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Our Reference: NP26.022
RB.MH

14 September 2026

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 (3 Units) located at 42B Hughes Street, Hermit Park and formally identified as Lot 2 on RP742182

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 (3 Units) located at 42B Hughes Street, Hermit Park and formally identified as Lot 2 on RP742182.

In accordance with Council's schedule of fees and charges, the assessment fee for the application is $4,896. 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

Document Set ID: 28849061
Version: 1, Version Date: 16/09/2026

Development Application

Material Change of Use – Multiple Dwelling (3 Units)

Northpoint Planning

42B Hughes Street, Hermit Park
Lot 2 on RP742182

14 September 2026
Reference: NP26.022

Document Set ID: 28849061
Version: 1, Version Date: 16/09/2026

Client: R. Marsden

Project: 42B Hughes Street, Hermit Park

Date: 14 September 2026

Project Reference: NP26.022

Contact: Meredith Hutton

Prepared by: Mary McCarthy – Northpoint Planning

Document Verification

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Approval			
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Table of Contents

1.0 EXECUTIVE SUMMARY 4

2.0 SITE AND SURROUNDING ENVIRONMENT 6

2.1. SUBJECT SITE AND SURROUNDS 6

3.0 PROPOSED DEVELOPMENT 7

3.1. GENERAL OVERVIEW 7

3.2. PROPOSAL PLANS 8

3.3. USE DEFINITION 9

3.4. ACCESS AND PARKING 9

3.5. INFRASTRUCTURE SERVICES 9

3.6. STORMWATER DRAINAGE 9

3.7. LANDSCAPING 10

3.8. PRE-LODGEMENT DISCUSSIONS 10

4.0 LEGISLATIVE FRAMEWORK 11

4.1. STATE PLANNING POLICY 11

4.2. NORTH QUEENSLAND REGIONAL PLAN 11

4.3. STATE DEVELOPMENT AND ASSESSMENT PROVISIONS 11

4.4. LOCAL PLANNING INSTRUMENT 11

4.5. ASSESSMENT BENCHMARKS 11

5.0 PLANNING ASSESSMENT 12

5.1. STRATEGIC FRAMEWORK 12

5.2. LOW DENSITY RESIDENTIAL ZONE CODE 12

5.3. HEALTHY WATERS CODE 13

5.4. LANDSCAPE CODE 14

5.5. TRANSPORT IMPACT, ACCESS AND PARKING CODE 14

5.6. WORKS CODE 15

5.7. AIRPORT ENVIRONS OVERLAY CODE 15

5.8. COASTAL ENVIRONMENT OVERLAY CODE 16

5.9. FLOOD HAZARD OVERLAY CODE 17

5.10. MAJOR INFRASTRUCTURE AND HAZARDOUS FACILITIES OVERLAY CODE 17

6.0 OTHER RELEVANT MATTERS 19

7.0 CONCLUSION AND RECOMMENDATIONS 20

Document Set ID: 28849061
Version: 1, Version Date: 16/09/2026

Appendices

Appendix 1: DA Form 1, Title search and Landowner's consent

Appendix 2: SmartMap and SARA mapping

Appendix 3: Subject site and surrounds

Appendix 4: Development plans

Appendix 5: Flood Impact Assessment – BRAVO CONSULT

Appendix 6: Low Density Residential Zone Code

Tables

Table 1: Application Summary

Table 2: Proposal Plans

Figures

Figure 1: Site Location

Figure 2: Proposed Development – Hughes Street Perspective

Figure 3: Coastal Environmental Overlay Extent

Figure 4: Flood Hazard Overlay Extent

Document Set ID: 28849061
Version: 1, Version Date: 16/09/2026

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 (3 Units).

The subject site is located at 42B Hughes Street, Hermit Park, comprises an area of 603m^2 and is formally described as Lot 2 on RP742182. The site involves an existing Dwelling house, centrally located within the site. The topography of the site generally grades north towards the Hughes Street frontage, with mapped contours ranging from approximately 3.2m AHD to 2.9m AHD.

The proposed development involves raising the existing dwelling house and enclosing of the ground level to accommodate 2 x 1 bedroom units. The first floor will be retained as a single tenancy, resulting in a total of 3 units. The existing building footprint will generally be maintained, with external stairs proposed to the eastern side of the dwelling. Two new carports are proposed to the front of the existing building, located either-side of the facade, accommodating a total of 4 covered car parks for the development.

The subject site is located within the Low density residential zone of the *Townsville City Plan 2014* (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 located within the Flood hazard overlay as containing areas of low and medium flood hazard, and the Coastal hazard overlay as containing area of medium and high storm tide inundation area. A Flood Study Report has been prepared by Bravo Consult and included within this report, which confirms only minor and localised changes to flood behaviour, with no material change to the hydraulic function of the surrounding floodplain.

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

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

Table 1: Application Summary

Application Summary	
Address	42B Hughes Street, Hermit Park
Real Property Description	Lot 2 on RP742182
Area of Lot	603m^2
Applicant	R. Marsden
Purpose of Proposal	Multiple Dwelling – 3 Units
Type of Application	Material Change of Use
Category of Assessment	Impact
SARA Mapping	▪ Coastal Area – erosion prone area ▪ Coastal Area – medium storm tide inundation area ▪ Coastal Area – high storm tide inundation area
Referral Agencies	N/A
Public Notification	Required

Document Set ID: 28849061
Version: 1, Version Date: 16/09/2026

Application Summary	
Zoning	Low density residential zone
Overlays	▪ Airport environs overlay ▪ Coastal hazard overlay ▪ Flood hazard overlay ▪ Major infrastructure and hazardous facilities overlay

Document Set ID: 28849061
Version: 1, Version Date: 16/09/2026

2.0 Site and Surrounding Environment

2.1. Subject Site and Surrounds

The subject site is located at 42B Hughes Street, Hermit Park comprising an area of 603m^2, and is formally identified as Lot 2 on RP742182. The site is currently improved by a single 2-storey dwelling house. The site fronts Hughes Street to the north and shares common boundaries with 4 surrounding residential properties.

The immediate surrounding locality includes a mix of residential development, including detached dwelling houses, dual occupancies and multiple dwellings. Centre and Mixed use zoned land is located to the south along the Charter Towers Road corridor, while land Open space and sport and recreational zoned land is located immediately to the east and south.

The surrounding area exhibits a pattern of incremental urban consolidation, with Multiple dwellings interspersed amongst established low density residential development. The proposed development is therefore consistent with the mix of housing types and residential densities established within the surrounding locality.

The wider locality includes the Townsville CBD approximately 2km to the north-east, and The Strand located approximately 3km to the north.

The subject site is located within the Low density residential zone of the planning scheme and is identified within the Flood hazard overlay as wholly containing area of low and medium flood hazard. Additionally, the site is wholly located within the Coastal hazard overlay as predominately containing area of medium storm tide inundation, with high storm tide inundation concentrated to the road frontage.

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

Figure 1: Site Location



Source: Qld Globe

Document Set ID: 28849061
Version: 1, Version Date: 16/09/2026

3.0 Proposed Development

3.1. General Overview

The proposed development involves renovation of an existing dwelling house within the subject site to accommodate three (3) self-contained residential units. The proposed works involve raising and enclosure of the ground floor storey of the existing dwelling to provision two x one bedroom units, and retention of a single two bedroom residence to the upper floor. Each unit is afforded private outdoor space, and extensive landscaping throughout. The development involves a new shared access driveway and crossover to the centre of the Hughes Street road frontage.

The proposed ground floor tenancies share a mirrored layout design, with each unit featuring the following characteristics:

- One (1) bedroom.
- Open courtyard to the rear.
- Designated entrance to the façade of the residence.
- Outdoor drying area.

The upper-level tenancy is comprised of the following characteristics:

- Two (2) bedrooms.
- Dual external access, with a staircase to the façade and rear of the residence.
- Roofed deck area to the rear of the tenancy, with an outdoor drying area.

The proposed development involves the following:

- A two-storey residence comprising three (3) residential units.
- Common outdoor landscaped area.
- Shared covered vehicle parking, comprising two carports to either side of the façade of the development.
- Access facilitated via a shared access driveway and crossover to the centre of the Hughes Street frontage.
- Proposed carports involving the following setbacks:
    - Carport 1 - 900mm to the eastern side boundary and 600mm; and
    - Carport 2 - 600mm to the western side boundary and 300mm to the Hughes Street frontage to the north.
- Landscaping strip afforded to the full extent of the road frontage, excluding the access, involving a 600mm width to the east and 300mm width to the west.
- Development setback approximately 2.604m from western side boundary.
- Existing façade setback to the road frontage maintained being 5.82m.
- Screened waste storage area provided to the eastern side of the residences, with the development serviced via separate wheelie bins.
- Total height of the building is 9.05m.

The proposed development is illustrated in Figure 2 overleaf.

Document Set ID: 28849061
Version: 1, Version Date: 16/09/2026

Figure 2: Proposed Development – Hughes Street Perspective



3.2. Proposal Plans

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

Additionally, the proposed development is further detailed Flood Study Report prepared by Bravo Consult and appended as referenced.

Table 2 – Proposal Plans

Plan title	Number	Issue	Date
COVER SHEET	1A000	C	SEPT 26
PERSPECTIVES	1A002	C	SEPT 26
SITE PLANS	1A100	C	SEPT 26
LEVEL 1 FLOOR PLANS	1A110	C	SEPT 26
LEVEL 2 FLOOR PLANS	1A111	C	SEPT 26
ELEVATIONS	1A200	C	SEPT 26
TYPICAL SECTIONS – SHEET 1	1A300	C	SEPT 26
TYPICAL SECTIONS – SHEET 2	1A301	C	SEPT 26
Associated Reports			
Flood Study Report prepared by Bravo Consult, reference FSR-001:02, dated 30 June 2026			

Document Set ID: 28849061
Version: 1, Version Date: 16/09/2026

3.3. Use Definition

In accordance with schedule 1 of the planning scheme, the use is defined as a Multiple Dwelling. A Multiple Dwelling is defined as a premises for: -

> *Multiple dwelling means a residential use of premises involving 3 or more dwellings, whether attached or detached.*

3.4. Access and Parking

The proposed development is afforded access via a shared crossover and internally sealed driveway from the Hughes Street frontage. The proposed access crossover is located centrally to the Hughes Street frontage and provides access to the two proposed carports.

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.

Therefore, in accordance with the planning scheme, the nominated parking rate for the development is a total of six spaces. It is noted the development involves less than five dwellings and therefore a dedicated washing bay is not required.

The proposed development provides four covered vehicle spaces within the proposed carports located to the front of the development.

While schedule 6.10 generates a nominal requirement of six spaces, this rate applies uniformly per dwelling and does not account for unit size. Two of the three units are single bedroom dwellings, which typically generate lower parking demand than a standard multi bedroom dwelling. Only the upper level unit comprises two bedrooms. On this basis, the proposed four car parking spaces are considered to appropriately reflect the anticipated demand of the development, notwithstanding the two space shortfall against the nominal rate.

3.5. Infrastructure Services

The subject site maintains existing connection to Council's reticulated water and wastewater network. Existing water main traverses the Hughes Street frontage and sewer main traverse the adjoining property to the rear.

It is considered the current servicing arrangements and wider network capacity can accommodate the proposed development without augmentation or upgrade required. While the development comprises three units, the combination totals four bedrooms across the site, being comparable in scale to a single larger dwelling house rather than a conventional multi-unit development. On this basis, the anticipated demand on water, sewerage and stormwater infrastructure is considered commensurate with a four-bedroom dwelling house rather than three discrete households, and capable of being accommodated by the existing infrastructure network without adverse impact.

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.

Document Set ID: 28849061
Version: 1, Version Date: 16/09/2026

A Flood Impact Assessment (FIA) has been prepared by Bravo Consult (refer **Appendix 5**). The proposed units to the ground floor will have a finished habitable floor height level of 4.15m AHD reflective of the results identified within the FIA. The proposed floor levels are consistent with the Coastal hazard overlay and are appropriate for the site. The FIA finds:

- In a 1% AEP event the development does not result in any impacts to the adjacent properties or Council's infrastructure.
- Peak afflux is predominantly confined to the adjacent road reserve, where increases are generally less than 20mm and do not materially affect the hydraulic performance or trafficability of the road.
- No significant changes to existing flow patterns are predicted, and no new overland flow paths are created on adjoining land.

3.7. Landscaping

Landscaping has been appropriately integrated within the development site to positively contribute to the overall high amenity of the site. Hardscaping has been intentionally incorporated, particularly noting the private courtyard areas for the ground floor units, and paved pathways connecting parking and waste storage areas to pedestrian access points of the dwellings.

Each dwelling is afforded private outdoor space, with the ground floor units involving private open courtyards, and the upper-level tenancy afforded roofed deck area.

Landscaping strips are provided to the full extent of the road frontage, noting a 600mm strip to the eastern side and 300mm to the western side of the frontage presenting to Hughes Street. Extensive landscaping has been incorporated throughout the site, buffering from adjoining residential properties.

Following detailed driveway design, consideration of existing street trees to Hughes Street will be considered, noting given the shared access crossover, sufficient frontage remains for future street tree planting.

3.8. Pre-lodgement Discussions

A pre-lodgement meeting was undertaken with Council and the applicant's representatives on 12 May 2026. It was noted that Council were generally supportive of the proposed development, general comments as follows:

- Flood Impact Assessment required;
- Multiple dwelling to be of house compatible scale; and
- Final number of carparks subject to demonstrate site capacity and design.

It is considered all feedback from Council has been appropriately incorporated within the design of the development and addressed within this application, particularly noting inclusion of the Flood Study Report by Bravo Consult at lodgement of this application.

Document Set ID: 28849061
Version: 1, Version Date: 16/09/2026

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 urban area of Townsville as identified under the North Queensland Regional Plan (NQRP). A review of the proposed development against the relevant provisions of the NQRP indicates that matters applicable to the assessment of the proposal are appropriately addressed through the Townsville City Plan. As the proposal is located within the established urban footprint and is consistent with the intended urban development outcomes for the locality, the relevant matters of the NQRP are considered to be appropriately reflected in the Planning Scheme. Accordingly, no further detailed assessment against the NQRP is considered necessary.

4.3. State Development and Assessment Provisions

In accordance with schedule 10 of the *Planning Regulation 2017*, referral of the development application is not required.

4.4. Local Planning Instrument

In accordance with section 51 of the *Planning Act 2016*, the proposed development requires assessment against the local government planning scheme.

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

4.5. Assessment Benchmarks

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

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

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

Assessment against the relevant benchmarks is provided within Section 5.

Document Set ID: 28849061
Version: 1, Version Date: 16/09/2026

5.0 Planning Assessment

5.1. Strategic Framework

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

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

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

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

- The proposed development is appropriately located within an established residential area and represents an efficient infill outcome, contributing to a well ordered and consolidated urban form while optimising the use of existing infrastructure and services.
- The scale, density, and built form of the development are consistent with the expectations of the Low density residential zone, maintaining compatibility with the surrounding streetscape and preserving the established residential character of the locality.
- The proposal provides a modest increase in housing diversity and choice, supporting a broader range of household types and contributing positively to the local community and social activity within the Townsville local government area.
- The development supports sustainable urban growth by utilising a serviced allotment within the existing urban footprint, responding appropriately to the environmental context, and maintaining the amenity of the surrounding area.

It is noted the requirement for impact assessment arises solely because multiple dwelling is not an anticipated use within the Low density residential zone. The proposal does not depart from the zone's anticipated built form, scale, density or infrastructure demand, each of which remains consistent with a single dwelling house outcome. The conflict with the strategic framework is accordingly limited to the nature of the use itself, rather than any material impact on the character, amenity or servicing of the locality

5.2. Low Density Residential Zone Code

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

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

While the subject site is located within the Low density residential zone under the planning scheme, where multiple dwelling development is not an anticipated land use, the proposal represents an appropriate and logical utilisation of the land. The proposal involves the enclosure of an existing dwelling ground floor storey to accommodate two additional self-contained dwelling within the site, providing for a single residential building involve three residential units.

Document Set ID: 28849061
Version: 1, Version Date: 16/09/2026

The three units are contained wholly within the one building and together comprise a total of four bedrooms. Rather than reflecting intensified multi-unit development, the proposal is commensurate with a single, larger dwelling house in terms of built form, density and the demand it generates on infrastructure, services and on-site parking.

The proposed development comprises a single two storey structure which adopts a domestic scale and form comparable to surrounding residential development. The design incorporates appropriate setbacks, site coverage, and both private and communal open space areas, ensuring that a high level of amenity is achieved for future residents as well as adjoining properties. The development avoids visual dominance and does not constitute an overdevelopment of the site, maintaining compatibility with the surrounding built form.

While the overall building height of 9.05 metres exceeds the 8.5 metre threshold prescribed under AO22, the extent of the exceedance is minor, being limited to the ridge line of the roof structure, which runs through the central portion of the allotment. The building otherwise presents at a scale and form consistent with a conventional two storey dwelling house, and the height exceedance does not translate into additional bulk, overlooking or overshadowing beyond what would ordinarily be anticipated for a house-compatible built form within the zone.

The proposal is also designed to retain the established residential character of the Hughes Street streetscape. Appropriate separation to adjoining properties is maintained, together with landscaping and private open space arrangements that assist in mitigating potential impacts associated with overlooking, overshadowing and noise.

Hermit Park is an established and consolidated inner-urban residential suburb characterised by a diverse mix of housing types, including dwelling houses, dual occupancies and multiple dwellings of varying scale. The locality has experienced incremental residential consolidation over time and accommodates a level of housing diversity that extends beyond traditional detached dwelling development. In this context, the proposed three-unit development represents a modest form of infill that is compatible with the established and evolving residential character of the locality.

The site is also well located in relation to existing urban services and infrastructure, including Bicentennial Park and the Ross River open space network, public transport services along Queens Road and convenient access to key transport corridors, centres and the Townsville CBD. This established urban context supports a modest increase in residential density, particularly where the proposed built form remains house-compatible and maintains the amenity and character of the surrounding residential area.

Accordingly, the proposal is considered to achieve the purpose and overall outcomes of the Low density residential zone by maintaining a dwelling house-compatible built form, protecting residential amenity and providing an appropriate infill housing outcome within an established urban locality.

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

5.3. Healthy Waters Code

The purpose of the Healthy waters code is to *ensure development manages stormwater and wastewater as part of the integrated total water cycle and in ways that help protect the environmental values specified in the Environmental Protection (Water and Wetland Biodiversity) Policy 2019.*

The proposed development is consistent with the purpose and overall outcomes of the Healthy waters code. The development does not involve the diversion or modification of any watercourse, works within a mapped waterway, or the clearing of riparian vegetation.

Document Set ID: 28849061
Version: 1, Version Date: 16/09/2026

The proposal will not result in any significant change to the hydrological characteristics of the site. Overland flow paths, drainage patterns, and stormwater discharge points will remain generally consistent with the existing conditions. The development is predominantly situated within previously disturbed areas and does not introduce a substantial increase in impervious surfaces that would materially alter stormwater runoff.

Given the modest scale and low intensity nature of the development, and in the absence of works within waterways or defined drainage corridors, the proposal is not anticipated to adversely impact upstream or downstream hydrology or surrounding properties.

Accordingly, the development is considered to achieve the intent and relevant outcomes of the Healthy waters code.

5.4. Landscape Code

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

The subject site is largely cleared, with minimal existing vegetation. The proposed development incorporates new landscaping along the side boundaries and road frontage, as detailed in the development plans provided in **Appendix 4**. The proposed landscaping will assist in integrating the development with the surrounding neighbourhood, enhancing the visual presentation of the site, and providing increased privacy for both future residents and adjoining properties.

On this basis, the proposed development is considered to achieve the purpose and overall outcomes of the Landscaping code by delivering a suitable balance between built form and landscape treatment, while enhancing site amenity and reinforcing the character of the locality.

5.5. Transport Impact, Access and Parking Code

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

Vehicular access to the site is currently established via an existing crossover from Hughes Street. This crossover is proposed to be upgraded and marginally widened to accommodate the development. The access location is appropriate and is designed to maintain safe interaction with the surrounding road network, with sufficient capacity to accommodate the anticipated level of traffic generation without compromising safety or operational efficiency.

The internal layout has been carefully designed to facilitate safe and efficient vehicle circulation, incorporating adequate driveway widths, turning areas, and manoeuvring space.

Car parking is provided on site and is appropriately located and dimensioned in accordance with the requirements of Schedule 6.10 of the planning scheme. The parking areas are designed to be convenient and accessible for residents, while being integrated within the overall site layout to avoid adverse impacts on the streetscape and adjoining properties.

Given the modest scale and low intensity nature of the development, traffic generation is expected to be minimal and will not materially impact the function, capacity, or safety of the surrounding

Document Set ID: 28849061
Version: 1, Version Date: 16/09/2026

transport network, including Hughes Street. The proposal will not result in unacceptable impacts in terms of congestion, access, or on-street parking demand.

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.

The proposed development is considered to further the purpose and overall outcomes of the Transport impact, access and parking code. In accordance with the planning scheme, the nominated parking rate for the development is a total of six spaces. Further it is noted the development involves less than five dwellings and therefore a dedicated washing bay is not required.

The proposed development provides for a total four covered vehicle space within the proposed carports. The nominated rate of six spaces applies uniformly per dwelling and does not distinguish between dwellings of differing size. Two of the three units are single bedroom, and the development's four bedrooms in total are commensurate with the demand generated by a single larger dwelling house rather than three separate households, supporting the proposed provision of four on-site spaces.

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

5.6. Works Code

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

The proposed development is considered to further the purpose and overall outcomes of the Works code. The site is currently connected to Council's reticulated water and sewer networks, and such servicing will be maintained within the proposed development. It is considered there is sufficient capacity within the reticulated networks to support the proposed development, noting the demand for the proposed development is commensurate with a single dwelling house.

Further, appropriate onsite bin storage is provided within the proposed development as demonstrated within the proposal plans. The proposed development can be appropriately connected to telecommunications and electrical networks.

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

5.7. Airport Environs Overlay Code

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

The proposed development is consistent with the purpose of the Airport environs overlay code. The subject site is identified within the overlay as Airspace more than 45m above ground level, the proposed development does not achieve a height that would interfere with airspace operations nor the airspace operational environment. The proposed development is for a two storey residential complex comprising three units, the development requires an increased build height to achieve nominated requirements but does not interfere with airspace operations. Therefore, the proposed

Document Set ID: 28849061
Version: 1, Version Date: 16/09/2026

development is not considered to impact the safe and efficient operations of the airport, RAAF base and aviation facilities.

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

5.8. Coastal Environment Overlay Code

The purpose of the Coastal environment overlay Code is to *ensure development in the coastal zone is planned, designed, constructed and operated to:*

a) *avoid risk to people and property from coastal hazards, including storm tide inundation and coastal erosion, and taking into account the predicted effects of climate change; and*
b) *manage the coast to protect coastal resources and allow for the natural fluctuations of coastal processes as far as possible.*

The subject site is mapped within the Coastal environment overlay as containing area of medium and high hazard. The extent of the coastal hazard is demonstrated in Figure 3 below.

Figure 3: Coastal Environment Overlay Extent



Source: Townsville City Council

The proposed development is considered to be consistent with the purpose and overall outcomes of the Coastal environment overlay code, specifically given:

- The nature and scale of the proposed development is considered to not adversely impact coastal erosion.
- The proposed development provides for habitable floor levels above the nominated 3.9m AHD requirement.
- The proposal mitigates storm tide risk by incorporating appropriate drainage measures within the site and maintains a high level of open space within the site.
- The subject site is located towards the edge of the Coastal hazard overlay, with approximately 14m to the southwest of the site there is no identified hazard area.
- High hazard is identified to the frontage of the property, with minimal development undertaken in this area, limited to the construction of open carports and landscaping.

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

Document Set ID: 28849061
Version: 1, Version Date: 16/09/2026

5.9. 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 mapped within the Flood hazard overlay as containing areas of low and medium flood hazard. The extent of the flood hazard is demonstrated in Figure 4 below.

Figure 4: Flood Hazard Overlay Extent



The Flood Impact Assessment prepared by Bravo Consult confirms that the proposed development results in only minor and localised changes to flood behaviour and does not materially alter the hydraulic function of the surrounding floodplain.

The proposed development is therefore considered to be consistent with the purpose and overall outcomes of the Flood hazard overlay code, specifically given:

- The proposed ground-floor units achieve a finished habitable floor level of 4.15m AHD, providing an appropriate response to the identified flood hazard and reducing risk to people and property during the defined flood event.
- The Flood Study Report confirms that, during the 1% AEP event, the proposal does not result in adverse impacts to adjoining properties or Council infrastructure. Peak afflux is predominantly confined to the adjacent road reserve, where increases are generally less than 20mm and do not materially affect hydraulic performance or road trafficability. No significant changes to existing flow patterns are predicted, and no new overland flow paths are created on adjoining land.
- The proposed development provides for sufficient open space and landscaped areas to provide opportunities for infiltration.
- The site maintains Hughes Street as the lawful point of discharge, with no significant impact identified to result from this.

The Flood Impact Assessment prepared by Bravo Consult is provided at **Appendix 5**.

5.10. Major Infrastructure and Hazardous Facilities Overlay Code

The purpose of the Major infrastructure and hazardous facilities overlay code is to *ensure that development is compatible with, and does not adversely affect the viability, integrity, operation and*

Document Set ID: 28849061
Version: 1, Version Date: 16/09/2026

maintenance of, the following existing and planned major infrastructure and hazardous facilities within the Townsville region:

(a) *Explosive reserves*
(b) *high-pressure gas pipeline;*
(c) *hazardous chemical facility;*
(d) *major electricity infrastructure;*
(e) *shooting ranges.*
(f) *water supply pipelines;*
(g) *water treatment facilities;*
(h) *wastewater treatment facilities;*
(i) *waste management facilities; and*
(j) *stock route network.*

The purpose of the code is to *manage the risk that the operation of a hazardous chemical facility or explosive reserve may pose to people and property to an acceptable level.*

The subject site is mapped within the Major infrastructure and hazardous facilities overlay, specifically within the 30m Major electricity transmission line easement buffer. The proposed development comprises a sensitive residential land use and has therefore been assessed against the applicable section of the Major infrastructure and hazardous facilities overlay.

The proposed development provides for a residential use in a residential area which is consistent with the surrounding locality. The development remains limited to residential purposes, consistent with the historical use of the site, which has operated without impact to the electricity transmission line. The proposal will not compromise the integrity of the line, nor will it obstruct access for future maintenance or upgrades.

The proposed development involves openings and residential outdoor areas oriented internally within the site rather than the infrastructure corridor.

No works are proposed that would compromise the physical integrity, operation, maintenance or future expansion of the transmission infrastructure. On this basis, the proposal appropriately manages safety, amenity and operational impacts and is considered to achieve the relevant performance outcomes of the Major infrastructure and hazardous facilities overlay code.

Document Set ID: 28849061
Version: 1, Version Date: 16/09/2026

6.0 Other Relevant Matters

In addition to the assessment against the applicable codes above, section 45(5)(b) of the Planning Act 2016 permits an impact assessment to have regard to any other relevant matter. Accordingly, the following matters are relevant to the assessment of this application:

- The proposal makes a modest contribution to housing supply and diversity within an established, serviced residential area, consistent with the State Planning Policy's interest in providing for a range of dwelling types and efficient use of existing urban infrastructure. This is achieved without any material increase to the site's building footprint, given the development is substantially a reconfiguration of an existing dwelling structure rather than new construction.
- As addressed throughout this report, while the development gives rise to identified conflicts with certain acceptable outcomes of the planning scheme, each of these conflicts is minor in practical effect. The development's built form, density and demand generation remain commensurate with a single dwelling house rather than an intensified multi-unit outcome, and the identified departures do not translate into adverse impacts on the amenity, character or servicing of the surrounding locality.
- The proposal responds to the ongoing demand for housing supply and diversity within the Townsville local government area, providing additional dwellings within an existing, serviced urban area rather than through greenfield expansion.

Document Set ID: 28849061
Version: 1, Version Date: 16/09/2026

7.0 Conclusion and Recommendations

This town planning report has been prepared by Northpoint Planning on behalf of R. Marsden in association with a Development Application for a Material Change of Use – Multiple Dwelling (3 Units) located at 42B Hughes Street, Hermit Park and formally described as Lot 2 on RP742182.

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.

Document Set ID: 28849061
Version: 1, Version Date: 16/09/2026

Appendix 1

Document Set ID: 28849061
Version: 1, Version Date: 16/09/2026

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)*	R. Marsden C/- Northpoint Planning
Contact name *(only applicable for companies)*	Meredith Hutton
Postal address *(P.O. Box or street address)*	Po Box 4
Suburb	Townsville City
State	Queensland
Postcode	4810
Country	Australia
Contact number	(07) 4440 5282
Email address *(non-mandatory)*	hello@northpointplanning.com.au
Mobile number *(non-mandatory)*	0407 574 897
Fax number *(non-mandatory)*	
Applicant's reference number(s) *(if applicable)*	NP26.022
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

☐ 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
		42B	Hughes Street	Hermit Park
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4812	2	RP742182	Townsville
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)

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

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

☐ Coordinates of premises by longitude and latitude

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

☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

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

☒ Not required

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

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

Name of water body, watercourse or aquifer:	

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

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

☐ In a tidal area

Name of local government for the tidal area *(if applicable)*:	
Name of port authority for tidal area *(if applicable)*	

Document Set ID: 28849061
Version: 1, Version Date: 16/09/2026

☐ 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

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

Material Change of Use – Multiple Dwelling (3 Units)

e) Relevant plans

***Note**: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.*

☒ Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

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

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

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

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

c) What is the level of assessment?

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

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

e) Relevant plans

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

☐ Relevant plans of the proposed development are attached to the development application

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

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	☒ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☐ Yes – complete division 2
Operational work	☐ Yes – complete division 3
Building work	☐ Yes – complete *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)*
Units	Multiple Dwelling – *Multiple dwelling means a residential use of premises involving 3 or more dwellings, whether attached or detached.*	3	~340

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

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

Division 2 – Reconfiguring a lot

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

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

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

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

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

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

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

Division 3 – Operational work

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

14.1) What is the nature of the operational work?		
☐ Road work	☐ 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	

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

☐ 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).*

Document Set ID: 28849061
Version: 1, Version Date: 16/09/2026

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			
☐ 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

Document Set ID: 28849061
Version: 1, Version Date: 16/09/2026

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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Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	**21342120**	**Search Date:**	11/08/2026 13:54
Date Title Created:	09/06/1987	**Request No:**	57195380
Previous Title:	21200197		

ESTATE AND LAND

Estate in Fee Simple

LOT 2 REGISTERED PLAN 742182
Local Government: TOWNSVILLE

REGISTERED OWNER

Dealing No: 723763547 18/12/2024

TEHLIA JAI MARSDEN

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10287170 (POR 1A)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

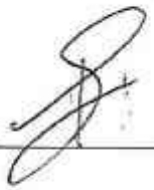
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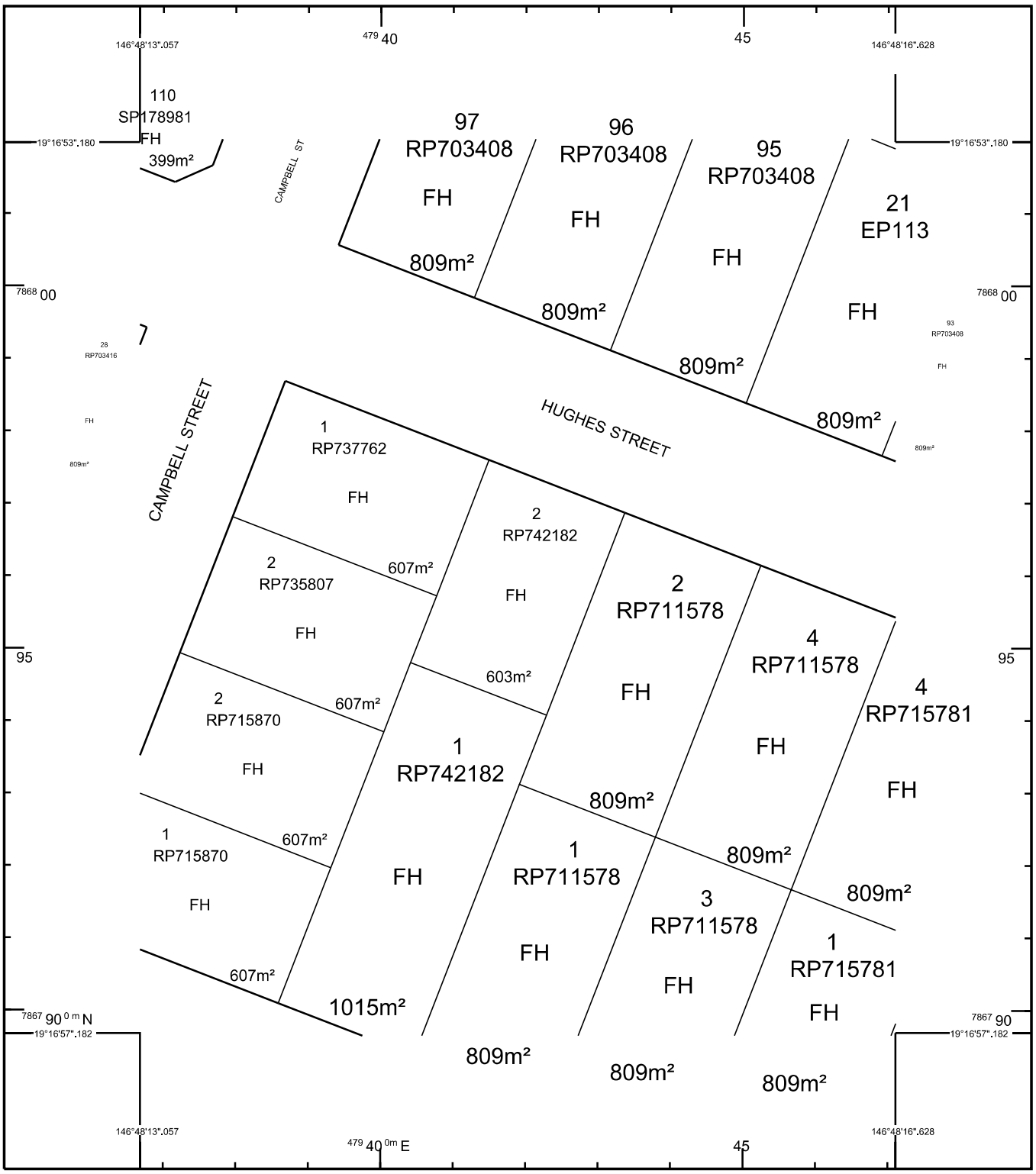
Landowner's consent to the making of a development application under the *Planning Act 2016*

I, TEHLIA JAI MARSDEN,
as owner(s) of premises identified as:
Lot 2 on RP742182 and located at 42B Hughes Street, Hermit Park
consent to the making of a development application under the *Planning Act 2016* by Northpoint Planning on the premises described above.
Signature  Date 12-08-2026

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Appendix 2

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STANDARD MAP NUMBER
8259-24421

0 15 30 45 60 75 m

HORIZONTAL DATUM:GDA94 ZONE:55 SCALE 1 : 750

MAP WINDOW POSITION & NEAREST LOCATION

146°48'14".842
19°16'55".181
HERMIT PARK
0.36 KM

SUBJECT PARCEL DESCRIPTION

DCDB

Lot/Plan	2/RP742182
Area/Volume	603m²
Tenure	FREEHOLD
Local Government	TOWNSVILLE CITY
Locality	HERMIT PARK
Segment/Parcel	50987/7

CLIENT SERVICE STANDARDS

PRINTED 23/01/2026

DCDB 22/01/2026

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SmartMap

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Based upon an extraction from the Digital Cadastral Data Base

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GDA

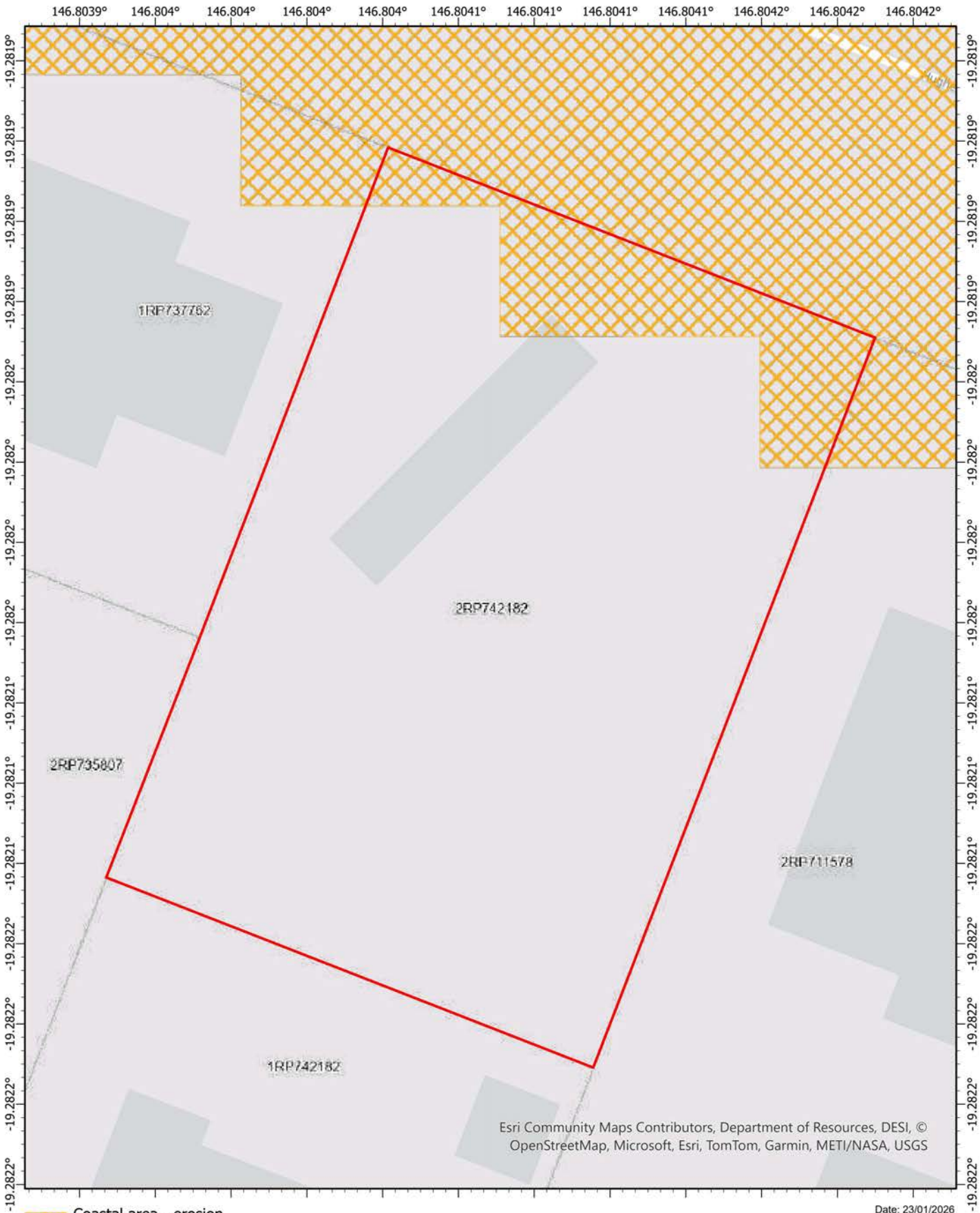
Matters of Interest for all selected Lot Plans

Coastal area - erosion prone area
Coastal area - medium storm tide inundation area
Coastal area - high storm tide inundation area

Matters of Interest by Lot Plan

Lot Plan: 2RP742182 (Area: 603 m²)

Coastal area - erosion prone area
Coastal area - medium storm tide inundation area
Coastal area - high storm tide inundation area



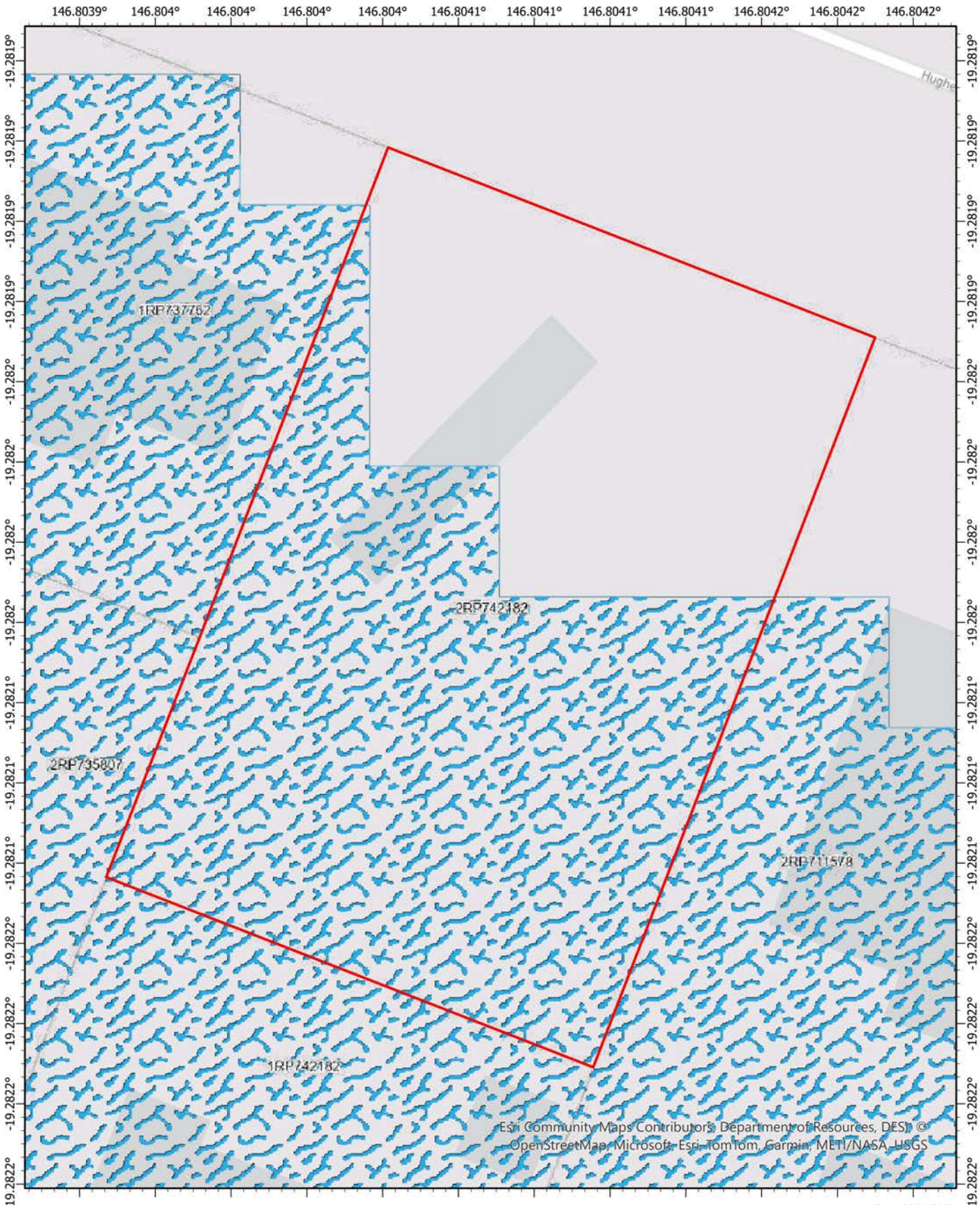
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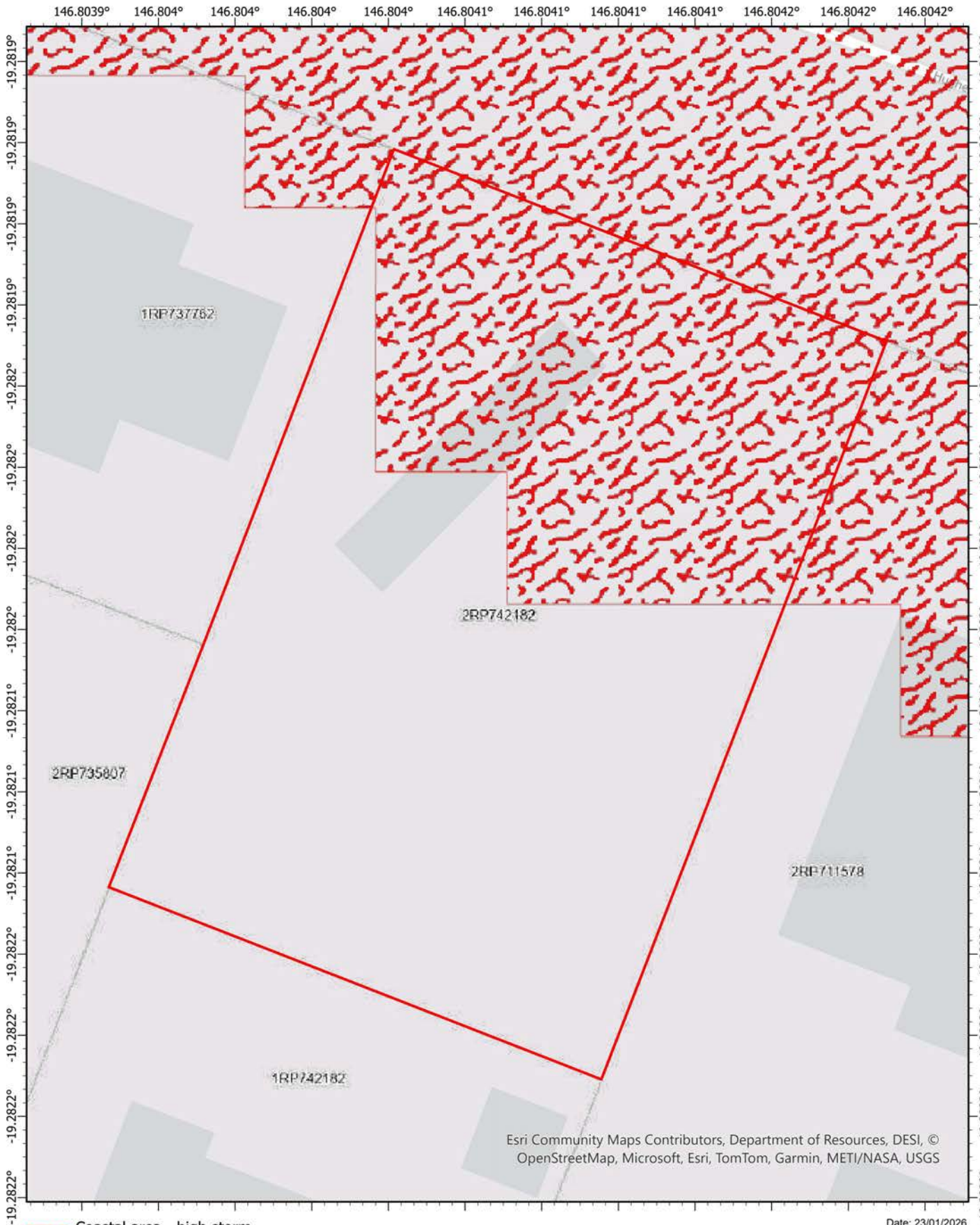
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Coastal area - high storm tide inundation area

Date: 23/01/2026

N

Scale: 1:200

0 2 4 6 8

Metres

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Appendix 3

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Version: 1, Version Date: 16/09/2026

Subject Site and Surrounds

42 Hughes Street, Hermit Park | Lot 2 on RP742182

19°16'52"S 146°48'11"E

19°16'52"S 146°48'18"E



19°16'58"S 146°48'11"E

19°16'58"S 146°48'18"E

A product of Queensland Globe



N

0 10 metres

Scale: 1:703

Printed at: A3

Print date: 23/1/2026

Not suitable for accurate measurement.

Projection: Web Mercator EPSG 102100 (3857)

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

Appendix 4

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MARSDEN, R
PROPOSED MULTIPLE UNIT DWELLING DEVELOPMENT
42B HUGHES ST HERMIT PARK QLD 4812

BBD DRAWING SCHEDULE		
DWG No.	DRAWING TITLE	ISSUE
1A000	COVER SHEET	C
1A002	PERSPECTIVES	C
1A100	SITE PLANS	C
1A110	LEVEL 1 FLOOR PLANS	C
1A111	LEVEL 2 FLOOR PLANS	C
1A200	ELEVATIONS	C
1A300	TYPICAL SECTIONS - SHEET 1	C
1A301	TYPICAL SECTIONS - SHEET 2	C



1 Cover Sheet

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TITLE:
COVER SHEET

PROJECT:
PROPOSED MULTIPLE UNIT DWELLING DEVELOPMENT

42B HUGHES ST HERMIT PARK QLD 4812

CLIENT:
MARSDEN, R

DRAWN: BBD		DATE: SEPT 26	A1
CHECKED: Checker		SCALE:	
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1 IMAGE 1



2 IMAGE 2



3 IMAGE 3

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TITLE:
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PROJECT:
PROPOSED MULTIPLE UNIT DWELLING DEVELOPMENT

428 HUGHES ST HERMIT PARK QLD 4812

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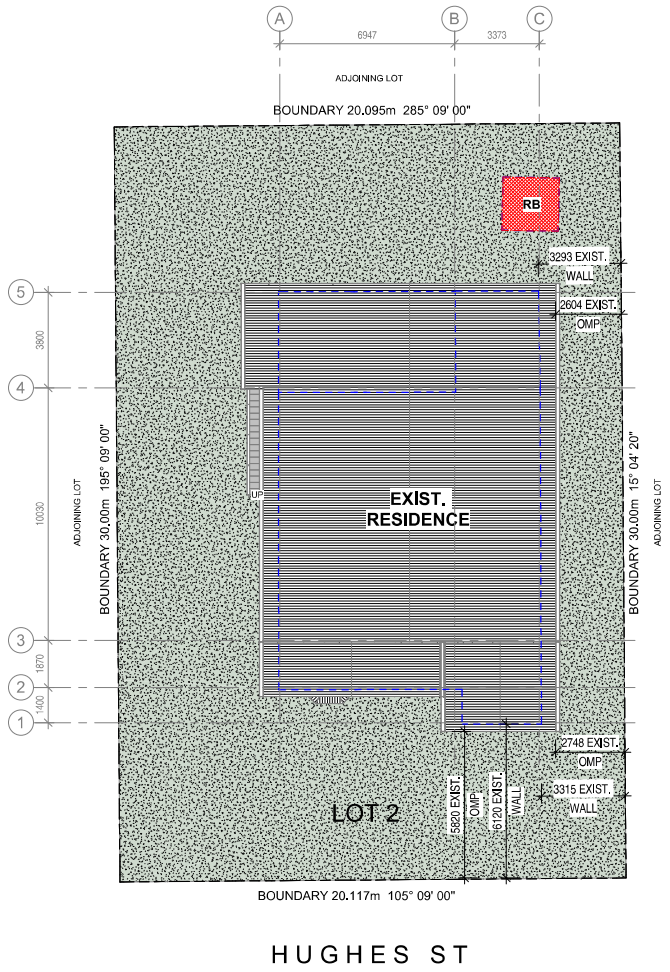
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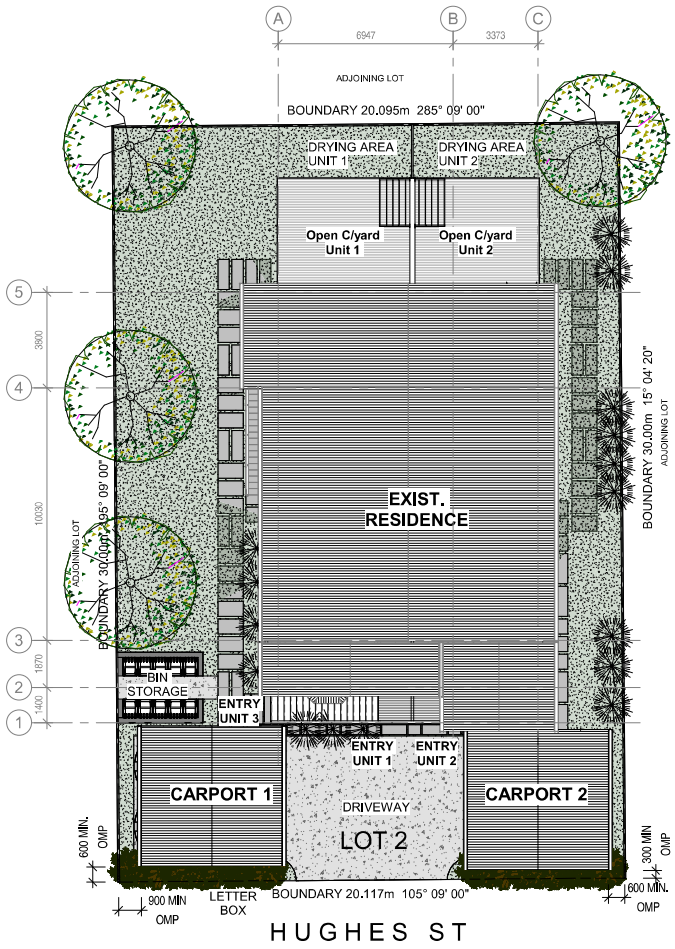
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1 SITE PLAN - EXIST. & DEMO
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2 SITE PLAN - PROPOSED
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LEGEND

PROPERTY DESCRIPTION:

Lot 2 on RP742182
Council: Townsville City Council

Site Area: 603m²

SITE COVERAGE AREAS:
Main Building GFA:
170m²
New GF Open C/yards GFA: 47m²
New GF Carports GFA: 68m²
Total GFA: 285m²

Site Coverage: 47.4%

WIND CLASSIFICATION: C2
BUILDING CLASSIFICATN: Class 2
TYPE OF CONSTRUCTION: Type C
RISE IN STOREY: 2

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A	PRELIMINARY	BBD	JUNE 26

TITLE:
SITE PLANS

PROJECT:
PROPOSED MULTIPLE UNIT DWELLING DEVELOPMENT

428 HUGHES ST HERMIT PARK QLD 4812

CLIENT:
MARSDEN, R

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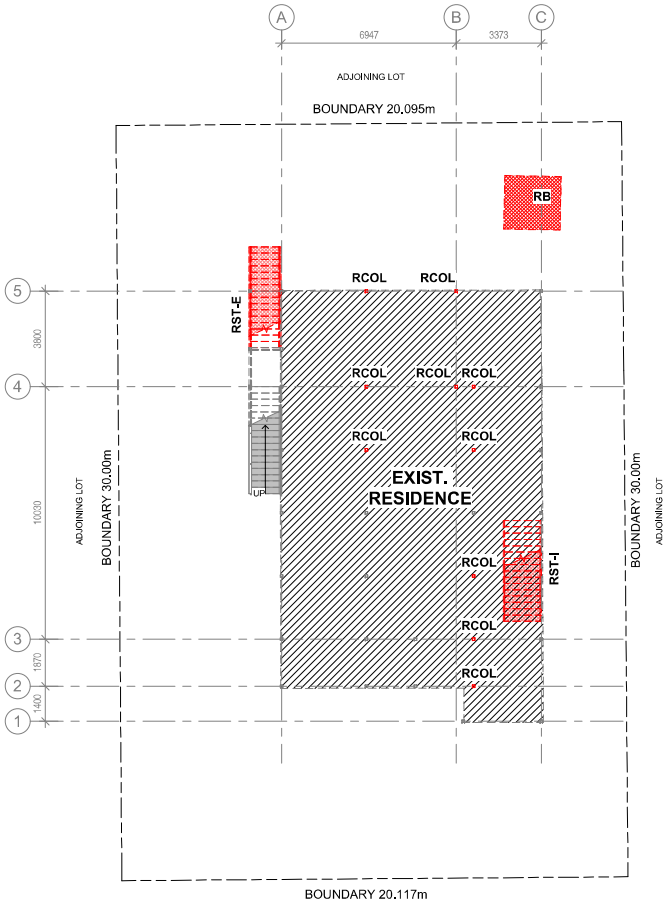
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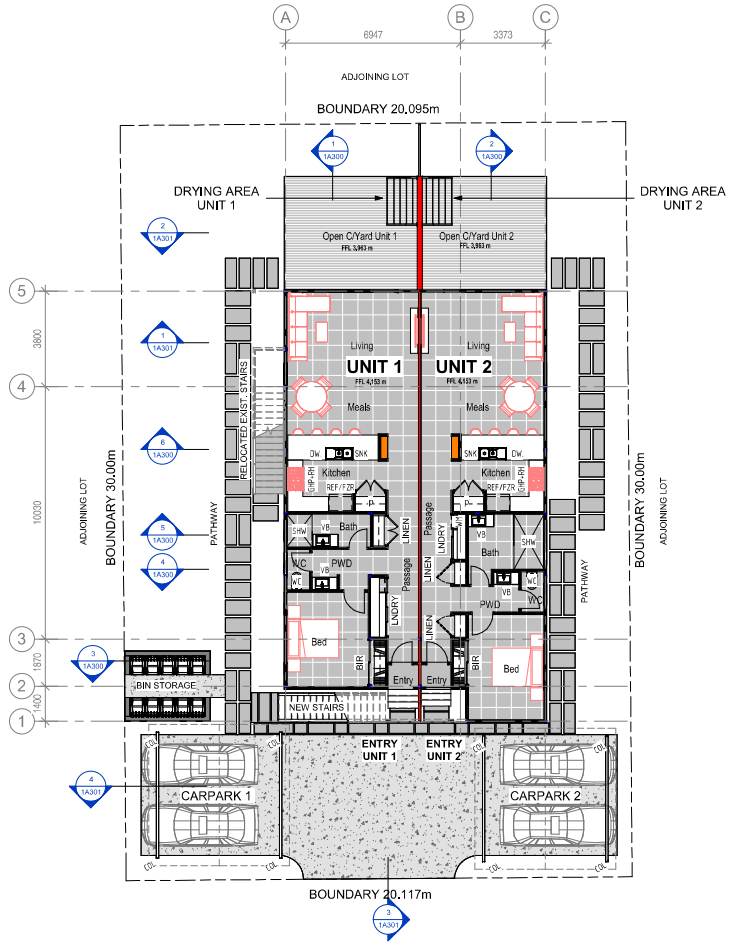
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1 PLAN - LEVEL 1 FLOOR PLAN - EXIST. & DEMO
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2 PLAN - LEVEL 1 FLOOR PLAN - PROPOSED
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TITLE:
LEVEL 1 FLOOR PLANS

PROJECT:
PROPOSED MULTIPLE UNIT DWELLING DEVELOPMENT

428 HUGHES ST HERMIT PARK QLD 4812

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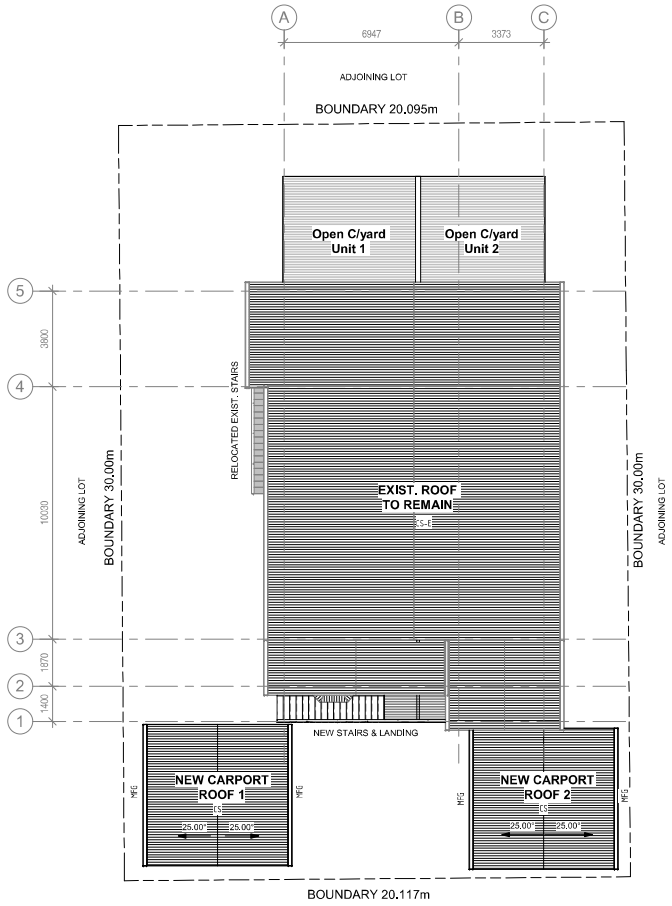
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ROOF PLANS

PROJECT:
PROPOSED MULTIPLE UNIT DWELLING DEVELOPMENT

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