building; or</li><li>at basement level.</li></ol>	<p><b>Complies</b> The proposed development involves parking spaces to the northern boundary. Vehicle parking areas are not readily visible from the road frontages, being obscured by the proposed screened waste storage area to the Price Street frontage.</p>
<p><b>PO17:</b> Waste disposal and servicing areas are screened from public view and do not have adverse amenity impacts on adjoining properties.</p>		<p><b>Complies</b> The proposed development provides for a dedicated</p>



Performance Outcome/Acceptable Outcomes	Response	
	screened waste storage area to the northern side of the Price 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.	
<b>Where a Non-residential or Tourist Accommodation Use</b>		
<b>PO18:</b> 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.	<b>Not applicable</b> The proposed development does not involve a non-residential or tourist accommodation use.	
<b>PO19:</b> 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.	<b>Not applicable</b> The proposed development does not involve a non-residential or tourist accommodation use.	
<b>PO20:</b> Development is of a house compatible scale.	<b>AO20.1:</b> The use does not involve any building work or only minor building work. OR <b>AO20.2:</b> 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 250m <sup>2</sup> in gross floor area; c) site cover does not exceed 60%; and d) the maximum length of any wall is 12m.	<b>Not applicable</b> The proposed development does not involve a non-residential or tourist accommodation use.
<b>Where a Multiple Dwelling, Residential Care Facility or Retirement Facility Development</b>		
<b>PO21:</b> 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	<b>AO21:</b> 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 1,000m <sup>2</sup> and 20m frontage where for a multiple dwelling; c) has a minimum site area of 3,000m <sup>2</sup> and 20m frontage where for a residential care facility or retirement facility; and d) is located within 400m of a park.	<b>Complies</b> The proposed development is considered compliant with PO21 given: <ul style="list-style-type: none"><li>▪ The proposed development is located approximately 180m from the nearest parkland, being Hooper Street park.</li><li>▪ The subject site is in close proximity to major road networks, pedestrian networks and public transport facilities.</li><li>▪ The proposed development maintains the low scale nature of the</li></ul>



Performance Outcome/Acceptable Outcomes	Response
d) having convenient walkable access to recreational facilities.	zone, presenting as a single storey dwelling house from the Bundock Street frontage. <ul style="list-style-type: none"><li>▪ The proposed development provides for a multiple dwelling use, consistent with the established character of the surrounding locality. Notably, several multiple dwelling and short-term accommodation properties are prevalent within the area.</li></ul>
<b>PO22:</b> Buildings are low-rise and of a house compatible scale.	<b>AO22:</b> Building design achieves: <ol style="list-style-type: none"><li>a) a site cover that does not exceed 65% of site area;</li><li>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</li><li>c) the maximum length of any wall is 12m.</li></ol> <b>Complies</b> The proposed development is of single storey construction, consistent with existing residential development within the immediate surrounding locality.
<b>PO23:</b> Building setbacks and landscaping: <ol style="list-style-type: none"><li>a) create an attractive, consistent and cohesive streetscape;</li><li>b) maintain appropriate levels of light and solar penetration, air circulation, privacy and amenity for existing and future buildings; and</li><li>c) do not prejudice the development or amenity of adjoining sites.</li></ol>	<b>AO23.1:</b> Buildings are set back from street frontages: <ol style="list-style-type: none"><li>a) within 20% of the average front setback of adjoining buildings; or</li><li>b) where there are no adjoining buildings, 3m.</li></ol> <b>AO23.2:</b> 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). <b>AO23.3:</b> The side boundary setback is a minimum of: <ol style="list-style-type: none"><li>a) 1.5m for a wall up to 4.5m high;</li><li>b) 2m for a wall up to 7.5m high; and</li><li>c) 2.5m for any part of a wall over 7.5m high.</li></ol> <b>AO23.4:</b> The rear boundary setback is a minimum of 6m.
<b>PO24:</b> Built to boundary walls do not impact on the amenity or privacy of adjoining premises.	<b>AO24:</b> Built to boundary walls: <ol style="list-style-type: none"><li>a) are for non-habitable rooms or spaces only;</li></ol> <b>Not applicable</b> The proposed development does not involve a built to boundary wall.



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<ul style="list-style-type: none"><li>b) are not located within the front or rear setback;</li><li>c) are not located within 1.5m of a habitable room or house on an adjoining lot;</li><li>d) have a maximum height of 3m; and</li><li>e) have a maximum length of 9m.</li></ul>	
<p><b>PO25:</b> Buildings are designed to achieve good solar access by:</p> <ul style="list-style-type: none"><li>a) minimising the extent of shadows on usable private open space or public spaces; and</li><li>b) providing adequate sunlight to habitable rooms.</li></ul>	<p><b>Complies</b> The proposed development has been appropriately designed to provide adequate sunlight to habitable rooms, private open space and public space.</p>
<p><b>PO26:</b> Design elements contribute to an interesting and attractive streetscape and building through:</p> <ul style="list-style-type: none"><li>a) the provision of projections and recesses in the façade which reflect changes in internal functions of buildings, including circulation;</li><li>b) variations in material and building form;</li><li>c) modulation in the façade, horizontally or vertically;</li><li>d) articulation of building entrances and openings;</li><li>e) corner treatments to address both street frontages;</li><li>f) elements which assist in wayfinding and legibility; and</li><li>g) elements which relate to the context including surrounding buildings, parks, streets and open spaces.</li></ul>	<p><b>Complies</b> The proposed development is considered to positively contribute to the Bundock Street and Price Street streetscapes, particularly given:</p> <ul style="list-style-type: none"><li>▪ The proposed development involves a residential use of land intended for residential purposes.</li><li>▪ The facade of the development involves articulation and varying materials.</li><li>▪ The development incorporates design features consistent with the surrounding locality.</li></ul>
<p><b>PO27:</b> Roof form assists in reducing the appearance of building bulk by:</p> <ul style="list-style-type: none"><li>a) articulating individual dwellings; and</li><li>b) incorporating variety in design through use of roof pitch, height, gables and skillions.</li></ul>	<p><b>Complies</b> The proposed development involves a skillion roof form that does not contribute to increasing the bulk of the building.</p>
<p><b>PO28:</b> Development promotes the safety of residents and visitors, particularly through casual surveillance of the street and public spaces.</p>	<p><b>AO28.1:</b> Buildings are designed to have balconies, windows and building openings overlooking streets and other public spaces.</p> <p><b>AO28.2:</b> 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.</p>
<p><b>PO29:</b> Development provides private open space that is:</p> <ul style="list-style-type: none"><li>a) well-proportioned, appealing, functional and easily accessible, and promotes outdoor living</li></ul>	<p><b>AO29.1:</b> For a ground floor dwelling (where a multiple dwelling), ground floor private open space is provided with:</p> <ul style="list-style-type: none"><li>a) a minimum area of 35m<sup>2</sup>;</li><li>b) a minimum dimension of 3m; and</li></ul>



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<p>as an extension of the dwelling;</p> <p>b) provides a high level of privacy for residents and neighbours; and</p> <p>c) has sufficient size and shape to meet the needs of a diversity of potential residents.</p>	<p>c) clear of any utilities such as gas, water tanks or air-conditioning units.</p> <p><b>AO29.2:</b> For a dwelling above ground storey, private open space is provided as a balcony with:</p> <ul style="list-style-type: none"><li>a) a minimum area of 9m<sup>2</sup> for a 1 bedroom unit or 16m<sup>2</sup> for a 2 or more bedroom unit;</li><li>b) a minimum dimension of 3m; and</li><li>c) clear of any utilities such as air conditioning units or drying space.</li></ul>
	<p><b>AO29.3:</b> 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.</p>
	<p><b>AO29.4:</b> 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.</p>
<p><b>PO30:</b> Sufficient communal open space is provided to create flexible spaces suitable for a range of activities.</p>	<p><b>Complies</b> The proposed development provides for a shared central pool area, turfed and landscaped area and access areas. The proposed turfed area is provisioned sufficient landscaping to provide for shade. Given the extent of private open space provided to each unit and the size constraint of the subject site, the provided communal areas are considered appropriate for the development.</p>
<p><b>PO31:</b> 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.</p>	<p><b>Complies</b> The proposed development provides for a shared central pool area, turfed and landscaped area and access areas. The proposed turfed area is provisioned sufficient landscaping to provide for shade. Given the extent of private open space provided to each unit and the size constraint of the subject site, the provided communal areas are considered appropriate for the development.</p>



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