APPENDIX A

DA Form 1 & Owners Consent

brazier motti

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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)*	ODG North Shore C1TC Pty Ltd
Contact name *(only applicable for companies)*	Anne Zareh
Postal address *(P.O. Box or street address)*	C/- Brazier Motti 595 Flinders Street
Suburb	Townsville City
State	Queensland
Postcode	4810
Country	Australia
Contact number	07 4772 1144
Email address *(non-mandatory)*	anne.zareh@braziermotti.com.au
Mobile number *(non-mandatory)*	0416 486 309
Fax number *(non-mandatory)*	
Applicant's reference number(s) *(if applicable)*	25544-190-1
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)

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PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

☒ Street address **AND** lot on plan (*all lots must be listed*), ***or***

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
		13	Market Place	Burdell
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4818	869	SP248845	Townsville City Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
		16-38	Main Street	Burdell
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4818	316	SP221989	Townsville City Council
c)	Unit No.	Street No.	Street Name and Type	Suburb
		1 2 10	Yalbira Drive Rana Lane Okino Place	Burdell
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4818	2506	SP358940	Townsville City Council

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

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

☐ Coordinates of premises by longitude and latitude

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

☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

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

☒ Not required

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

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

Name of water body, watercourse or aquifer:	

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

Lot on plan description of strategic port land:	
Name of port authority for the lot:	

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☐ In a tidal area	
Name of local government for the tidal area *(if applicable)*:	
Name of port authority for tidal area *(if applicable)*	
☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*	
Name of airport:	
☐ Listed on the Environmental Management Register (EMR) under the *Environmental Protection Act 1994*	
EMR site identification:	
☐ Listed on the Contaminated Land Register (CLR) under the *Environmental Protection Act 1994*	
CLR site identification:	

5) Are there any existing easements over the premises?

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

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

☐ No

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PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect			
a) What is the type of development? *(tick only one box)*			
☒ Material change of use	☐ Reconfiguring a lot	☐ Operational work	☐ Building work
b) What is the approval type? *(tick only one box)*			
☒ Development permit	☐ Preliminary approval	☐ Preliminary approval that includes a variation approval	
c) What is the level of assessment?			
☐ Code assessment	☒ Impact assessment *(requires public notification)*		
d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots)*:			
Shopping Centre			
e) Relevant plans ***Note**: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.*			
☒ Relevant plans of the proposed development are attached to the development application			
6.2) Provide details about the second development aspect			
a) What is the type of development? *(tick only one box)*			
☐ Material change of use	☐ Reconfiguring a lot	☐ Operational work	☐ Building work
b) What is the approval type? *(tick only one box)*			
☐ Development permit	☐ Preliminary approval	☐ Preliminary approval that includes a variation approval	
c) What is the level of assessment?			
☐ Code assessment	☐ Impact assessment *(requires public notification)*		
d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots)*:			
e) Relevant plans ***Note**: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.*			
☐ Relevant plans of the proposed development are attached to the development application			

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

Section 2 – Further development details

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

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition *(include each definition in a new row)*	Number of dwelling units *(if applicable)*	Gross floor area (m^2) *(if applicable)*
Shopping Centre	*Shopping Centre - Shopping centre means the use of premises for an integrated shopping complex consisting mainly of shops.*		22,196m2

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

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

Division 2 – Reconfiguring a lot

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

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

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

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

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

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

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

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

Division 3 – Operational work

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

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

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

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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)*.

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PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

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

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

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

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

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

PART 7 – FURTHER DETAILS

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

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

☒ No

List of approval/development application references	Reference number	Date	Assessment manager
☒ Approval ☐ Development application	MI12/0057	5 April 2013	TCC
☐ Approval ☐ Development application			

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

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

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

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

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

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

☐ Yes – show cause or enforcement notice is attached

☒ No

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23) Further legislative requirements

Environmentally relevant activities

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

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

☒ No

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

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

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

Hazardous chemical facilities

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

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

☒ No

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

Clearing native vegetation

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

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

☒ No

***Note**: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.*
2. See https://www.qld.gov.au/environment/land/vegetation/applying for further information on how to obtain a s22A determination.

Environmental offsets

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

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

☒ No

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

Koala habitat in SEQ Region

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

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

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

☒ No

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

Water resources

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

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

☒ No

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

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

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

Waterway barrier works

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

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

☒ No

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

Marine activities

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

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

☒ No

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

Quarry materials from a watercourse or lake

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

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

☒ No

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

Quarry materials from land under tidal waters

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

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

☒ No

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

Referable dams

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

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

☒ No

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

Tidal work or development within a coastal management district

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

☐ Yes – the following is included with this development application:

- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work *(only required if application involves prescribed tidal work)*
- ☐ A certificate of title

☒ No

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

Queensland and local heritage places

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

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

☒ No

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

Name of the heritage place:		Place ID:	

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

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

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

☒ No

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

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

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

☒ No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

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

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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			

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Owners consent to the making of a development application under the *Planning Act 2016*

I, STEVEN SASS

(Sole) Director of the company mentioned below.

and I, ANTHONY SASS

Director/Secretary of the company mentioned below.

of:

ODG NORTH SHORE C2 PTY LTD A.C.N. 688 018 920

as owner of the premises identified as follows:

1 Yalbira Drive, 2 Rana Lane and 10 Okino Place, Burdell

Lot 2506 on SP358940

consent to the making of a development application under the *Planning Act 2016* by:

Brazier Motti Pty Ltd

on the premises described above for:

Material Change of Use for Shopping Centre

Signature of (Sole) Director	Signature of Director/Secretary
15/04/2026	15/04/2026
Date	Date

brazier motti

Owners consent to the making of a development application under the *Planning Act 2016*

I, STEVEN SASS

(Sole) Director of the company mentioned below.

and I, ANTHONY SASS

Director/Secretary of the company mentioned below.

of:

ODG NORTH SHORE C1TC PTY LTD A.C.N. 680 617 118

as owner of the premises identified as follows:

13 Market Place, Burdell

Lot 869 on SP248845

consent to the making of a development application under the *Planning Act 2016* by:

Brazier Motti Pty Ltd

on the premises described above for:

Material Change of Use for Shopping Centre

Signature of (Sole) Director	Signature of Director/Secretary
15/04/2026 Date	15/04/2026 Date

Document Set ID: 28352008
Version: 1, Version Date: 08/05/2026

brazier motti

Owners consent to the making of a development application under the *Planning Act 2016*

I,

Tara Sutherland

as Attorney for and on behalf of IFM Real Estate Fiduciary Pty Ltd under Power of Attorney dated 25 May 2023

and I,

Director/Secretary of the company mentioned below.

of:

IFM REAL ESTATE FIDUCIARY PTY LTD A.C.N. 064 041 283

as owner of the premises identified as follows:

16-38 Main Street, Burdell

Lot 316 on SP221989

consent to the making of a development application under the *Planning Act 2016* by:

Brazier Motti Pty Ltd

on the premises described above for:

Material Change of Use for Shopping Centre on adjacent Lot 869 on SP248845

It is noted that Lot 316 has been included for completeness as the proposed development relies on this lot for access purposes.

.....	.....
May 6, 2026	
.....	.....
Date	Date

APPENDIX B

Certificates of Title and Survey Plans

brazier motti

Document Set ID: 28352008
Version: 1, Version Date: 08/05/2026

Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	**50840742**	**Search Date:**	10/03/2026 16:32
Date Title Created:	11/03/2011	**Request No:**	55355712
Previous Title:	50811266		

ESTATE AND LAND

Estate in Fee Simple

LOT 316 SURVEY PLAN 221989
Local Government: TOWNSVILLE

REGISTERED OWNER

Dealing No: 724683164 09/02/2026

IFM REAL ESTATE FIDUCIARY PTY LTD A.C.N. 064 041 283 TRUSTEE
UNDER INSTRUMENT 723961934

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20735114 (POR 31)

2. EASEMENT IN GROSS No 713437397 31/08/2010 at 14:12
burdening the land
ERGON ENERGY CORPORATION LIMITED A.C.N. 087 646 062
over
EASEMENTS AG AND AH ON SP236048.

3. EASEMENT No 713749902 09/03/2011 at 10:15
benefiting the land over
EASEMENT AA ON SP221989

4. EASEMENT No 713749905 09/03/2011 at 10:15
benefiting the land over
EASEMENT AB ON SP221989

5. EASEMENT No 713749910 09/03/2011 at 10:16
benefiting the land over
EASEMENT AC ON SP221989

6. LEASE No 716012344 12/09/2014 at 11:14
DECAFFEINATED PTY LTD A.C.N. 147 077 281 TRUSTEE
UNDER INSTRUMENT 716012344
OF PART OF THE GROUND FLOOR (SHOP 004)
TERM: 23/03/2011 TO 22/03/2016 OPTION 5 YEARS

7. TRANSFER No 716896810 19/11/2015 at 11:34
LEASE: 716012344
GEFAS PTY LTD A.C.N. 603 802 857

8. AMENDMENT OF LEASE No 716896811 19/11/2015 at 11:34
LEASE: 716012344
TERM: 23/03/2011 TO 22/03/2016 OPTION NIL

9. AMENDMENT OF LEASE No 717312108 14/06/2016 at 08:24
LEASE: 716012344
TERM: 23/03/2011 TO 22/03/2021 OPTION NIL

10. AMENDMENT OF LEASE No 720420847 25/11/2020 at 14:22
LEASE: 716012344
TERM: 23/03/2011 TO 30/11/2026 OPTION 5 YEARS

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2026]

Document Set ID: 28352008
Version: 1, Version Date: 08/05/2026

EASEMENTS, ENCUMBRANCES AND INTERESTS (Continued)

11. LEASE No 717692773 05/12/2016 at 14:44
N.Q. ANGLISS PTY LTD A.C.N. 609 590 169
OF PART OF THE GROUND FLOOR (SHOP 006)
TERM: 23/03/2016 TO 22/03/2021 OPTION NIL

12. AMENDMENT OF LEASE No 720625090 02/03/2021 at 15:26
LEASE: 717692773
TERM: 23/03/2016 TO 22/03/2026 OPTION NIL

13. LEASE No 718353914 25/10/2017 at 08:50
THANH TUAN NGUYEN
OF PART OF THE GROUND FLOOR (SHOP 013)
TERM: 01/10/2016 TO 30/09/2021 OPTION NIL

14. AMENDMENT OF LEASE No 720702029 06/04/2021 at 15:40
LEASE: 718353914
TERM: 01/10/2016 TO 30/09/2026 OPTION 5 YEARS

15. LEASE No 718406257 20/11/2017 at 09:04
VINICK PTY. LTD. A.C.N. 065 028 800 TRUSTEE
UNDER INSTRUMENT 718406257
OF PART OF THE GROUND FLOOR (SHOP 009)
TERM: 23/03/2016 TO 22/03/2021 OPTION NIL

16. AMENDMENT OF LEASE No 720434486 01/12/2020 at 15:15
LEASE: 718406257
TERM: 23/03/2016 TO 22/03/2026 OPTION NIL

17. LEASE No 719352197 09/04/2019 at 12:49
MYUNG HEE KIM TRUSTEE
UNDER INSTRUMENT 719352197
OF PART OF THE GROUND FLOOR (SHOP 014)
TERM: 23/03/2018 TO 22/03/2023 OPTION NIL

18. TRANSFER No 721451268 02/02/2022 at 09:49
LEASE: 719352197
NORTH SHORE PHARMACY PTY LTD A.C.N. 646 024 991

19. AMENDMENT OF LEASE No 721468591 09/02/2022 at 14:28
LEASE: 719352197
TERM: 23/03/2018 TO 22/03/2023 OPTION NIL

20. MORTGAGE No 721593095 04/04/2022 at 10:06
WESTPAC BANKING CORPORATION A.C.N. 007 457 141
over
LEASE: 719352197

21. AMENDMENT OF LEASE No 722319172 01/03/2023 at 12:52
LEASE: 719352197
TERM: 23/03/2018 TO 22/03/2028 OPTION 5 YEARS

22. LEASE No 720702858 07/04/2021 at 09:20
SANDY PAUL CONTARINO
OF PART OF THE GROUND FLOOR (SHOP 012)
TERM: 01/11/2020 TO 31/10/2023 OPTION 5 YEARS

23. AMENDMENT OF LEASE No 723098064 01/03/2024 at 10:41
LEASE: 720702858
TERM: 01/11/2020 TO 31/10/2028 OPTION NIL

24. LEASE No 720817683 26/05/2021 at 13:57
SD ACQUISITIONS PTY LTD A.C.N. 617 398 428
OF PART OF THE GROUND FLOOR (SHOP 003)
TERM: 01/04/2021 TO 31/03/2024 OPTION 5 YEARS

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EASEMENTS, ENCUMBRANCES AND INTERESTS (Continued)

25. AMENDMENT OF LEASE No 723351056 25/06/2024 at 14:50
LEASE: 720817683
TERM: 01/04/2021 TO 31/03/2029 OPTION NIL

26. EASEMENT No 721179345 18/10/2021 at 13:20
benefiting the land over
EASEMENT CA ON SP322701

27. LEASE No 721262487 17/11/2021 at 14:10
OBI HOLDINGS PTY LTD A.C.N. 605 056 684
OF PART OF THE GROUND FLOOR (SHOP 008)
TERM: 08/09/2020 TO 07/09/2027 OPTION NIL

28. LEASE No 721673662 09/05/2022 at 15:25
NORTH SHORE SEAFOOD CO PTY LTD A.C.N. 650 883 131
OF PART OF THE GROUND FLOOR (SHOP 11)
TERM: 09/04/2022 TO 08/04/2028 OPTION NIL

29. LEASE No 722311241 24/02/2023 at 14:38
DOMINO'S PIZZA ENTERPRISES LIMITED A.C.N. 010 489 326
OF PART OF THE GROUND FLOOR (SHOP 001)
TERM: 21/12/2022 TO 20/12/2027 OPTION 5 YEARS

30. LEASE No 722563155 23/06/2023 at 12:13
JVD CORPORATION PTY LTD A.C.N. 647 560 361
OF PART OF THE GROUND FLOOR (SHOP 010)
TERM: 25/07/2022 TO 24/07/2026 OPTION 4 YEARS

31. LEASE No 723693685 22/11/2024 at 15:08
V&H FIT PTY LTD A.C.N. 657 182 995
OF PART OF THE FIRST FLOOR (SHOP 018)
TERM: 12/11/2022 TO 11/11/2027 OPTION 5 YEARS

32. CHANGE OF NAME DLNG (COMPANY) No 724529773 01/12/2025 at 12:50
LEASE: 723693685
PILATES NQ PTY LTD A.C.N. 657 182 995

33. CHANGE OF NAME No 723817199 21/01/2025 at 12:00
LEASE: 717077284
WOOLWORTHS GROUP LIMITED A.C.N. 000 014 675

34. LEASE No 723817201 21/01/2025 at 12:00
WOOLWORTHS GROUP LIMITED A.C.N. 000 014 675
OF PART OF THE GROUND FLOOR (SHOP M1) AND
PART OF THE FIRST FLOOR (SHOP M1A)
TERM: 24/06/2024 TO 23/06/2034 OPTION 10 YEARS

35. LEASE No 723932776 19/03/2025 at 10:27
NAKED ACCOUNTING (TOWNSVILLE) PTY LTD A.C.N. 681 058 444
OF PART OF THE FIRST FLOOR (SHOP 016)
TERM: 15/01/2025 TO 14/01/2030 OPTION 3 YEARS

36. LEASE No 724298240 26/08/2025 at 10:53
LESSEE:
ESTHETIQUE NQ PTY LTD A.C.N. 665 356 598
PREMISES:
LEASE EXTENT: PART OF A BUILDING
BUILDING PREMISES DESIGNATION: SHOP 001A
BUILDING LEVEL: GROUND FLOOR
BUILDING ID: THE ONLY BUILDING
LAND DESCRIPTION: LOT 316 ON SP221989
TERM: 25/07/2025 TO 24/07/2028
OPTION: 3 YEARS

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EASEMENTS, ENCUMBRANCES AND INTERESTS (Continued)

37. LEASE No 724518345 26/11/2025 at 13:04
LESSEE:
AUSTRALIAN LEISURE AND HOSPITALITY GROUP PTY LIMITED
A.C.N. 067 391 511
PREMISES:
LEASE EXTENT: PART OF A BUILDING
BUILDING PREMISES DESIGNATION: SHOP 007
BUILDING LEVEL: GROUND FLOOR
BUILDING ID: THE ONLY BUILDING
LAND DESCRIPTION: LOT 316 ON SP221989
TERM: 23/06/2025 TO 22/06/2032
OPTION: NIL

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2026]

Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	**50880435**	**Search Date:**	02/03/2026 16:43
Date Title Created:	18/05/2012	**Request No:**	55250024
Previous Title:	50849759		

ESTATE AND LAND

Estate in Fee Simple

LOT 869 SURVEY PLAN 248845
Local Government: TOWNSVILLE

REGISTERED OWNER

Dealing No: 724407629 10/10/2025

ODG NORTH SHORE C1TC PTY LTD A.C.N. 680 617 118

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
   Deed of Grant No. 20735114 (POR 31)
2. EASEMENT IN GROSS No 713437397 31/08/2010 at 14:12
   burdening the land
   ERGON ENERGY CORPORATION LIMITED A.C.N. 087 646 062
   over
   EASEMENT AG ON SP236048.
3. EASEMENT No 713749902 09/03/2011 at 10:15
   burdening the land to
   LOT 316 ON SP221989
   OVER EASEMENT AA ON SP221989
4. EASEMENT No 713749905 09/03/2011 at 10:15
   burdening the land to
   LOT 316 ON SP221989
   OVER EASEMENT AB ON SP221989
5. EASEMENT No 713749910 09/03/2011 at 10:16
   burdening the land to
   LOT 316 ON SP221989
   OVER EASEMENT AC ON SP221989
6. EASEMENT No 721179345 18/10/2021 at 13:20
   burdening the land to
   LOT 316 ON SP221989
   OVER EASEMENT CA ON SP322701
7. MORTGAGE No 724407630 10/10/2025 at 16:10
   STOCKLAND DEVELOPMENT PTY LIMITED A.C.N. 000 064 835

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2026]
Requested by: D-ENQ DYE & DURHAM (S)

Document Set ID: 28352008
Version: 1, Version Date: 08/05/2026

Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	**51410607**	**Search Date:**	24/03/2026 14:18
Date Title Created:	18/02/2026	**Request No:**	55530309
Previous Title:	51397621		

ESTATE AND LAND

Estate in Fee Simple

LOT 2506 SURVEY PLAN 358940
Local Government: TOWNSVILLE

REGISTERED OWNER

Dealing No: 724700559 18/02/2026

ODG NORTH SHORE C2 PTY LTD A.C.N. 688 018 920 TRUSTEE
UNDER INSTRUMENT 724407635

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
   Deed of Grant No. 20735114 (POR 31)
2. EASEMENT No 713898469 09/06/2011 at 12:36
   benefiting the land over
   EASEMENT AL ON SP240570
3. EASEMENT No 716926124 01/12/2015 at 15:34
   benefiting the land over
   EASEMENT BE ON SP263023
4. EASEMENT No 718350306 23/10/2017 at 14:22
   benefiting the land over
   EASEMENT BG ON SP273626
5. EASEMENT No 724700560 18/02/2026 at 09:35
   burdening the land to
   LOT 870 ON SP358940
   OVER EASEMENT AN ON SP358940

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

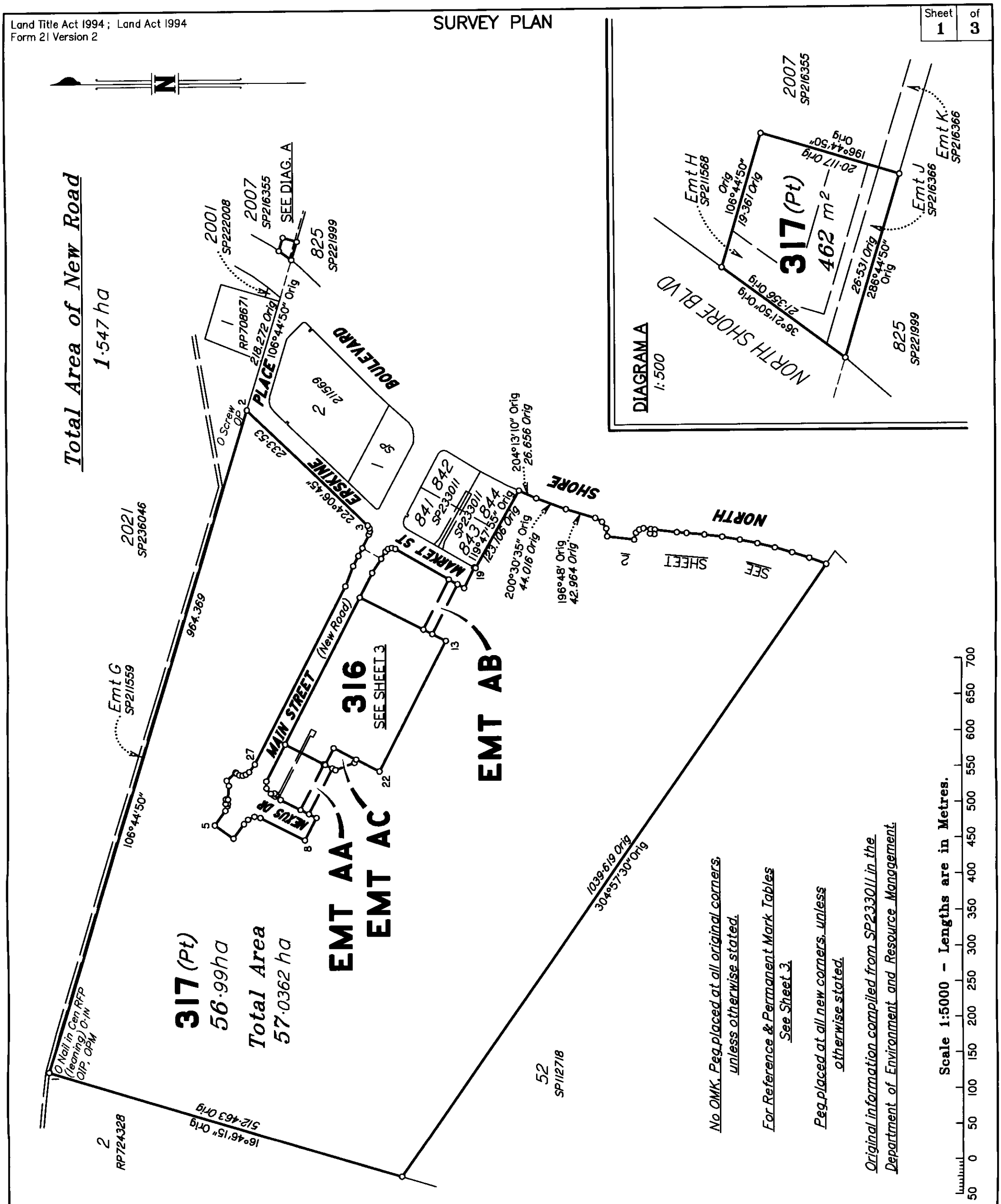
COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2026]
Requested by: D-ENQ DYE & DURHAM (S)

Document Set ID: 28352008
Version: 1, Version Date: 08/05/2026

Land Title Act 1994 ; Land Act 1994
Form 21 Version 2

SURVEY PLAN

Sheet 1 of 3



RPS Australia East PTY LTD (ACN 140 292 762) hereby certify that the land comprised in this plan was surveyed by the corporation, by Danny LINCEZ, surveying graduate, for whose work the corporation accepts responsibility, under the supervision of John Stewart HARKER, cadastral surveyor and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 16 December 2010.

..... Authorised Delegate

Date 22/12/2010

0 50 mm 100 mm 150 mm

State copyright reserved.

Plan of

Lots 316 & 317 and Easements AA, AB & AC in Lot 317

Cancelling Lot 2008 on SP233011

PARISH: BOHLE COUNTY: Elphinstone

Meridian: MGA Zone 55 vide SP233011 F/N's: No

Scale: 1:5000

Format: STANDARD

SP221989

Plan Status:

Copyright protects the plan's being ordered by you. Unauthorised reproduction or amendments are not permitted.

713749886

$477.90
09/03/2011 10:13

BH 400 NT

WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.

Registered

5. Lodged by
Shand Taylor Lawyers
GPO Box 2486
Brisbane Qld 4001.
Ph: (07) 3307 4500. Ref: BSC.
Lodger Code: BE196A.
(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

I/We STOCKLAND DEVELOPMENT PTY LTD
A.C.N 000 064 835

(Names in full)

* as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

~~* as Lessees of this land agree to this plan.~~

Signature of *Registered Owners ~~*Lessees~~
Stockland Development Pty Ltd
ACN 000 064 835 by its Attorney
Pauline Yvonne Barton under
Power of Attorney No. 712393104
who certifies that she has not received
revocation of the Power of Attorney

* Rule out whichever is inapplicable

2. Local Government Approval.
* Townsville City Council
hereby approves this plan in accordance with the :
% Integrated Planning Act 1997

Dated this 24 day of February 2011

Director, Planning & Development

* Insert the name of the Local Government. % Insert Integrated Planning Act 1997 or
# Insert designation of signatory or delegation Local Government (Planning & Environment) Act 1990

3. Plans with Community Management Statement :
CMS Number :
Name :

4. References :
Dept File :
Local Govt :
Surveyor : 82992

6.

Existing			Created		
Title Reference	Lot	Plan	Lots	Emts	Road
50811266	2008	SP233011	316 & 317	EMTS AA, AB & AC	New Rd

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
712320254 (Emt J on SP216366)	317
711965872 (Emt H on SP211568)	317
713437397 (Emt AG on SP236048)	316 & 317
713437397 (Emt AH on SP236048)	316

Easement AF on SP236048 fully absorbed by New Road

316 & 317	Por 31
Lots	Orig

7. Portion Allocation :

8. Map Reference :
8259-31144

9. Locality :
BURDELL

10. Local Government :
Townsville City

11. Passed & Endorsed :
By : RPS Australia East Pty Ltd
Date : 23/12/10
Signed :
Designation : Cadastral Surveyor

12. Building Format Plans only.
I certify that :
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road,
* Part of the building shown on this plan encroaches onto adjoining * lots and road

Cadastral Surveyor/Director* Date
*delete words not required

13. Lodgement Fees :

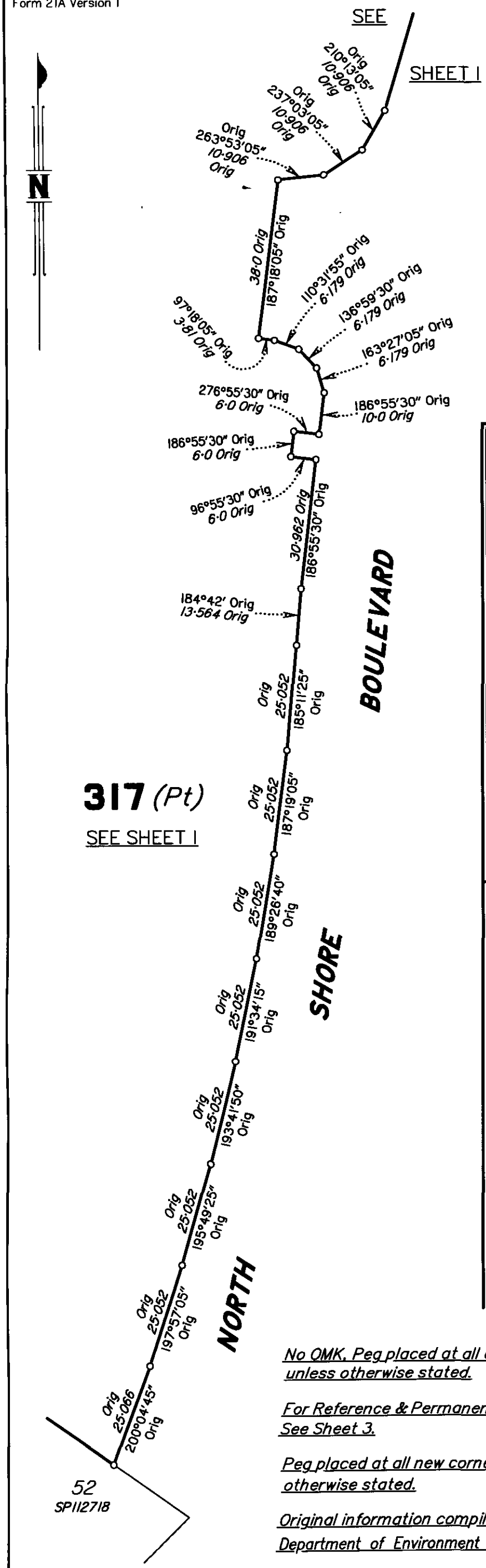
Survey Deposit	$
Lodgement	$
New Titles	$
Photocopy	$
Postage	$
TOTAL	$

14. Insert Plan Number SP221989

Document Set ID: 28352008
Version: 1, Version Date: 08/05/2026

Land Title Act 1994 ; Land Act 1994
Form 21A Version 1

ADDITIONAL SHEET



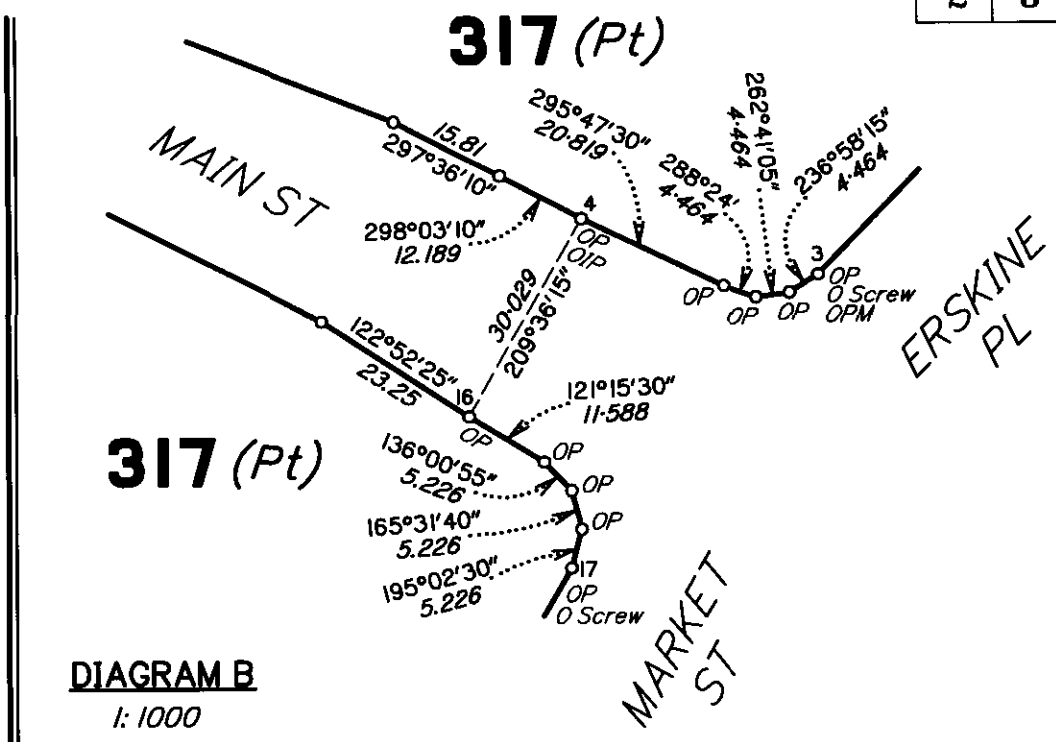


DIAGRAM B
1: 1000

DIAGRAM C
1: 250

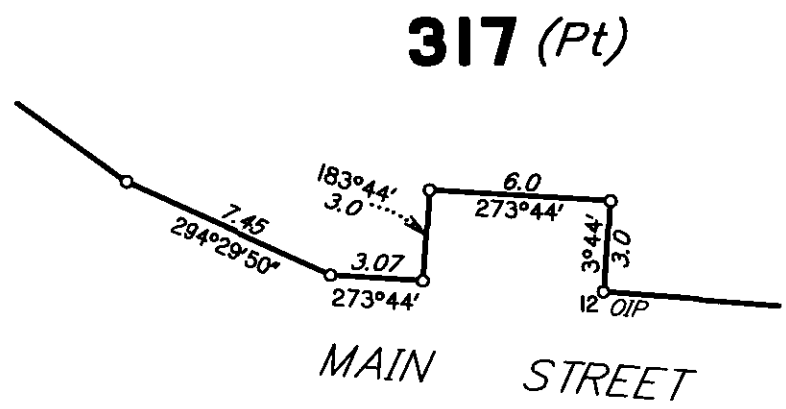
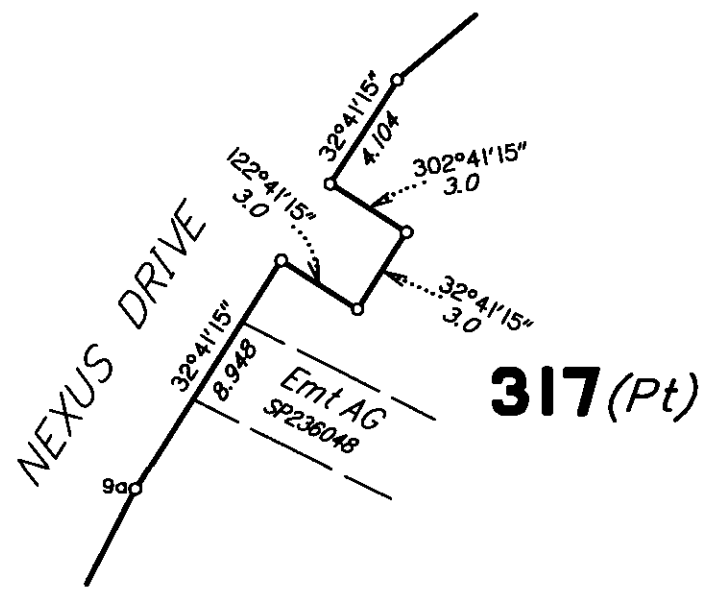


DIAGRAM D
1: 250



No OMK, Peg placed at all original corners, unless otherwise stated.

For Reference & Permanent Mark Tables See Sheet 3.

Peg placed at all new corners, unless otherwise stated.

Original information compiled from SP233011 in the Department of Environment and Resource Management.

Scale 1:1000 – Lengths are in Metres.

10 0 10 20 30 40 50 60 70 80 90 100 110 120 130 140

0 50 mm 100 mm 150 mm

State copyright reserved.

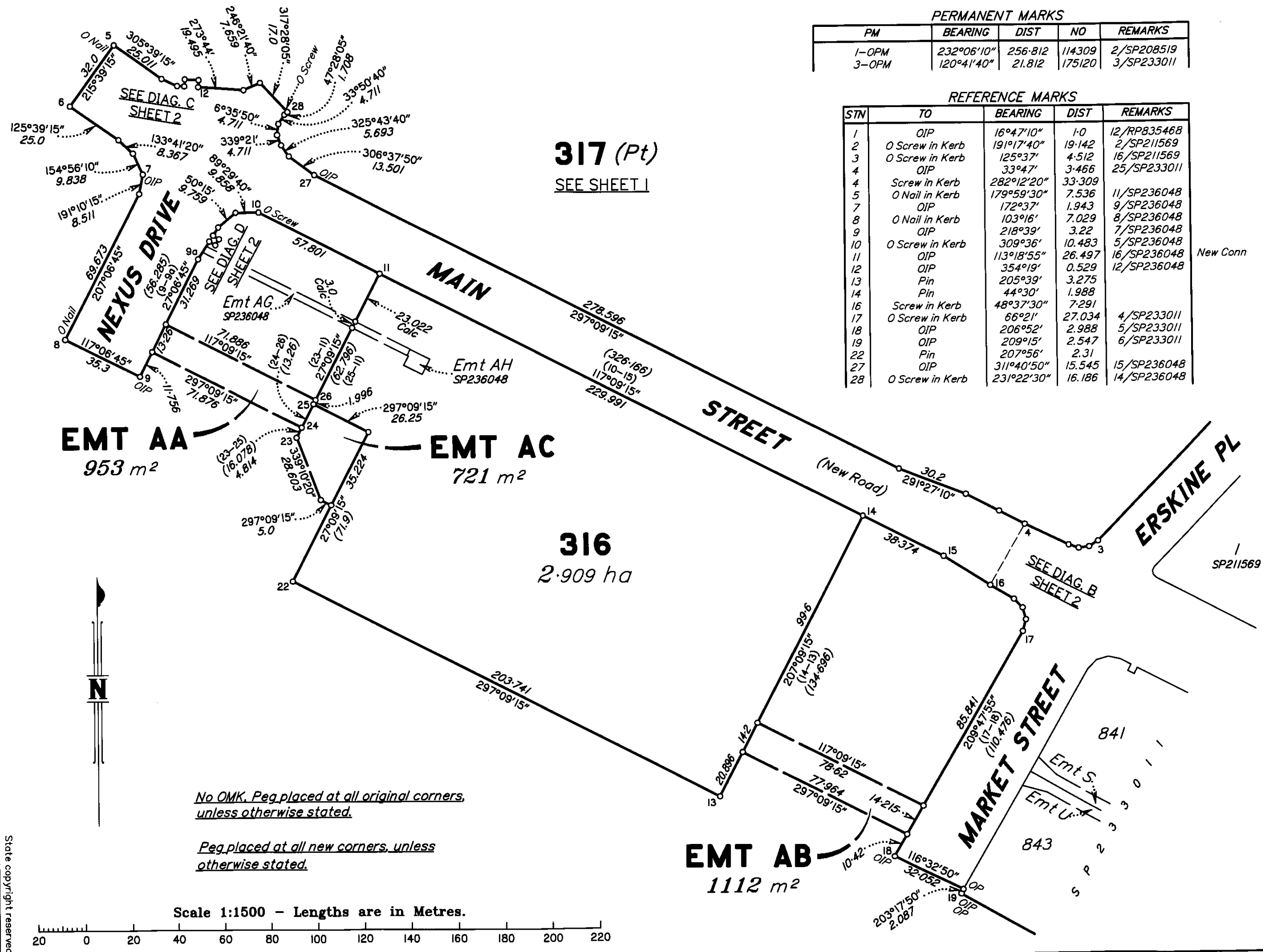
Insert Plan Number **SP221989**

Document Set ID: 28352008
Version: 1, Version Date: 08/05/2026

Document Set ID: 2835208
Version: 1, Version Date: 08/05/2026

Land Title Act 1994; Land Act 1994
Form 21A Version 1

ADDITIONAL SHEET



PERMANENT MARKS

PM	BEARING	DIST	NO	REMARKS
1–OPM	232°06'10"	256·812	114309	2/SP208519
3–OPM	120°41'40"	21.812	175120	3/SP233011

REFERENCE MARKS

STN	TO	BEARING	DIST	REMARKS	
1	OIP	16°47'10"	1·0	12/RP835468	
2	O Screw in Kerb	191°17'40"	19·142	2/SP211569	
3	O Screw in Kerb	125°37'	4·512	16/SP211569	
4	OIP	33°47'	3·466	25/SP233011	
4	Screw in Kerb	282°12'20"	33·309		
5	O Nail in Kerb	179°59'30"	7.536	11/SP236048	
7	OIP	172°37'	1.943	9/SP236048	
8	O Nail in Kerb	103°16'	7.029	8/SP236048	
9	OIP	218°39'	3.22	7/SP236048	
10	O Screw in Kerb	309°36'	10.483	5/SP236048	
11	OIP	113°18'55"	26.497	16/SP236048	New Conn
12	OIP	354°19'	0.529	12/SP236048	
13	Pin	205°39'	3.275		
14	Pin	44°30'	1.988		
16	Screw in Kerb	48°37'30"	7·291		
17	O Screw in Kerb	66°21'	27.034	4/SP233011	
18	OIP	206°52'	2.988	5/SP233011	
19	OIP	209°15'	2.547	6/SP233011	
22	Pin	207°56'	2.31		
27	OIP	311°40'50"	15.545	15/SP236048	
28	O Screw in Kerb	231°22'30"	16.186	14/SP236048	

No OMK. Peg placed at all original corners, unless otherwise stated.

Peg placed at all new corners, unless otherwise stated.

Scale 1:1500 – Lengths are in Metres.

20 0 20 40 60 80 100 120 140 160 180 200 220

Insert Plan Number **SP221989**

State copyright reserved.

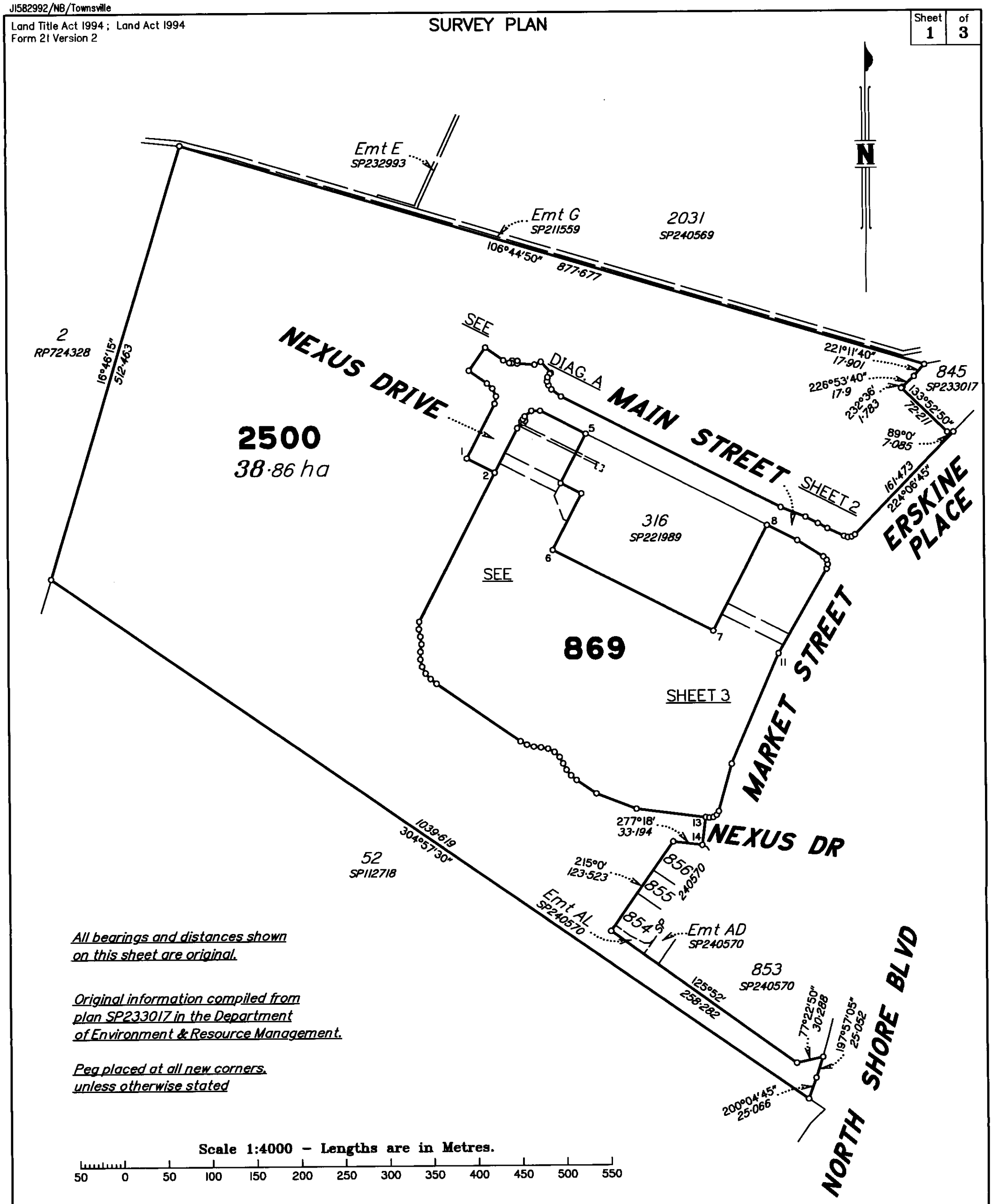
Sheet 3 of 3

J1582992/NB/Townsville

Land Title Act 1994 ; Land Act 1994
Form 21 Version 2

SURVEY PLAN

Sheet 1 of 3



All bearings and distances shown on this sheet are original.

Original information compiled from plan SP233017 in the Department of Environment & Resource Management.

Peg placed at all new corners, unless otherwise stated

Scale 1:4000 – Lengths are in Metres.

50 0 50 100 150 200 250 300 350 400 450 500 550

RPS Australia East PTY LTD (ACN 140 292 762) hereby certify that the land comprised in this plan was surveyed by the corporation, by Danny LINCEZ, surveying graduate, for whose work the corporation accepts responsibility, under the supervision of John Stewart HARKER, cadastral surveyor and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 27 January 2012 .

..... Authorised Delegate

Date 28/03/2012

0 50 mm 100 mm 150 mm

State copyright reserved.

Plan of Lots 869 & 2500

Cancelling Lot 2029 on SP233017

PARISH: **BOHLE** COUNTY: **Elphinstone**

Meridian: *MGA Zone 55 vide SP233017* F/N's: *No*

Scale: *1:4000*

Format: STANDARD

SP248845

Plan Status:

Copyright protects the plan/s being ordered by you. Unauthorised reproduction or amendments are not permitted.

714469425

$431.80
17/05/2012 15:01

BE 400 NT

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Plans may be rolled.
Information may not be placed in the outer margins.

Registered

5. Lodged by

CITY & SUBURBAN AGENCIES 42 S

(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

†/We STOCKLAND DEVELOPMENT PTY LTD
A.C.N 000 064 835

(Names in full)

* as Registered Owners of this land agree to this plan ~~and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.~~

~~* as Lessees of this land agree to this plan.~~

Signature of *Registered Owners ~~*Lessees~~

Stockland Development Pty Limited ACN 000 064 835 by it's Attorney Philip Gregory Moss under Power of Attorney No. 712393104 who certifies that he has not received revocation of the Power of Attorney.

* Rule out whichever is inapplicable

6. Existing			Created		
Title Reference	Lot	Plan	Lots	Emts	Road
50849759	2029	SP233017	869 & 2500	–	–

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
713749902 (Emt AA on SP221989)	869
713749905 (Emt AB on SP221989)	869
713749910 (Emt AC on SP221989)	869
713437397 (Emt AG on SP236048)	869

BENEFITING EASEMENT ALLOCATIONS

Easement	Lots to be Benefited
713898469 (Emt AL on SP240570)	2500 & 869

ADMINISTRATIVE ADVICE ALLOCATIONS

Administrative Advice	Lots to be Encumbered
714447553	869 & 2500
714459098	869 & 2500

2. Local Government Approval.

* Townsville City Council
hereby approves this plan in accordance with the :
% Sustainable Planning Act 2009

Dated this 14th day of May 2012

As duly authorised representative of Townsville City Council

Director, Planning & Development #

* Insert the name of the Local Government. % Insert Integrated Planning Act 1997 or Local Government (Planning & Environment) Act 1990
# Insert designation of signatory or delegation

869 & 2500	Por.31
Lots	Orig

7. Portion Allocation :

8. Map Reference :
8259–31144

9. Locality :
BURDELL

10. Local Government :
Townsville City

11. Passed & Endorsed :
By : RPS Australia East Pty Ltd
Date : 29/03/12
Signed :
Designation : Cadastral Surveyor

12. Building Format Plans only.
I certify that :
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road,
* Part of the building shown on this plan encroaches onto adjoining * lots and road

Cadastral Surveyor/Director* Date
*delete words not required

13. Lodgement Fees :

Survey Deposit	$
Lodgement	$
New Titles	$
Photocopy	$
Postage	$
TOTAL	$

3. Plans with Community Management Statement :
CMS Number :
Name :

4. References :
Dept File :
Local Govt : RC11/0098
Surveyor : J1582992

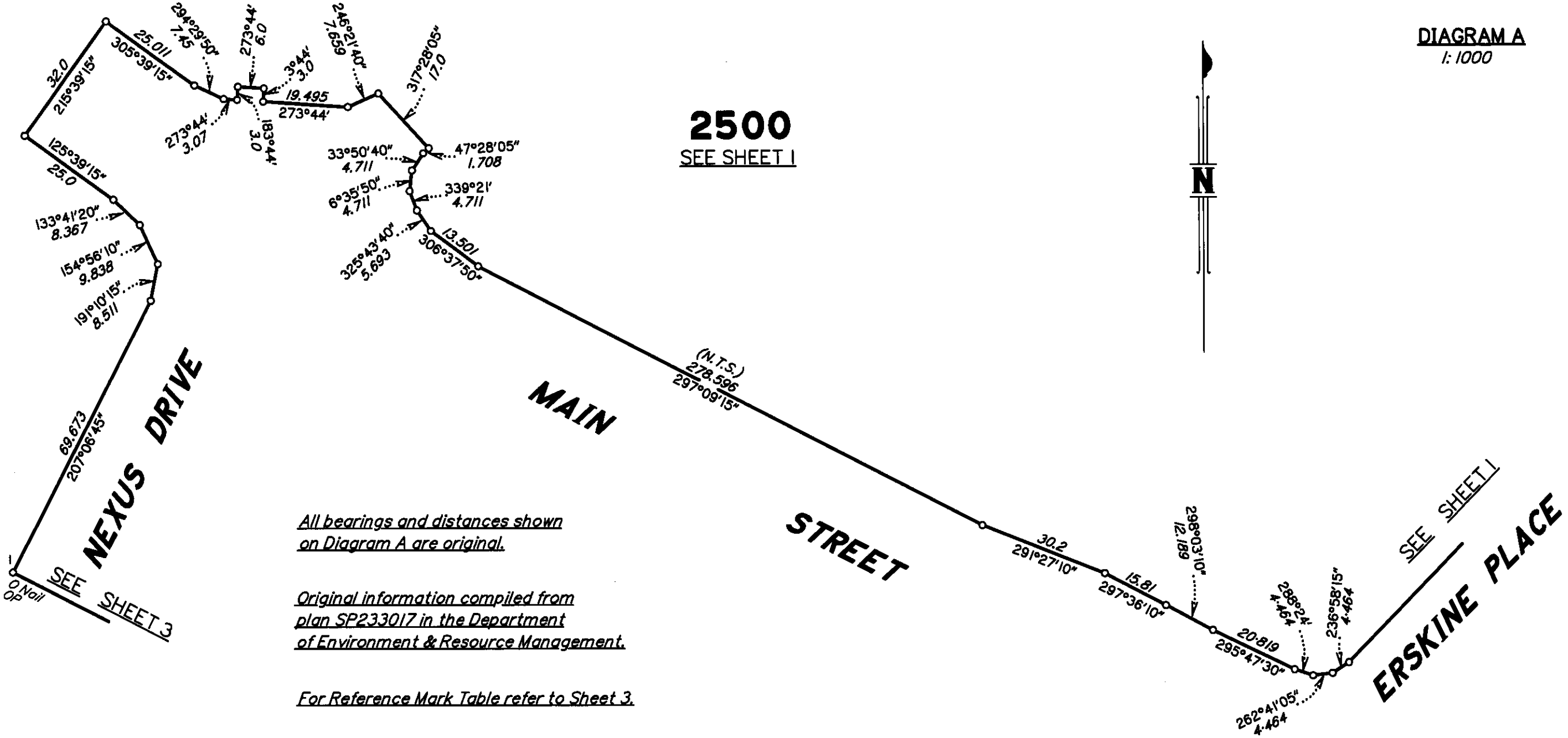
14. Insert Plan Number SP248845

Document Set ID: 28352008
Version: 1, Version Date: 08/05/2026

Document Set ID: 28352008
Version: 1, Version Date: 08/05/2026

ADDITIONAL SHEET

DIAGRAM A
1: 1000

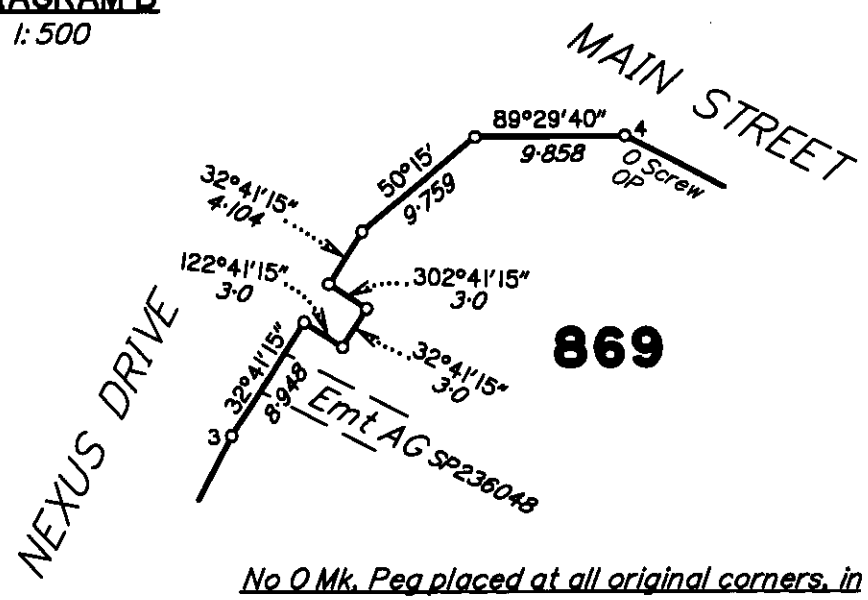


All bearings and distances shown on Diagram A are original.

Original information compiled from plan SP233017 in the Department of Environment & Resource Management.

For Reference Mark Table refer to Sheet 3.

DIAGRAM B
1: 500



No O Mk. Peg placed at all original corners, in Diagrams B, C & D unless otherwise stated

DIAGRAM C
1: 500

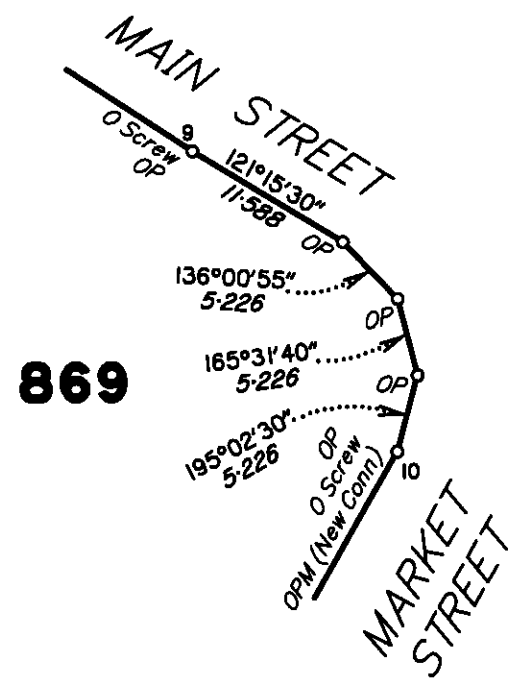
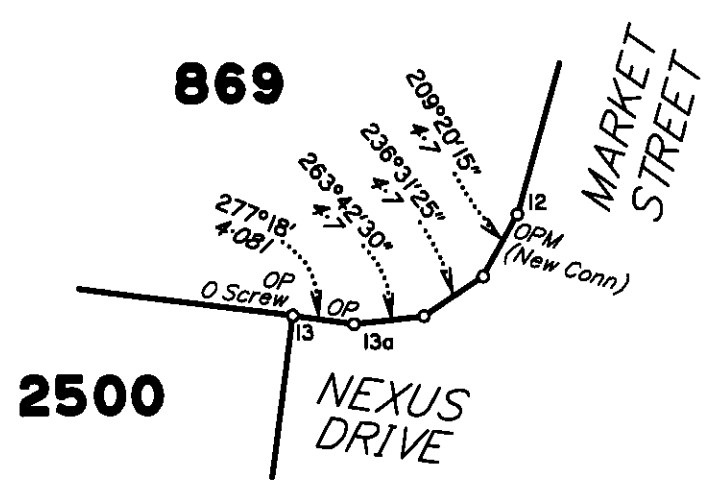


DIAGRAM D
1: 500



Insert Plan Number **SP248845**

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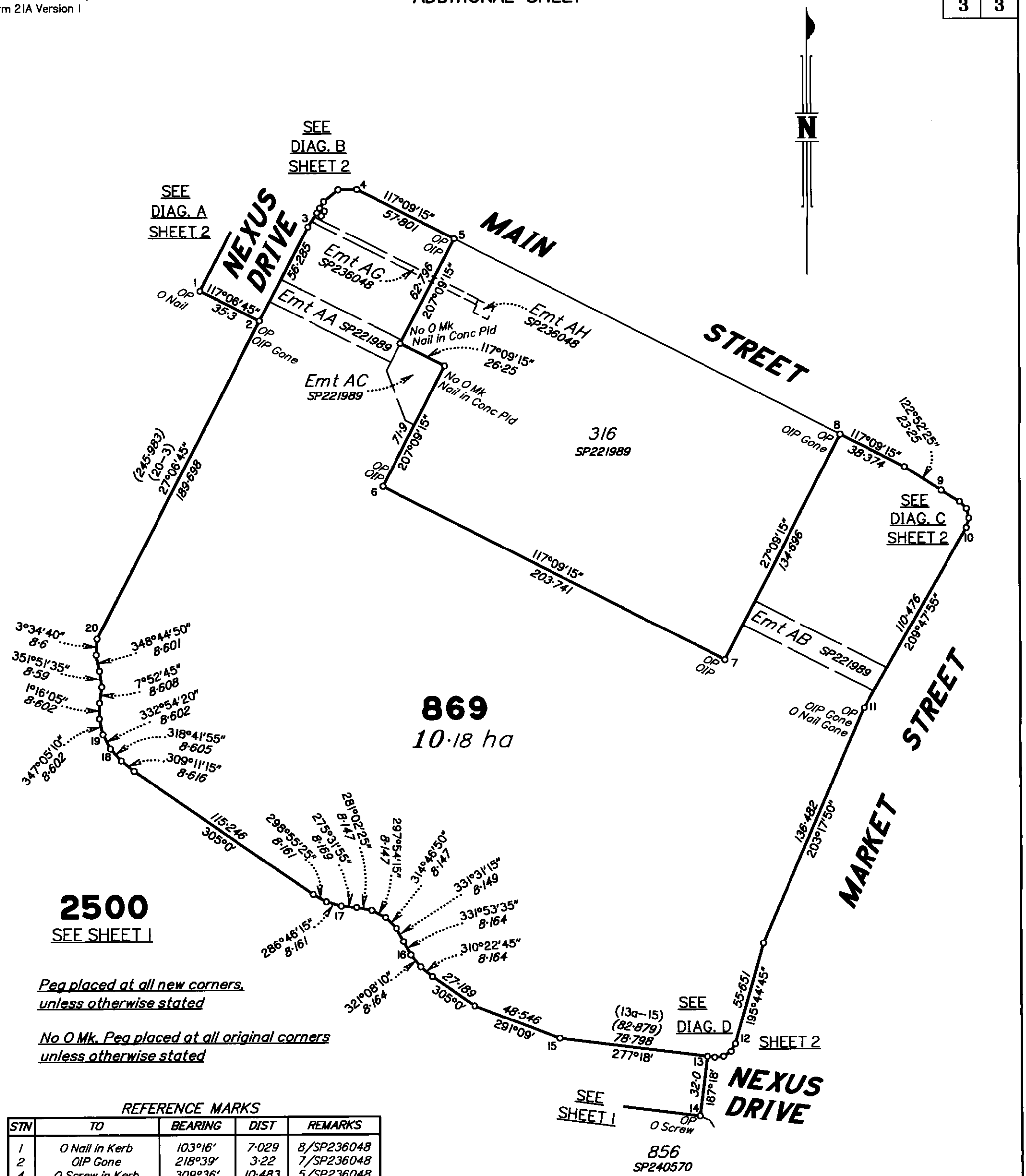
Land Title Act 1994 ; Land Act 1994
Form 21A Version 1

ADDITIONAL SHEET



REFERENCE MARKS

STN	TO	BEARING	DIST	REMARKS
1	O Nail in Kerb	103°16'	7·029	8/SP236048
2	OIP Gone	218°39'	3·22	7/SP236048
4	O Screw in Kerb	309°36'	10·483	5/SP236048
5	OIP	113°18'55"	26·497	11/SP221989
6	OIP	207°56'	2·31	22/SP221989
7	OIP	205°39'	3·275	13/SP221989
8	OIP Gone	44°30'	1·988	14/SP221989
9	O Screw in Kerb	48°37'30"	7·291	16/SP221989
10	O Screw in Kerb	66°21'	27·034	4/SP233011
11	OIP Gone	206°52'	2·988	5/SP233011
11	O Nail in Kerb Gone	151°27'30"	7·653	1/IS234717
13	O Screw in Kerb	101°28'20"	13·151	45/IS234717
14	O Screw in Kerb	115°04'40"	13·13	34/IS234717
16	Iron Pin	291°10'30"	9.546	
17	Iron Pin	141°44'	9.204	
18	Iron Pin	120°12'	3.004	
19	Iron Pin	334°49'	3.404	

PERMANENT MARKS

PM	BEARING	DIST	NO	REMARKS	
10–OPM	61°52'55"	58·116	175120	3/SP233011	(New Conn)
12–OPM	108°49'10"	32·631	189495	11/IS234717	(New Conn)

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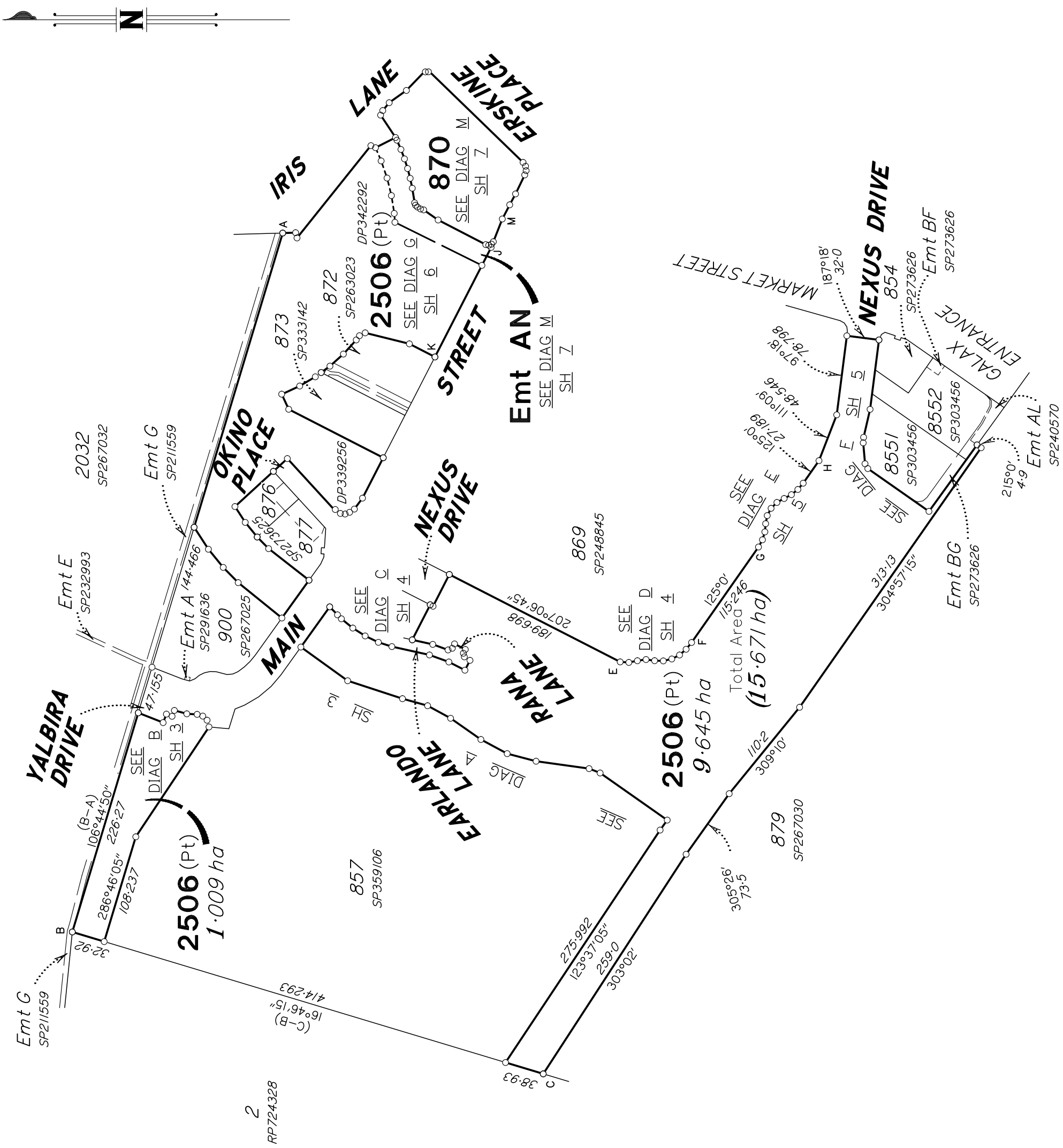
Insert Plan Number **SP248845**

Land Title Act 1994 ; Land Act 1994
Form 21 Version 4

SURVEY PLAN



BRAZIER MOTTI PTY LTD (ACN 066 411 041) hereby certify that the corporation, by Geoffrey Edwin OSBALDISTON, Cadastral Surveyor, for whose work the corporation accepts responsibility, has made this plan under Section 18 of the Survey and Mapping Infrastructure Regulation 2024 and pursuant to the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the plan is accurate, and compiled from SP359106 and DP342292 in the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development.

BRAZIER MOTTI PTY LTD THE COMMON SEAL OF ACN 066 411 041

..... Director

Date 09/12/25

0m 200m 400m 600m
0 50 mm 100 mm 150 mm

State copyright reserved.

Plan of Lots 870 and 2506 and Easement AN in Lot 2506

Cancelling Lot 2506 on SP359106

LOCAL GOVERNMENT: TOWNSVILLE CITY COUNCIL

LOCALITY: BURDELL

Meridian: MGA Zone 55 Vide SP359106

Survey Records: No

Scale: 1:4000

Format: STANDARD

SP358940

Land Title Act 1994 ; Land Act 1994
Form 21B Version 2

WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.

(Dealing No.)

4. Lodged by

(Include address, phone number, email, reference, and Lodger Code)

1.

Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
51397621	Lot 2506 on SP359106	870 and 2506	———	Emt AN

BENEFIT EASEMENT ALLOCATIONS

Easement	Lots Fully Benefited	Lots Partially Benefited
713898469 (Emt AL on SP240570)	870 & 2506	———
716926124 (Emt BE on SP263023)	870 & 2506	———
718350306 (Emt BG on SP273626)	870 & 2506	———

6. Building Format Plans only.

I certify that :
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;
* Part of the building shown on this plan encroaches onto adjoining * lots and road

..... * .....
Cadastral Surveyor/Director* Date
*delete words not required

Lots	Orig
870 & 2506	Por 31

2. Orig Grant Allocation :

3. References :
Dept File :
Local Govt :
Surveyor : 25544/178-01 – 25544_206A.dwg – SR – 11/25 – V2

5. Passed & Endorsed :
By : BRAZIER MOTTI PTY LTD
Date : ~~09/12/2025~~ 17/12/2025
Signed :
Designation : Cadastral Surveyor

7. Lodgement Fees :

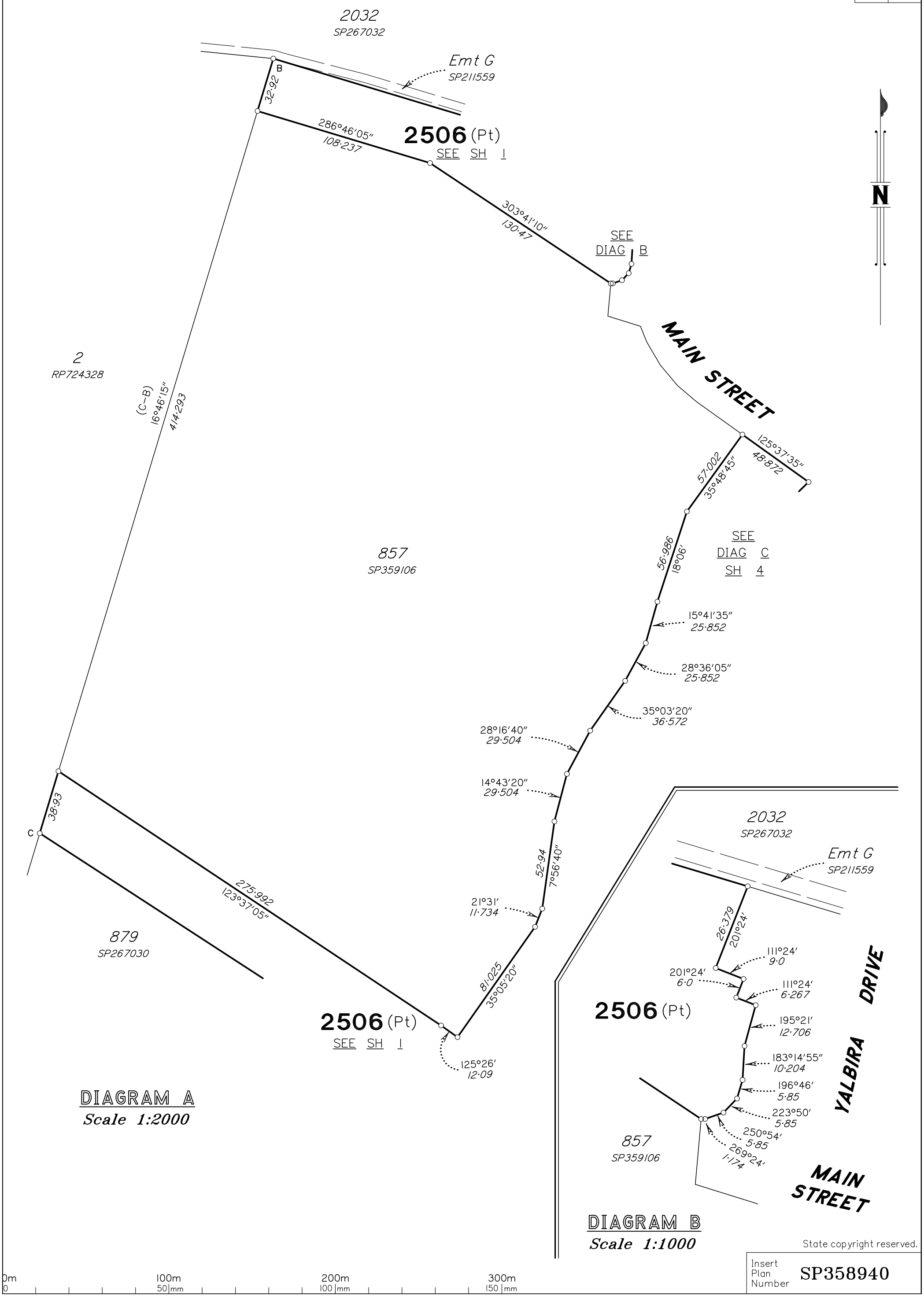
Survey Deposit	$.....
Lodgement	$.....
.....New Titles	$.....
Photocopy	$.....
Postage	$.....
TOTAL	$.....

8. Insert Plan Number **SP358940**

Document Set ID: 28352008
Version: 1, Version Date: 08/05/2026

Land Title Act 1994 ; Land Act 1994
Form 21A Version 1

ADDITIONAL SHEET



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Insert Plan Number SP358940

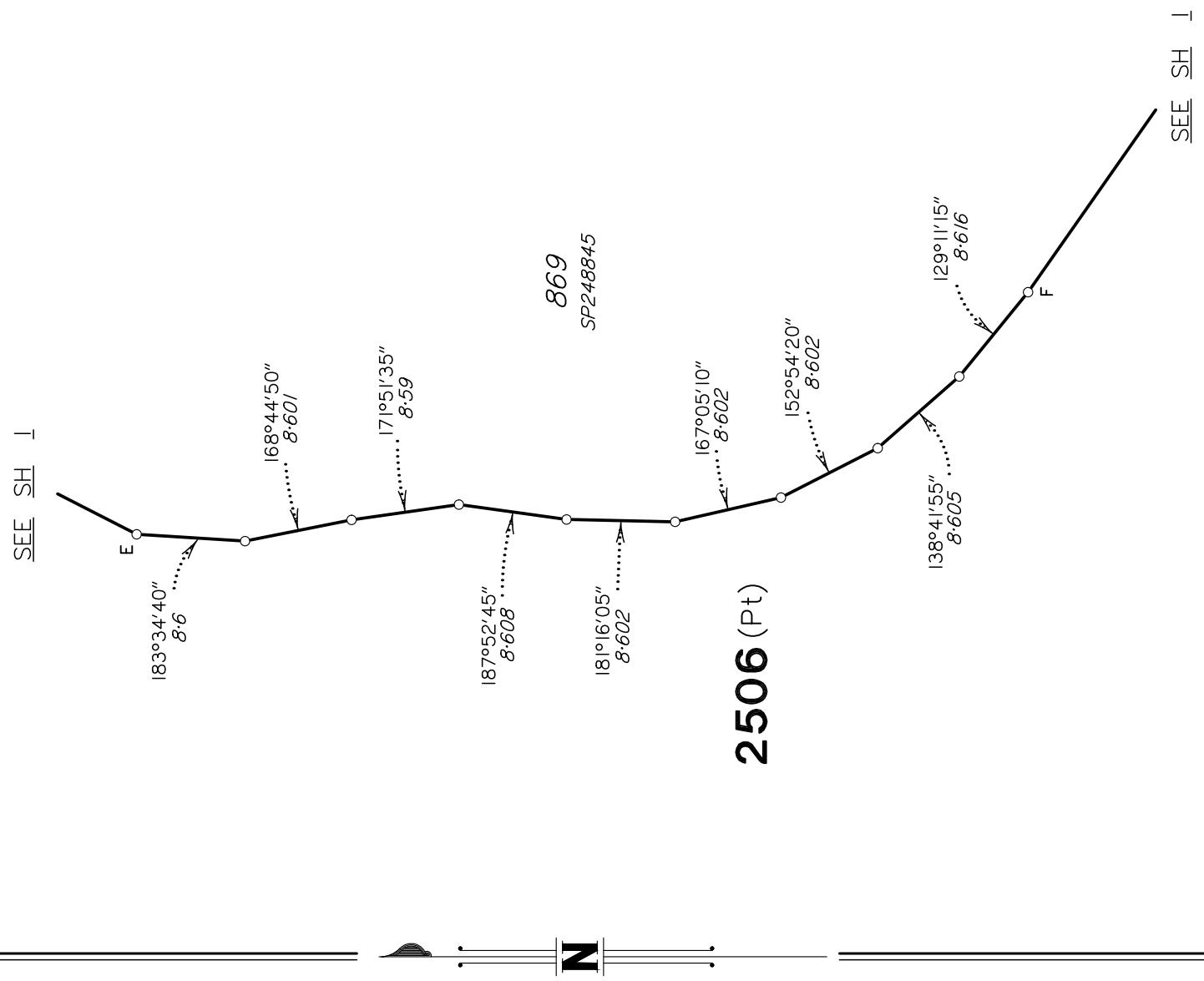


DIAGRAM D
Scale 1:500

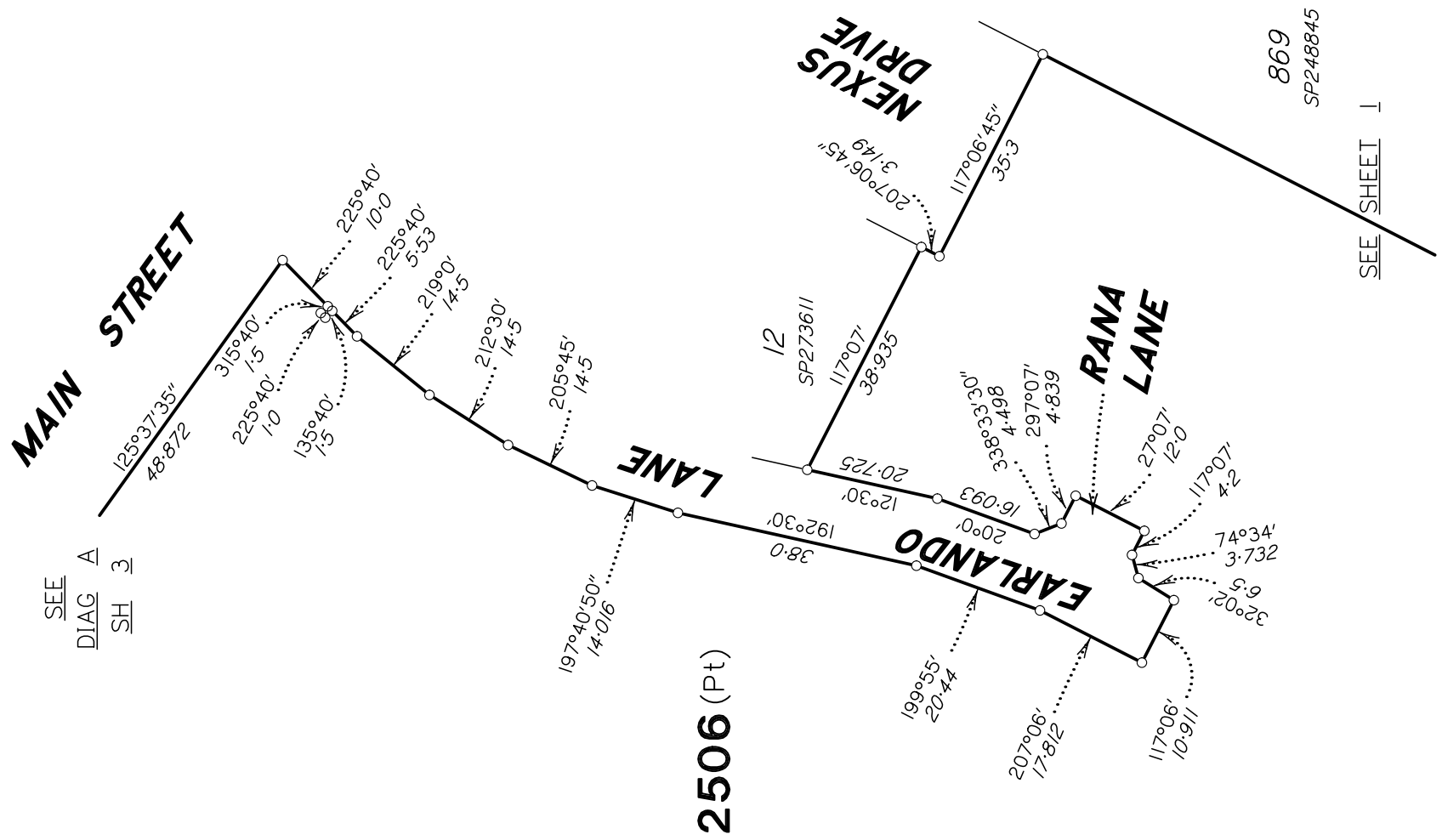


DIAGRAM C
Scale 1:1000

State copyright reserved.

0m 50m 100m 150m
0 50 mm 100 mm 150 mm

Insert Plan Number SP358940

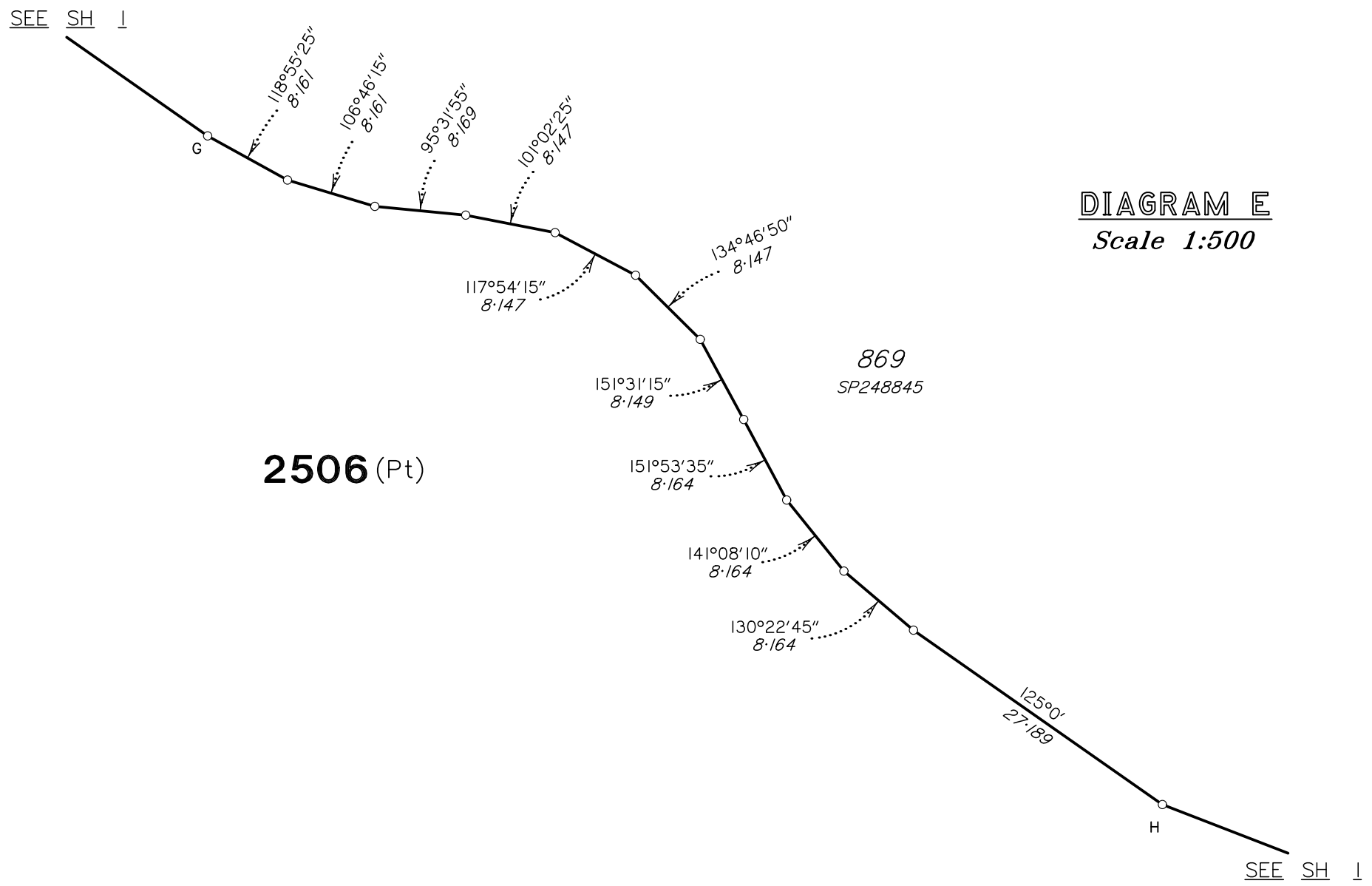


DIAGRAM E
Scale 1:500

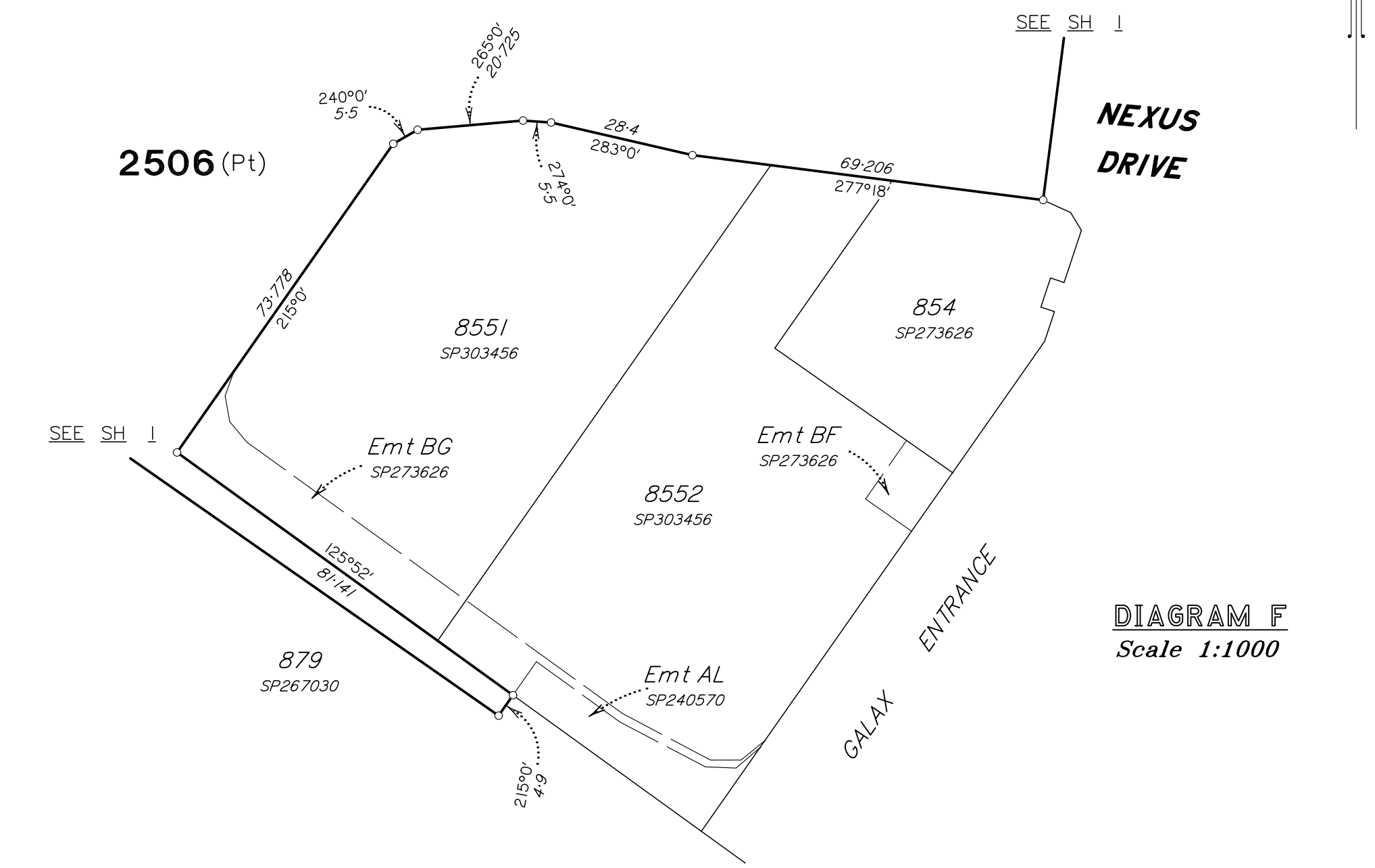
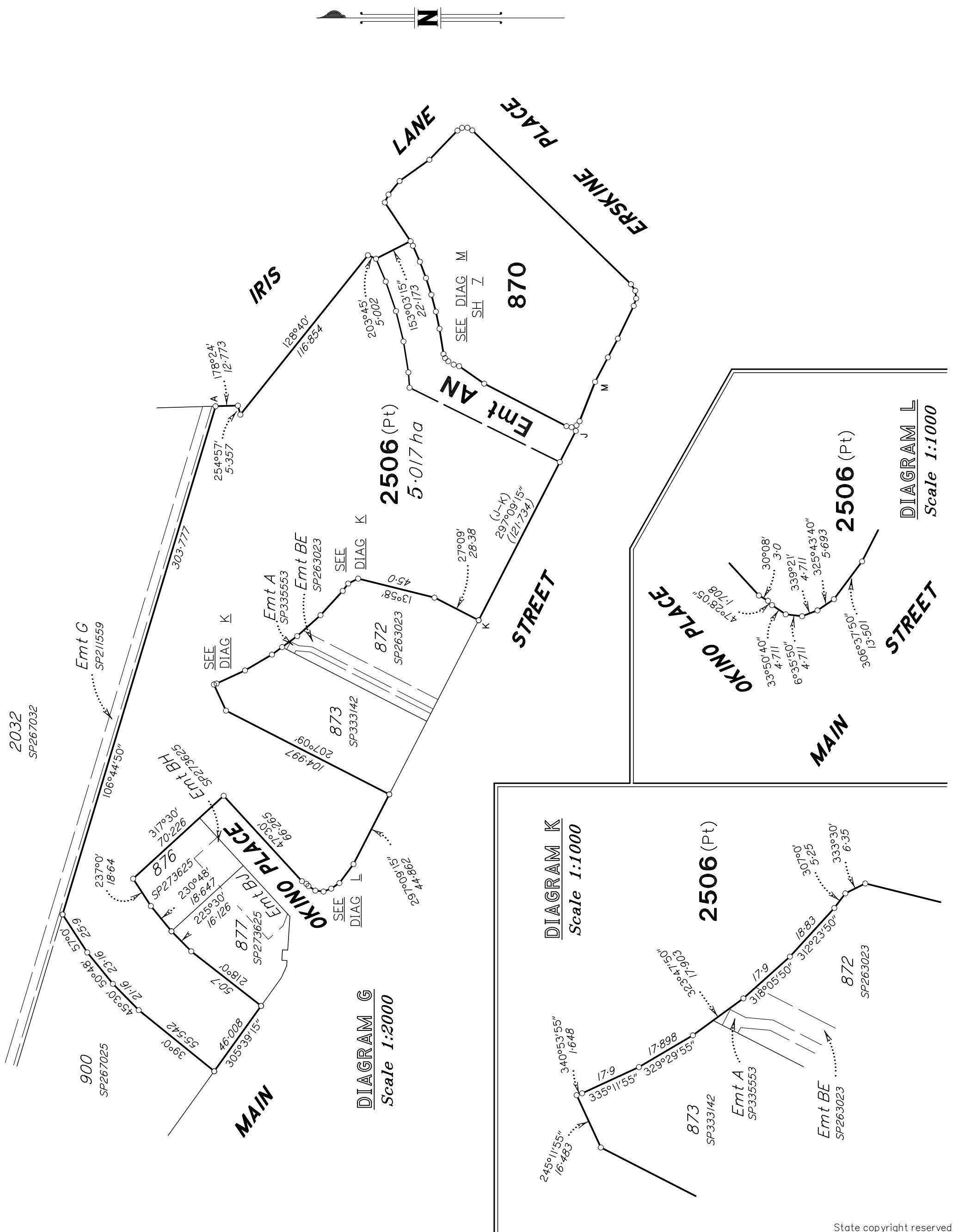


DIAGRAM F
Scale 1:1000

State copyright reserved.

0m 50m 100m 150m
0 50 mm 100 mm 150 mm

Insert Plan Number SP358940



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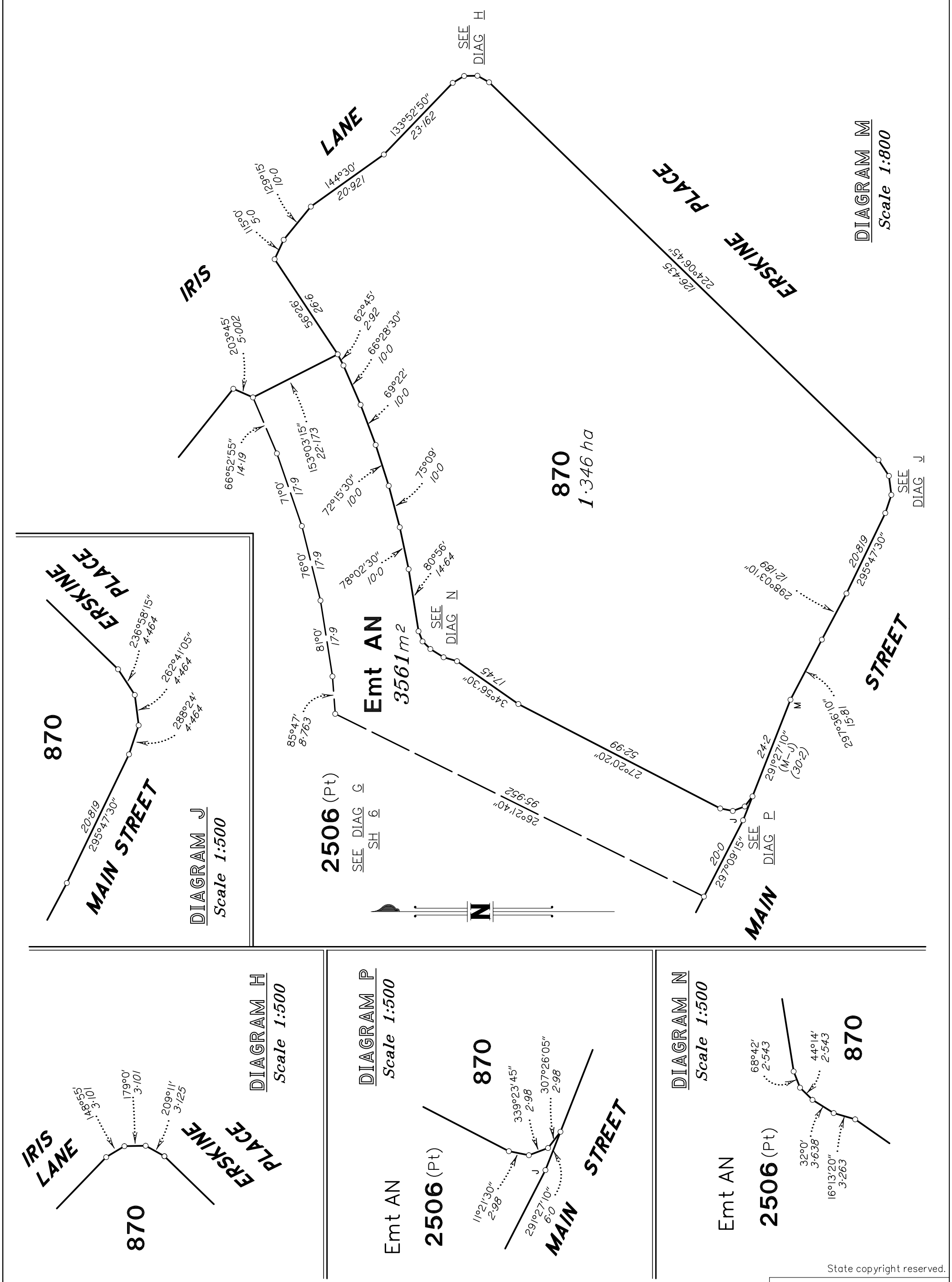
Insert Plan Number SP358940

Land Title Act 1994 ; Land Act 1994
Form 21A Version 1

ADDITIONAL SHEET



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Insert Plan Number SP358940