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Sent: Mon, 16 Feb 2026 14:07:08 +1000
To: "Development Assessment" <developmentassessment@townsville.qld.gov.au>
Cc: "Phillipa Galligan" <Phillipa.Galligan@townsville.qld.gov.au>
Subject: Lodgement of Change Application (Other- Impact)
Attachments: 43214-002-01 Cover Letter DA lodgement.pdf, 43214-002-01 - Change Application (Other).pdf

Our reference: 43214-002-01

Your reference: PA40/0090

Good afternoon,

Please see attached a change application (Other- Impact) for Tourist Park at 26-40 Horseshoe Bay Road, Horseshoe Bay.

The application fee has been discussed with Phillipa Galligan (copied into this email).

Please do not hesitate to contact me if you have any questions.

With thanks
Anne



Anne Zareh
Associate/Senior Town Planner

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Our Ref: 43214-002-01
Your Ref: PA40/0090

16 February 2026

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

Attention: Development Assessment – Phillipa Galligan

Dear Phillipa

CHANGE APPLICATION (OTHER) - IMPACT (TOURIST PARK PA40/0090) - 26-40 HORSESHOE BAY ROAD, HORSESHOE BAY

We act on behalf of the Applicant, Bounce Magnetic Island, in relation to the abovementioned application.

Please find attached an impact assessable change application (other) at the abovementioned address.

The fee for this application has been calculated as follows:-

There are currently 40 sites approved as per Council's advice letter dated 1 September 2025. It is therefore suggested that the application fee is based on 21 additional sites resulting in an application fee of \$9,490.00 + \$584 (50% of impact fee) as discussed with Phillipa Galligan. The total application fee is therefore **\$10,074.00**.

We look forward to receiving a tax invoice with the nominated fee.

Thank you in advance and please do not hesitate in contacting the undersigned should you require further information.

Yours faithfully

Anne Zareh
Senior Planner
Brazier Motti Pty Ltd

Encl. Development Application

CHANGE APPLICATION (OTHER) TO A
DEVELOPMENT APPROVAL (PA40/0090):

DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE FOR TOURIST PARK

on behalf of
Bounce Magnetic Island

at
26-40 Horseshoe Bay Road, Horseshoe Bay
Lot 3 on SP226268





Brazier Motti have prepared this report for the sole purposes of Bounce Magnetic Island for the specific purpose of a Change Application seeking amendments to a Development Approval (PA40/0090) at 26-40 Horseshoe Bay Road, Horseshoe Bay.

In preparing this report we have assumed that all information and documents provided to us by others, such as the client, other consultants acting on the client's behalf or government agencies, to be complete, accurate and current.

Signed on behalf of Brazier Motti Pty Ltd

ANNE ZAREH

Senior Planner

Brazier Motti Pty Ltd



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APPENDICES

Appendix A:	DA forms 1 and 5 and Owners Consent
Appendix B:	Certificate of Title and Survey Plan
Appendix C:	Copy of PA40/0090
Appendix D:	Amended Development Plans prepared by Lumea
Appendix E:	Noise Impact Assessment prepared by SLR



1.0 INTRODUCTION

This town planning report has been prepared on behalf of the Applicant, Bounce Magnetic Island, in support of a change application (other change) to a development approval (PA40/0090). The applicant seeks to change the current development approval and associated conditions, through a change application (other change).

The applicant seeks to redevelop the existing land use by remodelling existing Gross Floor Area and introduction of additional floor area. The proposal involves the following aspects:-

- Upgrading the reception and bar area, including surrounding pool area and amenities;
- Demolish and relocate on site two existing accommodation cabins from the carpark;
- Relocate existing double A-Frame Accommodation ahead of introduction of family villas;
- Formalise and modernise Staff Accommodation facilities at current location on site;
- Introduction of modular accommodation and the family villas.

The intended development replaces tented and camper spots to provide a more structured and enclosed accommodation type that will assist in ameliorating impacts from the more informal camping arrangement that exists across the site.

The above changes are explained in detail at section 3 of this report. Overall, the change seeks to provide direct layout response to the evolving Tourist Park.

Established Use

The site is favoured by a number of approvals that direct operation across the site and authorise nature-based tourism and the native fauna display activities.

They include:

Development Permit Reference	Development Authorised
PA40/63	Camping area & Ablution block
PA40/67	Rezoning – residential “A” to Tourist Facilities
PA40/0081	Camping area extension
PA40/0090	Extension to Camping Area
AN03/0325	Minor change to PA40/0090 – Relocate Commercial kitchen & new restaurant/reception area to camping area
MI04/0094	Outdoor Entertainment (Nature Fauna Display) & Caretakers residence Amended Decision notice
SUB40/0029	Subdivision
SUB40/0033	Subdivision

The approvals are enduring and establish lawful existing use rights which include forty (40) camping spaces, ablutions facilities, reception, bar, kitchen and cooking facilities, nature fauna display, café, pool, amenities and carparking.

For a Change application, Council is to assess and decide the application “in the context” of the existing development approval. The reference “in the context of the development approval” is intended to convey that the proposed change should not be considered in isolation, nor should the entire development (including the change) be re-assessed. Instead, we believe that it is intended that the change be assessed with reference to the context of the existing development approval(s), refer to **Appendix C**.



This report provides the following information with respect to the assessment of the changes to the development approval:

- Section 2:- A site description including the site characteristics and its immediate surrounds.
- Section 3:- Description of the changes.
- Section 4:- Overview of legislation relevant to this change application (other change).
- Section 5- Assessment of the proposed changes against the relevant code provisions of the Townsville City Plan 2014.
- Section 6- Conclusions and recommendations.

The change application (other change) is made in accordance with section 78 of the *Planning Act 2016* and contains the mandatory supporting information specified in the applicable DA forms 1 and 5, included in **Appendix A**.

The subject site is located within the Townsville City Council local government area and the applicable planning instrument for use by the Assessment Manager is the Townsville City Plan 2014 (planning scheme). The application is subject to impact assessment and therefore public notification will be required.



2.0 THE SUBJECT SITE

The subject site is formally described as Lot 3 on SP226268 and is located at 26-40 Horseshoe Bay Road, Horseshoe Bay on Magnetic Island. The site gains vehicular access via Horseshoe Bay Road and Heath Street.

Figure 1 below shows the extent of the site which is subject this change application. It encompasses a total area of 2.306ha. The site is a resort accommodation including multiple standalone lodgings, hardstand campsites, amenities buildings, a pool and an office and reception.

Figure 1: Aerial Image of the Subject Site



Source: Queensland Globe

The Certificate of Title confirming ownership of the subject site by DHHT MAGNETIC ISLAND PTY LTD is included in **Appendix B**. A copy of the survey plan is also included in **Appendix B**.



The subject site is included within the Medium Density Residential zone, and in particular the Magnetic Island medium density precinct (refer Figure 2).

Figure 2: Zoning of the Subject Site



Source: Extract of the Townsville City Plan 2014 – Zoning Map



3.0 DESCRIPTION OF PROPOSED CHANGES

3.1 Overview

The site is favoured by a number of approvals that direct operation across the site and authorise nature-based tourism and the native fauna display activities. It is the applicant's intent to stay consistent with the approved land use.

The proposed redevelopment involves the expansion of the site to replace hardstand camping sites with standalone lodgings, renovate the reception/office building and staff accommodation and to introduce new amenities and food outlet buildings.

The proposed change comprises the following new facilities:

- 5 Family Villas;
- 20 x 6-Person Accommodations Units;
- 1 Amenities Building;
- 8 Ensuite Accommodation;
- 1 Staff Accommodation;
- Food Outlet; and
- 35 Car Parks.

The staff accommodation will be replacing existing accommodation (bus), and the reception, office and bar building is being refurbished as part of the works. The existing ensuite accommodation and 16 accommodation sites will remain as per status quo. There will be no change to the operation of the existing resort facilities.

This change application (other change), in summary, seeks to amend the current development approval (PA40/0090) as follows:

3.2 Proposed Changes

Figure 3 below shows an extract of the existing site and demolition plan. The amended proposal plan (extract shown as *Figure 4*) shows the redevelopment and proposed layout of the Tourist Park. It is demonstrated that the redevelopment involves the removal and replacement of existing camp sites and hardstands with a contemporary accommodation type to attract and target various demographics. An additional twelve (12) car parks will be provided in the centre of the site and an additional 4 spaces will be provided at the existing parking location.

The proposed residential layout provides excellent privacy, recreation opportunity and liveability outcomes for future visitors. The proposed layout considers both the natural features of the site as well as the surrounding established infrastructure networks and neighbouring properties.

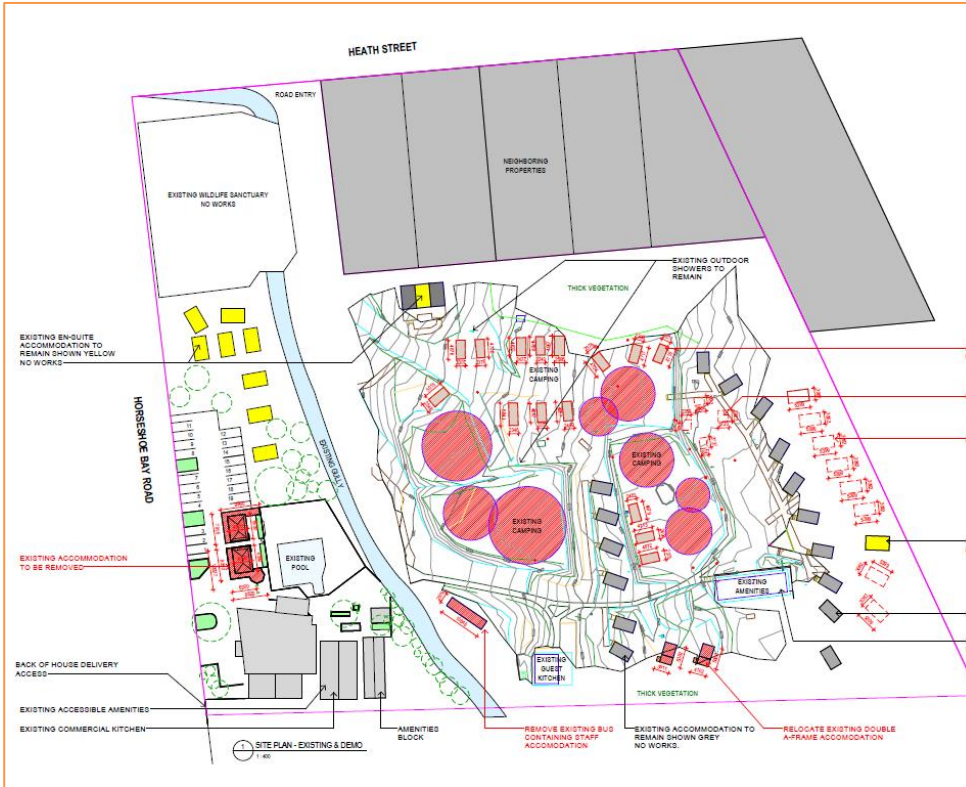
A 15m setback to adjoining residents to the north has been maintained. Further, SLR undertook a noise assessment (*Appendix E*) which showed that the proposed redevelopment expansion can be designed to operate in a manner compliant with the current legislation where the following considerations are made:

1. Air Conditioning Units for the 12 Northern 6-person accommodation units are placed to the east of the buildings.

In summary, the proposed redevelopment will provide contemporary facilities and services on the island in line with modern tourist expectations. It will include the refurbishment of existing buildings, removal and replacement of cabins and introducing new types of accommodation to attract a broader demography.

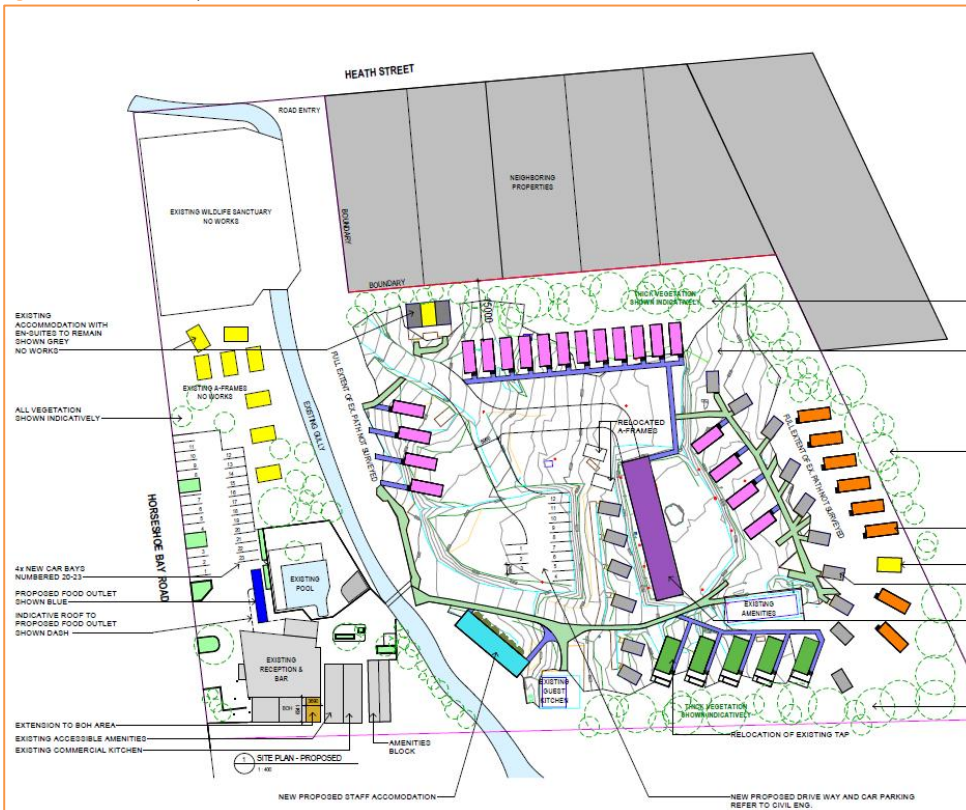


Figure 3: Extract of site and demolition plan



Source: Lumea

Figure 4: Extract of Proposed Site Plan

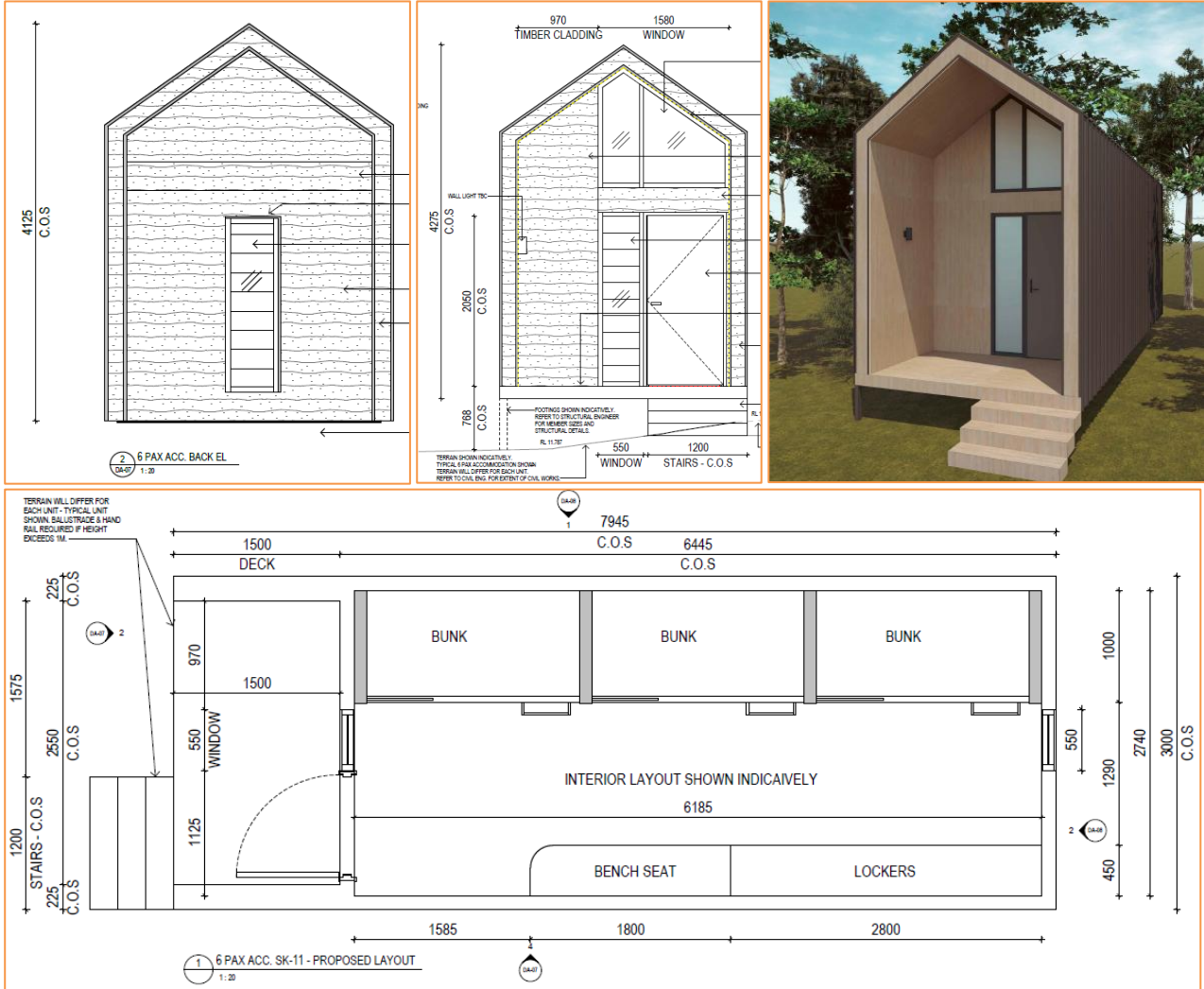


Source: Lumea



Figures 5-7 below show the proposed types of accommodation buildings for future tourists. They are single storey buildings and fit for purpose.

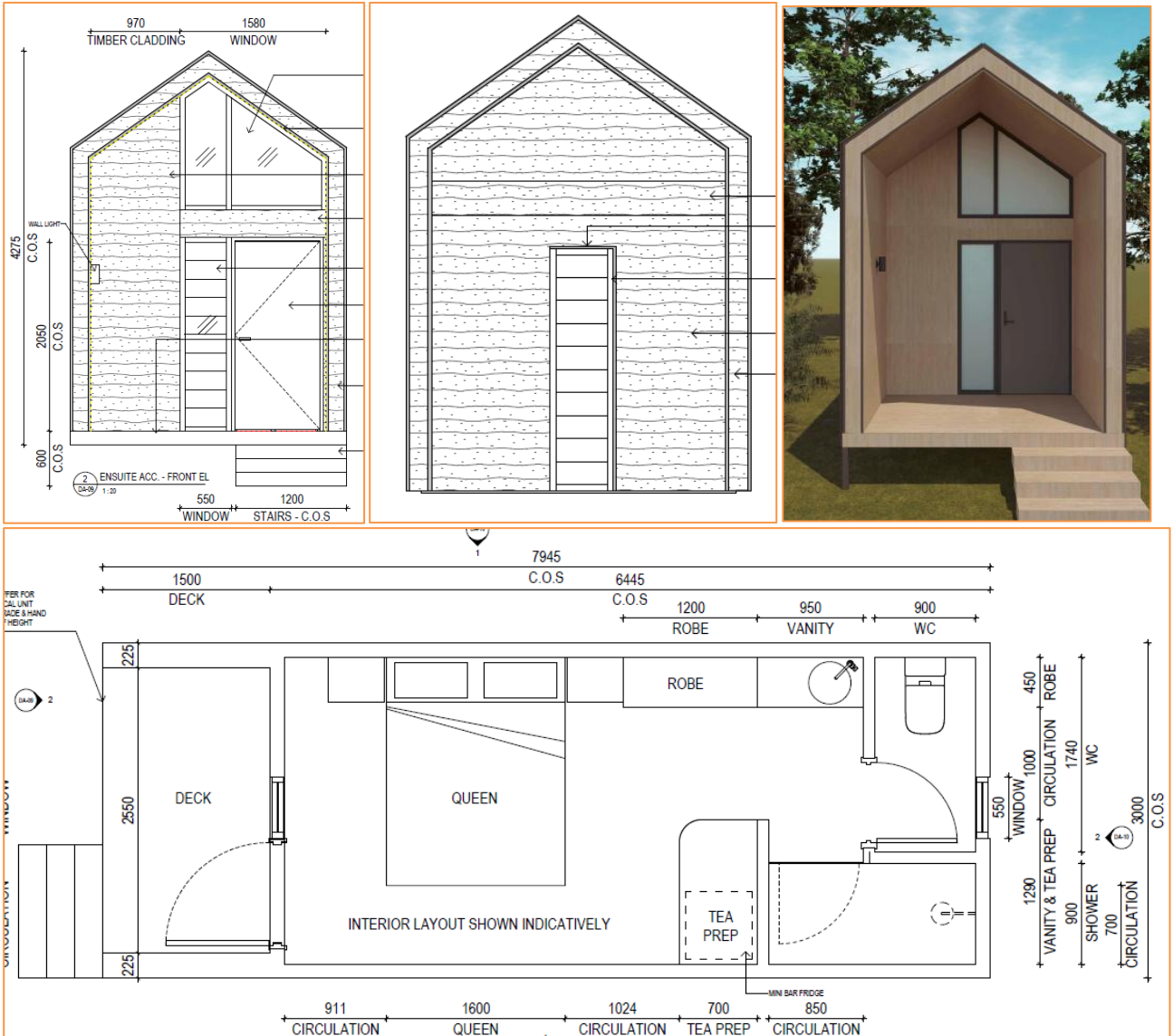
Figure 5: Typical 6-Pax Accommodation – Floor Plan and Front and Rear Elevations



Source: Lumea



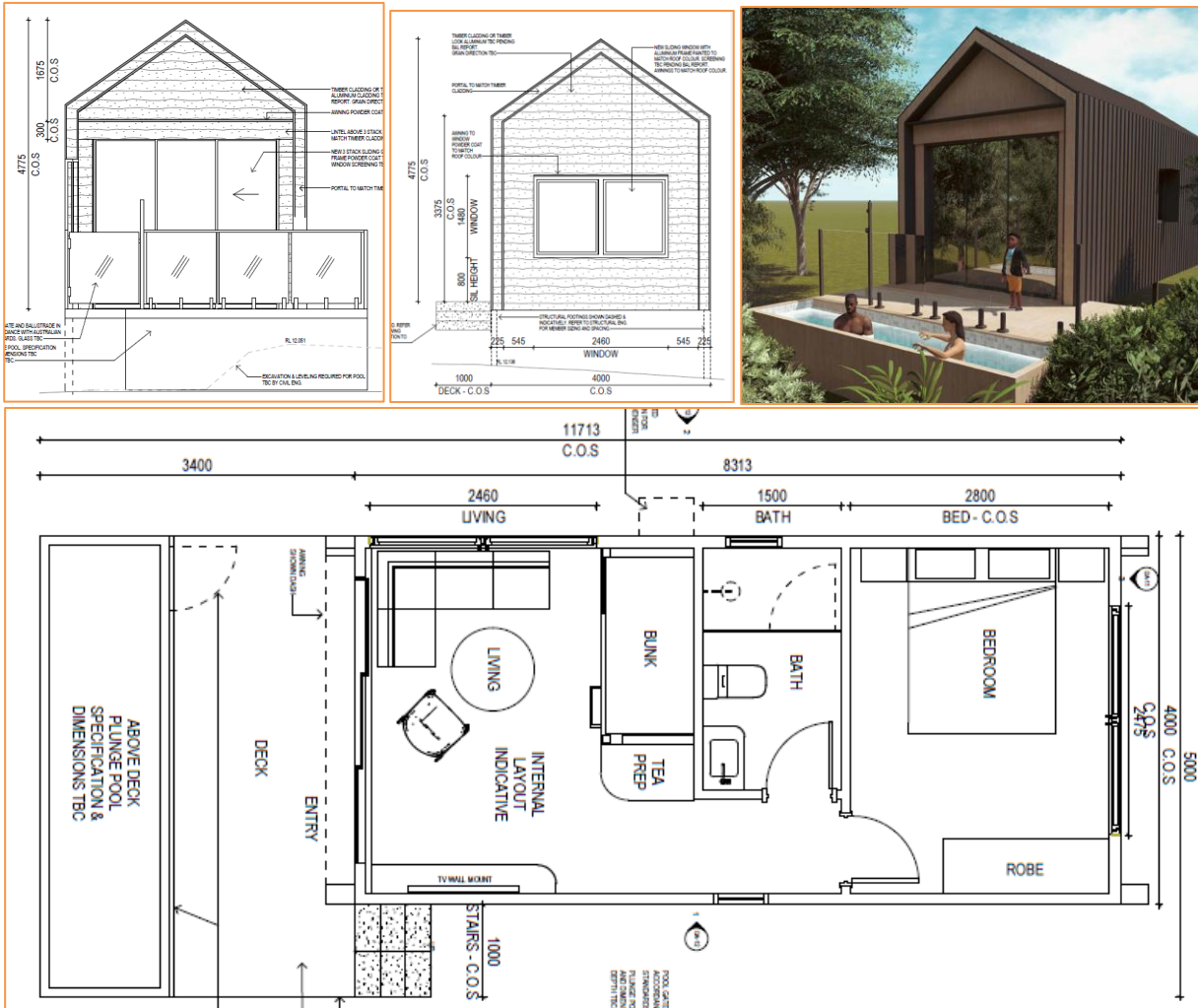
Figure 6: Typical Ensuite Accommodation – Floor Plan and Front and Rear Elevations



Source: Lumea



Figure 7: Typical Family Villa – Floor Plan and Front and Rear Elevations

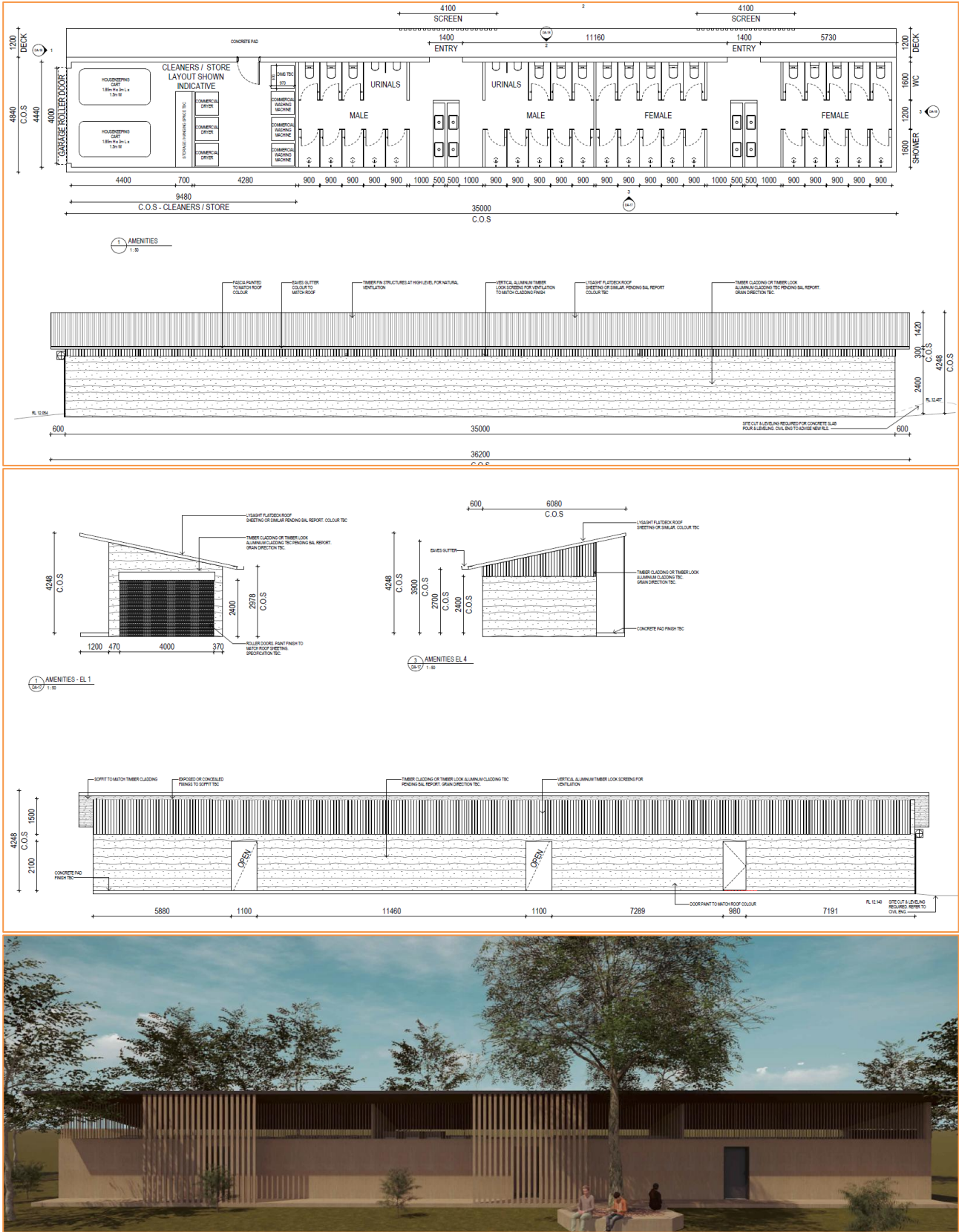


Source: Lumea

As discussed above, the redevelopment also includes the removal and replacement of the existing staff accommodation. The new staff accommodation building will include 9 individual rooms, located near the existing guest kitchen. *Figure 8* below shows the proposed floor plan and associated elevations of the staff accommodation building. The amenities and laundry building is shown on *Figure 9* and will be located central to the site, replacing 3 existing camp sites. The buildings will promote a natural colour scheme to blend into the existing setting. The floor plan of the proposed food outlet is to be confirmed once an operator has been nominated. However, indicative floor and elevation plans are shown on *Figure 10*.



Figure 9: Amenities and Laundry – Floor Plan and Elevations



Source: Lumea



The above identified change results in the need to amend the existing approval.

This change application (other change) seeks to update the land use definition and conditions of the current development permit as follows:

The applicant is seeking changes to the site layout by way of redevelopment that involves the expansion of the site to replace hardstand camping sites with standalone lodgings, renovate the reception/office building and staff accommodation and to introduce new amenities and food outlet buildings. The proposed change will also include 4 new car parks at the existing parking location and an addition 12 car parks in the centre of the site.

Pursuant to the Townsville City Plan 2014, the land use is defined as follows:-

Tourist park means the use of premises for—

1. holiday accommodation in caravans, self-contained cabins, tents or other similar structures; or
2. amenity facilities, a food and drink outlet, a manager’s residence, offices, recreation facilities for the use of occupants and their visitors, or staff accommodation, if the use is ancillary to the use in paragraph (a).

This change application (other change) seeks to introduce the following condition:

Site Layout

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

<i>Drawing Name</i>	<i>Number</i>	<i>Date</i>
<i>Insert updated drawings</i>		

- b) *The proposed development must comply with all Planning Scheme requirements as applying at the date of this application.*

It is further noted that relevant and reasonable contemporary conditions are expected to be introduced by Council.



4.0 RELEVANT LEGISLATION

4.1 COMMONWEALTH LEGISLATION

The application is not subject to assessment against Commonwealth legislation. It is not anticipated that development of this land will trigger assessment against the *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC), as it is not anticipated that the development will significantly impact upon a matter of national environmental significance.

4.2 THE PLANNING ACT 2016

The *Planning Act 2016* provides the framework for coordinating local, regional and state planning. Given the nature of the changed development the change application (other change) requires assessment against this legislation as detailed below.

A change application (other change) is assessed in accordance with section 82 of the *Planning Act 2016* and the Development Assessment Rules, which follow the timeframes of a new application and may require public notification of the change to be carried out.

Section 82 (2) of the Act states the following:

For administering the change application, and assessing and deciding the change application in the context of the development approval, the relevant provisions apply—

- (a) as if:
 - (i) the responsible entity were the assessment manager; and
 - (ii) the change application were the original development application, with the changes included, but was made when the change application was made; and
- (b) with necessary changes.

Section 82 (4) of the Act states the following:

To remove any doubt, it is declared that the following matters apply, only to the extent the matters are relevant to assessing and deciding the change application in the context of the development approval:

- (a) the assessment benchmarks;
- (b) any matters a referral agency must, may, or may only assess the application against or have regard to under section 55(2);
- (d) if the development to which the change application relates requires impact assessment—any matters the assessment must or may be carried out against or having regard to under section 45(5)(a)(ii) or (b).

(6) In this section—relevant provisions means:

- (a) section 45(6) to (8); and
- (b) part 2, division 2, other than section 51; and
- (c) part 3, other than sections 63 and 64(8)(c); and
- (d) the development assessment rules.



Change Application

In the context of Schedule 1 of the Development Assessment Rules it is noted that a change (other change) may be considered to result in a substantially different development, if the proposed changes:

- (a) involves a new use; or*
- (b) results in the application applying to a new parcel of land; or*
- (c) dramatically changes the built form in terms of scale, bulk and appearance; or*
- (d) changes the ability of the proposed development to operate as intended; or*
- (e) removes a component that is integral to the operation of the development; or*
- (f) significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or*
- (g) introduces new impacts or increases the severity of known impacts; or*
- (h) removes an incentive or offset component that would have balanced a negative impact of the development; or*
- (i) impacts on infrastructure provisions.*

4.3 STATE ASSESSMENT AND REFERRALS

The Development Assessment Rules (DA Rules) incorporate a referral process, established through the *Planning Regulation 2017*, enabling relevant State agencies to have input in the assessment process. Schedule 10 of the *Planning Regulation 2017* outlines the triggers for the referral of the development application to other agencies. Review of the referral triggers concludes that this application does not trigger any referral to the State or other agencies.

4.4 STATE PLANNING POLICY

In accordance with section 2.1 – State Planning Policy, of the Planning Scheme, the Minister has identified that all aspects of the State Planning Policy (SPP) (2014) have been integrated into the Planning Scheme. It is understood that Townsville City Council is currently in the process of implementing a major amendment to the City Plan which incorporates all aspects of the 2017 SPP.

For the purposes of this development, we consider that separate assessment of the proposal against the provisions of the State Planning Policy (SPP) is not required, and all relevant matters will be dealt with under the provisions of the Planning Scheme.

4.5 ASSESSMENT MANAGER AND PLANNING SCHEME

In accordance with the Planning Regulation 2017, the Townsville City Council is nominated as the assessment manager for the change application. The applicable planning scheme is the Townsville City Plan, 2014.

4.6 PUBLIC NOTIFICATION

The change application requires public notification under the provisions of the Planning Act 2016.

4.7 NORTH QUEENSLAND REGIONAL PLAN

The North Queensland Regional Plan was adopted in March 2020 and provides a strategic vision for the Region to advance lifestyle improvement and economic growth. It specifically recognises greater opportunities for smaller-scale, nature-based tourism in and around national parks and protected areas. It recognises the potential for growth in the tourism sector, and the rise in more flexible accommodation options, and a shift towards self-drive, low cost experiential tourism. It identifies that high-quality tourism opportunities in the region are to be promoted where appropriate given their contribution towards the resilience of the regional economy.



5.0 THE PLANNING FRAMEWORK

For the purpose of the City Plan 2014, the subject site is included in the Medium Density Residential Zone (Magnetic Island Medium Density Precinct) and Table 5.5.2 of the City Plan identifies assessment against the following Codes:

- Strategic Framework;
- Medium Density Residential zone code;
- Healthy waters code;
- Landscape code;
- Transport impact, access and parking code;
- Works code;
- Bushfire hazard overlay code;
- Flood hazard overlay code;
- Landslide hazard overlay code; and
- Natural Assets Environmental Importance overlay code.

A detailed assessment against the overall or specific outcomes of the relevant codes, insofar as they are considered to be relevant, are addressed below.

5.1 TOWNSVILLE CITY PLAN 2014

A complete assessment of the proposed development against the Planning Scheme is discussed below.

With regards to the Strategic Framework, it is noted that the site has been approved for tourist activities in the past and this change application is merely the redevelopment for the same land use purpose.

The Strategic Framework recognises:

3.2.1 Townsville Today – that *the unique features of the City and the significance of its geographical location, climate and environmental features to underpin the region's economy;*

3.2.6 Sustaining Economic Growth – that tourism is significant to the regional economy, *including nature-based and eco-tourism in key tourism areas at **Magnetic Island**, and at a smaller scale in Paluma, Rollingstone, Balgal Beach, Toomulla, Toolakea and Saunders Beach;* and

3.6.5.1 Tourism – that there is a desire for diversity, with a range of opportunities and experiences expected, together with the protection and emphasis of natural character attributes.



5.2 ZONE CODE PROVISIONS

5.2.1 Medium Density Residential Zone Code

The proposed development is nominated for assessment against the medium density residential zone code.

The purpose of the Medium density residential zone is to provide for---

1. *medium density multiple dwellings; and*
2. *community uses, and small-scale services, facilities and infrastructures, to support local residents.*

The particular purpose of the code is to:

- a. *residential development consists primarily of low-rise (up to 3 storeys in building height) apartments or town house style dwellings, together with a mix of lot sizes or duplex housing types. Taller, more intensive built form will generally be limited to key infill locations near the city's major centres, as specifically intended in particular precincts;*
- b. *built form creates an attractive and pedestrian oriented streetscape which integrates with nearby centres, public transport and community activities;*
- c. *reconfiguration creates lots which facilitate the location of dwellings which address the street and allow for climate-responsive building orientation;*
- d. *residential uses may also include residential care facilities, retirement facilities, rooming accommodation and short-term accommodation;*
- e. *development maintains a high level of residential amenity on the site and in the neighbourhood;*
- f. *residential development is protected from the impacts of nearby centres, industrial activities, transport corridors and infrastructure installations and major facilities such as the port, airport and Department of Defence landholdings;*
- g. *the design of development promotes accessibility by walking, cycling and public transport;*
- h. *the design of development is responsive to the city's climate by taking into account prevailing breezes, slope and solar orientation, provision of awnings and promotes sustainable practices including energy efficiency and water conservation; and*
- i. *non-residential uses only occur where they are specifically intended in particular precincts or where they primarily support the day-to-day needs of the immediate residential community, do not unreasonably detract from the residential amenity of the area and are not better located in nearby centres.*

Magnetic Island medium density precinct:

1. ***the precinct allows for the growth of short-term accommodation which minimises visual impact on the local natural setting, whilst providing opportunity for new investment in tourism;***
2. *buildings within the precinct are low-rise (up to 2 storeys in building height) and are located to capitalise on views and beachfront settings;*
3. *building scale and massing limits the impact on the natural character of Magnetic Island when viewed from the ocean and foreshore; and*
4. *new buildings are in a design style that builds local character by articulation of individual units, incorporating extensive planting and climatically responsive design elements.*

Response

The proposed development promotes the redevelopment of an existing tourist park by providing contemporary accommodation and facilities on the island in line with modern tourist expectations. The intent is to amend an existing approval including the upgrading and expansion of an existing and well understood land use. The layout respects surrounding residential land uses by maintaining a buffer to the north and existing vegetation along the perimeters of the site.



The proposed development is consistent with the Overall Outcomes for the Medium Density Residential Zone Code, and in particular with the overall outcomes for the Magnetic Island medium density precinct. It is not considered necessary to provide a detailed zone code response as this is a change application. However, a detailed assessment is shown below against the precinct outcomes.

PO76- *Building design and massing is consistent with the low density scale of the locality and articulates individual dwellings.*

AO76- *Building height does not exceed 2 storeys and is predominately in the form of single, single unit or multiple pavilions.*

Response

The proposal complies with the performance and acceptable outcomes 76 of the precinct code. The proposal is merely the formalising of existing camp sites to modern tourist accommodation buildings shown in Figures 5 - 7. The buildings are single storey and consist of a small building footprint.

PO77- *Design and articulation of buildings contribute to the creation of the local tropical character through:*

1. *use of tropical building design typologies;*
2. *natural setting of buildings within the landscape; and*
3. *maximising views to the bay.*

Response

The proposal complies with the performance outcomes 77 of the precinct code. The proposed buildings have been designed to address the tropical climate and are in line with modern building expectations.

5.3 DEVELOPMENT CODES

5.3.1 Healthy Waters Code

The proposed development is nominated for assessment against the healthy waters code.

The purpose of this code is to *ensure development manages stormwater and wastewater as part of the integrated total water cycle and in ways that help protect the environmental values specified in the Environmental Protection (Water) Policy 2009.*

Response

The majority of the redevelopment involves the replacement of hardstand camping sites with standalone lodgings, renovate the reception/office building and staff accommodation and to introduce a new amenities building and food outlet building. Hence, the site coverage will remain similar to the status quo. Further, all buildings, other than the amenities building and food outlet will be on poles with free flow underneath. The amenities and food outlet building will be located in areas that have already been occupied by other buildings and hardstand in the past.

Given the above, it is not expected that the existing stormwater regime will change significantly. Hence, a detailed assessment against this code is not warranted. An approval condition to safeguard stormwater drainage and quality is expected.



5.3.2 Landscape Code

The proposed development is nominated for assessment against the landscape code.

The purpose of this 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.*

Response

The site includes ample of landscaping and existing natural vegetation. The activities on the site are well screened from any public viewpoints. It is not expected that additional landscaping would not be required.

5.3.3 Transport Impact, Access and Parking Code

The proposed development is nominated for assessment against the transport impact, access and parking code.

The purpose of this 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.*

Response

Access will remain unchanged and it is not expected that the redevelopment will increase vehicular traffic to the site drastically. Most visitors to the island rely on public transport. A bus stop is conveniently located near the site at the Horseshoe Bay Road frontage. Car parking is considered sufficient to service the proposed land use.

5.3.4 Works Code

The proposed development is nominated for assessment against the works code.

The purpose of this 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.*

Response

The majority of the redevelopment involves the replacement of existing hardstand camping sites with standalone lodgings, renovate the reception/office building and staff accommodation and to introduce a new amenities building and food outlet. All new building will require service connection, and it is expected that conditions to safeguard infrastructure connections to all buildings will be part of a future approval.



5.4 OVERLAY CODES

5.4.1 Bushfire Hazard Overlay Code

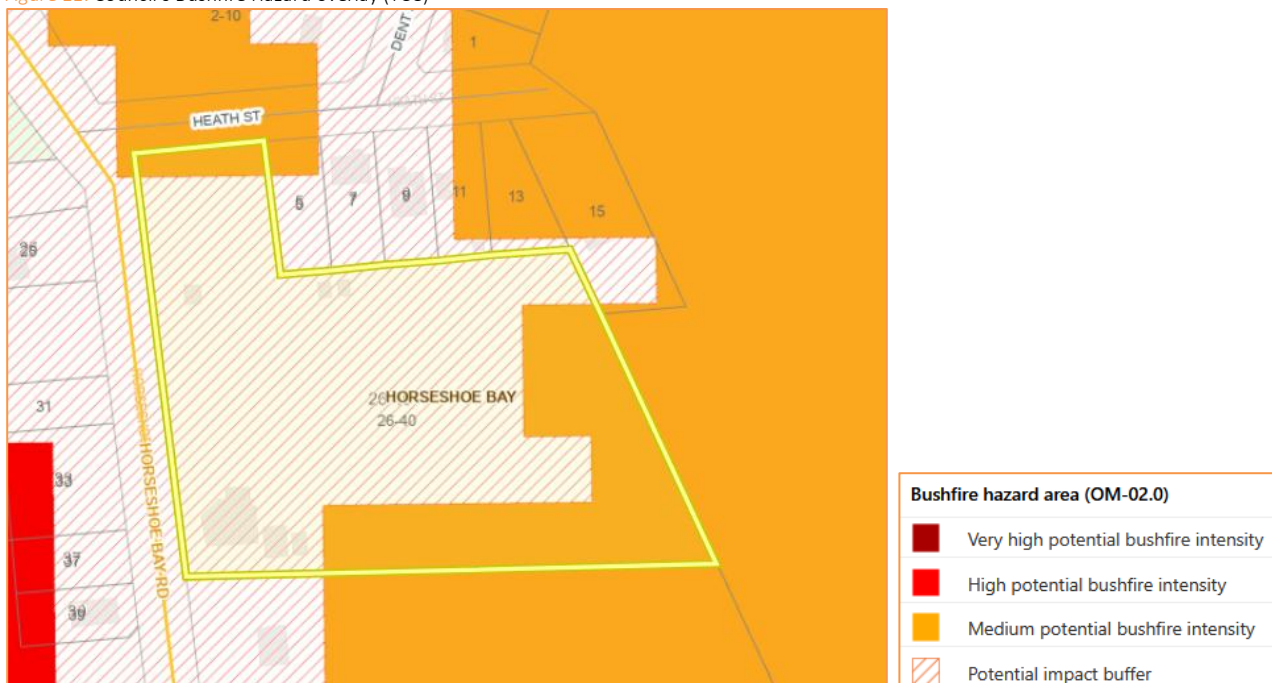
The proposed development is nominated for assessment against the flood hazard overlay code.

The purpose of this 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.*

Response

The subject site is identified as being located in the medium and potential impact buffer areas, refer to *Figure 11* below. The majority of the site is included in the impact buffer area, whilst some areas are included in the medium bushfire area. It is expected that Council includes a condition requesting a Bushfire Management Plan at future compliance stage.

Figure 11: Council's Bushfire Hazard overlay (TCC)



5.4.2 Flood Hazard Overlay Code

The proposed development is nominated for assessment against the flood hazard overlay code.

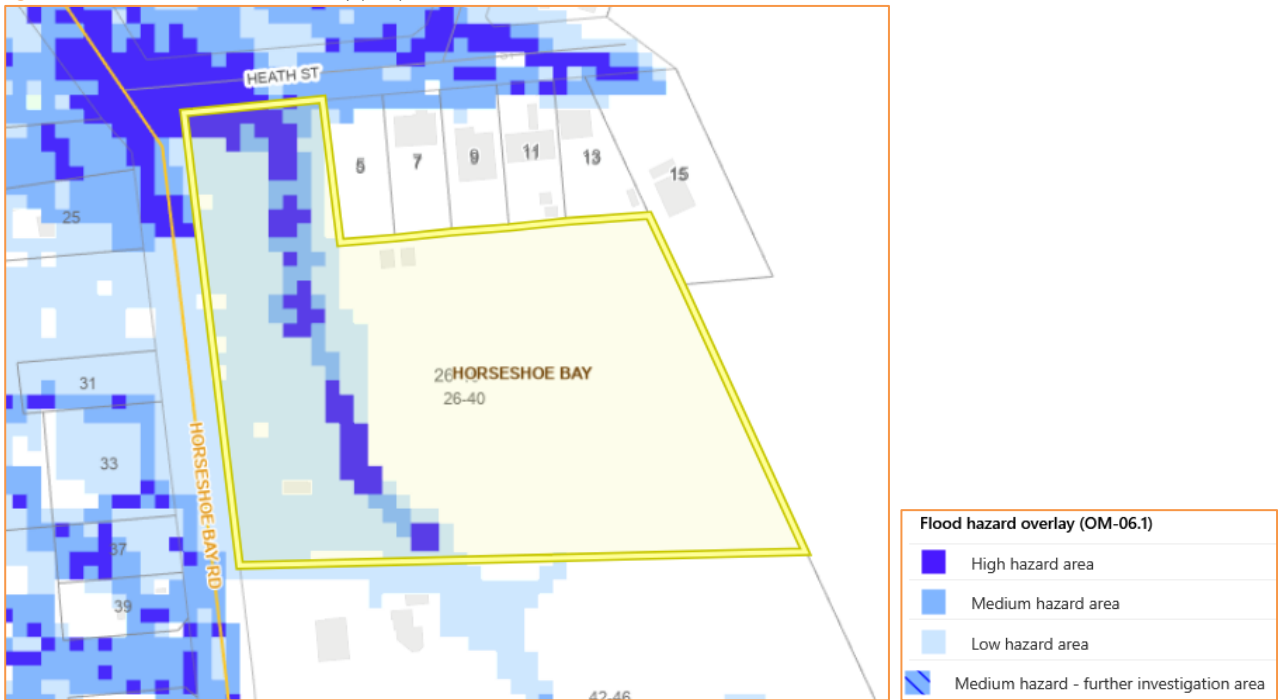
The purpose of this code is to *manage development outcomes in flood hazard areas so that risk to life, property, community, economic activity and the environment during future flood events is minimised, and to ensure that development does not increase the potential for flood damage on-site or to other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

Response

The majority of the subject site (eastern section) is not affected by the flood overlay. The western section, along Horseshoe Bay Road is identified in the low hazard flood area. A watercourse traverses the site, and this area is identified as medium and high flood hazard risk, refer to *Figure 12* below. All proposed development will be located outside the waterway.



Figure 12: Council's Flood Hazard overlay (TCC)



5.4.3 Landslide Hazard Overlay Code

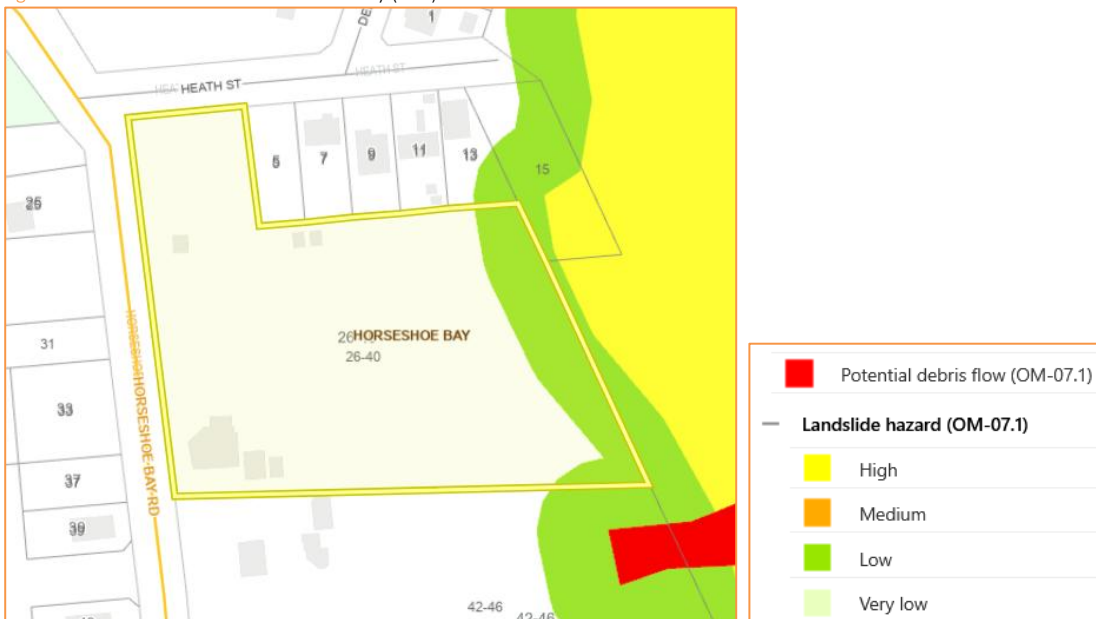
The proposed development is nominated for assessment against the flood hazard overlay code.

The purpose of this 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.*

Response

The eastern section of the subject site is identified as low landslide hazard flood areas, refer to Figure 13. Existing cabin sites in this area will be removed and replaced by ensuite accommodation buildings.

Figure 13: Council's Landslide Hazard overlay (TCC)





5.4.4 Natural Assets Overlay Code

The proposed development is nominated for assessment against the flood hazard overlay code.

The purpose of this 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.*

Response

The southern section of the subject site is identified as being of very high environmental importance, refer to *Figure 14* below. This area will remain free from any development. All existing mature vegetation is to be retained.

Figure 14: Council's Natural Assets overlay





6.0 CONCLUSION

This town planning report has been prepared on behalf of the Applicant, Bounce Magnetic Island, in support of a change application (other change) to a development approval (PA40/0090) on land at 26-40 Horseshoe Bay Road, Horseshoe Bay.

The applicant wishes to change the current development layout to ensure full site vitality and improved tourism experience by way of upgrading an outdated facility.

In summary, the proposed change to the development approval is recommended for approval based on the following reasons:

- There is an approval for the tourist park and therefore it has been determined that the subject site is suitable for the development;
- The proposed changed development is considered to generally comply with previous approvals but seeks amendments to the layout to ensure full site vitality and provision of contemporary accommodation buildings and facilities;
- Traffic is considered to be negligible and the existing road network is considered adequate;
- Additional infrastructure connection can be appropriately conditioned;
- The noise assessment revealed that there is no impact on adjoining residential properties;
- The redevelopment will improve the Magnetic Island tourism sector and therefore meets the outcomes of the strategic framework; and
- Any potential impacts can be safeguarded by approval conditions.

Given the above facts and circumstances presented in this report, we recommend that Council approve the change application subject to reasonable and relevant conditions as discussed in this report.

APPENDIX A

Development Application Forms 1 and 5
Land Owners Consent

brazier motti



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)	Bounce Magnetic Island
Contact name (only applicable for companies)	Anne Zareh
Postal address (P.O. Box or street address)	595 Flinders Street c/- Brazier Motti Pty Ltd
Suburb	Townsville City
State	QLD
Postcode	4810
Country	Australia
Contact number	
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)	43214-002-01

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
		26-40	Horseshoe Bay Road	Horseshoe Bay
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		3	SP226268	Townsville City Council
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)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: <input type="text"/>	

- Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: <input type="text"/>	

3.3) Additional premises

- 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):

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

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):*

Change (Other)

- Introduce a new layout
- Introduce relevant and contemporary approval conditions

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

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)
Tourist Activities and Short-Term Accommodation	<p>Tourist park means the use of premises for—</p> <ol style="list-style-type: none"> 1. holiday accommodation in caravans, self-contained cabins, tents or other similar structures; or 2. amenity facilities, a food and drink outlet, a manager's residence, offices, recreation facilities for the use of occupants and their visitors, or staff accommodation, if the use is ancillary to the use in paragraph (a). 		

8.2) Does the proposed use involve the use of existing buildings on the premises?

- Yes
- No

8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?

- Yes – provide details below or include details in a schedule to this development application
- No

Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

Division 2 – Reconfiguring a lot

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

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

9.2) What is the nature of the lot reconfiguration? *(tick all applicable boxes)*

<input type="checkbox"/> Subdivision <i>(complete 10)</i>	<input type="checkbox"/> Dividing land into parts by agreement <i>(complete 11)</i>
<input type="checkbox"/> Boundary realignment <i>(complete 12)</i>	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road <i>(complete 13)</i>

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

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



Queensland
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- 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)*.

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

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

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

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

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

Further advice about information requests is contained in the [DA Forms Guide](#).

PART 7 – FURTHER DETAILS

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

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

No

List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

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

Yes – a copy of the 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

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 Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

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

- Yes – the relevant template is completed and attached to this development application
- No

DA templates are available from planning.statedevelopment.qld.gov.au. 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.qld.gov.au for information regarding assessment of Queensland heritage places.

Name of the heritage place:		Place ID:	
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Decision under section 62 of the Transport Infrastructure Act 1994

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

- Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)
- No

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

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

- Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered
- No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17 Yes

Note: See the *Planning Regulation 2017* for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application Yes Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application Yes

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#).

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

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

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

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			
<i>Note: For completion by assessment manager if applicable</i>			
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			

Change application form

Planning Act Form 5 (version 1.2 effective 7 February 2020) made under Section 282 of the Planning Act 2016.

This form is to be used for a change application made under section 78 of the *Planning Act 2016*. It is important when making a change application to be aware of whether the application is for a minor change that will be assessed under section 81 of the *Planning Act 2016* or for an other change that will be assessed under section 82 of the *Planning Act 2016*.

An applicant must complete all parts of this form, and provide any supporting information that the form identifies as being required to accompany the change application, unless stated otherwise. Additional pages may be attached if there is insufficient space on the form to complete any part.

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)	Bounce Magnetic Island
Contact name (only applicable for companies)	Anne Zareh
Postal address (P.O. Box or street address)	595 Flinders Street c/- Brazier Motti Pty Ltd
Suburb	Townsville City
State	QLD
Postcode	4810
Country	Australia
Email address (non-mandatory)	anne.zareh@braziermotti.com.au
Mobile number (non-mandatory)	
Applicant's reference number(s) (if applicable)	43214-002-01

2) Owner's consent - Is written consent of the owner required for this change application? Note: Section 79(1A) of the <i>Planning Act 2016</i> states the requirements in relation to owner's consent.	
<input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this change application	
<input type="checkbox"/> No	

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)				
3.1) Street address and lot on plan				
<input checked="" type="checkbox"/> Street address AND lot on plan (all lots must be listed), or				
<input type="checkbox"/> 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
		26-40	Horseshoe Bay Road	Horseshoe Bay
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		3	SP226268	Townsville City Council
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)



**Queensland
Government**

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

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

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

3.3) Additional premises

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

Not required

PART 3 – RESPONSIBLE ENTITY DETAILS

4) Identify the responsible entity that will be assessing this change application

Note: see section 78(3) of the Planning Act 2016

Townsville City Council

PART 4 – CHANGE DETAILS

5) Provide details of the existing development approval subject to this change application

Approval type	Reference number	Date issued	Assessment manager/approval entity
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval	PA40/0090	23 September 1988	Townsville City Council
<input type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval			

6) Type of change proposed

6.1) Provide a brief description of the changes proposed to the development approval (e.g. changing a development approval for a five unit apartment building to provide for a six unit apartment building):

Change (Other)

- Introduce a new site layout
- Introduce relevant and contemporary approval conditions

6.2) What type of change does this application propose?

- Minor change application – proceed to Part 5
- Other change application – proceed to Part 6

PART 5 – MINOR CHANGE APPLICATION REQUIREMENTS

7) Are there any affected entities for this change application		
<input type="checkbox"/> No – proceed to Part 7 <input type="checkbox"/> Yes – list all affected entities below and proceed to Part 7 Note: section 80(1) of the Planning Act 2016 states that the person making the change application must give notice of the proposal and the details of the change to each affected entity as identified in section 80(2) of the Planning Act 2016.		
Affected entity	Pre-request response provided? (where a pre-request response notice for the application has been given, a copy of the notice must accompany this change application)	Date notice given (where no pre-request response provided)
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	

PART 6 – OTHER CHANGE APPLICATION REQUIREMENTS

Note: To complete this part it will be necessary for you to complete parts of DA Form 1 – Development application details and in some instances parts of DA Form 2 – Building work details, as mentioned below. These forms are available at <https://planning.dsdmip.qld.gov.au>.

8) Location details - Are there any additional premises included in this change application that were not part of the original development approval?
<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes

9) Development details
9.1) Is there any change to the type of development, approval type, or level of assessment in this change application? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes – the completed Sections 1 and 2 of Part 3 (Development details) of DA Form 1 – Development application details as these sections relate to the new or changed aspects of development are provided with this application.
9.2) Does the change application involve building work? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes – the completed Part 5 (Building work details) of DA Form 2 – Building work details as it relates to the change application is provided with this application.

10) Referral details – Does the change application require referral for any referral requirements?
Note: The application must be referred to each referral agency triggered by the change application as if the change application was the original development application including the proposed change. <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes – the completed Part 5 (Referral details) of DA Form 1 – Development application details as it relates to the change application is provided with this application. Where referral is required for matters relating to building work the Referral checklist for building work is also completed.

11) Information request under Part 3 of the DA Rules
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this change application <input type="checkbox"/> I do not agree to accept an information request for this change application Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this change application will be assessed and decided based on the information provided when making this change application and the assessment manager and any referral agencies relevant to the change application are not obligated under the DA Rules to accept any additional information provided by the applicant for the change application unless agreed to by the relevant parties
 - Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.
- Further advice about information requests is contained in the [DA Forms Guide: Forms 1 and 2](#).

12) Further details

- Part 7 of *DA Form 1 – Development application details* is completed as if the change application was a development application and is provided with this application.

PART 7 – CHECKLIST AND APPLICANT DECLARATION

13) Change application checklist

I have identified the:

- responsible entity in 4); and Yes
- for a minor change, any affected entities; and
- for an other change all relevant referral requirement(s) in 10)

Note: See the *Planning Regulation 2017* for referral requirements

For an other change application, the relevant sections of [DA Form 1 – Development application details](#) have been completed and is attached to this application Yes
 Not applicable

For an other change application, where building work is associated with the change application, the relevant sections of [DA Form 2 – Building work details](#) have been completed and is attached to this application Yes
 Not applicable

Supporting information addressing any applicable assessment benchmarks is attached to this application Yes
Note: This includes any templates provided under 23.6 and 23.7 of *DA Form 1 – Development application details* that are relevant as a result of the change application, a planning report and any technical reports required by the relevant categorising instrument(s) (e.g. the local government planning scheme, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning report template](#).

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

14) Applicant declaration

- By making this change application, I declare that all information in this change 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 responsible entity and any relevant affected entity or referral agency for the change 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 responsible entity and/or chosen assessment manager, any relevant affected entity or referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the change application.

All information relating to this change 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 8 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

QLeave notification and payment			
<i>Note: For completion by assessment manager if applicable</i>			
Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date received form sighted by assessment manager			
Name of officer who sighted the form			



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

I, Mark Baldwin

(Sole) Director of the company mentioned below.

and I,

Director/Secretary of the company mentioned below.

of:

DHHT MAGNETIC ISLAND PTY LTD A.C.N. 661 639 685

as owner of the premises identified as follows:

26-40 Horseshoe Bay Road, Horseshoe Bay
Lot 3 on SP226268

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

Brazier Motti Pty Ltd

on the premises described above for:

Change Application (Other) to PA40/0090

.....
Signature of (Sole) Director

.....
Date

.....
Signature of Director/Secretary

.....
11/02/2026.....Date.....

APPENDIX B

Certificate of Title and Survey Plan

brazier motti



Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 50765934	Search Date: 02/02/2026 12:53
Date Title Created: 22/04/2009	Request No: 54895053
Previous Title: 21401224, 21401225	

ESTATE AND LAND

Estate in Fee Simple

LOT 3 SURVEY PLAN 226268

Local Government: TOWNSVILLE

REGISTERED OWNER

Dealing No: 722102418 14/11/2022

DHHT MAGNETIC ISLAND PTY LTD A.C.N. 661 639 685
UNDER INSTRUMENT 722102418

TRUSTEE

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20261136 (POR 11V)
Deed of Grant No. 20278138 (POR 12V)
2. LEASE No 722102417 14/11/2022 at 11:03
SELINA OPERATION MAGNETIC ISLAND PTY LTD A.C.N. 661 436 237
OF THE WHOLE OF THE LAND
TERM: 30/10/2022 TO 29/10/2042 OPTION 10 YEARS
3. MORTGAGE No 722102419 14/11/2022 at 11:03
COMMONWEALTH BANK OF AUSTRALIA A.C.N. 123 123 124

ADMINISTRATIVE ADVICES

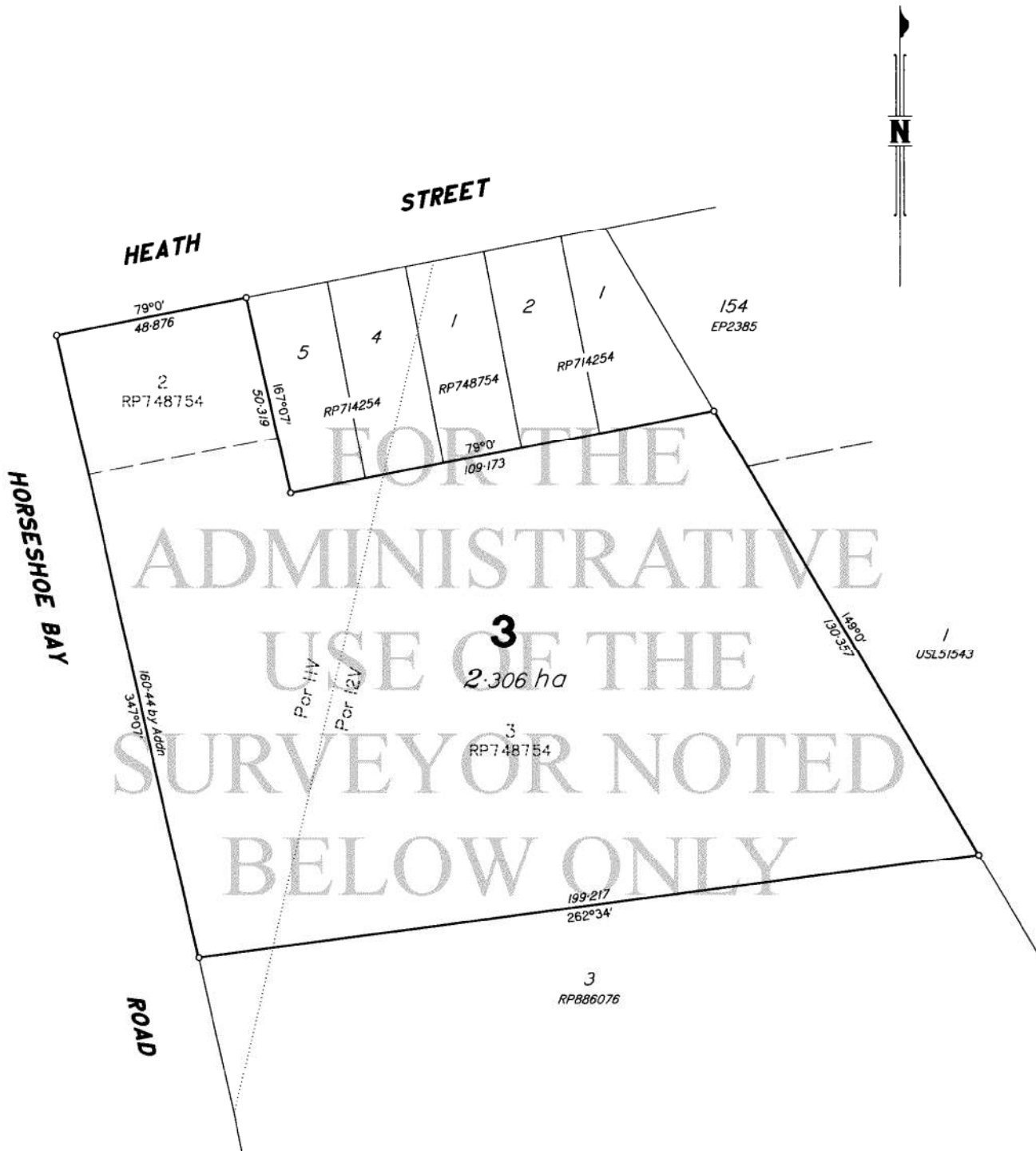
NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

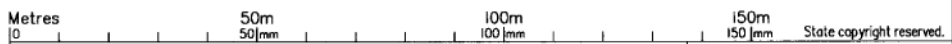
** End of Current Title Search **



BRAZIER MOTTI PTY LTD (ACN 066 411 041) hereby certify that the corporation, by Graham Peter WARD, Cadastral Surveyor, for whose work the corporation accepts responsibility, has made this plan under Section 17 of the Survey and Mapping Infrastructure Regulation 2004 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 RP748754 in the Department of Environment and Resource Management.



Director
Director
Date 20/4/09



Plan of Lot 3		Scale: 1:1000
<i>Cancelling Lots 2 and 3 on RP748754</i>		Format: STANDARD
PARISH: MAGNETIC COUNTY: Elphinstone		 SP226268
Meridian: <i>vide RP748754</i>	F/N's: <i>No</i>	

28599/001 STJ

APPENDIX C

Copy of PA40/0090

brazier motti



PA40/0090
40.04.009
F.C. 20.09.88
JOD:ST
PERACI

TOWNSVILLE TOWN PLANNING SCHEME

23rd September, 1988.

Plante & Associates, Architects,
62 Walker Street,
TOWNSVILLE Q 4810.

Dear Sir/Madam,

EXTENSION TO CAMPING AREA - LOT 1 ON R.P. 716327, LOTS 3 & 6 ON R.P. 714254 & LOT 1 ON R.P. 711799 - 40 HORSESHOE BAY ROAD, HORSESHOE BAY, MAGNETIC ISLAND

I refer to your application for a permit for the development of an extension to the camping area on the above described land.

You are advised that the Council has considered the application and proposes to grant a permit subject to the following conditions:-

- a) This approval relates solely to the extension of the area defined as a camping area within the above lands.
- b) This approval provides for the redevelopment of the previously existing cabin units to provide for up to 12 new cabin units. This total shall include any staff cabins, all of which are to be located generally as shown on Plante and Associates Plan Job No. 761, dated 14th July, 1988, which forms part of this application.
- c) This approval does not permit any greater number of camp sites or persons to be accommodated on the balance of the site than permitted by the previous approval dated 30th June, 1986, outside of the cabins mentioned in Condition (b) above.
- d) No new cabin or other structure shall be erected within 6 metres of the frontage of the site.
- e) **Sewerage:**
 1. The developer is to be advised that no new/additional septic tanks and/or absorption trenches are permitted on this development site.

/2...

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APD 786230

Proposed Permit Expires - (35 days) - 28th October, 1988.

PROGRESS SHEET

- "Proposed Permit issued... ✓
- "Objectors notified... ✓
- "Proposed Permit Expires... ✓

BRING UP BOOK ✓

SCREEN ENTRY ✓

FILE IN ORDER ✓

MISC. DRAWER ✓

PA40/0090
40.04.009
F.C. 20.09.88
JOD:ST
PERACI

2. The developer is to construct a small sewage pump station and sewerage pressure main to the nearby (Corica's) sewage pump station, at developer's expense, when the existing sewage disposal system on this development site become inadequate to cope with the numbers on this allotment, to the satisfaction of Council.

f) **Roadworks:**

1. The developer is to gravel pave and bitumen seal the footpath/road shoulder, between front property boundary and the edge of the existing bitumen surfaced carriageway for the width of the access road on to this development site plus 7 metres on each side of that access road width.
 2. The developer is to provide a 22 metre long culvert in the table drain beneath the above turnout to the satisfaction of the City Engineer. The developer is also to provide endwalls at each end of that culvert and road edge guide posts.
- g) The development is to comply with all requirements of "The Camping Grounds Regulations of 1987" to the satisfaction of the Chief Health Surveyor.
- h) No camping site, cabin or tent site is to be located within 20 metres of an adjoining residential property.
- i) The developer is to establish and maintain heavy tree planting in the buffer area specified by Condition (h), and is to provide an irrigation system designed and installed to the satisfaction of the City Engineer to provide water to this buffer area.
- j) If open fires are intended to be available for campers, the developer is to provide defined controlled fire-places on the site. Fire wood shall be provided by the management of the site for such fires.
- k) The developer is to provide and maintain fire fighting equipment to the satisfaction of the local Fire Warden to service the development.
- l) All cars on the site are to be parked in the car park. On no account are any cars to be parked in the buffer areas specified above.
- m) The noise levels associated with the proposed site shall not exceed the following noise levels when measured on "Fast" response, at any adjoining or nearby building used for

/3...

PA40/0090
40.04.009
F.C. 20.09.88
JOD:ST
PERACI

residential purposes and not associated with the site.

<u>Time Period</u>	<u>Day</u>	<u>Level</u>
Midnight to 7.00 a.m.	Monday to Sunday	45dB(A)
7.00 a.m. to 6.00 p.m.	Monday to Sunday	55dB(A)
6.00 p.m. to 10.00 p.m.	Sunday to Thursday	50dB(A)
6.00 p.m. to 10.30 p.m.	Friday to Saturday	55dB(A)
10.00 p.m. to Midnight	Sunday to Thursday	45dB(A)
10.30 p.m. to Midnight	Friday to Saturday	50dB(A)

- n) Prior to the issue of a building permit the developer shall submit a detailed landscape plan of the landscaped areas as depicted on the plan hereby approved, and if appropriate, include details of boundary screening.

The plan shall be prepared by a person competent in the field of landscape planning and include details of trees to be retained, new species, contouring (if appropriate) and an irrigation system which is hereby required. The irrigation system shall comply with the Council's design specification.

The landscape plan shall provide for concentrations of heavy planting, particularly along the frontage/s of the site and adjacent to car parking areas.

The Town Planner shall approve the plan with or without amendments whereafter the developer shall implement the plan prior to the commencement of the use.

The landscaped areas shall be maintained to the satisfaction of the Council thereafter.

(Note: Refer to Appendix II of Development Code for appropriate species).

- o) All works, services or facilities, required by this consent whether carried out by the Council or the developer, be at the expense of the developer unless otherwise specified.
- p) The allotments the subject of this application shall be amalgamated by survey within 12 months of the date of this approval.
- q) No advertising of this camping area development is to include a reference to beach parties.
- r) The attached plan shows a preferred tenting area which should be used for casual tent sites.

However, objection was lodged to the proposed development, and before granting any permit, the Council is required to notify the objectors, who have thirty days in which to exercise a right of

/4...

PA40/0090
40.04.009
F.C. 20.09.88
JOD:ST
PERACI

appeal to the Local Government Court against the Council's proposal to grant a permit.

A copy of the relevant provisions of the Local Government Act is enclosed.

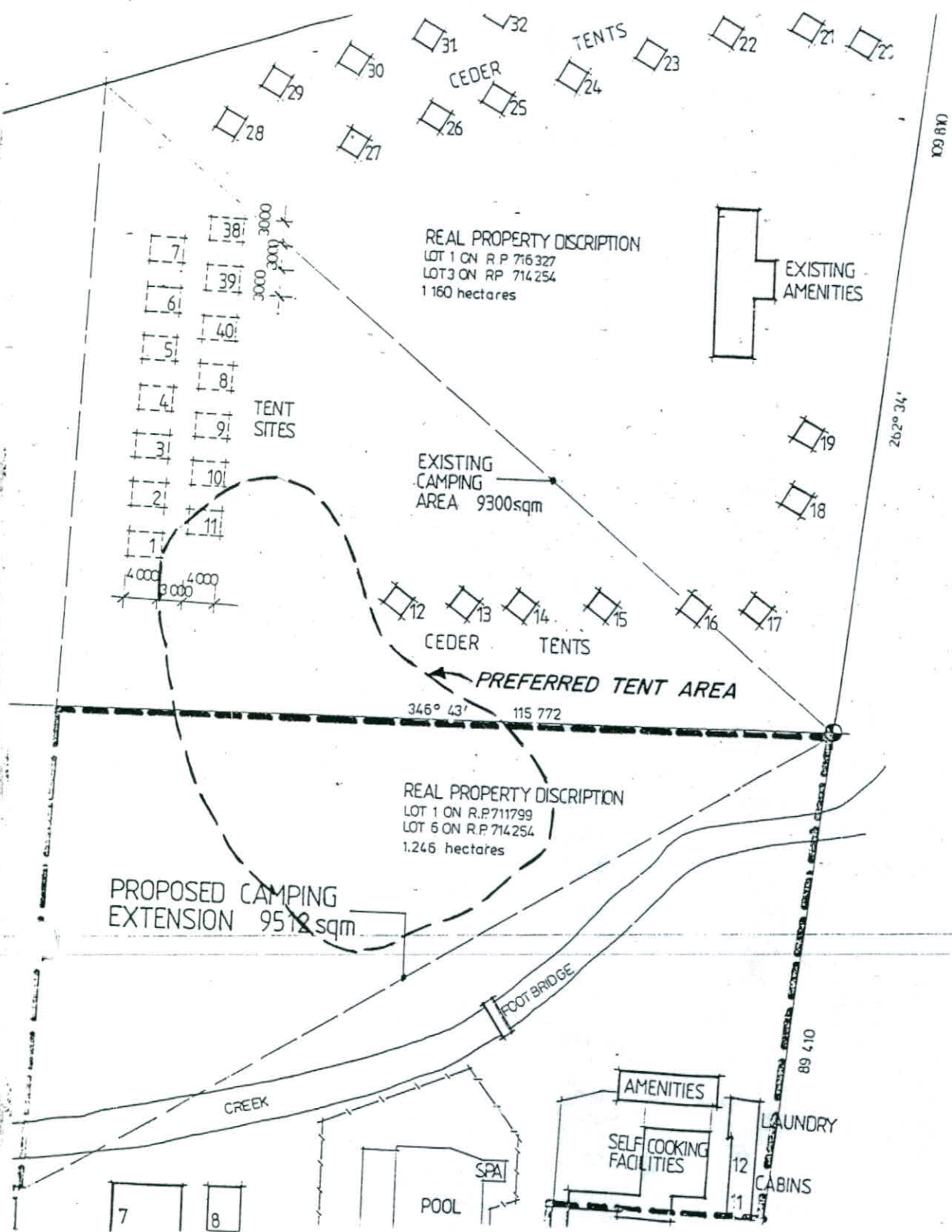
You will be notified in due course of the outcome of this matter.

Yours faithfully,
J. C. PROUD
TOWN CLERK

A handwritten signature in black ink, consisting of a large, stylized letter 'D' with a vertical line through it, and a horizontal line extending from the middle of the 'D'.

Per. P. DANCE
TOWN PLANNER

Encl.



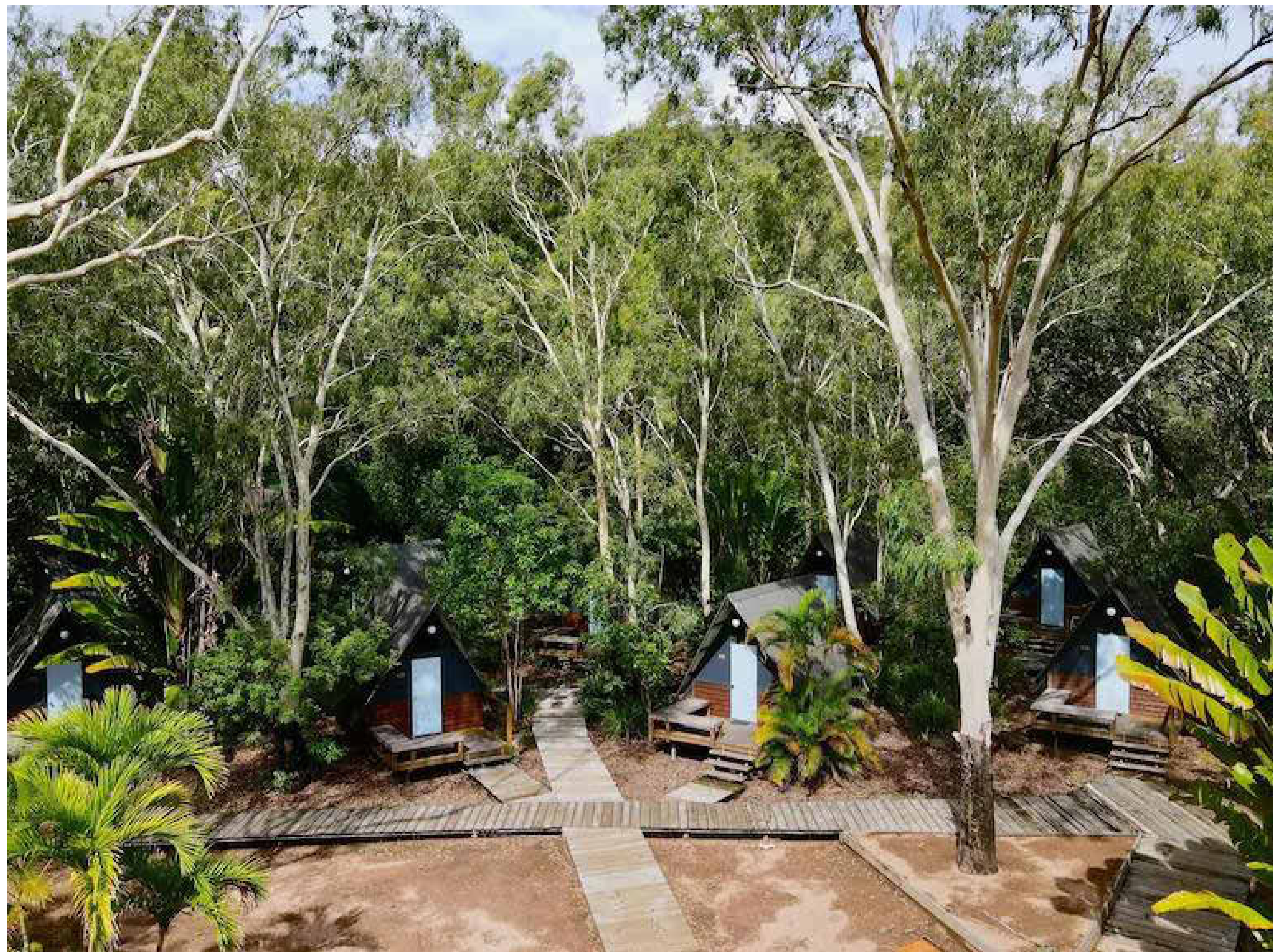
PA. 40/0090
7th Sept. 88

APPENDIX D

Amended Development Plans prepared by Lumea

brazier motti





Bounce Magnetic Island

Application for
**Change to Development
Application**

Tourist Park

26-40 Horseshoe Bay Rd,
Horseshoe Bay
QLD 4819

Rev C

BOUNCE MAGNETIC ISLAND

40 HORSESHOE BAY ROAD
HORSESHOE BAY, QLD 4819
ISSUE FOR MINOR CHANGE APPLICATION

February 2026

DA-01 Cover Page

LUMEA

SCALE



Location Plan NTS

Existing Bus Stops

Contents

DA-01	Cover Page
DA-02	Location Plan & Drawing List
DA-03	Existing Site Photos
DA-04	Project Overview
DA-05	Site Plan - Existing & Demo
DA-06	Site Plan - Proposed
DA-07	6-Pax Accommodation
DA-08	6-Pax Accommodation (cont.)
DA-09	En-suite Accommodation
DA-10	En-suite Accommodation (cont.)
DA-11	Family Villa
DA-12	Family Villa (cont.)
DA-13	Family Villa (cont.)
DA-14	Staff Accommodation
DA-15	Staff Accommodation (cont.)
DA-16	Staff Accommodation (cont.)
DA-17	Amenities & Laundry (cont.)
DA-18	Amenities & Laundry (cont.)
DA-19	Amenities & Laundry (cont.)
DA-20	Food Outlet
DA-21	Food Outlet (cont.)



BOUNCE MAGNETIC ISLAND

40 HORSESHOE BAY ROAD
HORSESHOE BAY, QLD 4819
ISSUE FOR MINOR CHANGE APPLICATION

February 2026

DA-03 Existing Site Photos

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SCALE



Project Overview

Current Site

- Hostel Accommodation
- Wildlife Sanctuary
- Bar & Commercial Kitchen
- Staff Accommodation
- Laundry, amenities, and facilities required for operations

Architectural Focus Areas

- Integration of additional accommodation and accommodation typologies in accordance with the relevant local planning code
- Additional Amenities to support increased accommodation
- Additional laundry and storage to support housekeeping requirements for increased accommodation
- No amendments to two existing grease traps
- Enhance current F&B options on site
- Integration of new luxury tank and spa experience - Stage 2

Council Requirements (Summary)

- 1.5m setbacks to side boundaries
- No building exclusion zone evident on site

Existing Services

Water

Connected to town / main water / sewer

Fire

- Current FHR on site as per survey (full survey not undertaken)

Electrical

- Additional AC will be required for each extension
- Currently facilitates powered campsites

PROPOSED FACILITIES:	
Existing camping to be removed = 100 beds	
Beds	Description
108 new beds	6 Pax Accommodation
5 new beds	Staff Accommodation
20 new beds	Family Villas
16x En-Suites added to existing accommodation	En-Suite Accommodation
Total Additional Beds = 33 (133 new construction - 100 camping)	

PROPOSED CAR PARKING:	
Car Parking	
Qty	Location
4 new bays	Front Carpark
12 new bays	Central Carpark

PROPOSED ADDITIONAL FACILITIES:		
Amenities = 29x new WC's = 4x new Urinals = 8x new Hand Basins = 20x new showers		
Qty	Location	Description
5 new WC's	Family Villas	5x new units, 1 WC in each
8 new WC's	En-Suite Accommodation	8x new units, 1 WC in each
16 new WC's	Amenities Block	5x male, 10x female
4 new urinals	Amenities Block	4x male
8 new hand basins	Amenities Block	4x male, 4x female
20 new showers	Amenities Block	10x male, 10x female

OTHER AMENITIES ON SITE		
Qty	Location	Description
1x PWD 1x Male Urinal 1x Male WC 2x Male Basins 3x Female Toilets 1x Female Shower 4x Female Basins 4x Unisex Basins	FOH Amenities Block	Remain as Existing
2x Male Urinals 4x Male WC 4x Male Showers 6x Female WC 5x Female Showers 4x Female Basins	Existing Camping Amenities	To be Demolished
10x Rooms with Ensuites	Refer site plan Coded Yellow	Remain as Existing
2x Rooms with Ensuites	Refer site plan Coded Red	To be Demolished

BOUNCE MAGNETIC ISLAND

40 HORSESHOE BAY ROAD
HORSESHOE BAY, QLD 4819
ISSUE FOR MINOR CHANGE APPLICATION

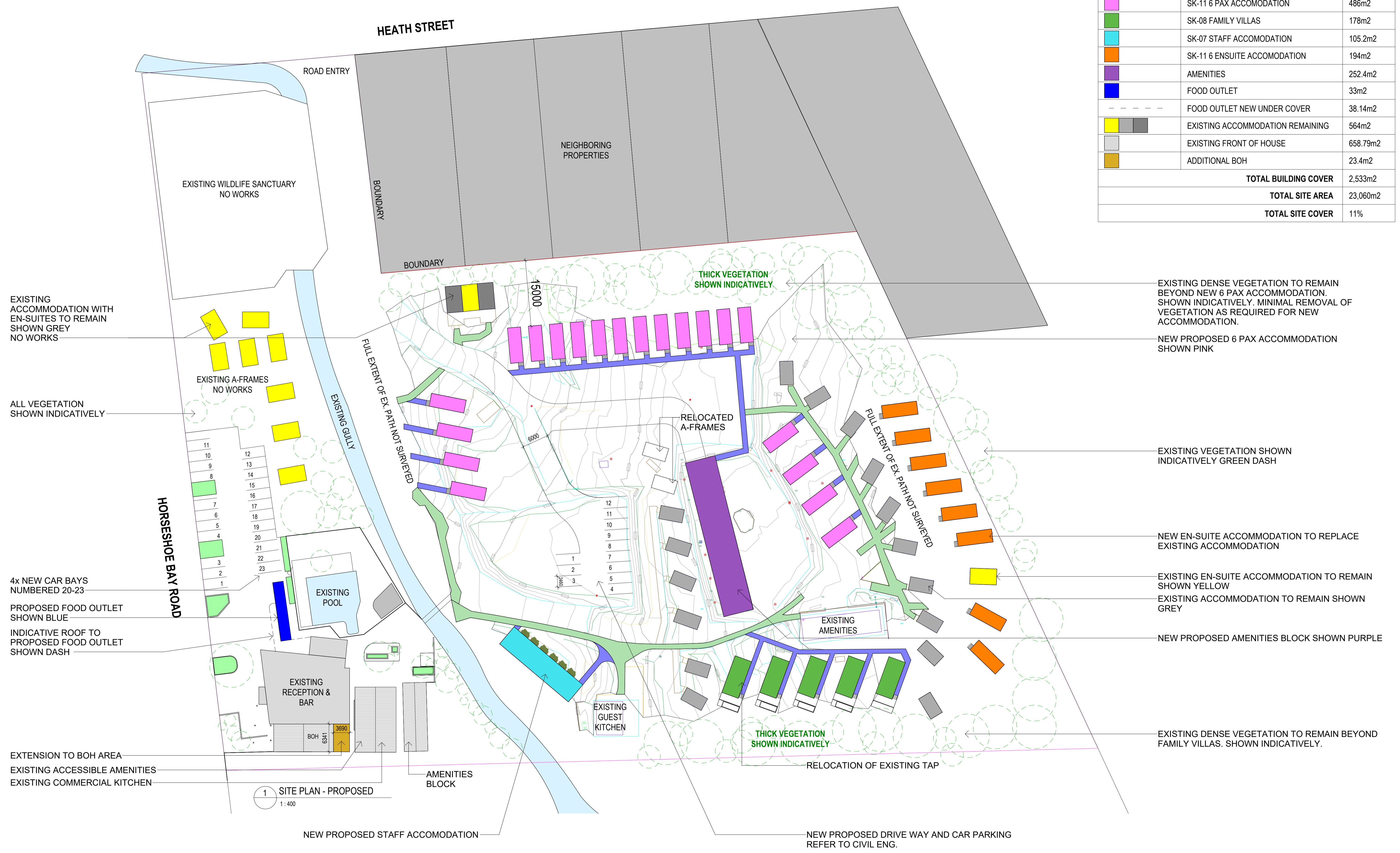
February 2026

DA-04 Project Overview

LUMEA

SCALE

LEGEND		SITE COVER
	EXISTING PATHWAYS	
	NEW PATHWAYS	
	SK-11 6 PAX ACCOMODATION	486m2
	SK-08 FAMILY VILLAS	178m2
	SK-07 STAFF ACCOMODATION	105.2m2
	SK-11 6 ENSUITE ACCOMODATION	194m2
	AMENITIES	252.4m2
	FOOD OUTLET	33m2
	FOOD OUTLET NEW UNDER COVER	38.14m2
	EXISTING ACCOMMODATION REMAINING	564m2
	EXISTING FRONT OF HOUSE	658.79m2
	ADDITIONAL BOH	23.4m2
TOTAL BUILDING COVER		2,533m2
TOTAL SITE AREA		23,060m2
TOTAL SITE COVER		11%



BOUNCE MAGNETIC ISLAND

DA-06 Site Plan - Proposed

40 HORSESHOE BAY ROAD
 HORSESHOE BAY, QLD 4819
 ISSUE FOR MINOR CHANGE APPLICATION

February 2026

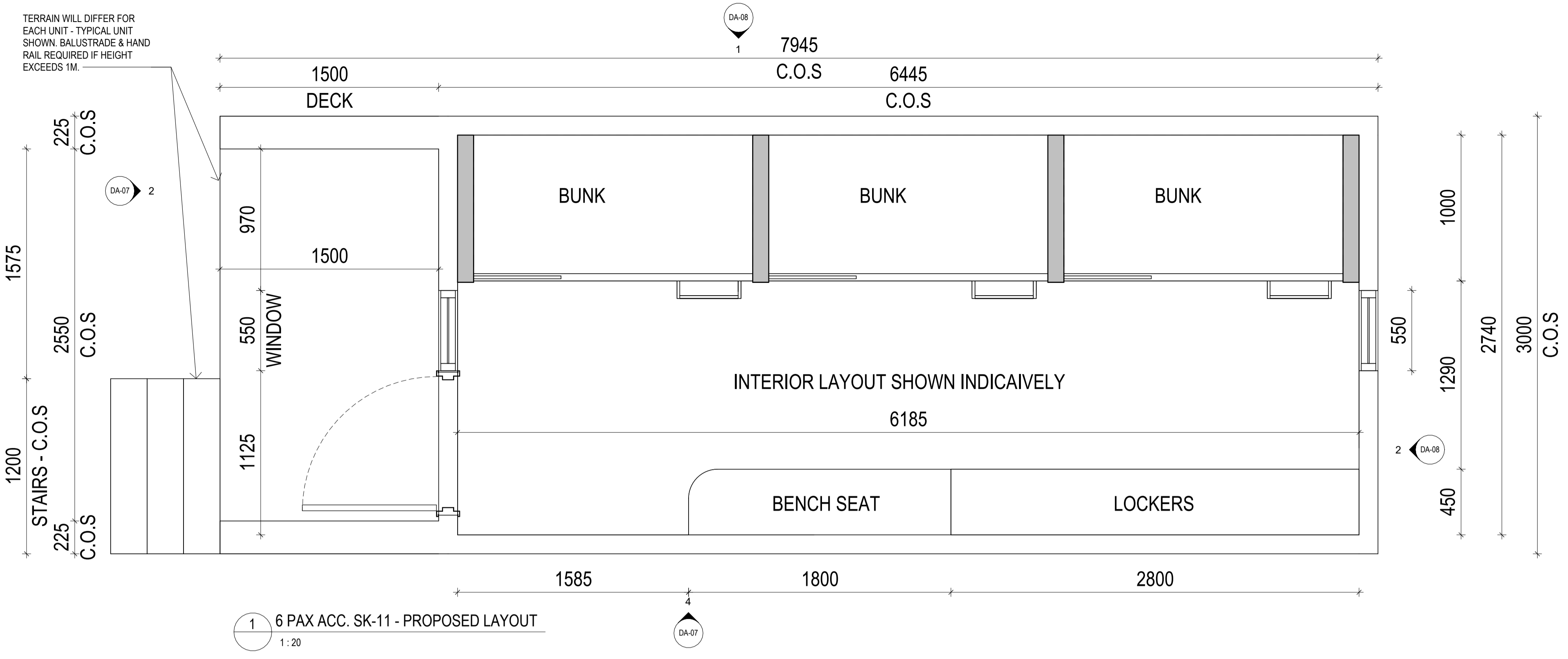


SCALE As indicated

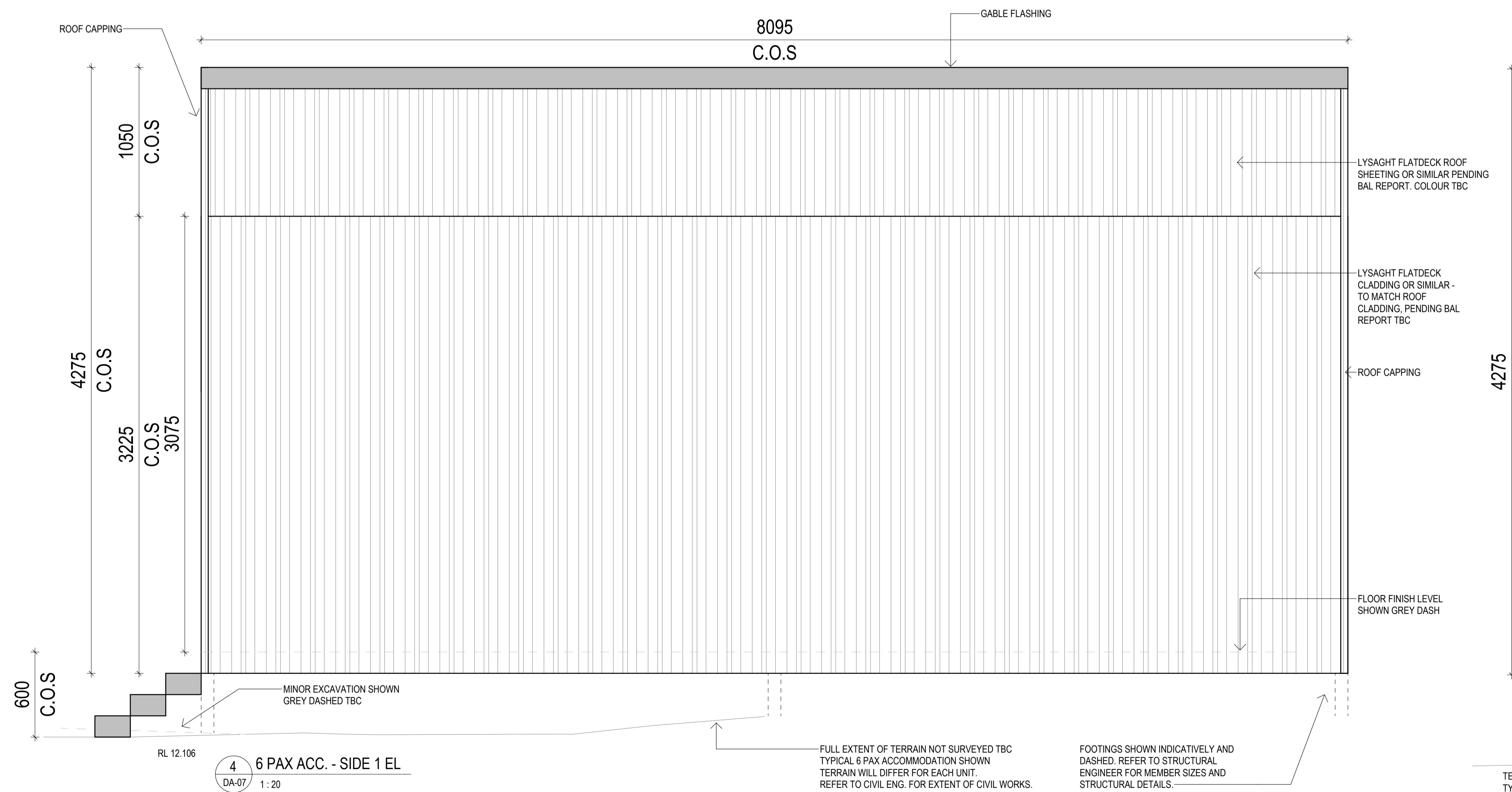
Document Set ID: 28058310
 Version: 1, Version Date: 17/02/2026

TERRAIN WILL DIFFER FOR EACH UNIT - TYPICAL UNIT SHOWN. BALUSTRADE & HAND RAIL REQUIRED IF HEIGHT EXCEEDS 1M.

GFA CALCULATION	
GFA	16.95m ²
QTY UNITS	20
TOTAL GFA	339m ²



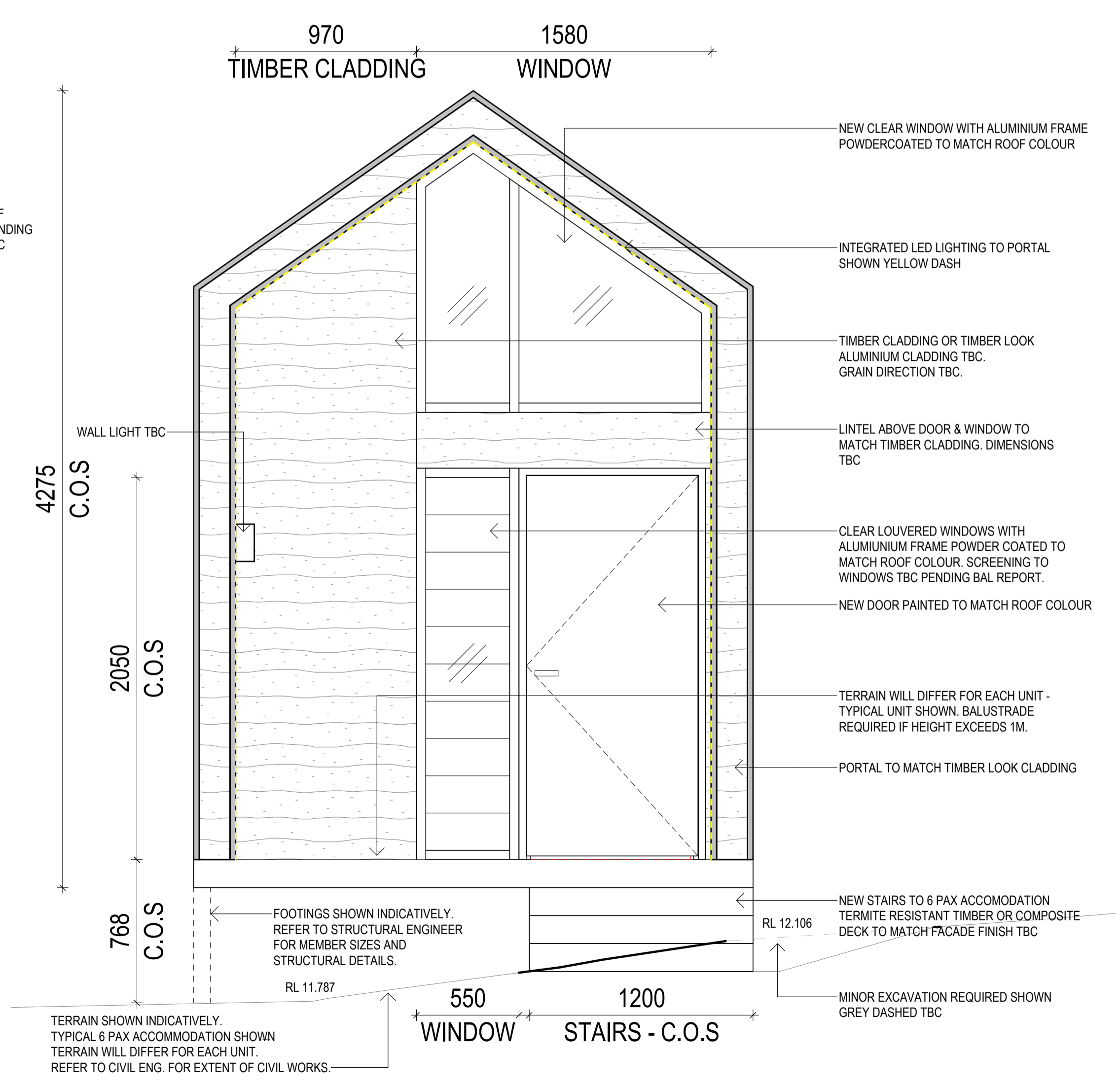
1 6 PAX ACC. SK-11 - PROPOSED LAYOUT
1:20



4 6 PAX ACC. - SIDE 1 EL
1:20

FULL EXTENT OF TERRAIN NOT SURVEYED TBC
TYPICAL 6 PAX ACCOMMODATION SHOWN
TERRAIN WILL DIFFER FOR EACH UNIT.
REFER TO CIVIL ENG. FOR EXTENT OF CIVIL WORKS.

FOOTINGS SHOWN INDICATIVELY AND
DASHED. REFER TO STRUCTURAL
ENGINEER FOR MEMBER SIZES AND
STRUCTURAL DETAILS.



2 6 PAX ACC. - FRONT EL
1:20

TERRAIN SHOWN INDICATIVELY.
TYPICAL 6 PAX ACCOMMODATION SHOWN
TERRAIN WILL DIFFER FOR EACH UNIT.
REFER TO CIVIL ENG. FOR EXTENT OF CIVIL WORKS.

NEW STAIRS TO 6 PAX ACCOMMODATION
TERMITE RESISTANT TIMBER OR COMPOSITE
DECK TO MATCH FACADE FINISH TBC

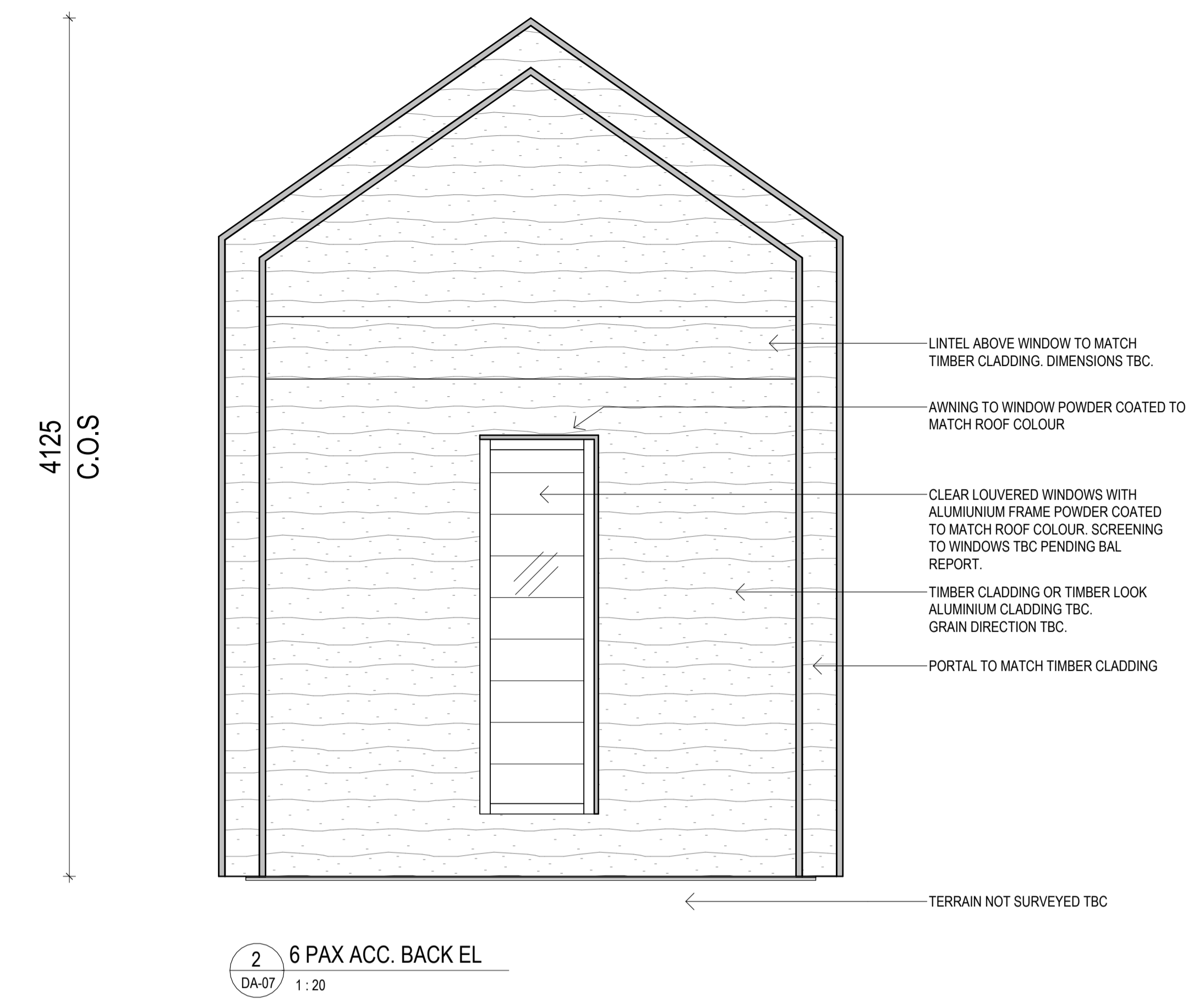
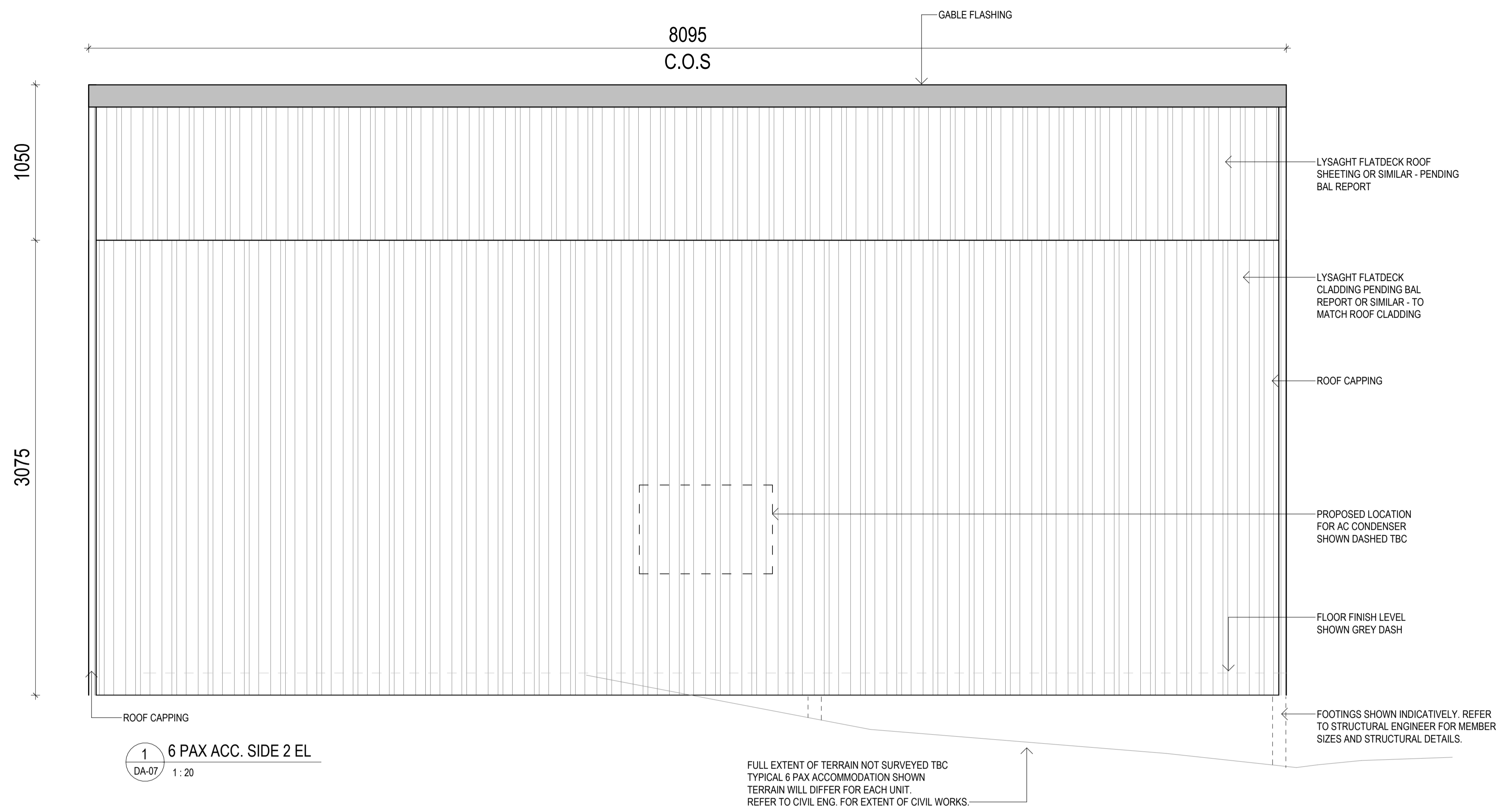
BOUNCE MAGNETIC ISLAND

DA-07 Typical 6-Pax Accomodation

40 HORSESHOE BAY ROAD
HORSESHOE BAY, QLD 4819
ISSUE FOR MINOR CHANGE APPLICATION February 2026



SCALE As indicated



BOUNCE MAGNETIC ISLAND

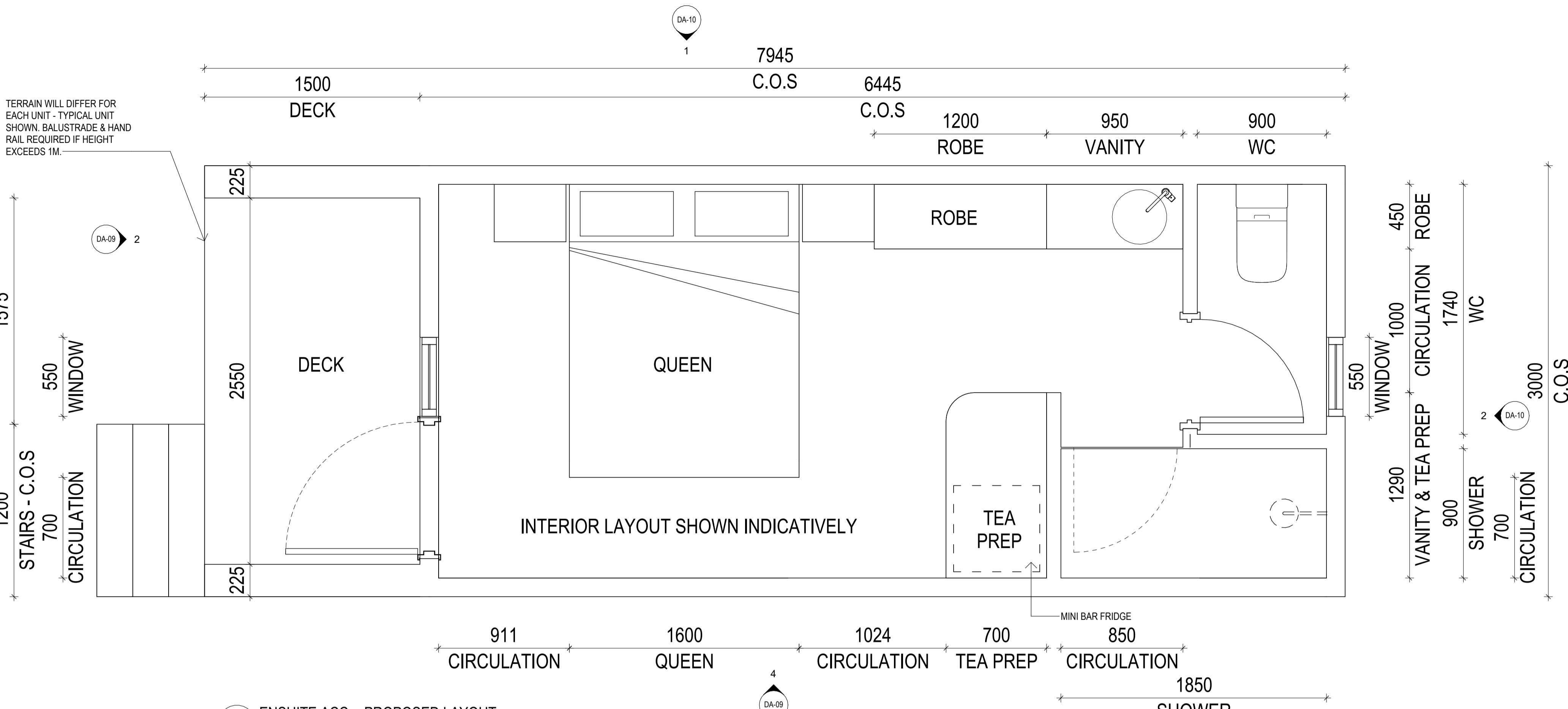
40 HORSESHOE BAY ROAD
HORSESHOE BAY, QLD 4819
ISSUE FOR MINOR CHANGE APPLICATION

February 2026

DA-08 Typical 6-Pax Accomodation

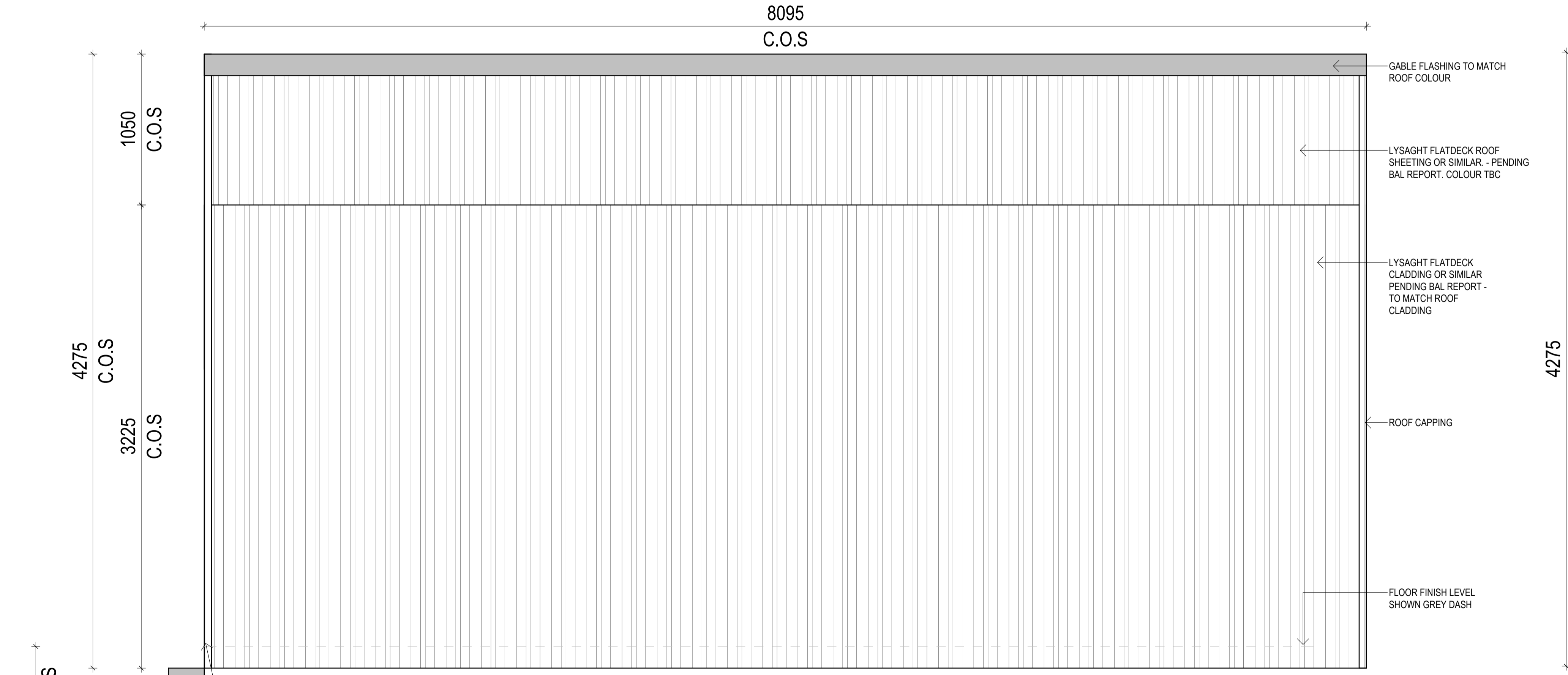
LUMEA

SCALE As indicated

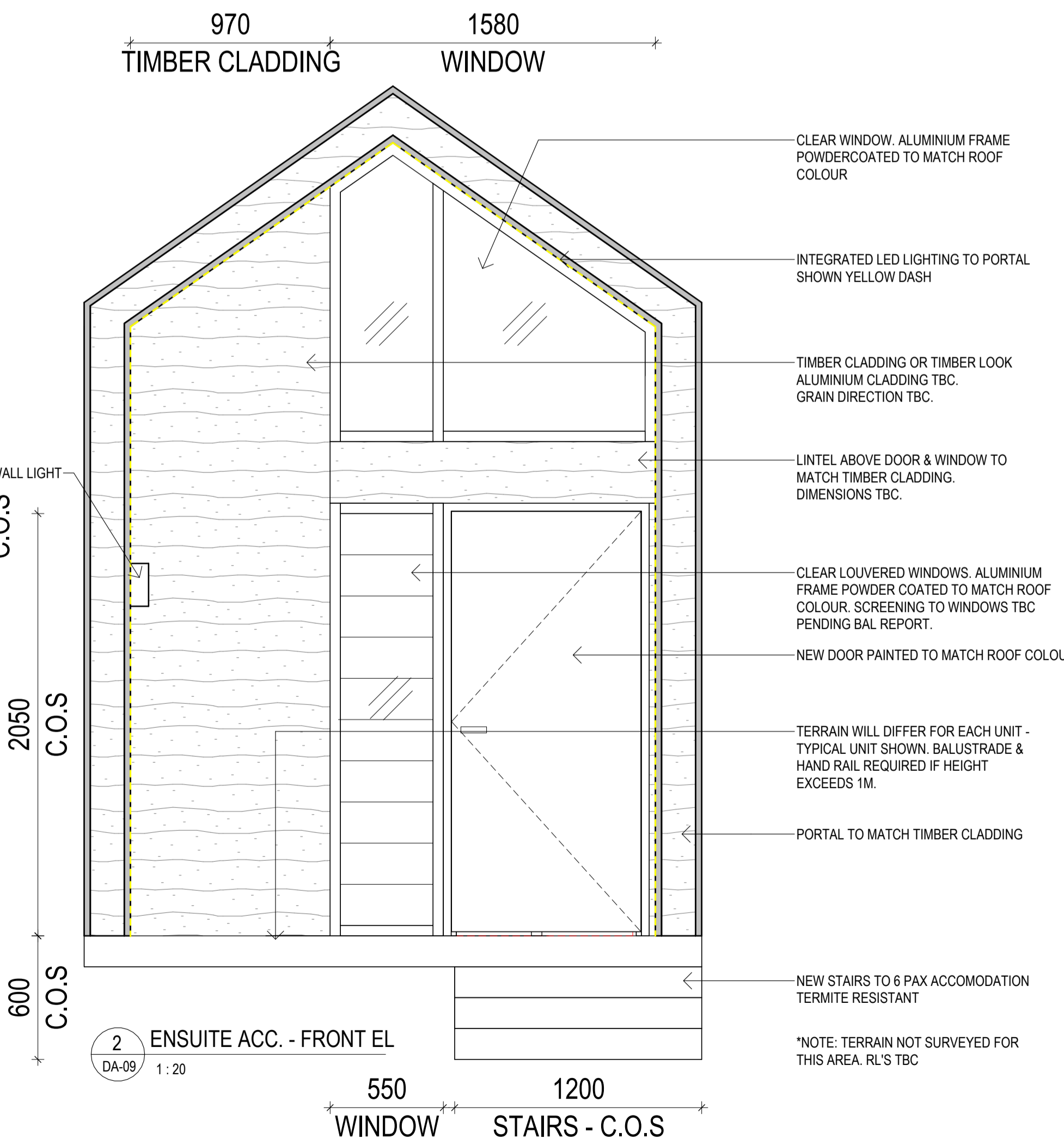


GFA CALCULATION	
GFA	16.95m ²
QTY UNITS	8
TOTAL GFA	135.6m ²

1 ENSUITE ACC. - PROPOSED LAYOUT
1:20



4 ENSUITE ACC. - SIDE 1 EL
1:20



2 ENSUITE ACC. - FRONT EL
1:20

BOUNCE MAGNETIC ISLAND

DA-09 Typical En-Suite Accommodation

40 HORSESHOE BAY ROAD
HORSESHOE BAY, QLD 4819
ISSUE FOR MINOR CHANGE APPLICATION February 2026



SCALE As indicated

8095
C.O.S

900

3225

GABLE FLASHING TO MATCH ROOF COLOUR

LYSAGHT FLATDECK ROOF SHEETING OR SIMILAR PENDING BAL REPORT

LYSAGHT FLATDECK CLADDING OR SIMILAR PENDING BAL REPORT - TO MATCH ROOF CLADDING

ROOF CAPPING

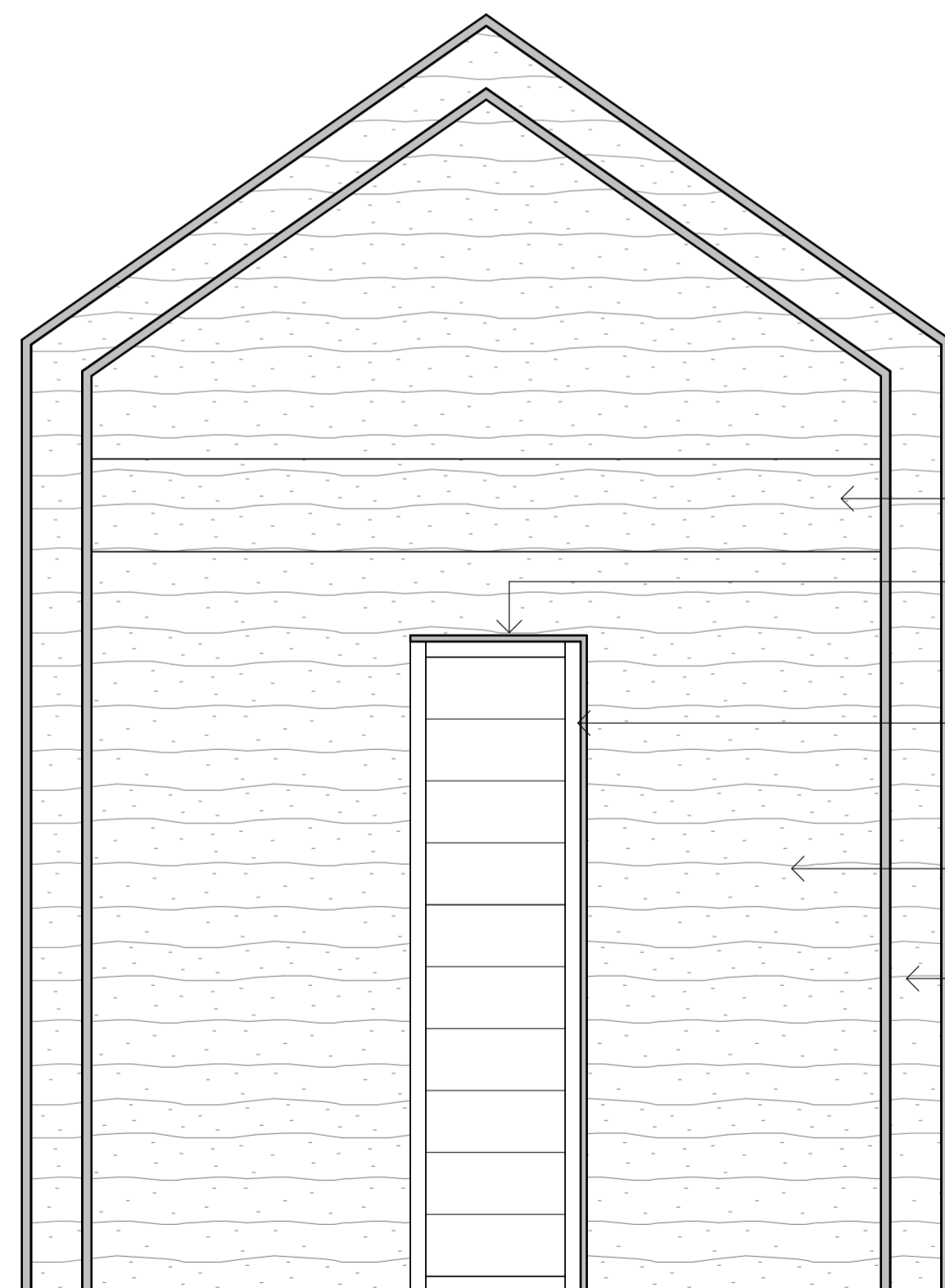
PROPOSED LOCATION FOR AC CONDENSER SHOWN DASHED TBC

FLOOR FINISH LEVEL SHOWN GREY DASH

1 ENSUITE ACC. SIDE 2 EL
DA-09 1:20

*NOTE: TERRAIN NOT SURVEYED FOR THIS AREA. RL'S TBC

ROOF CAPPING



LINTEL ABOVE WINDOW TO MATCH TIMBER CLADDING. DIMENSIONS TBC.

AWNING TO LOUVERED WINDOWS POWDER COATED TO MATCH ROOF COLOUR. SCREENING TBC PENDING BAL REPORT.

CLEAR LOUVERED WINDOWS. ALUMINIUM FRAME POWDER COATED TO MATCH ROOF COLOUR

TIMBER CLADDING OR TIMBER LOOK ALUMINIUM CLADDING TBC. GRAIN DIRECTION TBC.

PORTAL TO MATCH TIMBER CLADDING

*NOTE: TERRAIN NOT SURVEYED FOR THIS AREA. RL'S TBC

2 ENSUITE ACC. BACK EL
DA-09 1:20



BOUNCE MAGNETIC ISLAND

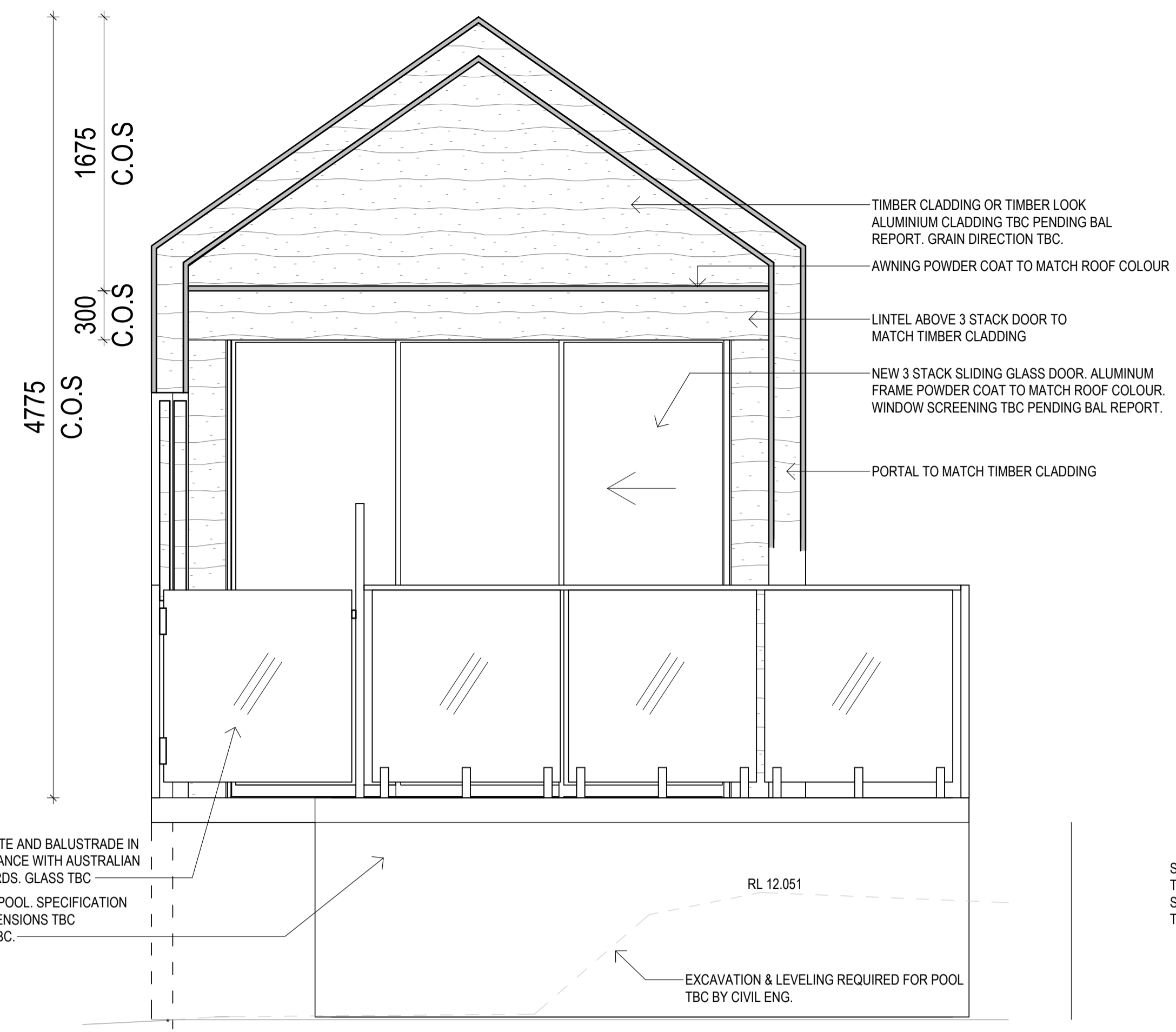
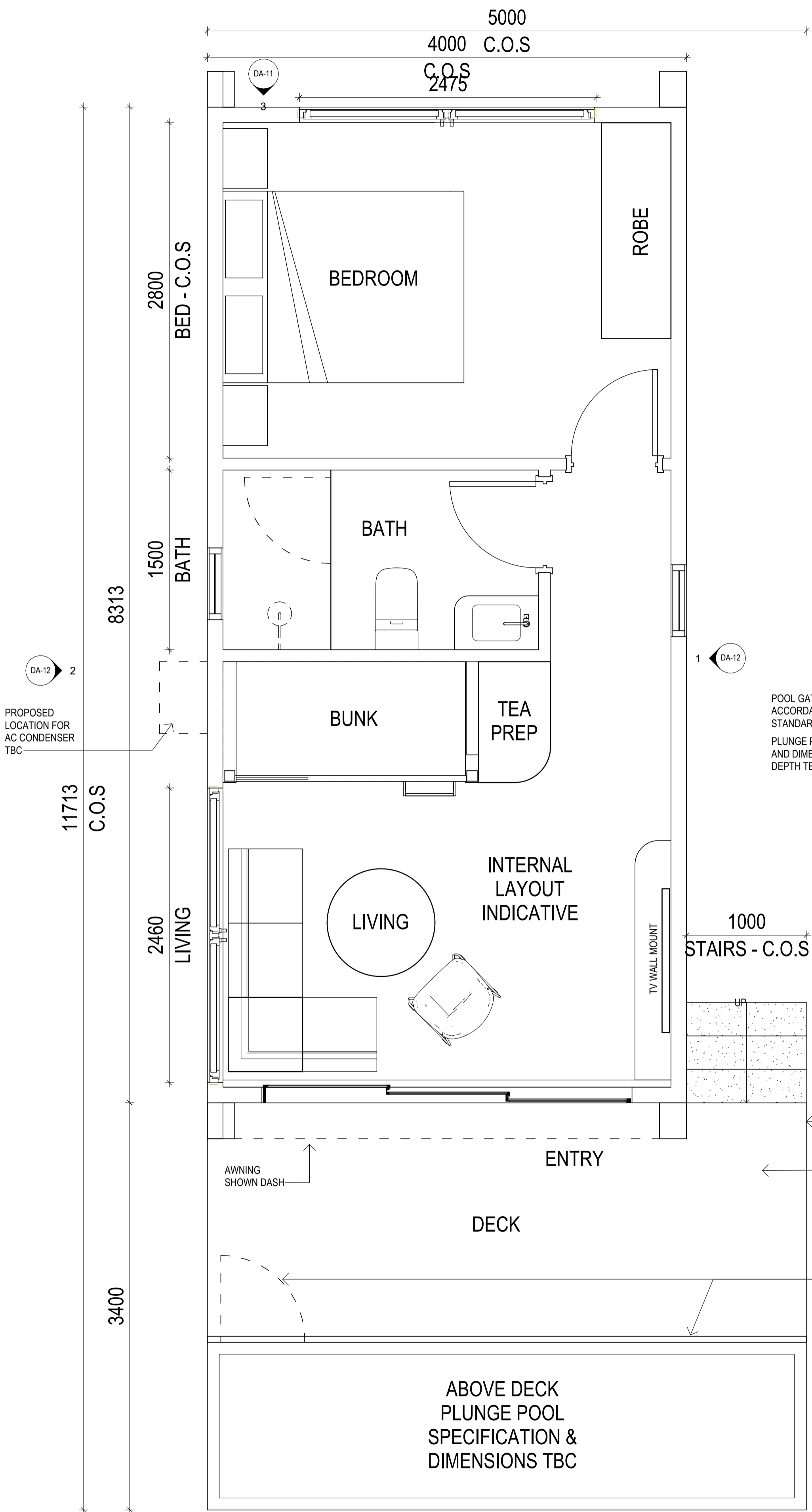
DA-10 Typical En-Suite Accomodation

40 HORSESHOE BAY ROAD
HORSESHOE BAY, QLD 4819
ISSUE FOR MINOR CHANGE APPLICATION

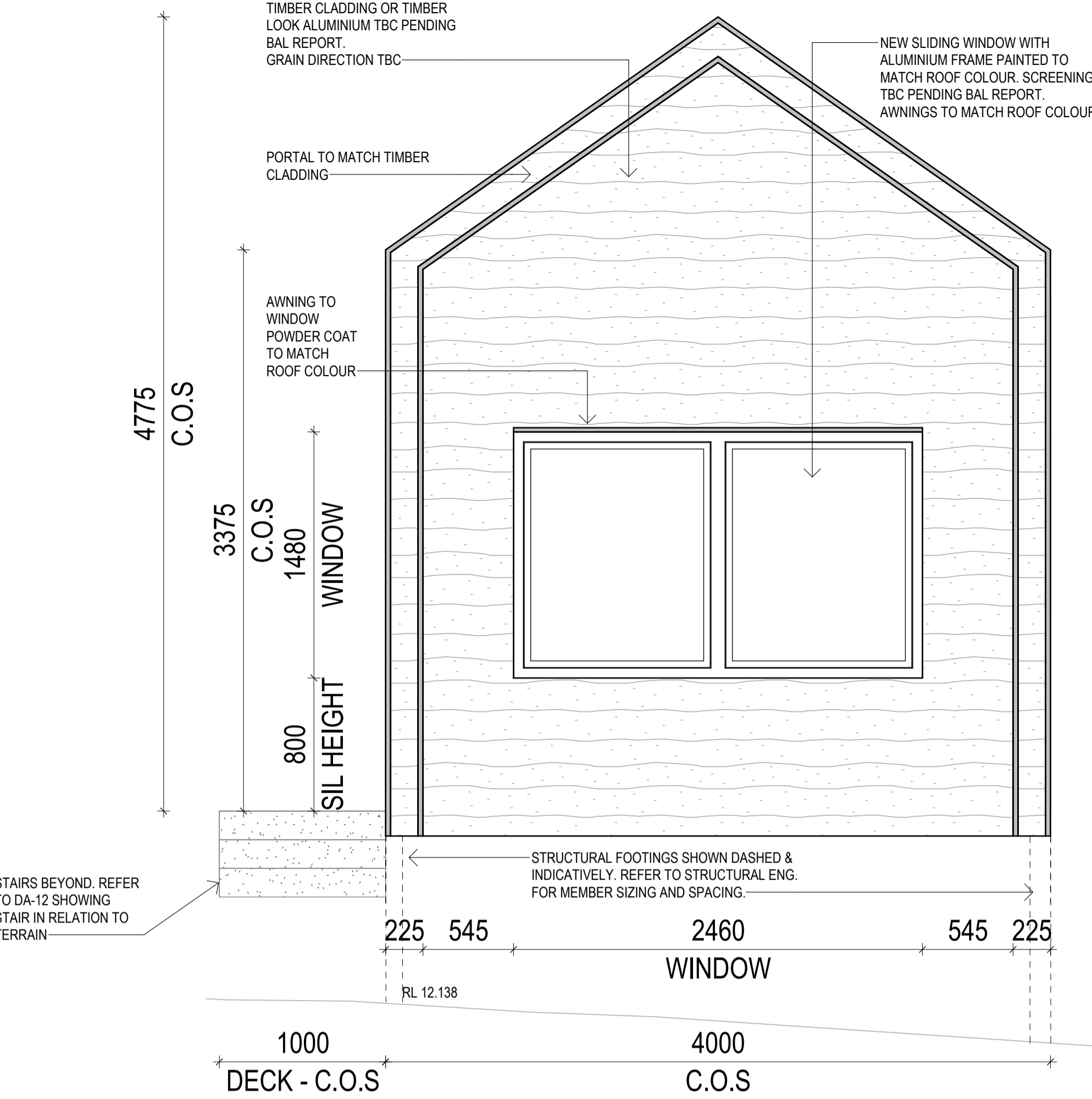
February 2026

SCALE As indicated

LUMEA



2 FAMILY VILLA FRONT EL 3
DW-04 1:25



3 FAMILY VILLA BACK EL 4
DA-11 1:25

SHOULD FALL EXCEED 1M BALUSTRADE WILL BE REQUIRED TBC

DECK CONSTRUCTED FROM TERMITE RESISTANT TIMBER OR TIMBER COMPOSITE DECKING TBC. STRUCTURAL ENGINEERING TO SUSTAIN POOL.

POOL BALUSTRADE AND GATE IN ACCORDANCE WITH AUSTRALIAN STANDARDS

GFA CALCULATION	
GFA	29.9m2
QTY UNITS	5
TOTAL GFA	149.5m2

BOUNCE MAGNETIC ISLAND

DA-11 Typical Family Villa

40 HORSESHOE BAY ROAD
HORSESHOE BAY, QLD 4819
ISSUE FOR MINOR CHANGE APPLICATION

1 FAMILY VILLA SK-08
1:25

February 2026

SCALE As indicated





BOUNCE MAGNETIC ISLAND

40 HORSESHOE BAY ROAD
HORSESHOE BAY, QLD 4819
ISSUE FOR MINOR CHANGE APPLICATION

February 2026

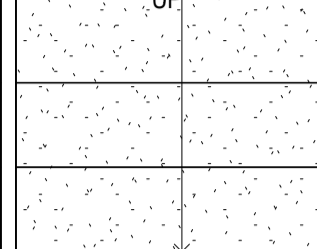
DA-13 Typical Family Villa

LUMEA

SCALE As
indicated

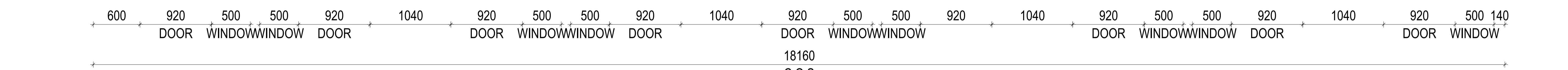
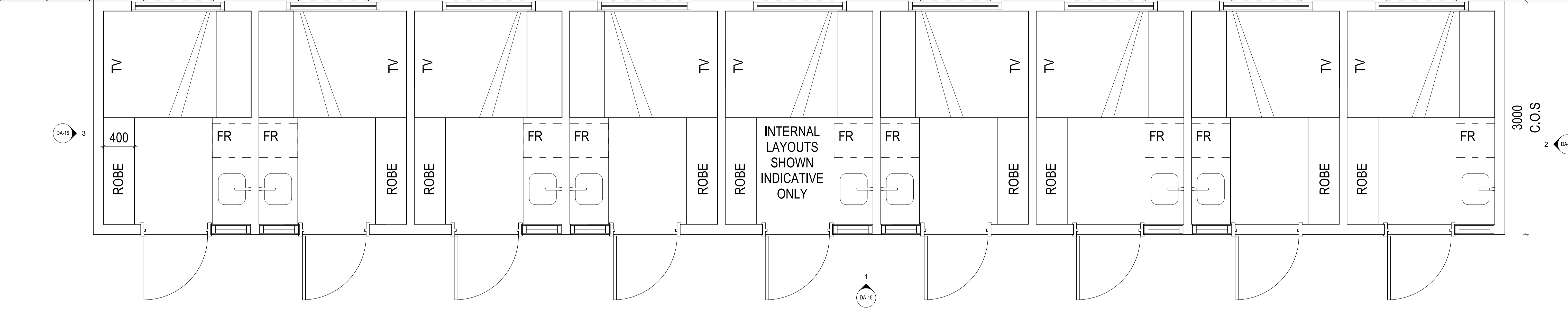
PROPOSED LANDSCAPING FOR PRIVACY AND SCREENING FOR CONDENSER UNITS SHOWN INDICATIVELY

PROPOSED LOCATION FOR AC CONDENSER UNITS BELOW WINDOWS. SHOWN DASHED TBC.



DA-15 3

2 DA-15



1 STAFF ACCOMODATION SK-07
1:25



2 STAFF ACC. EL 2
1:25

PROPOSED LOCATION FOR AC CONDENSER SHOWN DASHED TBC.

PROPOSED LANDSCAPING FOR PRIVACY & SCREENING FOR CONDENSER UNITS SHOWN INDICATIVELY

STRUCTURAL FOOTINGS SHOWN INDICATIVELY. REFER TO STRUCTURAL ENG. FOR MEMBER SIZING AND SPACING.

TERMITE RESISTANT TIMBER DECK OR TIMBER COMPOSITE DECKING TBC

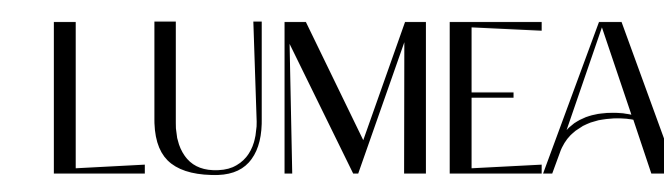
BOUNCE MAGNETIC ISLAND

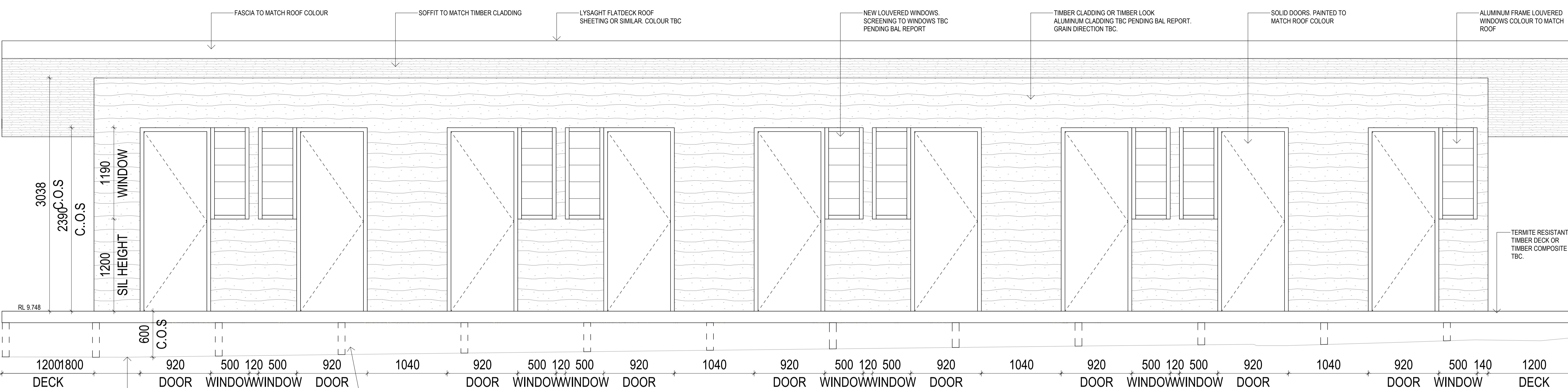
DA-14 Staff Accomodation

40 HORSESHOE BAY ROAD
HORSESHOE BAY, QLD 4819
ISSUE FOR REVIEW

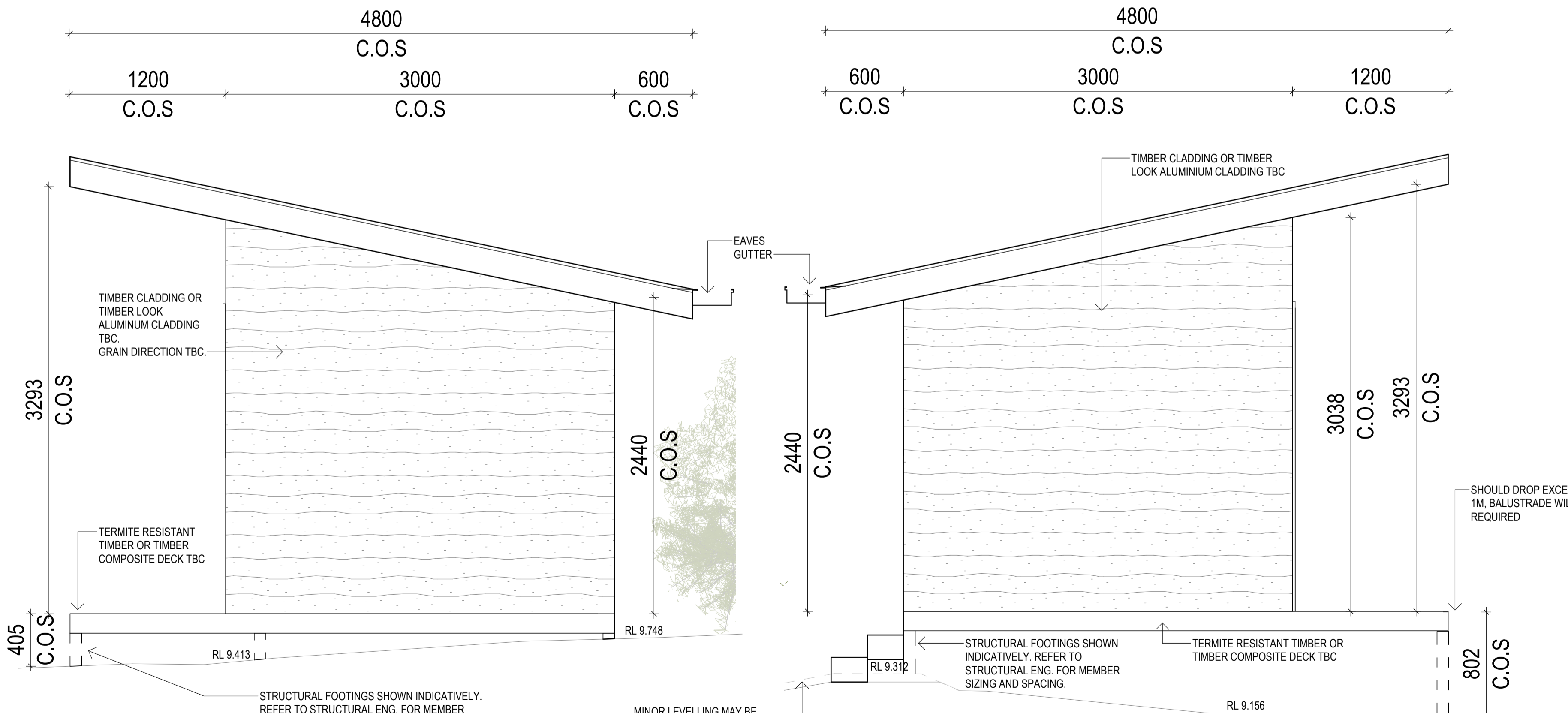
February 2026

SCALE As indicated





1 STAFF ACC. EL 1
DA-14 1:25



2 STAFF ACC. EL 3
DA-14 1:25

3 STAFF ACC. EL 4
DA-14 1:25



BOUNCE MAGNETIC ISLAND

40 HORSESHOE BAY ROAD
HORSESHOE BAY, QLD 4819
ISSUE FOR REVIEW

February 2026

DA-15 Staff Accomodation



SCALE As indicated



GFA CALCULATION	
GFA	49m2
QTY UNITS	1
TOTAL GFA	49m2

BOUNCE MAGNETIC ISLAND

40 HORSESHOE BAY ROAD
HORSESHOE BAY, QLD 4819
ISSUE FOR REVIEW

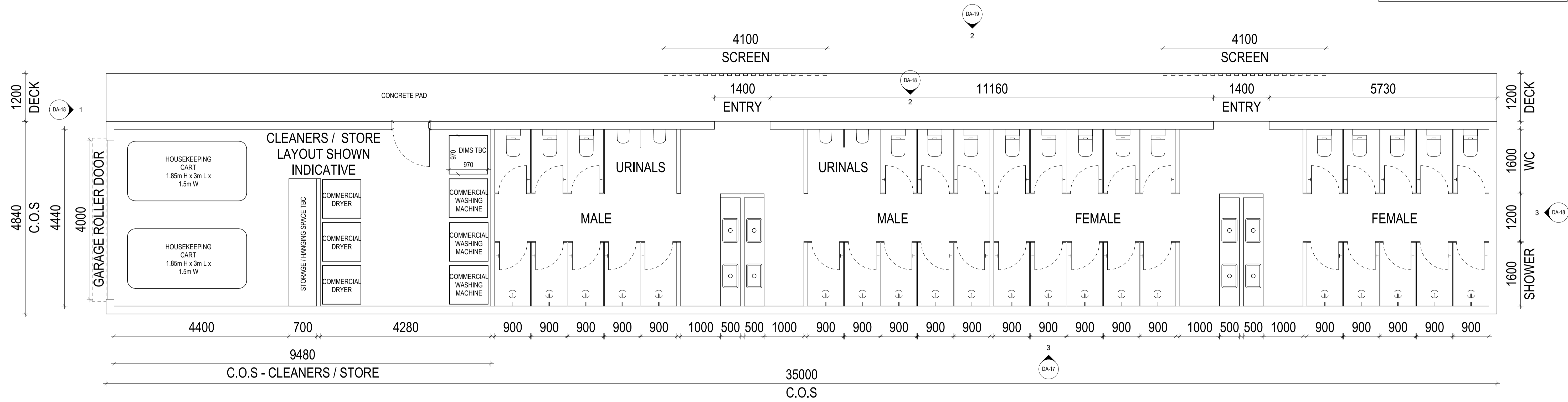
February 2026

DA-16 Staff Accomodation

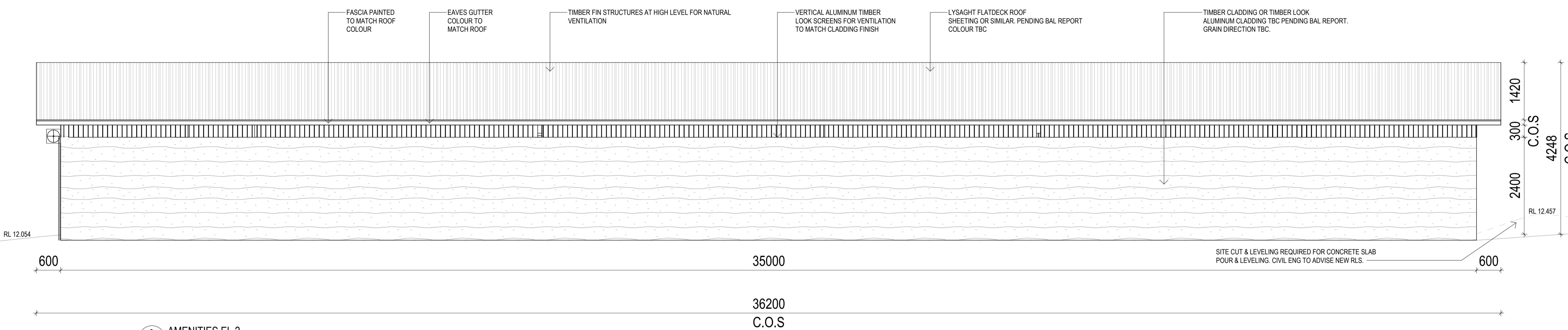
LUMEA

SCALE As
indicated

GFA CALCULATION	
GFA	153.6m2
QTY UNITS	1
TOTAL GFA	153.6m2



1 AMENITIES
1:50



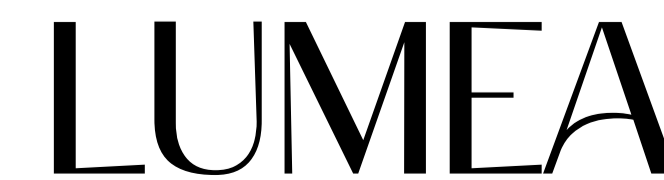
3 AMENITIES EL 2
1:50

BOUNCE MAGNETIC ISLAND

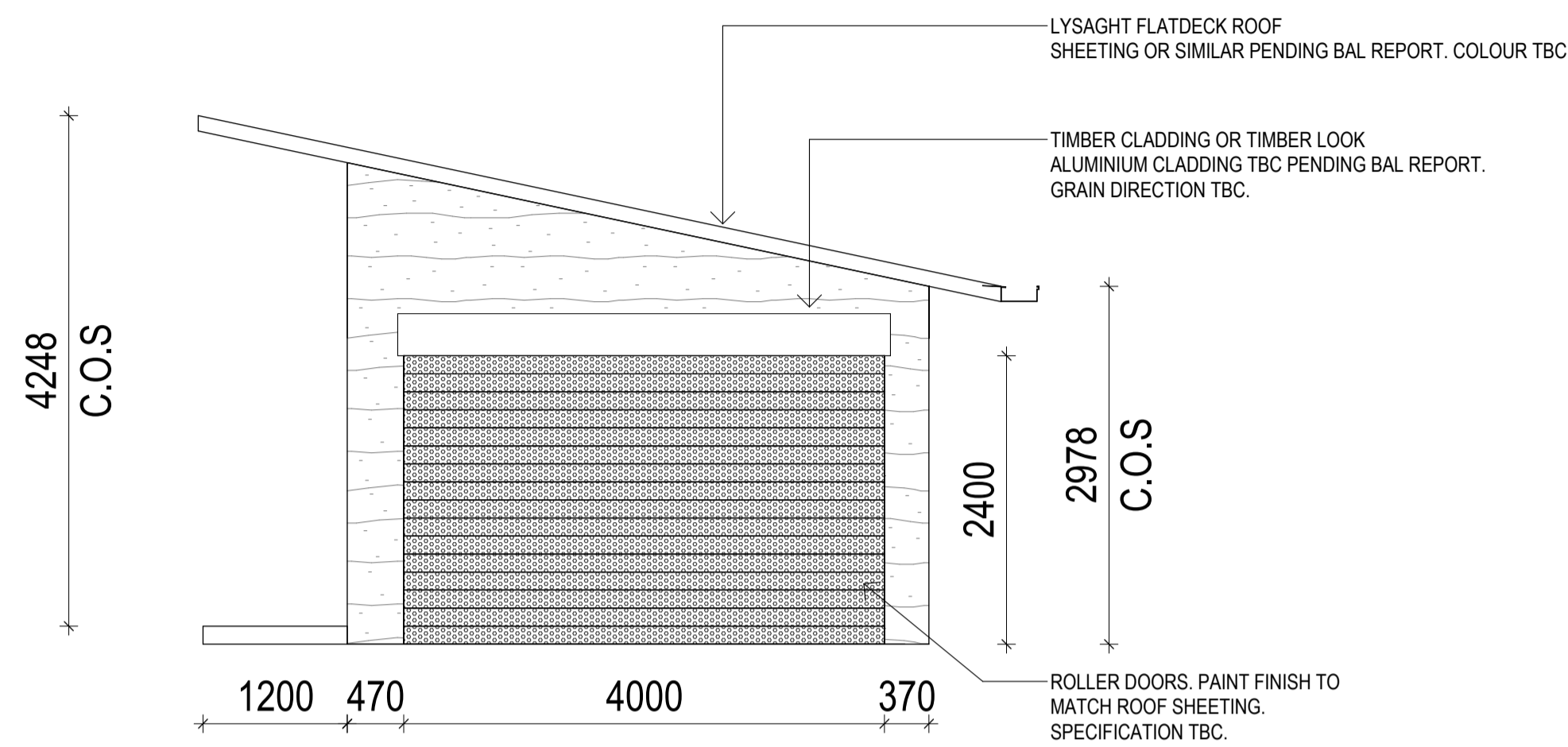
DA-17 Amenities & Laundry

40 HORSESHOE BAY ROAD
HORSESHOE BAY, QLD 4819
ISSUE FOR MINOR CHANGE APPLICATION

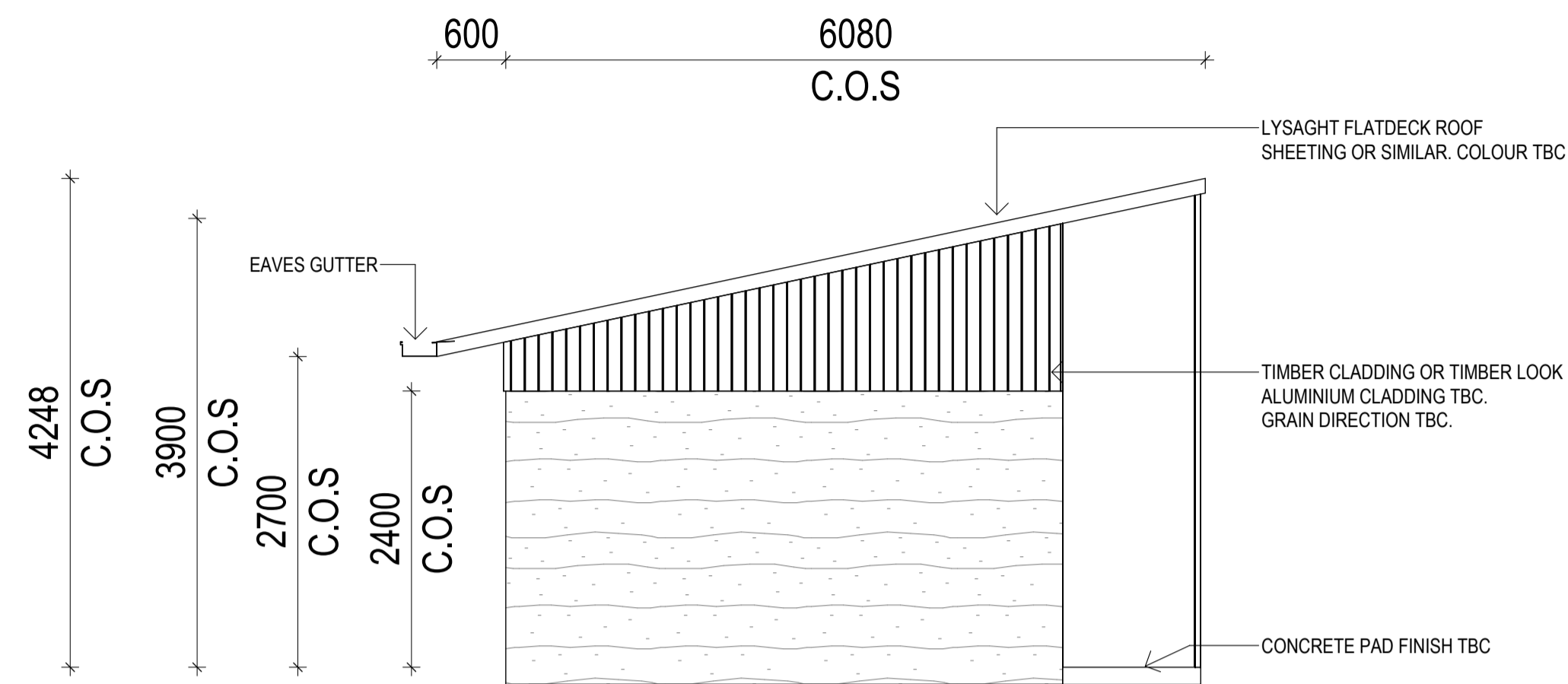
February 2026



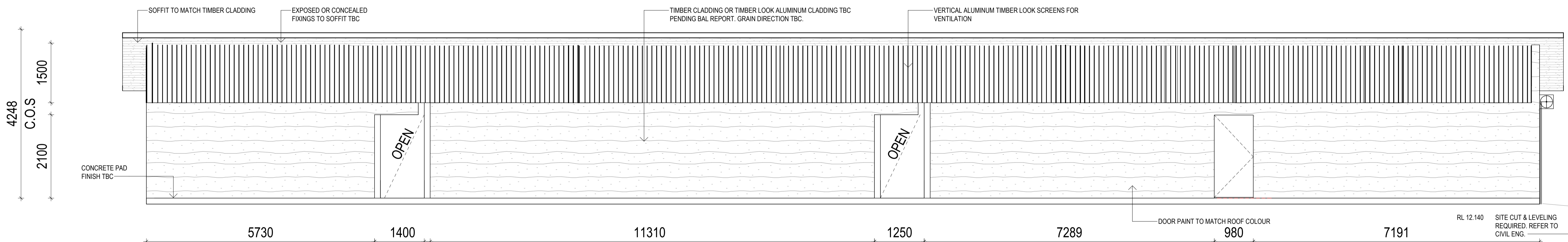
SCALE As indicated



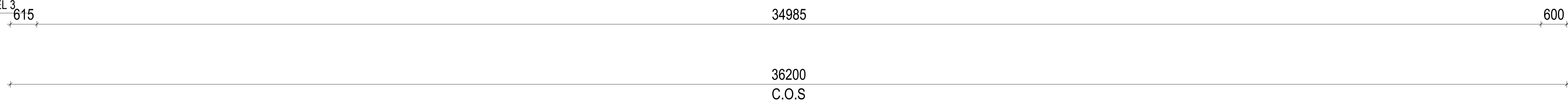
1 AMENITIES - EL 1
DA-17 1:50



3 AMENITIES EL 4
DA-17 1:50



2 AMENITIES EL 3
DA-17 1:50



BOUNCE MAGNETIC ISLAND

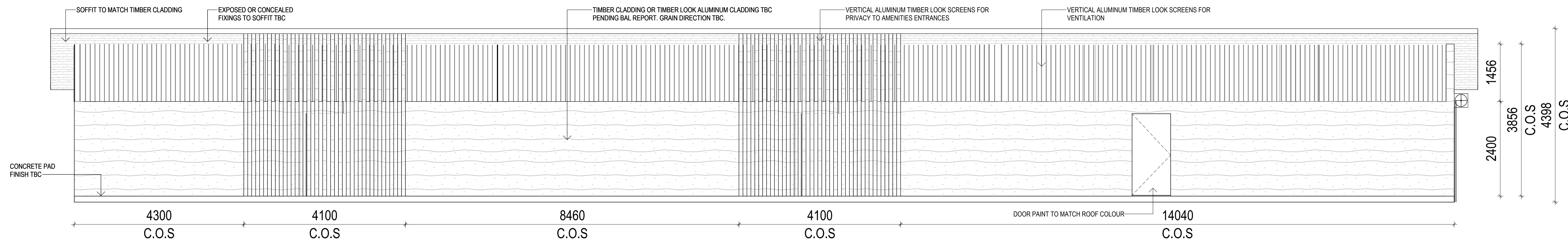
40 HORSESHOE BAY ROAD
HORSESHOE BAY, QLD 4819
ISSUE FOR MINOR CHANGE APPLICATION

February 2026

DA-18 Amenities & Laundry

LUMEA

SCALE As indicated



2 AMENITIES EL 5
DA-17 1:50



BOUNCE MAGNETIC ISLAND

40 HORSESHOE BAY ROAD
HORSESHOE BAY, QLD 4819
ISSUE FOR MINOR CHANGE APPLICATION

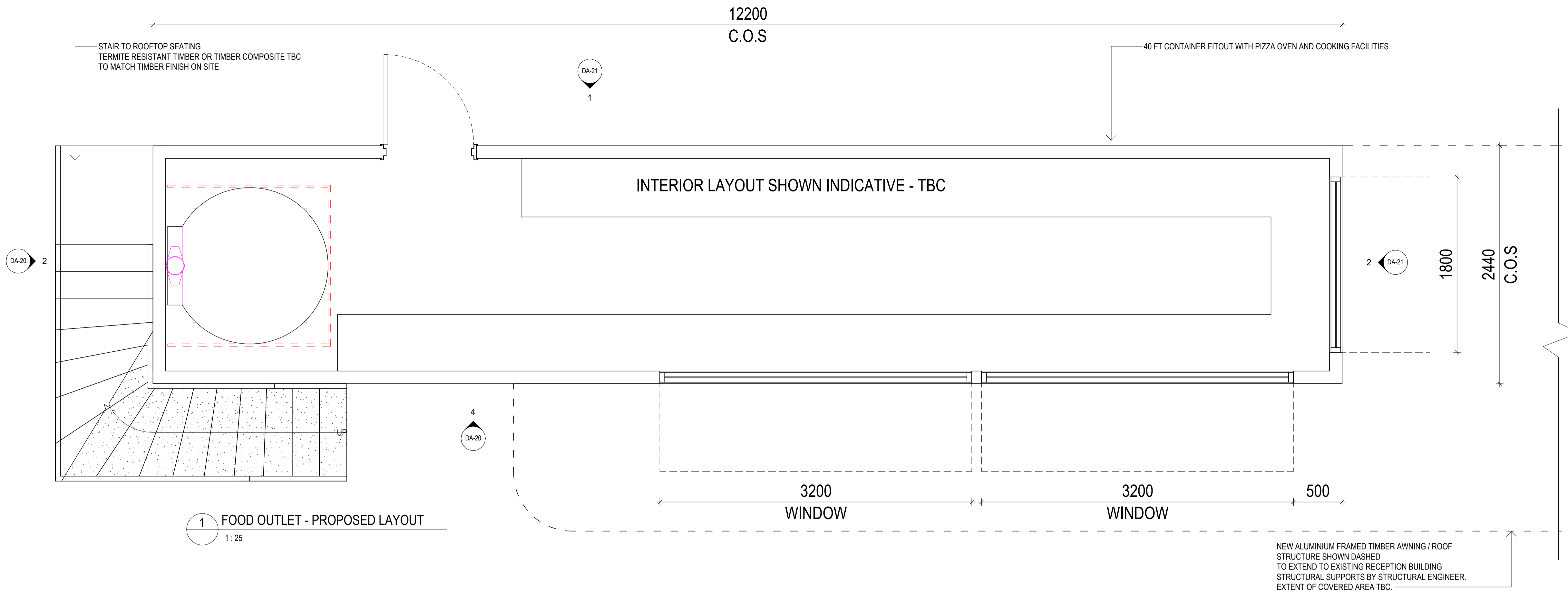
February 2026

DA-19 Amenities & Laundry

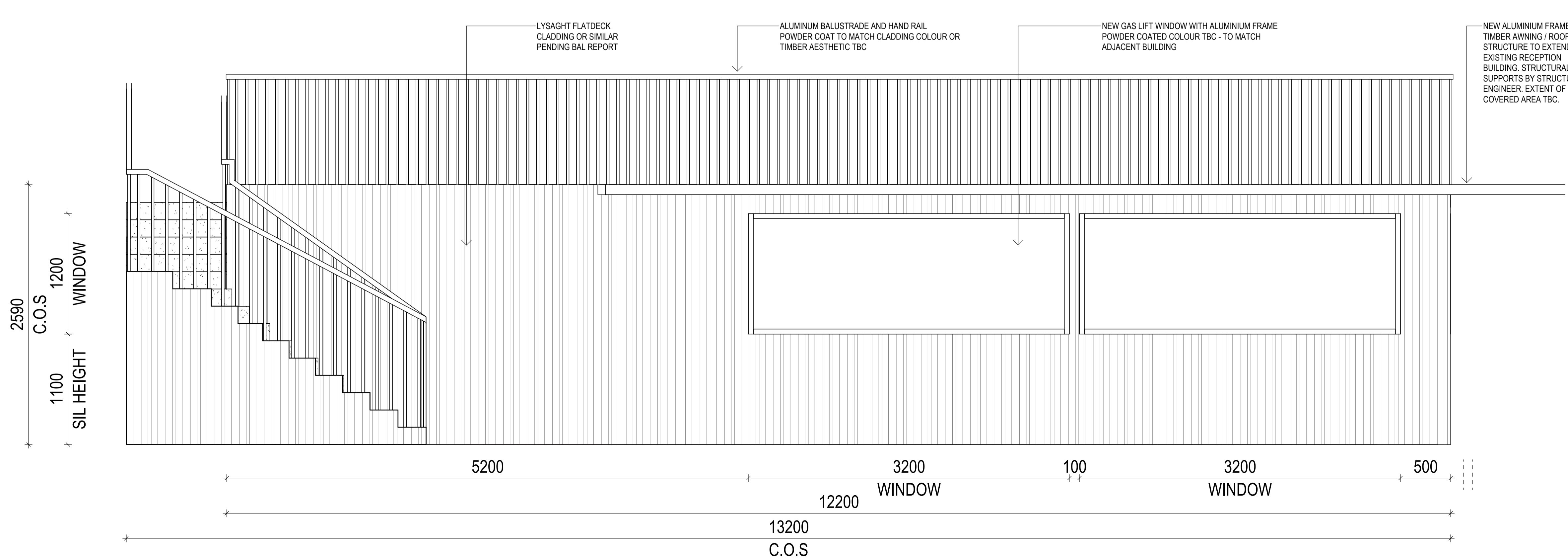
LUMEA

SCALE As indicated

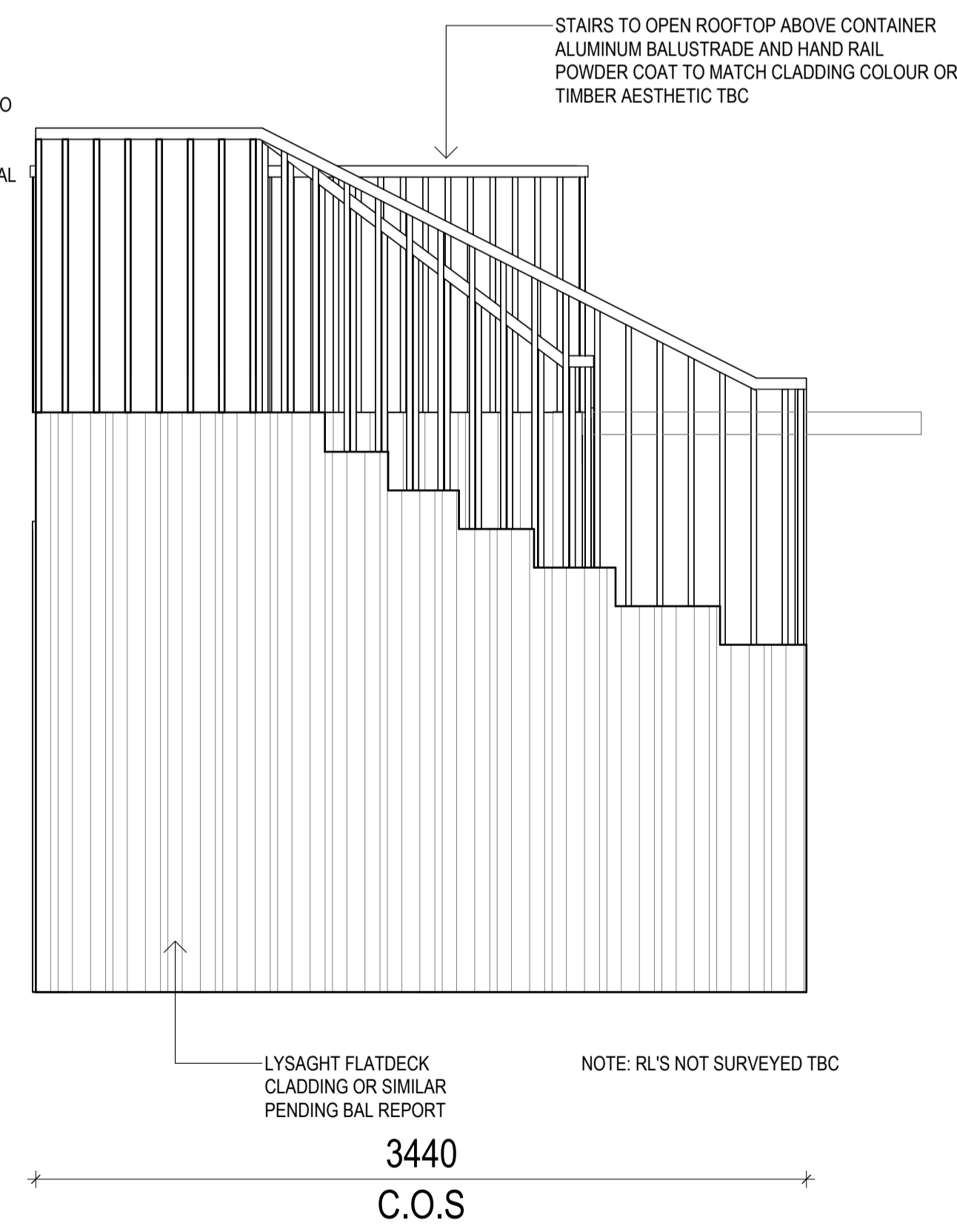
GFA CALCULATION	
GFA	26m2
QTY UNITS	1
TOTAL GFA	26m2



1 FOOD OUTLET - PROPOSED LAYOUT
1:25



4 FOOD OUTLET - SIDE 1 EL
DA-20 1:25



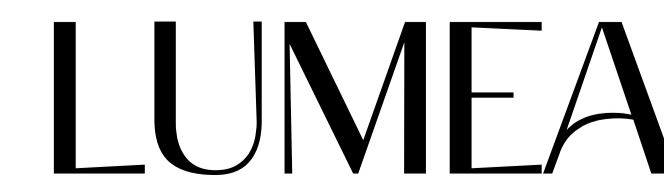
2 FOOD OUTLET - FRONT EL
DA-20 1:25

BOUNCE MAGNETIC ISLAND

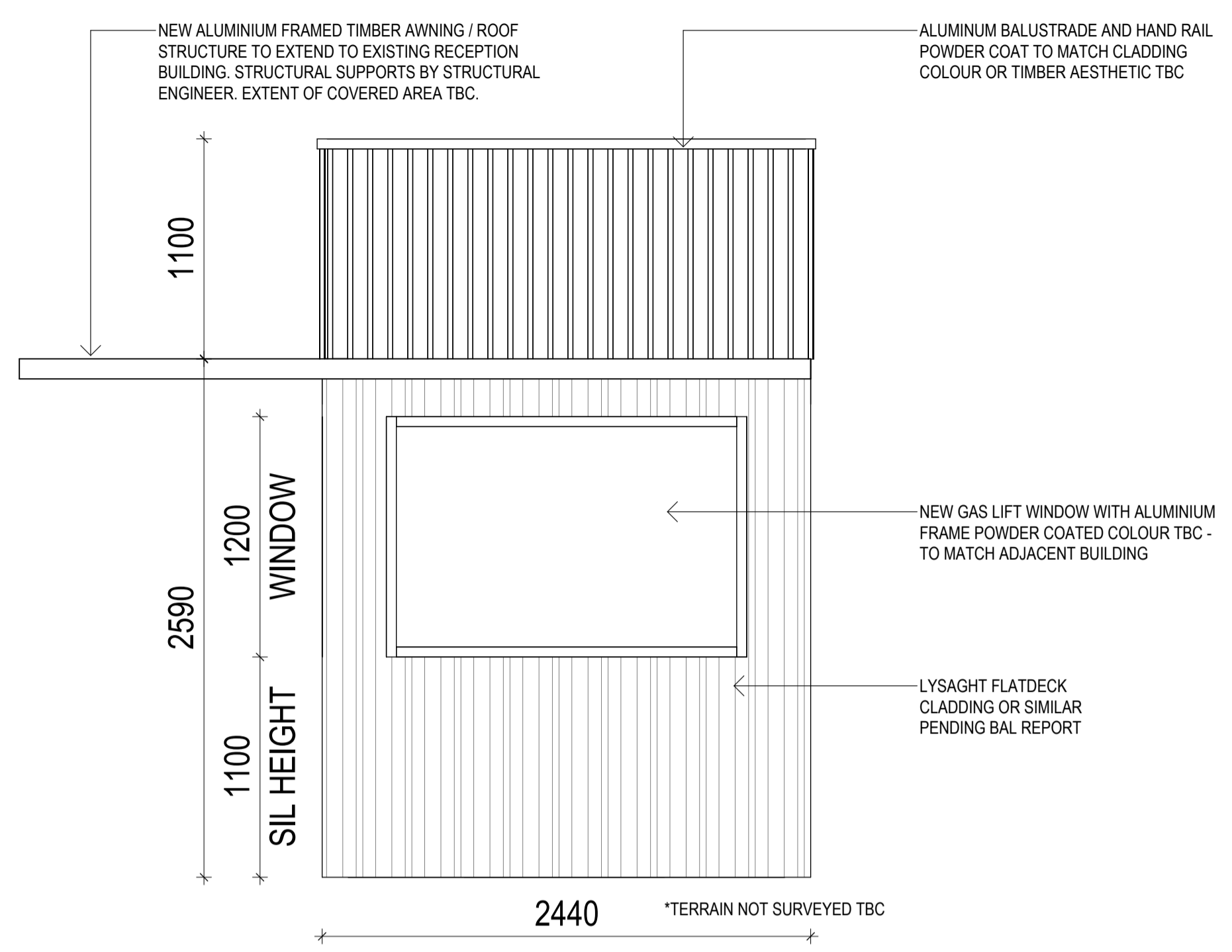
DA-20 Food Outlet

40 HORSESHOE BAY ROAD
HORSESHOE BAY, QLD 4819
ISSUE FOR MINOR CHANGE APPLICATION

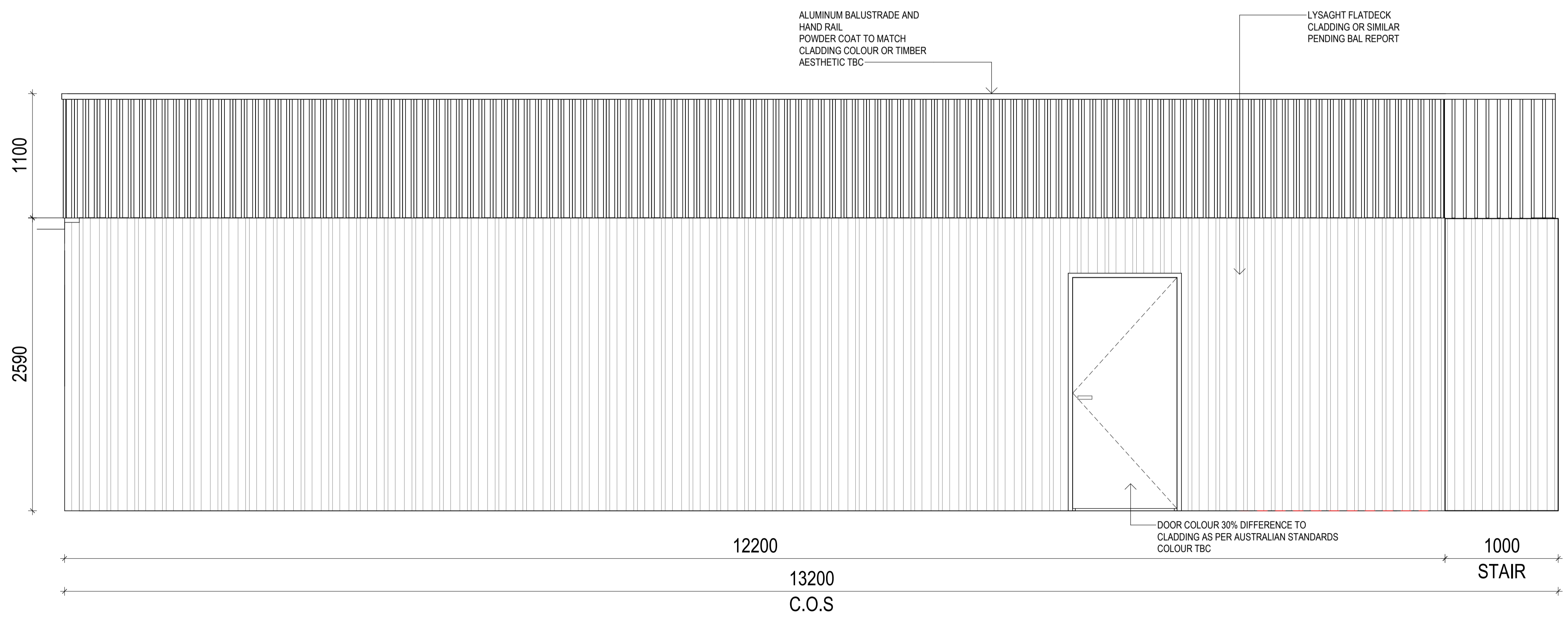
February 2026



SCALE As indicated



2 FOOD OUTLET - BACK EL
DA-20 1:25



1 FOOD OUTLET - SIDE 2 EL
DA-20 1:25

BOUNCE MAGNETIC ISLAND

40 HORSESHOE BAY ROAD
HORSESHOE BAY, QLD 4819
ISSUE FOR MINOR CHANGE APPLICATION

February 2026

DA-21 Food Outlet



SCALE As indicated

Document Set ID: 28058310
Version: 1, Version Date: 17/02/2026

APPENDIX E

Noise Impact Assessment prepared by SLR

brazier motti





Bounce Magnetic Island Expansion

Noise Impact Assessment

Brazier Motti

595 Flinders Street

Prepared by:

SLR Consulting Australia Pty Ltd

SLR Project No.: 620.042815.00001

Client Reference No.: N/A

22 January 2026

Revision: v1.0

Making Sustainability Happen

Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
v1.0	22 January 2026	Caleb Parker	Rodrigo Olavarria	Rodrigo Olavarria
	Click to enter a date.			
	Click to enter a date.			
	Click to enter a date.			
	Click to enter a date.			

Basis of Report

This report has been prepared by SLR Consulting Australia Pty Ltd (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with Brazier Motti (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of the Client. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.



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Appendices

Appendix A Acoustic Terminology

- A.1 Sound Level (or Noise Level)
- A.2 A-weighted Sound Pressure Level
- A.3 Change in Sound Pressure Levels
- A.4 Typical Sound Pressure Levels
- A.5 Statistical Noise Levels
- A.6 Noise Propagation

Appendix B Site Plan Drawings



1.0 Introduction

SLR Consulting Australia Pty Ltd (SLR) has been engaged by Brazier Motti to undertake a noise impact assessment for a Minor Change Application for the proposed expansion of the resort located at 26-40 Horseshoe Bay Road Horseshoe Bay QLD 4819 (the Project).

The purpose of this report is to present an assessment of:

- Potential noise emissions from the Project to determine whether additional noise mitigation treatments are likely to be required to meet applicable environmental noise criteria at sensitive receptors.

The noise assessment described in this report comprised the prediction of carpark noise, mechanical plant noise including pool pump and laundry noise, as well as guests activities noise using computational modelling techniques to predict the potential noise intrusion onto external noise sensitive receptors.

The following legislation, guidelines and standards are referenced in this report:

- Townsville City Plan, version 2025/01.
- Townsville City Plan, SC6.4.19 Noise and Vibration, version 2022/02.
- QLD Environmental Protection (Noise) Policy 2019.
- QLD Environmental Protection Act 1994.

A glossary of terms used in this report is presented in **Appendix A**.

This assessment has been conducted based on the information shown on the Architectural Plans provided by Brazier Motti contained within **Appendix B**.



2.0 Project Description

Bounce Magnetic Island site is a resort accommodation including multiple standalone lodgings, hardstand campsites, amenities buildings, a pool and an office and reception. The Project involves the expansion of the site to replace hardstand camping with standalone lodgings, renovate the reception/office building and staff accommodation and to introduce a new amenities building and wellness area.

The Project comprises the following existing facilities:

- 28 A-frames
- 1 Ensuite Accommodation
- Guest kitchen
- 2 amenities buildings
- Reception, office and bar building
- Commercial kitchen
- 19 Car parks

The Project comprises the following new facilities:

- 5 family villas – New
- 20 6-person accommodations units
- 1 amenities building
- 6 Wellness tanks
- Wellness studio
- Sauna
- 8 ensuite accommodation
- 1 staff accommodation
- 19 Car parks

The Ensuite and staff accommodation will be replacing existing accommodation, and the reception, office and bar building is being refurbished as part of project works. There will be no change in the operation of the existing resort facilities.

2.1 Project Location

Bounce Magnetic Island is located at 26-40 Horseshoe Bay Road, Horseshoe Bay. **Figure 1** shows the Project location. The ambient noise environment at the site and closest surrounding receptors is dominated by wind, bird, insect and wildlife noise with occasional aircraft noise.



Figure 1 Project Location (aerial source: Nearmap October 2025)



2.2 Noise Sensitive Receptors

The following residential uses have been identified as the closest noise sensitive receptors surrounding the Project:

- NSR1 – 25 Horseshoe Bay Road – Single Storey
- NSR2 – 5 Heath Street – Single Storey
- NSR3 – 7 Heath Street – Single Storey
- NSR4 – 9 Heath Street – Two Storey
- NSR5 – 11 Heath Street – Single Storey
- NSR6 – 13 Heath Street – Single Storey
- NSR7 – 15 Heath Street – Single Storey
- NSR8 – 42 Horseshoe Bay Road – Single Storey
- NSR9 – 39 Horseshoe Bay Road – Single Storey
- NSR10 – 33 Horseshoe Bay Road – Single Storey
- NSR11 – 31 Horseshoe Bay Road – Single Storey



3.0 Noise Monitoring

3.1 Existing Ambient Noise Levels

Noise monitoring was undertaken to quantify the existing ambient noise environment for the neighbourhood. The noise survey was undertaken with reference to relevant guidelines and standards for the measurement of environmental noise, including:

- Standards Australia AS 1055.1-2018 *Acoustics – Description and measurement of environmental noise – General procedures* (AS 1055).
- *Department of Environment and Science, Noise Measurement Manual* (NMM 2020).

Table 1 and Figure 2 presents the instrumentation used and the noise monitoring location, respectively.

Table 1 Noise Monitoring Location

Name	Equipment	Monitoring period
Monitoring Location	ARL Ngara Noise Logger – SN: 8781C7	2025/12/03 – 2025/12/11

Figure 2 Noise Monitoring Location



The acoustic instrumentation employed during the noise monitoring survey was designed to comply with the requirements of AS IEC 61672.1 - 2004 “*Electroacoustics - Sound Level Meters - Specifications*” and carried appropriate and current National Association of Testing Authorities calibration certificates at the time of testing.



The instrument was placed with its microphone facing upwards with a wind shield applied, at a nominal microphone height of 1.5 m above the ground. The instrument was set up to measure the A-weighted L_{Amin} , L_{A90} , L_{Aeq} , L_{A10} , L_{A1} and L_{AMax} noise descriptors with a FAST instrument response, at 15-minute intervals.

A field calibration was conducted on commencement and conclusion of the noise logging period. The instrument showed a drift less than ± 1 dB; therefore, the measurements are considered valid according to AS 1055.

Results of measured ambient levels at Monitoring Location are presented in **Table 2** and **Figure 3**. The data captured was used to establish the noise emission limits.

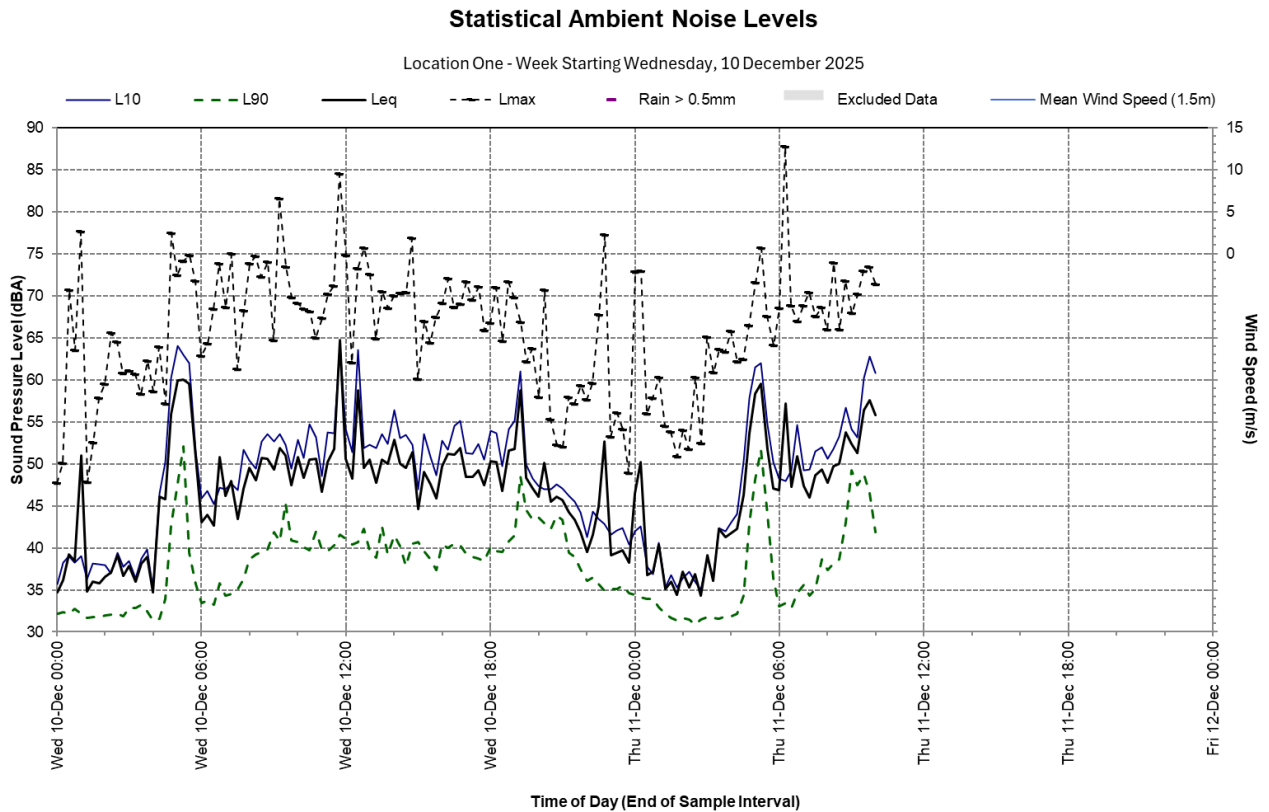
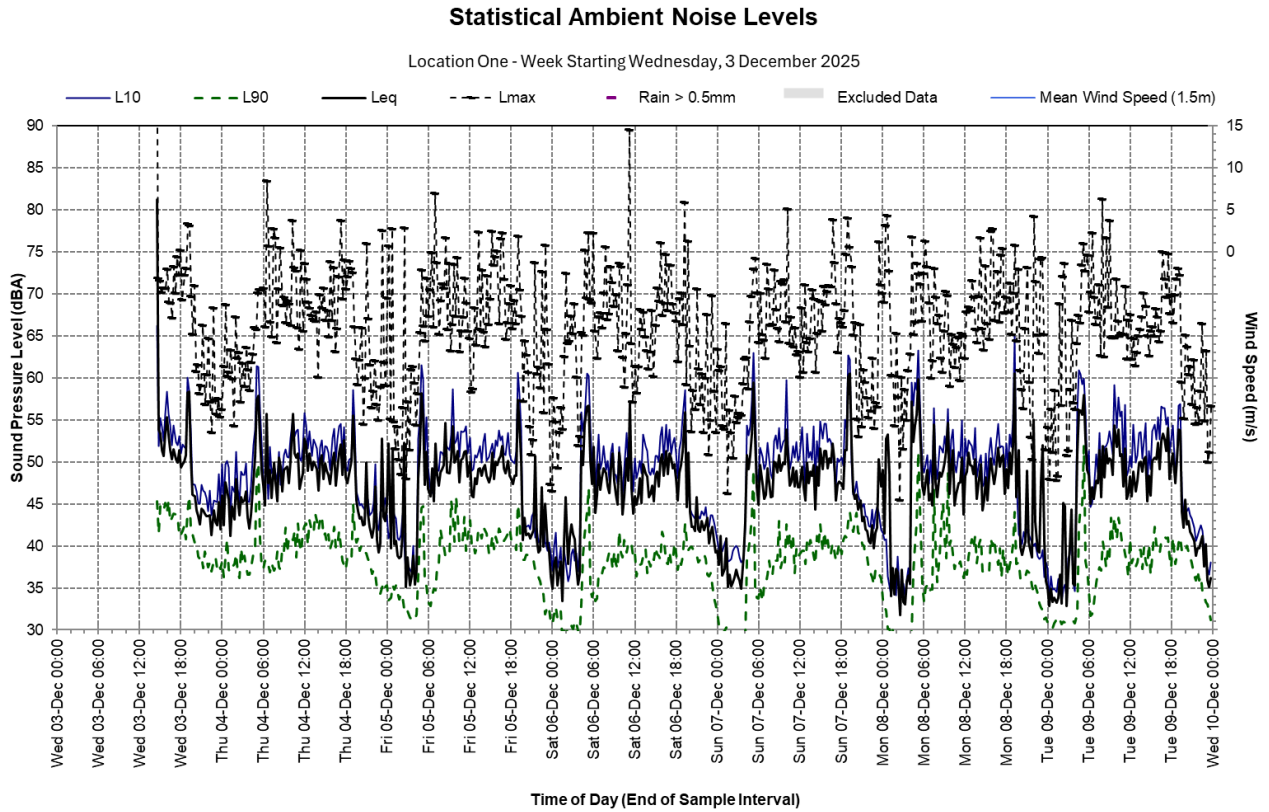
The data presented includes the Rating Background Level (RBL) which is calculated from the median of the tenth percentile L_{A90} .

Table 2 Summary of Measured Ambient Noise Levels at Monitoring Location

Noise Descriptor, Averaged	Daytime (7am-6 pm)	Evening (6 pm-10 pm)	Night (10 pm-7 am)
L_{Aeq} , dBA	60	50	49
L_{Amax} , dBA	69	64	63
RBL, dBA	38	38	31



Figure 3 Time Trace of on Site Monitored Noise Levels, Monitoring Location



3.2 Attended Noise Measurements – Mechanical Plant

On 3 December 2025, operator attended noise readings were conducted by SLR within the resort site using a calibrated Class 1 hand-held sound level meter:

- SLM: Bruel and Kjaer 2250 Lite, S/N 3004710.
- Calibrator: Bruel and Kjaer Type 4231, S/N: 2022772.

Measurements were taken of accommodation mechanical plant, facilities air conditioning plant, facilities refrigeration plant and the pool pump. **Table 3** presents a summary of the measured noise levels.

Table 3 Measured Mechanical Plant Noise Levels

Measurement	Source	Measured Noise Level (dBA $L_{Aeq,T}$)	Distance from Source	Estimated Directivity Factor of Source	Calculated Sound Power Level	Notes
1	Accommodation mechanical plant	57	1m	4	62	-
2	Accommodation mechanical plant	60	1m	4	65	-
3	Accommodation mechanical plant	57	1m	4	62	-
4	Accommodation mechanical plant	58	1m	4	63	-
5	Accommodation mechanical plant	53	1m	4	58	-
6	Accommodation mechanical plant	54	1m	4	59	-
7	Accommodation mechanical plant	60	1m	4	65	Excluded due to contamination from bird noise
Logarithmic average of calculated Sound Power Levels for Accommodation Mechanical Plant						62 dBA
8	Non-Accommodation refrigeration	60	1m	8	62	
9	Non-Accommodation refrigeration	64	1m	8	66	
Logarithmic average of calculated Sound Power Levels for Facilities Refrigeration						64 dBA



Measurement	Source	Measured Noise Level (dBA $L_{Aeq,T}$)	Distance from Source	Estimated Directivity Factor of Source	Calculated Sound Power Level	Notes
10	Non-Accommodation air conditioning	69	1m	4	74	
11	Non-Accommodation air conditioning	64	1m	4	69	
Logarithmic average of calculated Sound Power Levels for Facilities Air Conditioning						72 dBA
12	Pool pump	56	1m	2	64	
13	Pool pump	60	1m	2	68	
14	Pool pump	56	1m	2	64	
Logarithmic average of calculated Sound Power Levels for Pool Pump						66 dBA



4.0 Noise Assessment Criteria

According to the City of Townsville Pre-lodgement meeting minutes (council reference PLM25/0111, assessment No 4004009), an acoustic report is required as the proposal is subject to assessment against the Townsville City Plan, with the Project site being located within a Medium Density Residential zone and adjacent to a Low Density Residential zone.

In addition, it is understood that the requirements within the Environmental Protection Act 1994 may be applied by the Council to address any potential complaints in relation to mechanical plant noise.

The relevant sections from the abovementioned Policies are addressed in the sections below.

4.1 Townsville City Plan

4.1.1 Medium Density Residential Code

In relation to noise emissions, the requirements from the Medium Density Residential Zone Code of the Townsville City Plan are reproduced in **Table 4**.

Table 4 Table 6.2.2.3(a) of Medium Density Residential Zone Code of the Townsville City Plan

Performance outcomes	Acceptable outcomes
For assessable development	
Amenity	
<p>PO4 Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the site, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) visual impact; (e) odour and emissions; (f) lighting; (g) access to sunlight; (h) privacy; and (i) outlook. 	No acceptable outcome is nominated.
Built form	
<p>PO9 Air conditioning units are insulated so that adjoining properties are not affected by the noise source and are not significantly visible from the street.</p>	No acceptable outcome is nominated.

It is noted that whilst the Medium Density Residential Code specifies objective noise criteria in the form of noise limits for the noise emissions from a home based business, it does not specify objective noise criteria for other assessable development.

Notwithstanding this, P04 states that the development is to minimise impacts on surrounding land, having regard to noise and P09 states that air conditioning units are to be insulated so that adjoining properties are not affected by the noise source. No criteria are stated to meet



these requirements and so the Townsville City Plan - Development Manual Planning Scheme Policy (PSP) – SC6.4.19 Noise and Vibration is proposed to define criteria relating to noise impacts on the surrounding land and the Queensland Environmental Protection Act 1994 is proposed to define criteria relating to the impact of mechanical plant on adjoining properties. This includes air conditioning, refrigeration and pool pumps.

4.2 Townsville City Plan - Development Manual Planning Scheme Policy (PSP) – SC6.4.19 Noise and Vibration

It is acknowledged that, whilst not referred to specifically in the Medium Density Residential Zone Code, the PSP provides guidance on preparing a noise impact assessment report with the intent of ensuring the development is managed in a way which prevents nuisance from the effects of noise on health, community well-being and quality of life. The PSP is used to satisfy P04 of the Medium Density Residential Code.

A review of the PSP was conducted in relation to the proposed residential use. The applicable noise emission limits are derived as follows:

1. The Intrusive Noise Levels in the PSP per day, evening and night period are defined as the RBL + 5 dB. The $L_{Aeq,Adj,15min}$ Intrusive Noise Levels derived from the RBL noise measurements are as follows:
 - Day: 43 dBA
 - Evening: 43 dBA
 - Night: 36 dBA
2. The $L_{Aeq,Adj,15min}$ Amenity Noise Level calculated as the Maximum Recommended Amenity Noise Level (Suburban) – 5 dBA are:
 - Day: 50 dBA
 - Evening: 40 dBA
 - Night: 35 dBA
3. The $L_{Aeq,Adj,15min}$ Project Trigger Noise Level below is the lower of the Intrusiveness Noise Level and Amenity Noise Level, the latter further standardised to a 15 minute period with a +3 dBA correction:
 - Day: 43 dBA
 - Evening: 43 dBA
 - Night: 36 dBA

The following is noted:

- Vehicle pass-by noise (engine, exhaust, induction, tyres) are specifically excluded from a sleep disturbance assessment in the PSP. Regardless, car park movements at night will be limited. Thus, noise impacts from this noise source are not expected.
- Noise sources of high low frequency content will not be introduced by the proposed residential development.



4.3 Queensland Environmental Protection Act 1994

The *EP Act 1994* enables the framework for environmental assessments to be developed in Queensland. The *EP Act 1994* is applicable to all members and bodies in the community, including industry and government. It provides a method for government departments to incorporate environmental factors into their decision-making process. The *EP Act 1994* is used to satisfy P12 of the Medium Density Residential Code.

The objective of the *EP Act 1994* is as follows:

The object of the Environmental Protection Act 1994 is to protect Queensland’s environment while allowing for development that improves the total quality of life, both now and in the future, in a way that maintains the ecological processes on which life depends.

There is a general environmental duty to prevent and minimise environmental harm under section 319 of the *EP Act 1994*. The EP Act specifically states:

A person must not carry out an activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm (the general environment duty).

The *EP Act 1994* prescribes default noise standards for activities and noise sources. The default standards in the EP Act aim to recognise the needs of businesses and individuals in undertaking activities that generate noise while achieving an appropriate acoustic environment for the amenity of residential areas. For activities or equipment relevant to this NIA, the EP Act default noise standard applicable to the development is summarised in **Table 5**.

Table 5 EP Act Operational Noise Criteria Relevant to the Project

Equipment or Activity	Times of Use that the Noise Standard Applies to	Noise Standard – Prohibited Noise Level at Affected Premises $L_{A90,T}$ dBA
Air conditioning and refrigeration equipment	7 am – 10 pm	More than 5 dBA above background level
	10 pm – 7 am	More than 3 dBA above background level
Pool pumps	7 am – 7 pm	More than 5 dBA above background level
	7 pm – 10 pm	More than 3 dBA above background level
	10 pm – 7 am	Inaudible noise

An individual noise level 10 dB below the overall noise level at the measurement location is understood to have negligible contribution to the overall noise level. As such, for this report, a noise source is considered “inaudible” if it is predicted to produce a noise level 10 dB below the RBL.

With reference to the RBL values in **Table 2**, recorded as representative of the pre-development background noise levels, the applicable noise limits for mechanical plant noise emission by air conditioning, refrigeration equipment and pool pumps measured at the external receptors are presented in **Table 6**.



Table 6 EP Act Noise Limits Derived from Background Noise Measurements

Equipment or Activity	Times of Use that the Noise Standard Applies to	Noise Standard – Prohibited Noise Level at Affected Premises $L_{A90,T}$ dBA
Air conditioning and refrigeration equipment	7am - 6pm	43
	6pm - 10pm	43
	10pm - 7am	34
Pool pumps	7am - 7pm	43
	7pm - 10pm	41
	10pm - 7am	21

4.4 Noise Assessment Limits

Taken from the Townsville PSP and the EPA Act 1994 the derived noise limits for the assessment are presented in **Table 7**.

Table 7 Noise Emission Limits for the Proposed Development

Equipment or Activity	Times of Use that the Noise Standard Applies to	Noise Limit, $L_{Aeq,Adj,15min}$ dBA
Cumulative noise	7am - 6pm	43
	6pm - 10pm	43
	10pm - 7am	36
Air conditioning units and refrigeration equipment	7am - 6pm	43
	6pm - 10pm	43
	10pm - 7am	34
Pump noise	7am – 10pm	41
	10pm – 7am	21



5.0 Noise Modelling

To assess the noise intrusion and emissions from the Project against the noise limits, a computational noise model for the existing was developed using SoundPLAN (Version 9.1) acoustic software. SoundPLAN is a software package that enables the development of a sophisticated 3D digital terrain and building elevation model, the locations and noise emission levels of identified noise sources, and the locations of communities and other sensitive receptors with potential to be impacted.

The software applies acoustic and environmental standards and guidelines to calculate the emission of noise from multiple sources and the propagation of noise (sound) within the environment. The modelling accounts for the complex interaction of the noise emissions with the local environment, including screening and reflection of noise from local buildings, the effects of local weather conditions, the acoustic properties of the local ground coverage and the frequency content of the noise emission sources.

A three-dimensional noise model of the study area was developed to predict road traffic and church noise levels onto the Project, and to predict Project noise emissions. The computer model was created as a representation of the future site incorporating the following inputs:

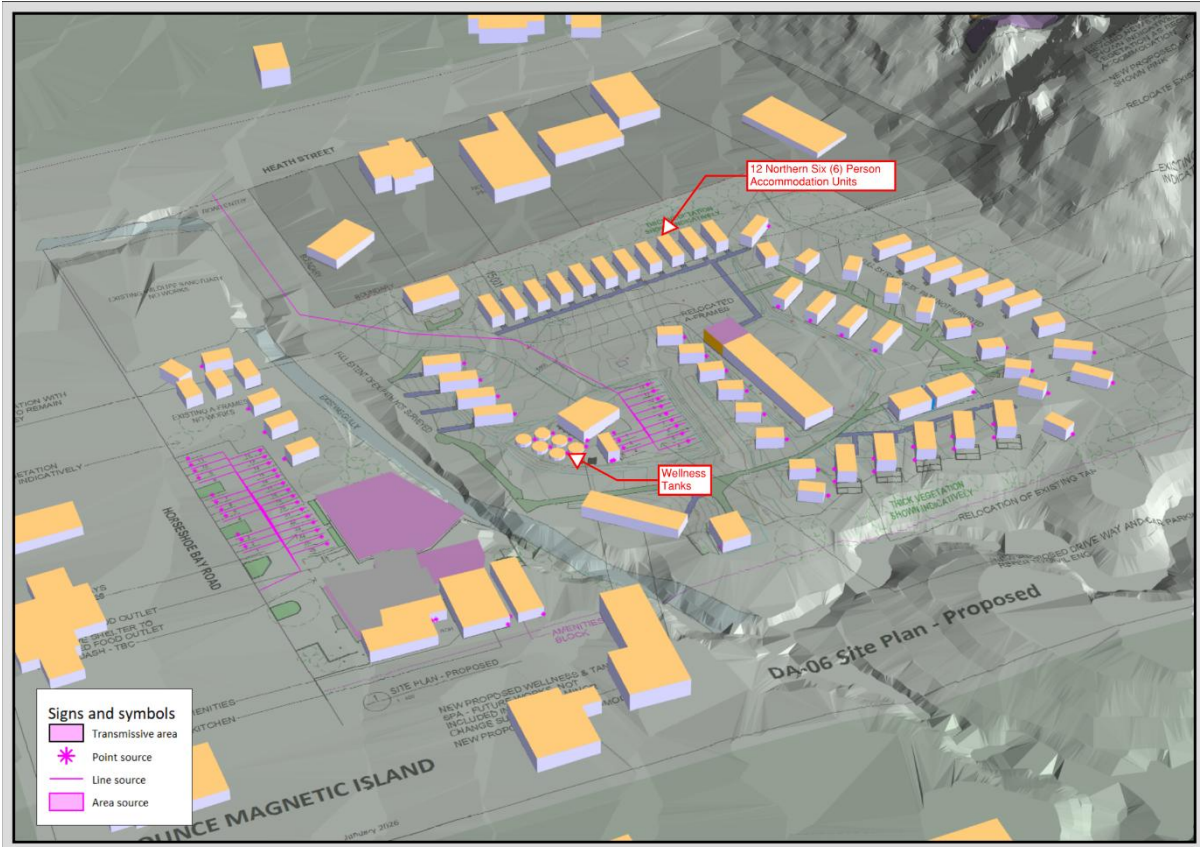
- Calculation algorithms:
 - International Standard ISO 9613-2:2024 – *Acoustics – Attenuation of sound during propagation outdoors – Part 2: Engineering method for the prediction of sound pressure levels outdoors.*
- Terrain elevation – A LiDAR based 3D representation of the existing terrain obtained from a Queensland Government website. The data was used to calculate ground contours at 1 m intervals.
- Ground surface corrections – Areas of soft (absorptive) and hard (reflective) ground.
- Buildings – Implementation of existing and new buildings (i.e. layout, height, floors) and existing buildings extracted from LiDAR data, aerial photography and architectural drawings (See **Appendix B**).
- Sensitive receptors – Locations where the noise levels are to be assessed.

A 3D View of the computer model is shown in **Figure 4**.

The details of a modelled operational scenario considered representative of the typical day-to-day operation of the cumulative noise emission from the proposed expansion and the existing operation to be retained are presented in the following sections.



Figure 4 Computer Model 3D View



5.1 Noise Source Emissions

5.1.1 Accommodation Air Conditioning

Sound power levels as determined from attended measurements described in **Section 3.2** were used for the Accommodation Air Conditioning sources as presented in **Table 8**.

Table 8 Accommodation Air Conditioning Sound Power Levels

Source	Height	Quantity	Per 15 Minute Period	Sound power level – octave values in dB linear								
				Overall, dBA	63 Hz	125 Hz	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz	8 kHz
Accommodation Air Conditioning	1m	66	100%	63	68	64	63	61	57	54	50	45

One accommodation air conditioning unit has been placed on each accommodation lodging. For the staff accommodation, one accommodation air conditioning unit was placed for each room resulting in six units in total.

The 12 x 6 Person Accommodation Units to the North of the site have been modelled with air conditioning units placed at the eastern side of the lodgings rather than at the back. This is required to reduce noise exposure to the sensitive receptors located to the North of these.



5.1.2 Non-Accommodation Mechanical Plant

Sound power levels as determined from attended measurements described in **Section 3.2** were used for the Non-Accommodation Mechanical Plant sources as presented in **Table 9**.

It is understood that Non-Accommodation Air Conditioning will not be operating between 10pm and 7pm, i.e. outside the resort non-accommodation facilities operational hours. However, the refrigeration plant pertaining this use is operated 24 x 7.

Table 9 Non-Accommodation Mechanical Plant Sound Power Levels

Source	Height	Quantity	Per 15 Minute Period	Sound power level – octave values in dB linear								
				Overall, dBA	63 Hz	125 Hz	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz	8 kHz
Non-Accommodation Air Conditioning	1m	8	100%	72	78	75	69	70	67	62	58	51
Non-Accommodation Refrigeration	1m	3	100%	64	70	67	61	62	59	54	50	43

One non-accommodation air conditioning unit was placed for each of the non-accommodation structures on site including the reception area, amenities buildings and kitchen. One non-accommodation refrigeration unit was placed at each kitchen or food storage area.

5.1.3 Laundry Machines

In the absence of a laundry selection, therefore a noise specification for this equipment, sound power levels from SLR’s acoustic library were used for the laundry machine noise sources as presented in **Table 10**.

Table 10 Laundry Machine Sound Power Levels

Source	Height	Quantity	Per 15 Minute Period	Sound power level – octave values in dB linear								
				Overall, dBA	63 Hz	125 Hz	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz	8 kHz
Laundry Machine	1m	6	100%	79	80	89	72	76	72	71	63	54

The above Sound Power Level includes a +4 dB tonal adjustment to account for the tonality of the noise source. Laundry machines were modelled assuming stacked washer dryer units.

The new amenities building was modelled as an industrial building with the laundry machines inside. Due to the natural ventilation of the design, the roof was modelled as an opening. The walls were all modelled as a hardwall panelling with negligible sound transmission in comparison to the wall openings and the floor was modelled as concrete. The sound absorption coefficients used are described in **Table 11** and the sound reduction indexes are described in **Table 12**.



Table 11 New Amenities Building Internal Sound Absorption Definition

Example material	1/1 Oct band sound absorption coefficient							
	63 Hz	125 Hz	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz	8 kHz
Concrete	0.02	0.02	0.02	0.02	0.03	0.04	0.04	0.05
Hardwall Panelling	0.2	0.32	0.07	0.05	0.04	0.05	0.08	0.08
Opening	1	1	1	1	1	1	1	1

Table 12 New Amenities Building Sound Reduction Index Definition

Example material	1/1 Oct band Sound Reduction Index							
	63 Hz	125 Hz	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz	8 kHz
Opening	0	0	0	0	0	0	0	0

5.1.4 Guests

The crowd noise emission spectrum was taken from SLR's acoustic library, modified for number of residents as per the formula, Sound power level (SWL) = 15 Log N + 61 dBA¹², where N = group size as presented in **Table 13**. A group size of 50 people was assumed for the bar and reception area, and a group size of 20 people was assumed for the pool area.

Table 13 Guest Sound Power Levels

Source	Height	Quantity	Per 15 Minute Period	Sound power level – octave values in dB linear								
				Overall, dBA	63 Hz	125 Hz	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz	8 kHz
50 guest at bar and reception area	1m	1	100%	86	82	84	84	86	80	73	68	68
20 guest at pool area	1m	1	100%	81	77	79	79	81	75	68	63	63

Guest noise was modelled as an area source to represent the noise spread across the relevant gathering area. Guest noise is assumed to occur only between 7am and 10pm.

5.1.5 Pool Pumps

Sound power levels as determined from attended measurements described in **Section 3.2** were used for the Pool Pump sources as presented in **Table 14**.

¹ Prediction of Noise from Small to Medium Sized Crowds: M.J. Hayne et al 2011, J.C. Taylor (1), R.H. Rumble (1) and D.J. Mee (2)

² Australian Acoustical Society (Western Australian Division), Technical Meeting 10 Mar 2016 on the topic of "Crowd Noise Sound Power Level for Alfresco Areas / Beer Gardens."



Table 14 Pool Pump Sound Power Levels

Source	Height	Quantity	Per 15 Minute Period	Sound power level – octave values in dB linear								
				Overall, dBA	63 Hz	125 Hz	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz	8 kHz
Pool Pump	0.5m	6	100%	66	63	61	56	61	64	56	52	45
Enclosed Pool Pump	0.5m	6	100%	63	60	58	53	58	61	53	49	42

One pool pump was modelled for each of the pool, six (6) wellness tanks and five (5) family villa plunge pools.

The Wellness Tanks were modelled at a reduced Sound Power Level defined as the Enclosed Pool Pump. All other pumps were modelled as the Pool Pump.

5.1.6 Vehicle Movements

The following assumptions have been made for vehicle movements:

- **7am-10pm car movements:** The worst-case noise emission is expected to occur during morning and evening peak hour where a total of one (1) car movement per available car park was assumed.
- **10pm-7am car movements:** The night car movements were assumed to be one quarter of the assumed daytime and evening car movements.

Vehicle activity noise emissions (sound power levels) from SLR's acoustic library were used to assess potential noise emissions from the car park activities within the Project. These are presented in **Table 15**.

Table 15 Car Park Sound Power Levels

Source	Height	Quantity	Details	Sound power level – octave values in dB linear								
				Overall, dBA	63 Hz	125 Hz	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz	8 kHz
Car movement	0.5m	38	One movement per car parking spot, each modelled as a moving point source travelling at 5 Km/hr	79	83	75	74	74	70	69	68	77
Door closure	1m	38	One second event per car parking spot, per fifteen minutes	87	60	73	80	74	83	75	71	84



5.2 Sensitive Receptors

Noise predictions have been made at sensitive receptors via single point calculations. Noise predictions were conducted at the default elevations of 1.8 m and 4.6 m above ground level relative to the DEM, for the ground floor and first floor of two storey dwellings, respectively.



6.0 Noise Modelling Results

Results of the noise predictions conducted for the general operation of the Project are presented in **Table 16** and grid noise contours of the daytime and evening and nighttime noise are presented in **Figure 5** and **Figure 7**. The noise predictions comply with the noise assessment criteria.



Table 16: Operational Noise Predictions and Assessment

Address	Daytime and Evening (7am-10pm) L _{Aeq,Adj,15min} , dBA Noise Limit	Night (10pm-7am) L _{Aeq,Adj,15min} , dBA Noise Limit	Night (10pm-7am) L _{Aeq,Adj,15min} , dBA Noise Limit Air conditioning and Refrigeration	Daytime and Evening (7am-10pm) L _{Aeq,Adj,15min} , dBA Noise Limit Pump Noise	Night (10pm-7am) L _{Aeq,Adj,15min} , dBA Noise Limit Pump Noise	Predicted Daytime and Evening Level L _{Aeq,Adj,15min} , dBA	Predicted Night Level L _{Aeq,Adj,15min} , dBA	Predicted Airconditioning and Refrigeration Night Level L _{Aeq,Adj,15min} , dBA	Predicted Pump Daytime and Evening Level L _{Aeq,Adj,15min} , dBA	Predicted Pump Night Level L _{Aeq,Adj,15min} , dBA	Complies	Exceedance dBA
NSR1	43	36	34	41	21	37	28	25	17	16	Yes	N/A
NSR2	43	36	34	41	21	40	35	33	20	19	Yes	N/A
NSR3	43	36	34	41	21	38	33	30	20	18	Yes	N/A
NSR4	43	36	34	41	21	37	35	33	19	18	Yes	N/A
NSR5	43	36	34	41	21	37	34	33	15	14	Yes	N/A
NSR6	43	36	34	41	21	36	33	31	15	14	Yes	N/A
NSR7	43	36	34	41	21	36	33	32	13	12	Yes	N/A
NSR8	43	36	34	41	21	43	34	33	24	21	Yes	N/A
NSR9	43	36	34	41	21	41	28	23	23	21	Yes	N/A
NSR10	43	36	34	41	21	43	31	27	23	21	Yes	N/A
NSR11	43	36	34	41	21	42	32	26	22	21	Yes	N/A



Figure 5 Operational Noise Predictions – Daytime and Evening Contours

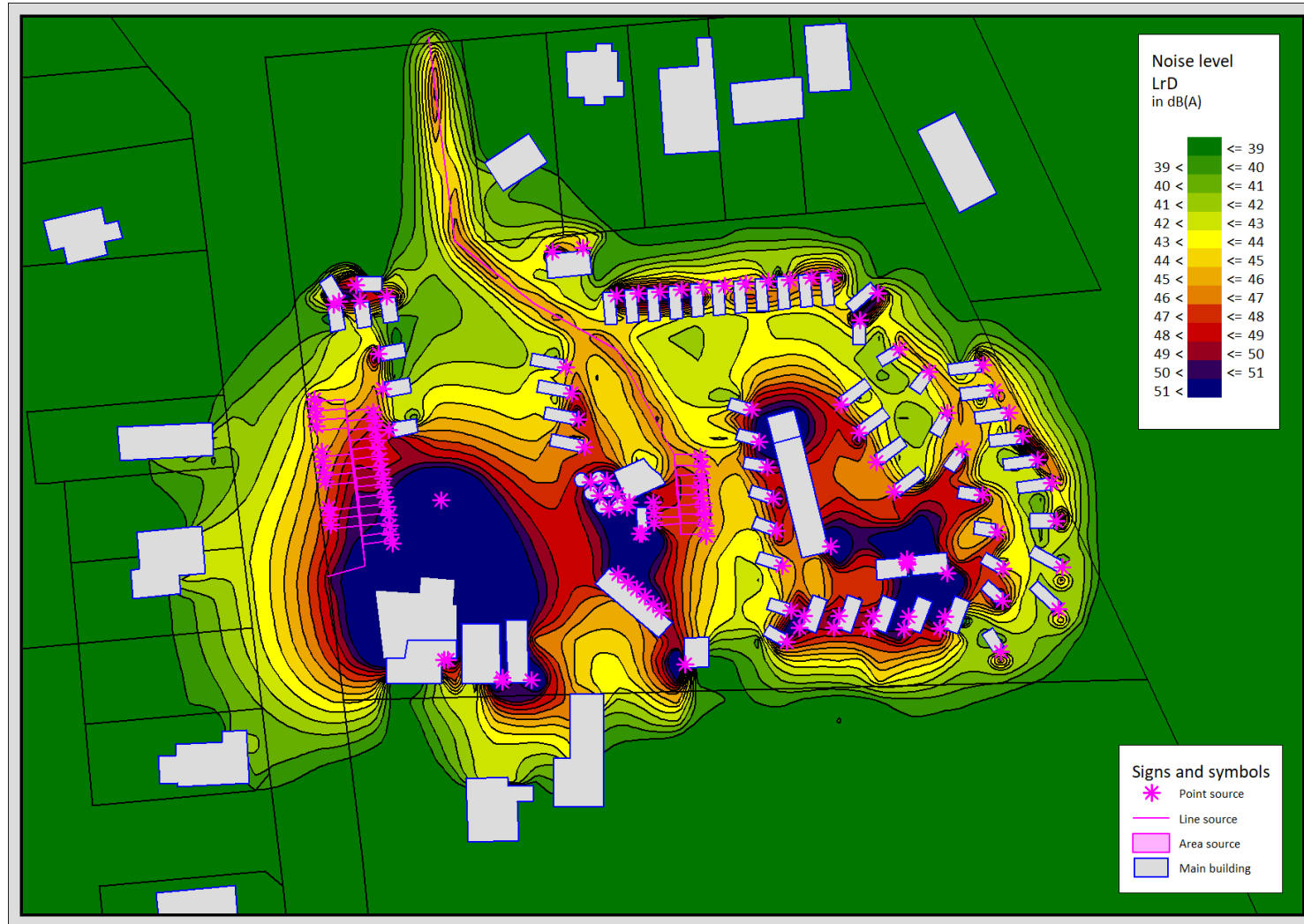
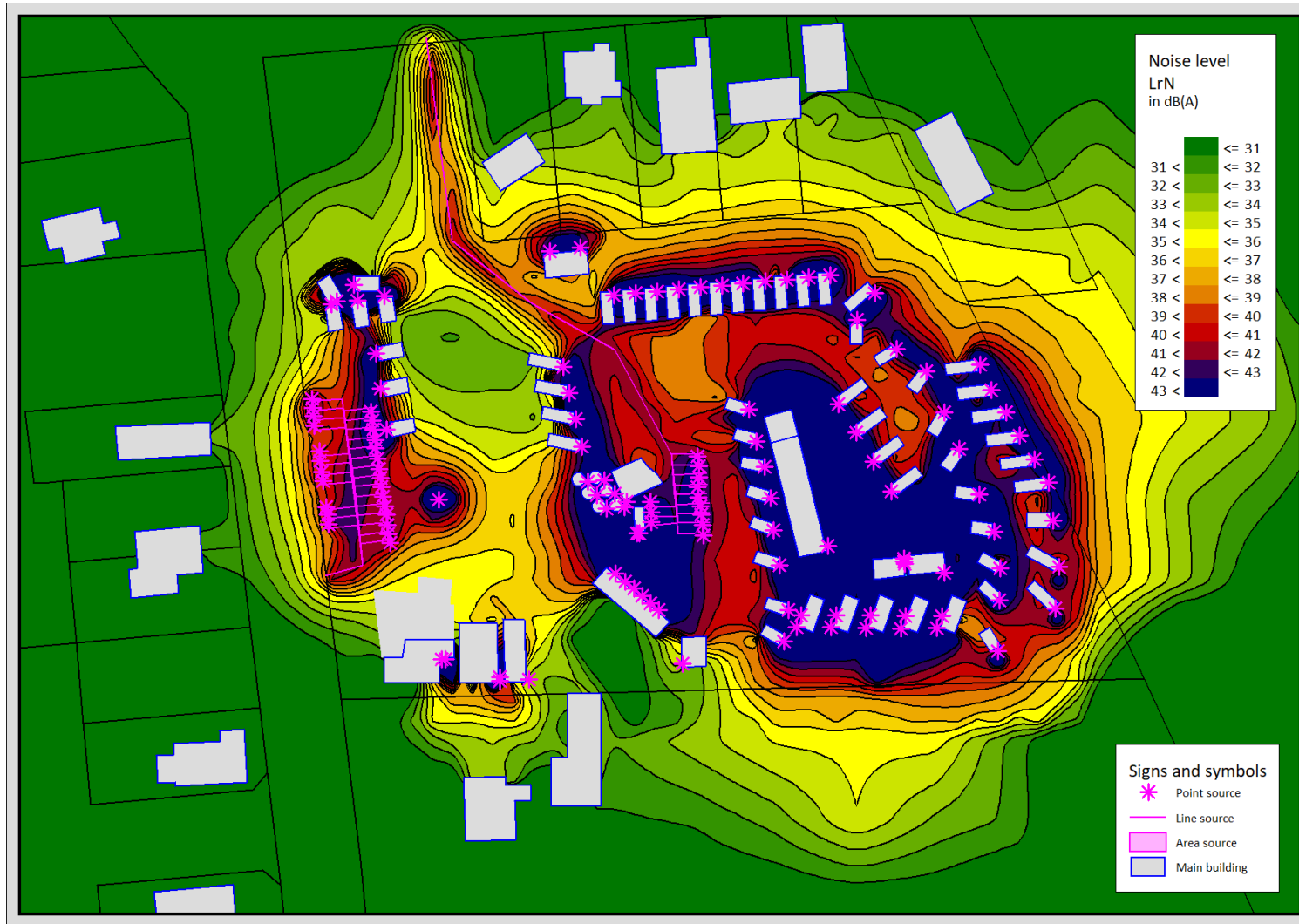


Figure 6 Operational Noise Predictions - Nighttime Contours



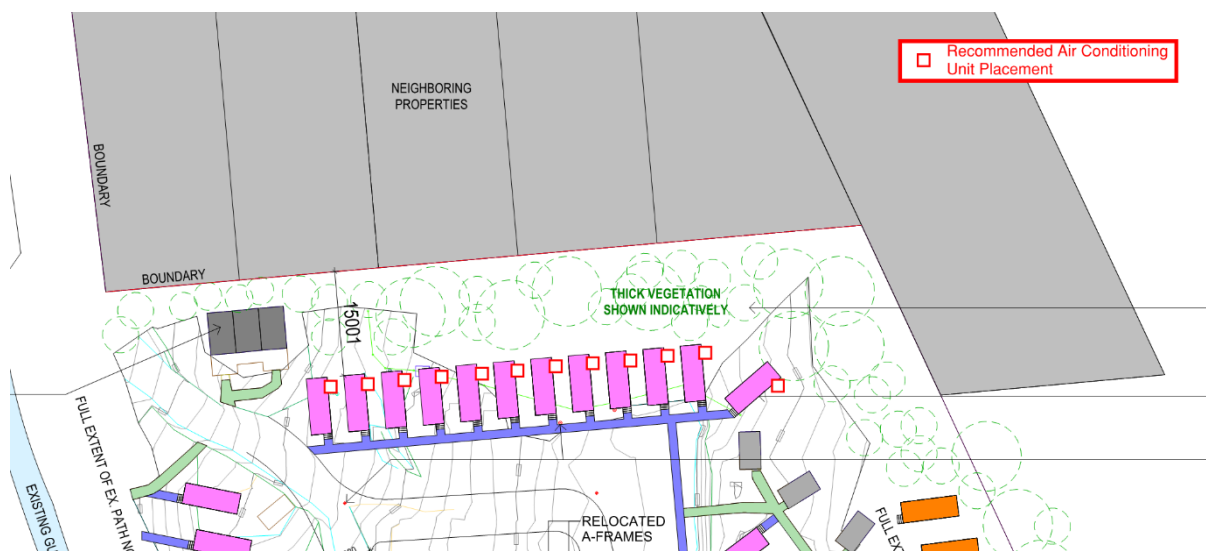
7.0 Recommendations

SLR recommends two noise mitigation measures to ensure the noise assessment criteria are achieved.

7.1 6 Person Accommodation Air Conditioning Placement

To ensure the nighttime noise limit for air conditioning mechanical plant is met at the northern sensitive receptors, the air conditioning units servicing the twelve six (6) person accommodation buildings located to the north of the site must be installed on the east side of the accommodation buildings. The recommended air conditioning unit positioning is detailed in **Figure 7** below.

Figure 7 Recommended Air Conditioning Unit Positioning



Note the above figure only defines the recommended position of the twelve air conditioning units for the twelve northern six (6) person accommodation units. While other mechanical plant and noise sources exist and have been modelled, these have not been depicted in the above figure.

7.2 Wellness Tank Pump Acoustic Treatment

To ensure the nighttime noise limit for pumps to be inaudible at sensitive receptors is met, the wellness tank pumps must meet a design sound power level of 63 dBA as defined by the Enclosed Pool Pump entry in **Table 14**. This reduced sound power level can be achieved by various methods including enclosing the pool pumps, selecting lower noise pumps or even reducing the number of pumps operating at any given time.



8.0 Closure

SLR has been commissioned to undertake a noise impact assessment of the proposed expansion of the resort located at 26-40 Horseshoe Bay Road Horseshoe Bay QLD 4819 (the Project).

A noise model was developed in order to predict representative operational activities at the proposed development to assess potential noise emission onto surrounding noise sensitive receptors to confirm acceptable noise levels are achieved against the adopted Townsville City Plan and EP Act 1994 applicable noise criteria.

Associated noise activities modelled for the day-to-day operation of the expanded operation were mobile plant (vehicle activities), guest noise and expected mechanical plant (air conditioning, pool pumps and laundry machines).

Noise predictions (**Section 5.0**) as part of this assessment showed that proposed development expansion can be designed to operate in a manner compliant with the current legislation where the following considerations are made:

1. Air Conditioning Units for the 12 Northern 6-person accommodation units are placed to the east of the buildings.
2. The Wellness Tank pumps are to meet a lower design Sound Power Level not exceeding 63 dBA.





Appendix A Acoustic Terminology

Bounce Magnetic Island Expansion

Noise Impact Assessment

Brazier Motti

SLR Project No.: 620.042815.00001

22 January 2026



Term	Description
'A' weighted	A frequency adjustment which represents how humans hear sounds.
ABL	Assessment Background Level. The single-figure background level representing each assessment period (day, evening and night). Defined in the <i>Noise Policy for Industry</i> .
Ambient noise level	The all-encompassing sound associated with an environment or area.
Background creep	The incremental increase in background noise levels over time as new developments are built in an area.
Ctr	A frequency adaptation term applied in accordance with the procedures described in ISO 717, generally to account for increased significance of low-frequency noise transfer being assessed.
dB	Decibel
dBA	'A' weighted decibel
DW	The weighted level difference between two rooms, that is, the on-site sound insulation between two spaces.
Facade affected	A monitoring location which is influenced by facade reflections. Measurements at facades are typically taken at a distance of 1 m away and the measured noise level generally regarded as being +2.5 dB higher than 'free field'.
Free field	A monitoring location where the microphone is positioned sufficiently far from nearby surfaces for the measured data to not be influenced by reflected noise.
Hz	Hertz
Impulsive noise	Noise with a high peak of short duration, or sequence of peaks.
Intermittent noise	Noise which varies in level with the change in level being clearly audible
L90 , L10, etc.	Statistical exceedance levels, where LN is the sound pressure level exceeded for N% of a given measurement period.
LAE (or SEL)	Sound Exposure Level. This is the constant sound level that has the same amount of energy in one second as the original noise event.
LAeq	The 'A' weighted equivalent noise level. It is defined as the steady sound level that contains the same amount of acoustical energy as the corresponding time-varying sound.
LAmx	The A' weighted maximum sound pressure level of an event.
LnTw	The weighted, standardised impact sound pressure level of a floor/ceiling system. A lower LnTw value represents a better acoustic performance.
LnTw+Ci	The combined weighted, standard plus spectrum adaption term that describes the impact sound insulation performance of floor and ceiling systems. A lower LnTw value represents a better acoustic performance.
Term	Description
Low frequency	Noise containing energy in the low frequency range.
LP or SPL	Sound Pressure Level
Lw or SWL	Sound Power Level
Noise logger	A self-contained, battery powered item of equipment that is used to measure noise levels over several days.
Noise reduction	The difference in sound pressure level between any two areas.
NR noise rating	Single number evaluation of the background noise level in a space. The NR level is typically around 5 to 6 dB below the 'A' weighted noise level.
Octave-band	A frequency band where the highest frequency is twice the lowest frequency.



Term	Description
Offensive noise	Noise that is considered harmful or which interferes unreasonably with affected receivers.
Over pressure	A term used to describe the air pressure pulse emitted during blasting or similar events.
PNTL	Project Noise Trigger Levels. Target noise levels for a particular noise generating development.
RBL	Rating Background Level. The overall single-figure background level representing each assessment period (day/evening/night) over the whole monitoring period. Defined in the <i>Noise Policy for Industry</i> .
Reverberation time (or RT or T-60)	The time taken (in seconds) for a sound to decay by 60 dB within a space.
Rw	Weighted Sound Reduction Index of a building element. That is, the laboratory tested (or theoretically calculated) sound insulation performance of a single element.
Sound Insulation	A reference to the degree of acoustical separation between any two areas.
Steady state noise	Noise which remains relatively constant in level over time, as opposed to time-varying noise which fluctuates over time.
Speech privacy	The privacy achieved between two spaces, being a combination of source strength (vocal effort), sound insulation (D_w) between the spaces and the background noise levels in the receiving location.
Time weighting	Sound level meters can be set to 'fast' or 'slow' response. 'Fast' corresponds to a 125 ms time constant and 'slow' corresponds to a 1 second time constant.
Tonality	Noise containing a prominent frequency.
Transmission loss (or sound transmission loss or sound reduction index)	A test which rates the sound transmission properties of a wall, floor or roof construction.

A.1 Sound Level (or Noise Level)

The terms sound and noise are almost interchangeable, except that in common usage noise is often used to refer to unwanted sound.

Sound (or noise) consists of minute fluctuations in atmospheric pressure capable of evoking the sense of hearing. The human ear (and those of other species) responds to changes in sound pressure over a very wide range. The loudest sound pressure to which the human ear responds is ten million times greater than the softest. The decibel (dB or dBL) scale reduces this ratio to a more manageable size by the use of logarithms.

A.2 A-weighted Sound Pressure Level

The overall level of a sound is usually expressed in terms of dBA, which is measured using a sound level meter with an 'A-weighting' filter. This is an electronic filter having a frequency response corresponding approximately to human hearing.

A.3 Change in Sound Pressure Levels

For human perception, a change of 1 dBA or 2 dBA in the level of a sound is considered to be indiscernible, while a 3 dBA to 5 dBA change corresponds to a small but noticeable change in loudness. A 10 dBA change corresponds to an approximate doubling or halving in loudness. As noted in Section 2.4 of the TMR CoP Vol 1, while the above noted changes in sound pressure level are *not precisely verifiable for road traffic noise, it is useful in understanding the significance of change in environmental noise exposure.*



Additional facts about road traffic noise as stated in Section 2.4 of the TMR CoP Vol 1:

- A 3 dBA change in noise level is equivalent to halving or doubling the traffic volumes.
- A 10 dBA change in noise level is equivalent to halving or doubling the subjective or perceived loudness or a tenfold increase or decrease in traffic volume.
- A 10 km/h increase in speed will increase the noise level by approximately 1 dBA.
- A 3.5% compound annual growth rate in traffic will increase the noise level by approximately 1.5 dBA over a 10-year horizon.
- An 8% compound annual growth rate in traffic will increase the noise level by approximately 3.0 dBA over a 10-year horizon.

A.4 Typical Sound Pressure Levels

The table below lists examples of typical sound pressure levels.

Table A-1: Examples of Typical Sound Pressure Levels

Sound pressure level (dBA)	Typical example
130	Threshold of pain
120	Metal hammering
110	Grinding on steel
100	Loud car horn at 3 metres (m)
90	Dog bark at 1 m
80	Cicadas at 1 m
70	Noise level directly adjacent to a busy main road
60	Ambient noise level in urban area close to main roads
50	Day time in a quiet suburban environment with background or distant road traffic noise
40	Night-time in a quiet suburban environment with background or distant road traffic noise Ambient noise level in rural to semi-rural environments with light breezes and some noise from insects, birds and distant traffic
30	Ambient noise level in a typical rural noise environment in the absence of insect noise and wind. Inside bedroom
20	Ambient noise level in remote rural environment away from main roads with no wind and no insect noise

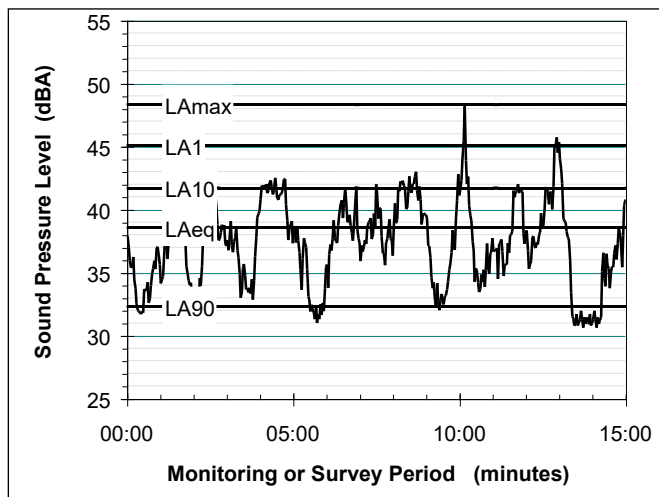
A.5 Statistical Noise Levels

Sounds that vary in level over time, such as road traffic noise and most community noise, are commonly described in terms of the statistical exceedance levels (LAN), where LAN is the A-weighted sound pressure level exceeded for N% of a given measurement period. For example, the LA1 is the noise level exceeded for 1% of the time and LA10 the noise exceeded for 10% of the time.

Figure 9 below presents a hypothetical 15-minute noise measurement, illustrating various common statistical indices of interest.



Figure A-1 Hypothetical 15 Minute Noise Measurement



Of particular relevance to this study, are:

- **LAm_{ax}**: The A-weighted maximum sound pressure level of any given measurement period.
- **LA₁**: The A-weighted noise level exceeded for 1% during any given measurement period.
- **LA₁₀**: The A-weighted noise level exceeded for 10% during any given measurement period. This is commonly referred to as the average maximum noise level.
- **LA₉₀**: The A-weighted noise level exceeded for 90% during any given measurement period, often referred to as the 'background' noise level.
- **LA_{eq}**: The A-weighted equivalent noise level (basically the average noise level). It is defined as the steady sound level that contains the same amount of acoustical energy as the corresponding time-varying sound.

Additionally,

- **LA_{10(18hour)} Road Traffic Noise Level**: the level exceeded for 10% of any measurement period; the usual period of measurement is 1 hour. The hourly LA₁₀ level, therefore, is the traffic noise level exceeded for 6 minutes in the hour. The 18-hour LA₁₀ level (LA_{10(18hour)}) is the arithmetic average of 18, hourly LA₁₀ traffic noise levels measured in consecutive hours between 6:00 am and 12:00 midnight.
- **LA_{10(12hour)} Road Traffic Noise Level** – is the arithmetic average of 12 hourly LA₁₀ traffic noise levels measured in consecutive hours between 6:00 am and 6:00 pm.
- **LA_{n(1hour)} Road Traffic Noise Level** – the level exceeded for n% of a 1-hour period.

A.6 Noise Propagation

Provided the receptor is in the far-field of the noise source, noise levels will reduce as a receptor moves further away from the source. This is due to spreading of the noise source energy over distance. For a simple point source (for example, a motor) the theoretical reduction in noise levels is 6 dBA per doubling of distance. For a line source (for example, a busy road) the theoretical reduction is 3 dBA per doubling of distance. In reality however other factors affect noise propagation. These include ground absorption, air absorption, acoustic screening, and meteorological effects.





Appendix B Site Plan Drawings

Bounce Magnetic Island Expansion

Noise Impact Assessment

Brazier Motti

SLR Project No.: 620.042815.00001

22 January 2026



HEATH STREET

ROAD ENTRY

EXISTING WILDLIFE SANCTUARY
NO WORKS

NEIGHBORING
PROPERTIES

THICK VEGETATION

EXISTING ACCOMMODATION
TO REMAIN SHOWN GREY
NO WORKS

ALL EXISTING HARDSTAND CAMP SITES TO BE
REMOVED

RELOCATE EXISTING STRUCTURAL BOLLARD
REMOVE EXISTING CONCRETE HARDSTANDS

EXISTING ACCOMMODATION TO BE DEMOLISHED

HORSESHOE BAY ROAD

EXISTING GULY

EXISTING
CAMPING

EXISTING
CAMPING

EXISTING ACCOMMODATION
TO BE REMOVED

EXISTING ACCOMMODATION TO REMAIN SHOWN GREY
NO WORKS

MAY BE UTILIZED FOR NEW
FOOD OUTLET. DISCUSS
FURTHER WITH CLIENT.

EXISTING
POOL

EXISTING
AMENITIES

EXISTING AMENITIES BLOCK TO REMAIN AND BE RE-PURPOSED
INTERNAL AMENITIES FACILITIES TO BE REMOVED. DISCUSS WITH
CLIENT AND TOWN PLANNER.

BACK OF HOUSE DELIVERY
ACCESS

EXISTING
GUEST
KITCHEN

THICK VEGETATION

EXISTING ACCESSIBLE AMENITIES

EXISTING COMMERCIAL KITCHEN

AMENITIES
BLOCK

REMOVE EXISTING BUS
CONTAINING STAFF
ACCOMMODATION

EXISTING ACCOMMODATION TO
REMAIN SHOWN GREY
NO WORKS.

RELOCATE EXISTING DOUBLE
A-FRAME ACCOMMODATION

1 SITE PLAN - EXISTING & DEMO
1:400

BOUNCE MAGNETIC ISLAND

DA-05 Site Plan - Existing & Demo

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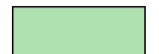






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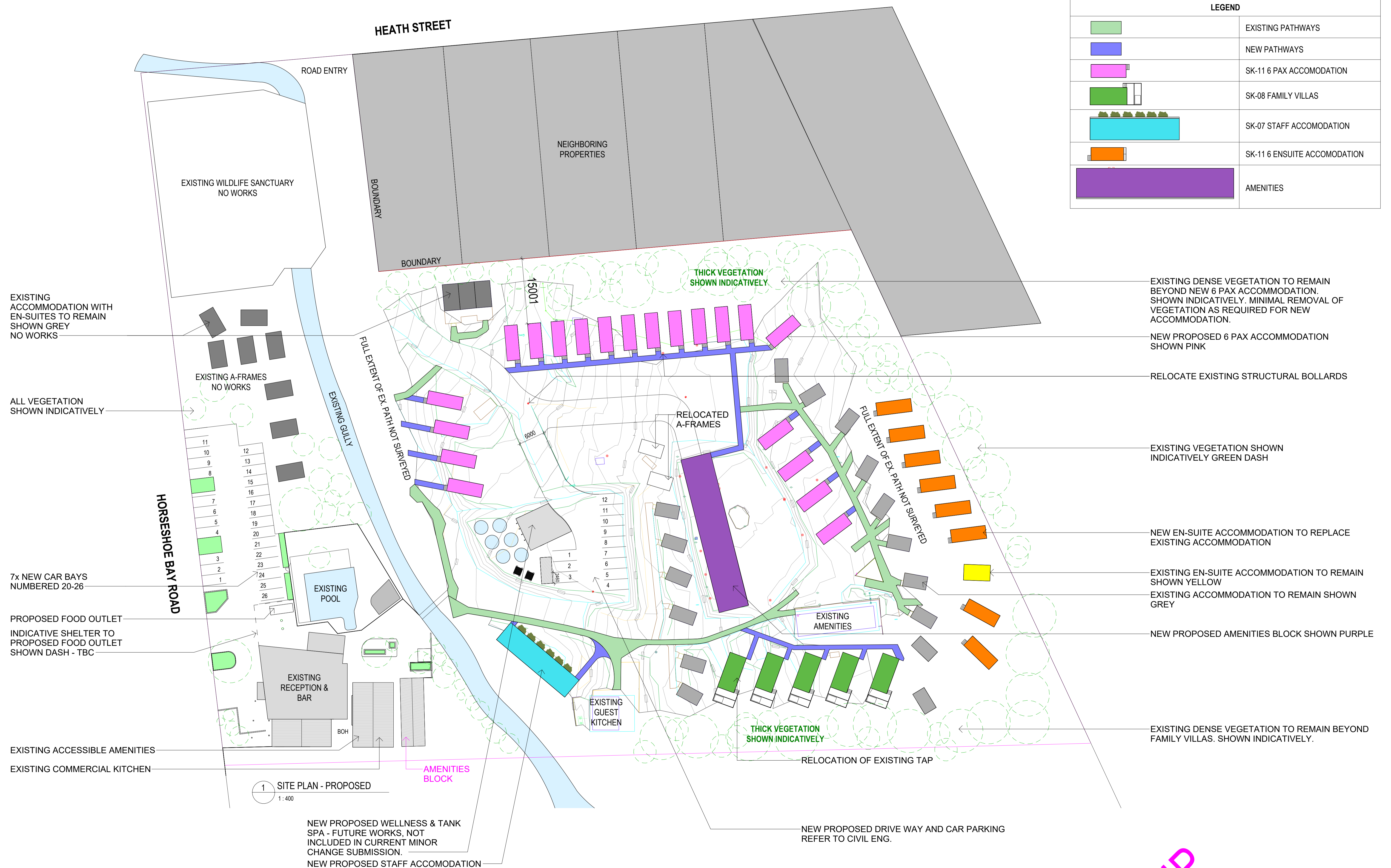
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LEGEND	
	EXISTING PATHWAYS
	NEW PATHWAYS
	SK-11 6 PAX ACCOMMODATION
	SK-08 FAMILY VILLAS
	SK-07 STAFF ACCOMMODATION
	SK-11 6 ENSUITE ACCOMMODATION
	AMENITIES



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DA-06 Site Plan - Proposed

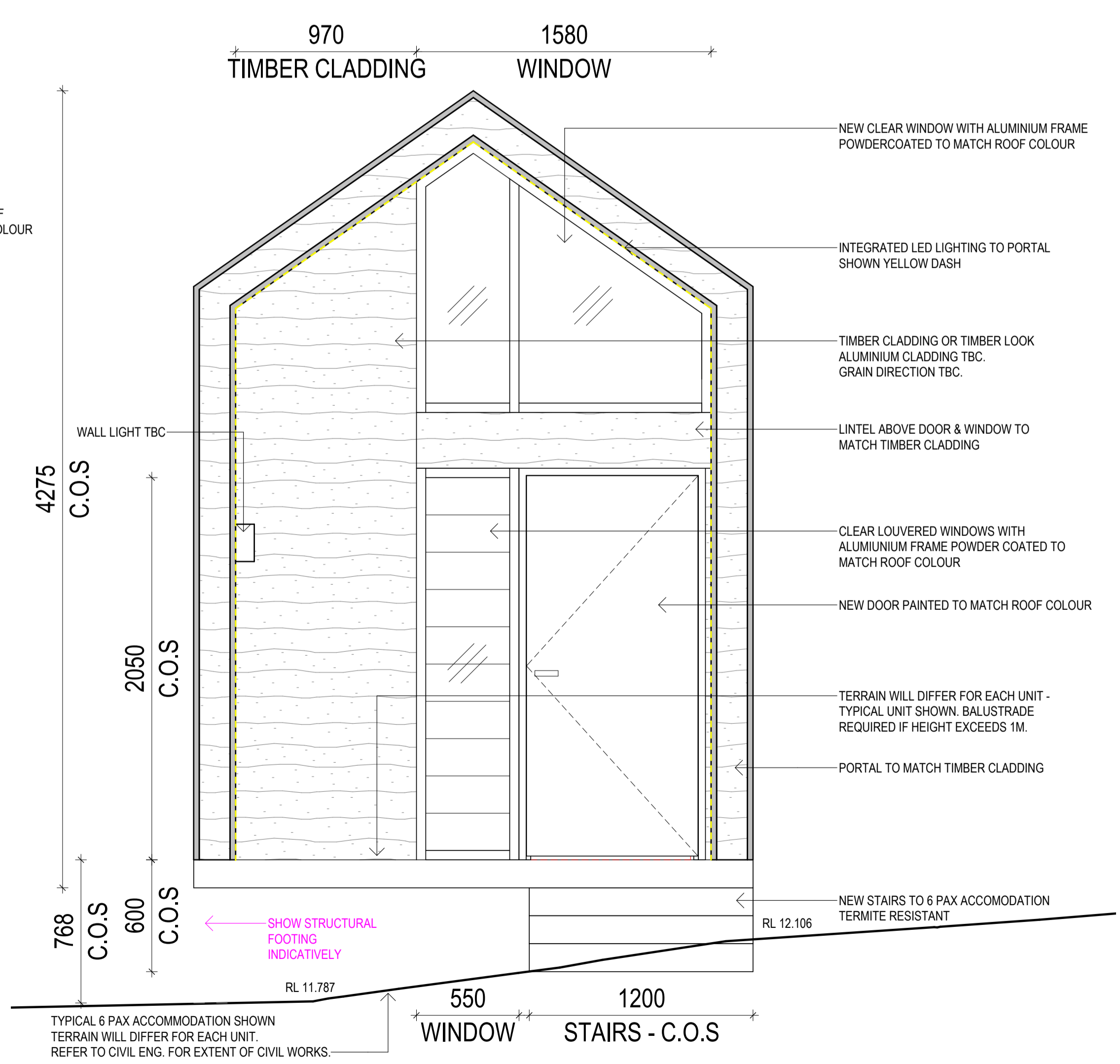
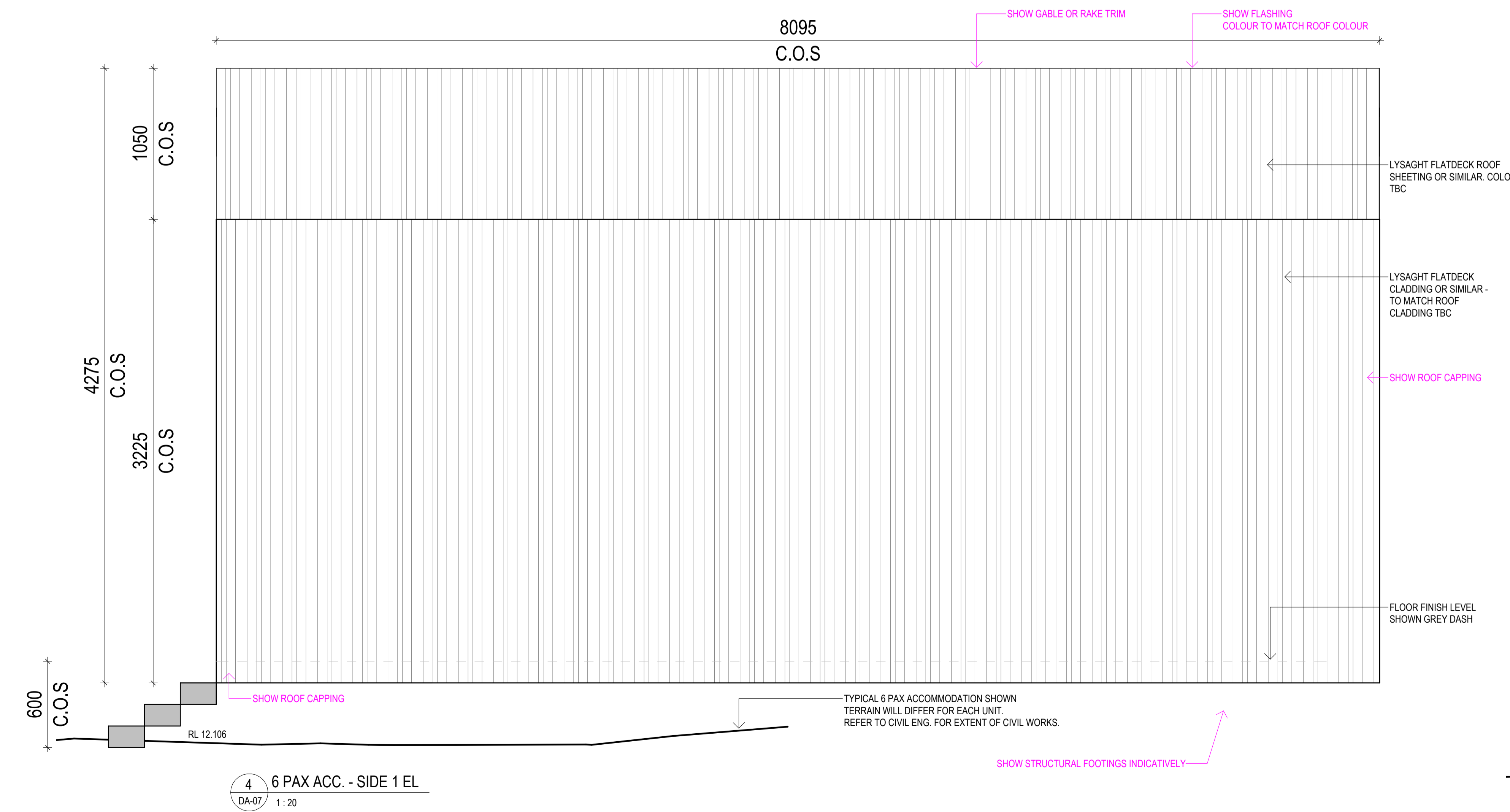
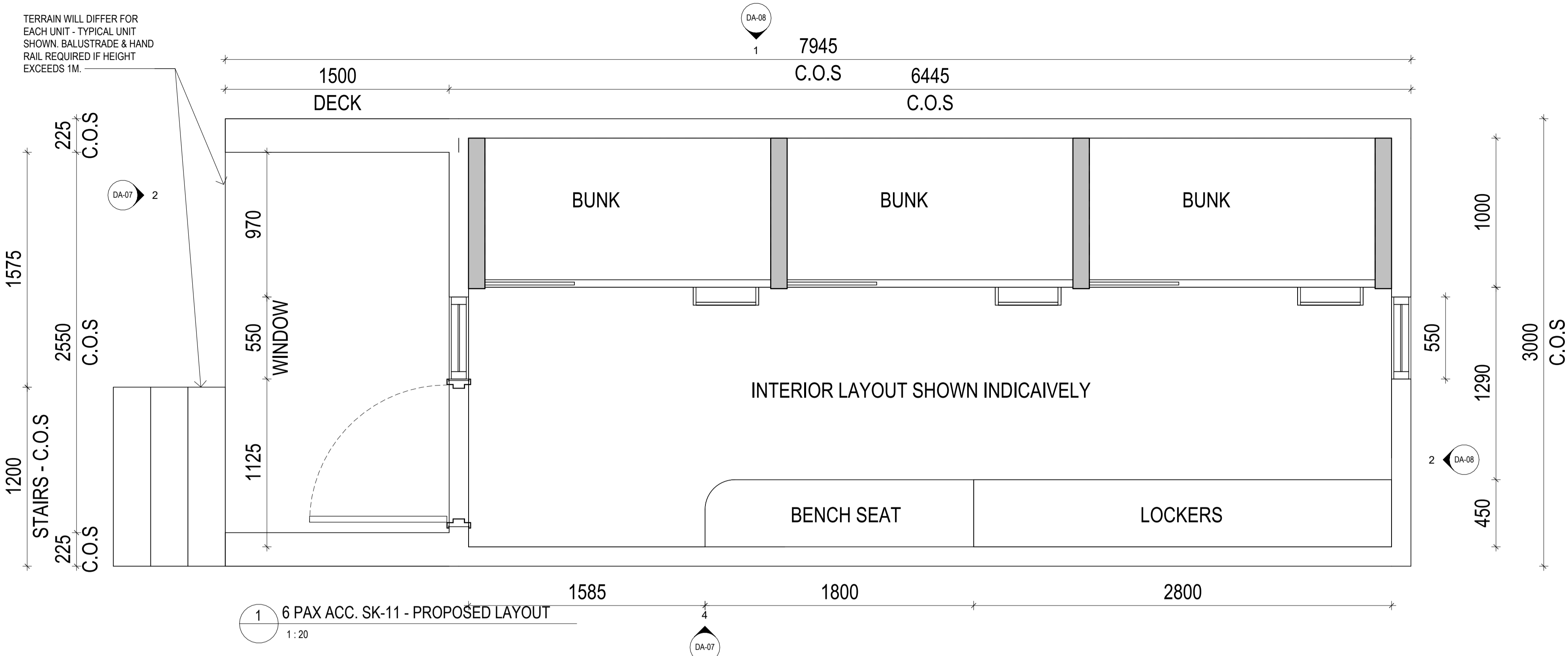
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BOUNCE MAGNETIC ISLAND

DA-07 Typical 6-Pax Accomodation

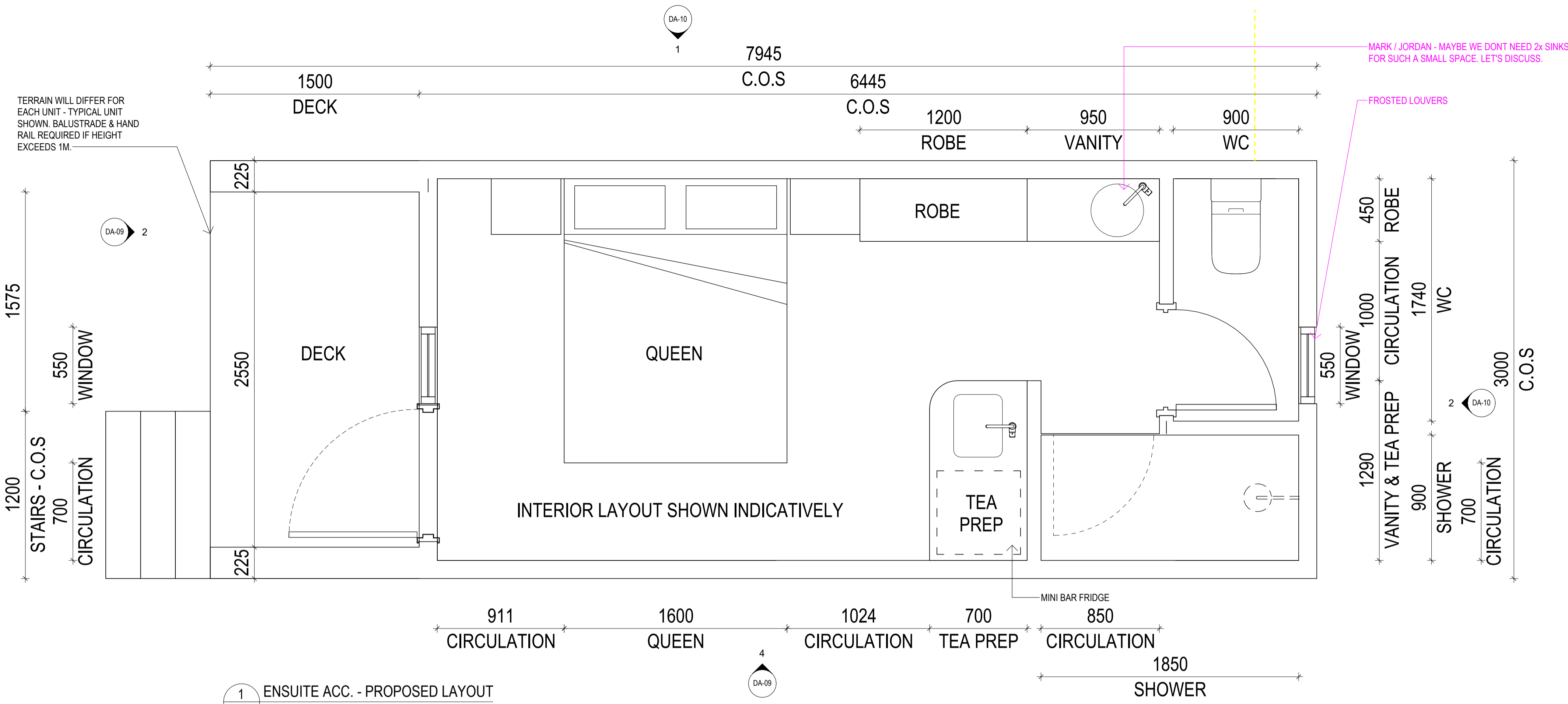
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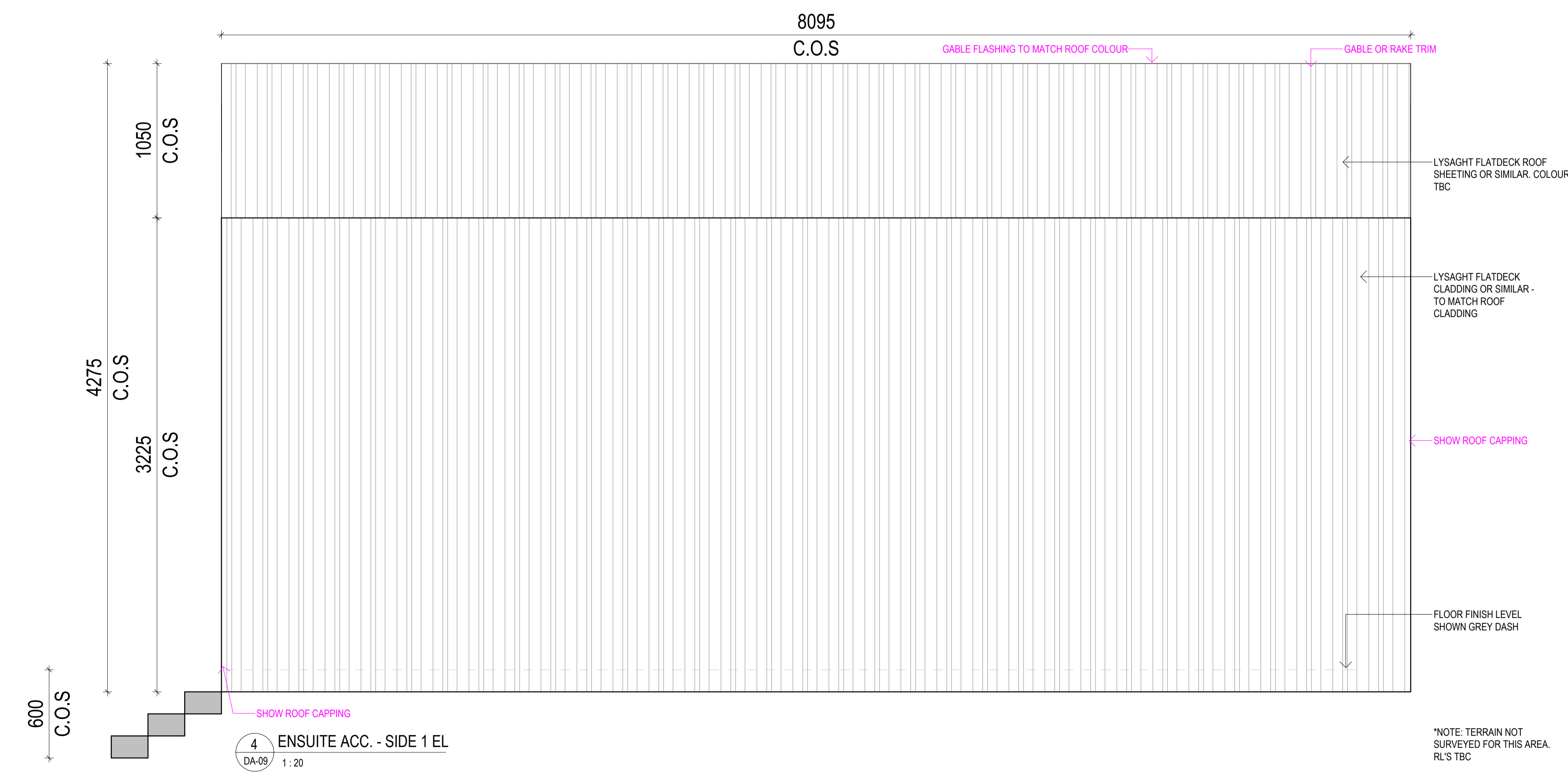
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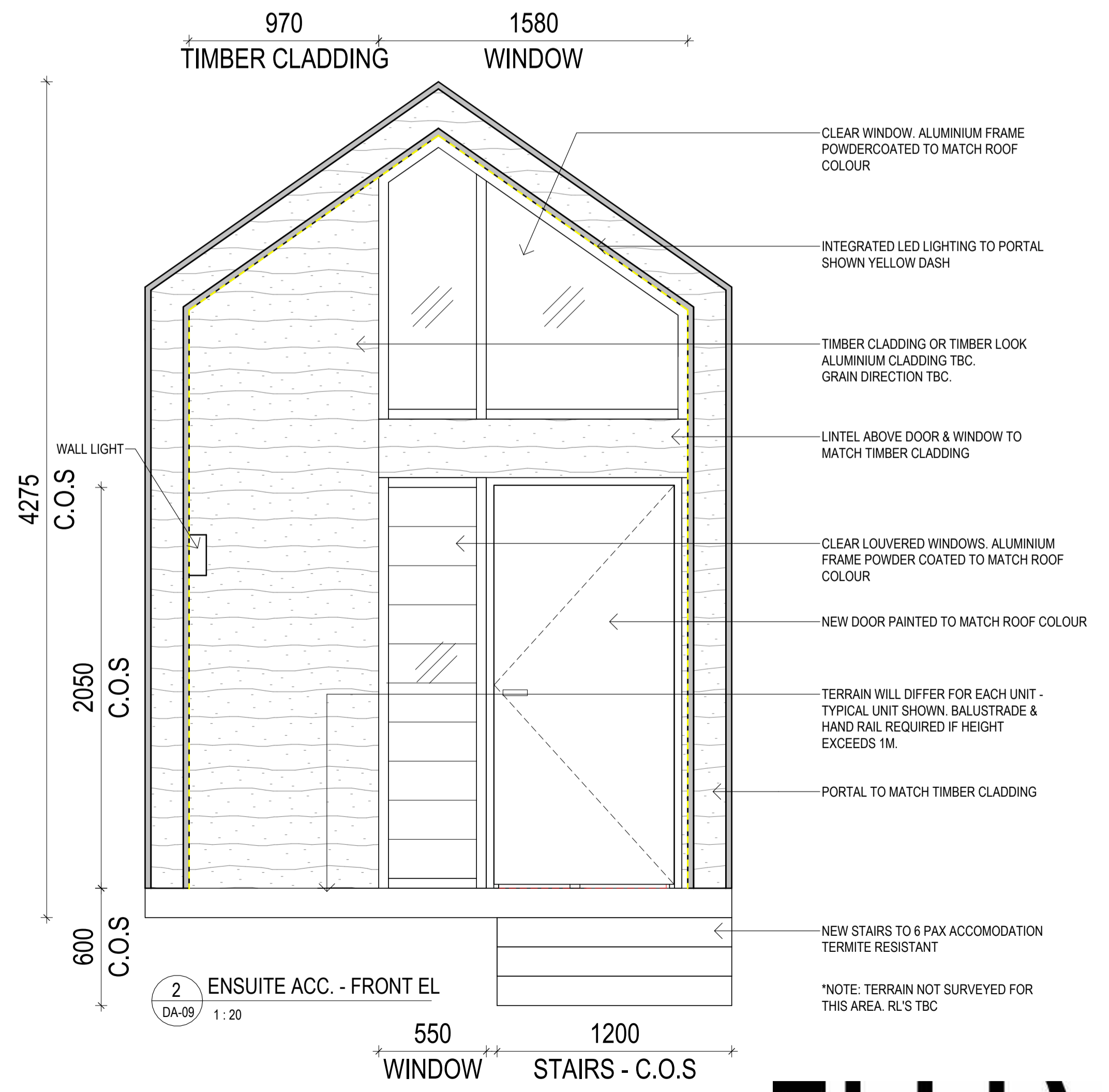
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1 ENSUITE ACC. - PROPOSED LAYOUT
1:20



4 ENSUITE ACC. - SIDE 1 EL
1:20



2 ENSUITE ACC. - FRONT EL
1:20

BOUNCE MAGNETIC ISLAND

DA-09 Typical En-suite Accomodation

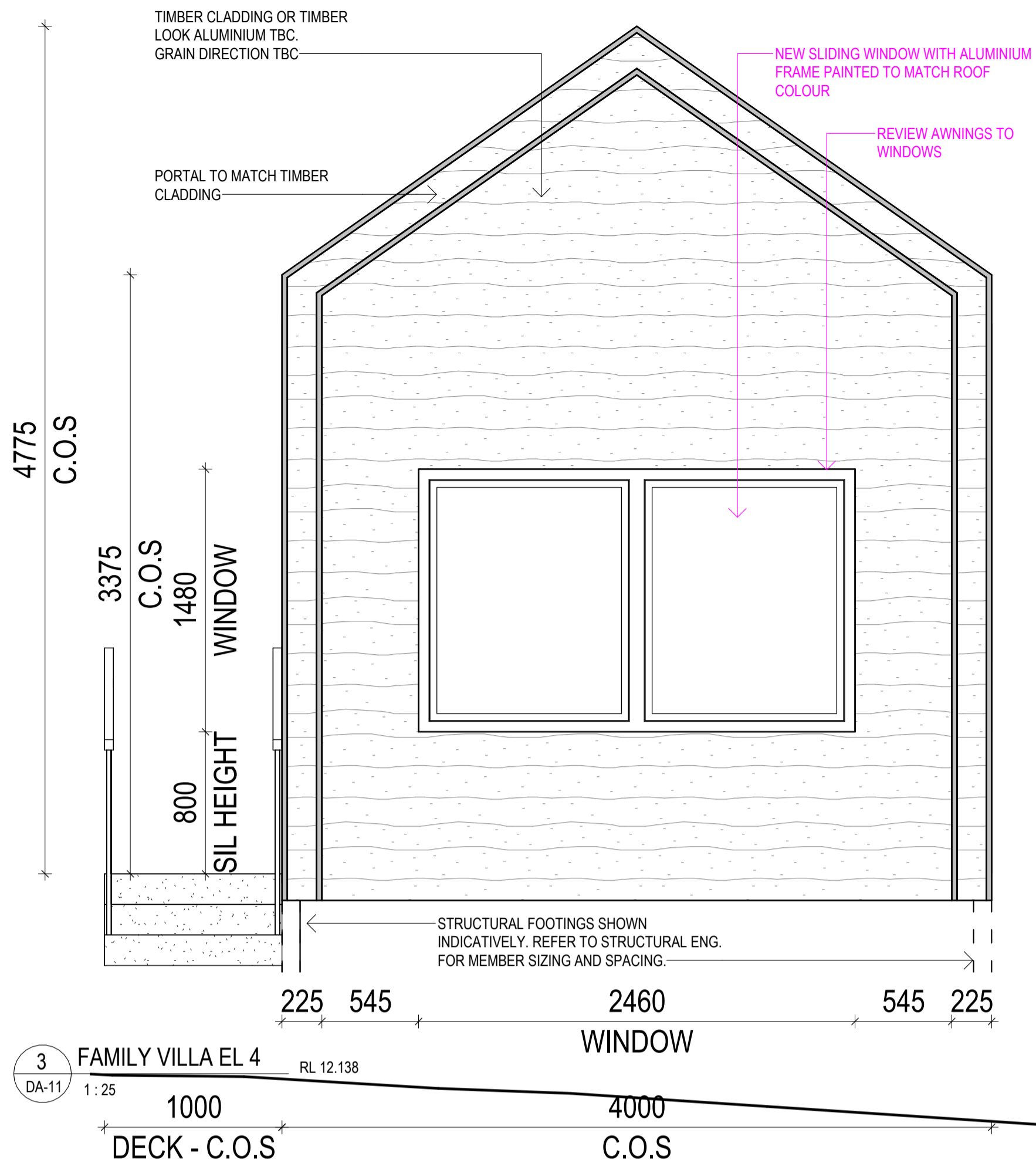
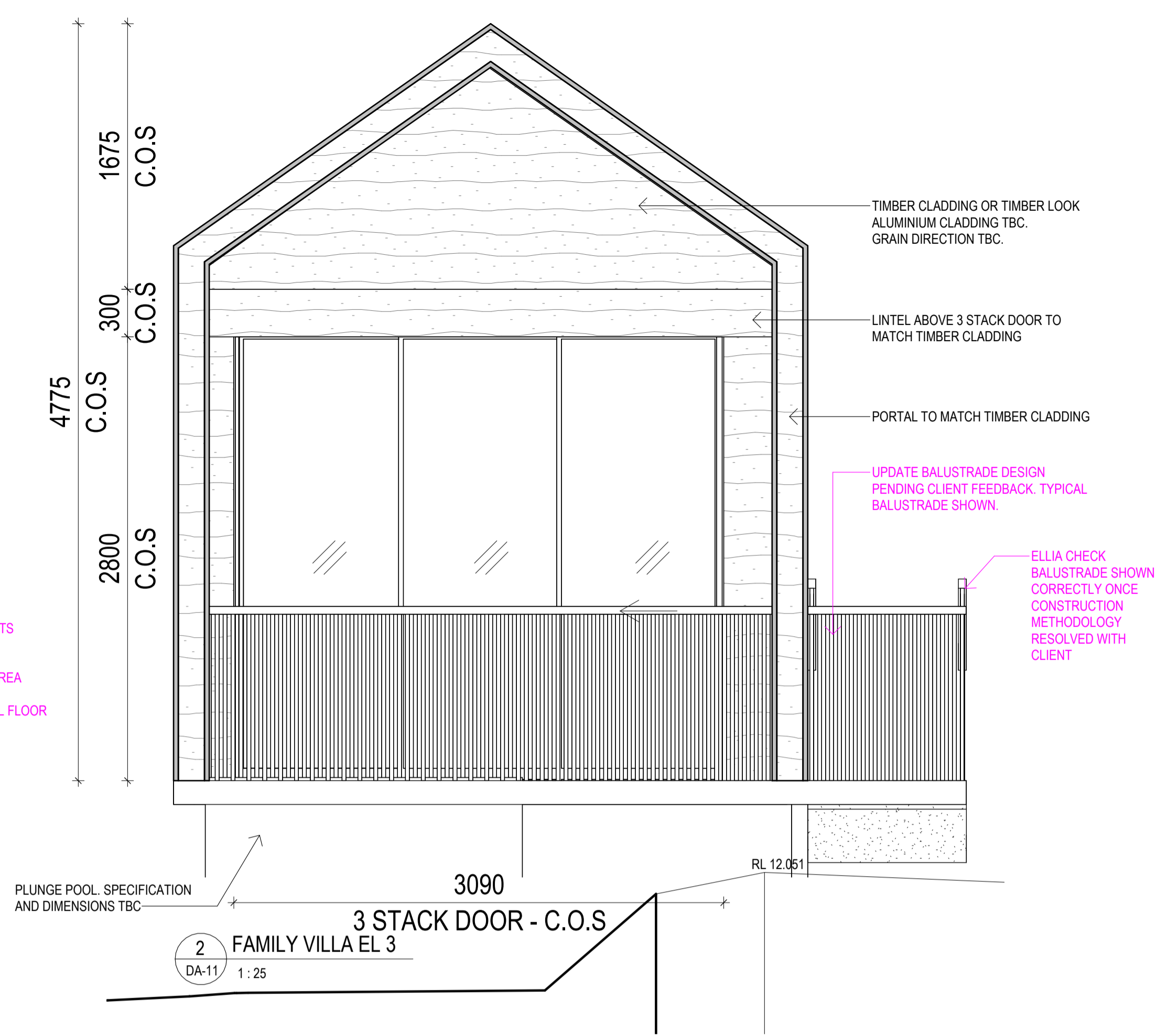
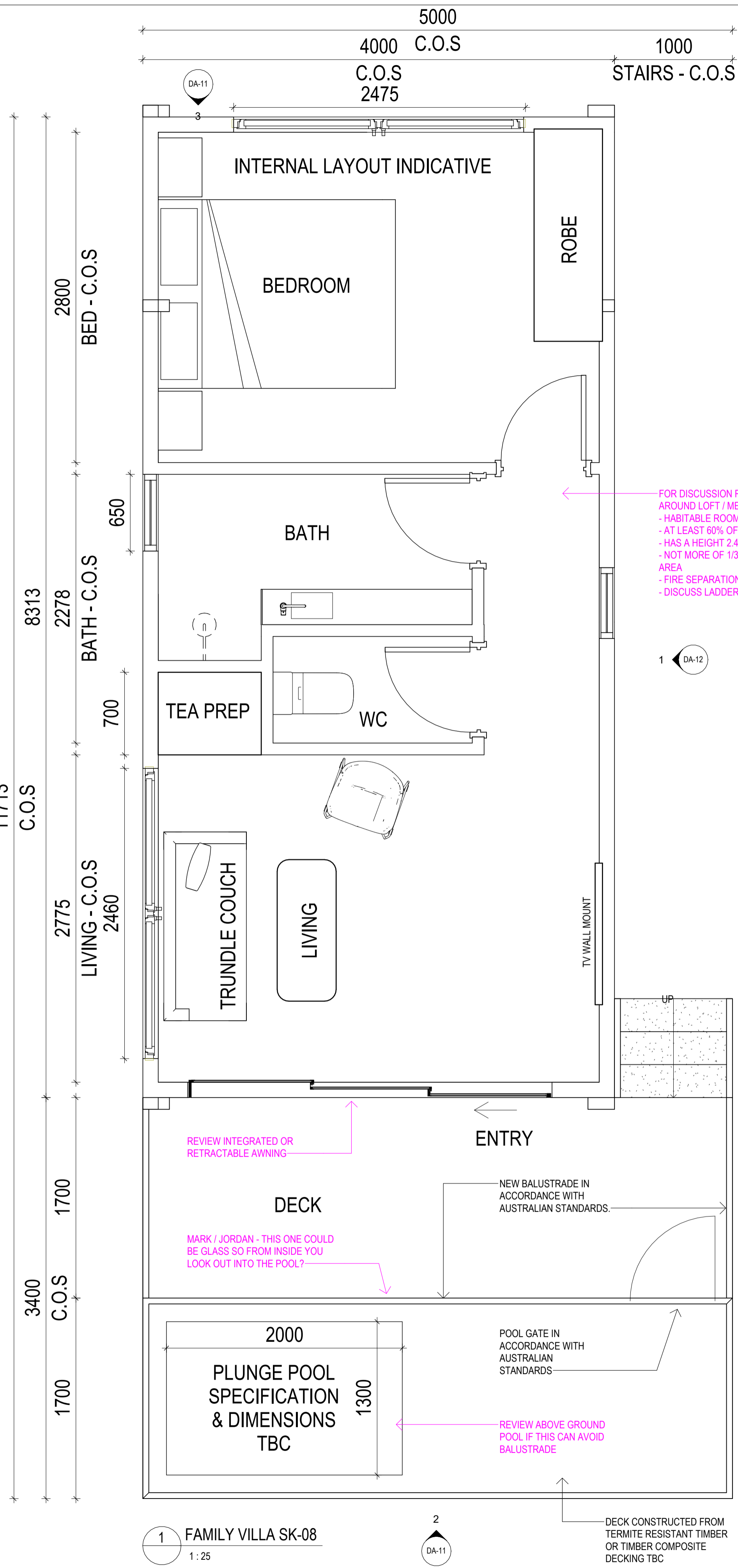
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DA-11 Typical Family Villa

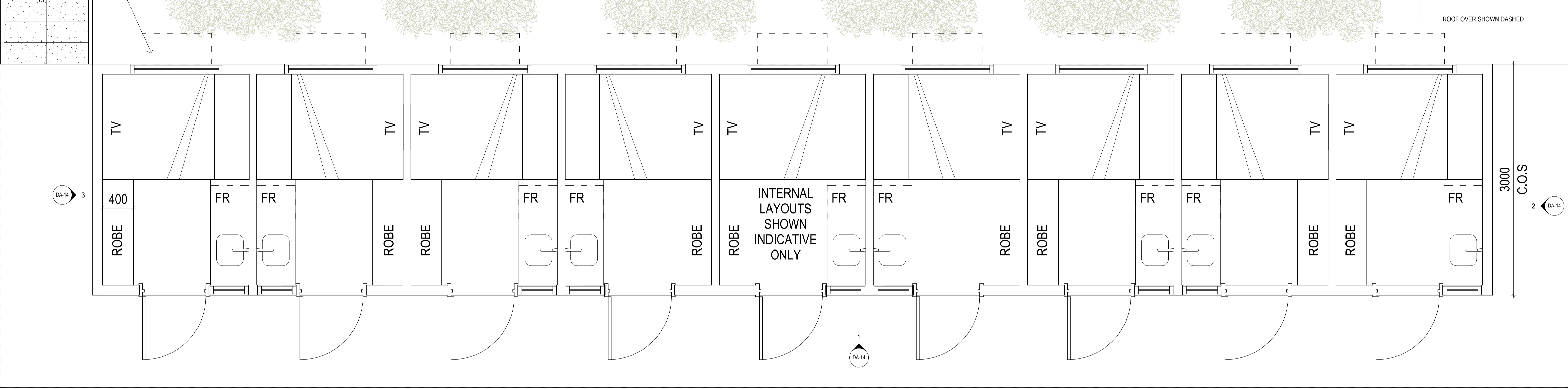


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PROPOSED LANDSCAPING FOR PRIVACY AND SCREENING FOR CONDENSER UNITS SHOWN INDICATIVELY

PROPOSED LOCATION FOR AC CONDENSER UNITS BELOW WINDOWS. SHOWN DASHED. TBC.



18160 C.O.S

1 STAFF ACCOMODATION SK-07
1:25



2 STAFF ACC. EL 2
1:25

BOUNCE MAGNETIC ISLAND

DA-13 Staff Accomodation

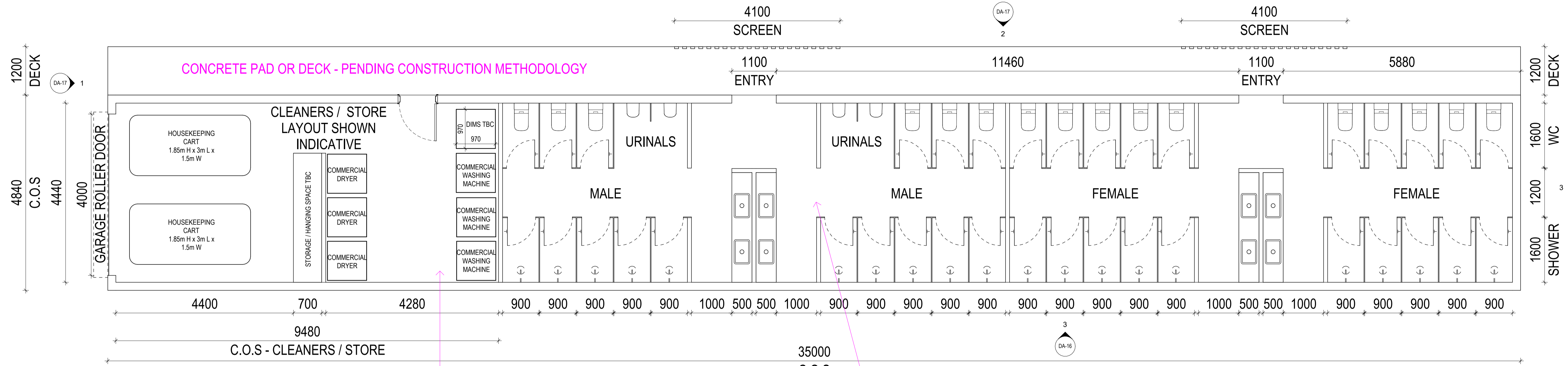
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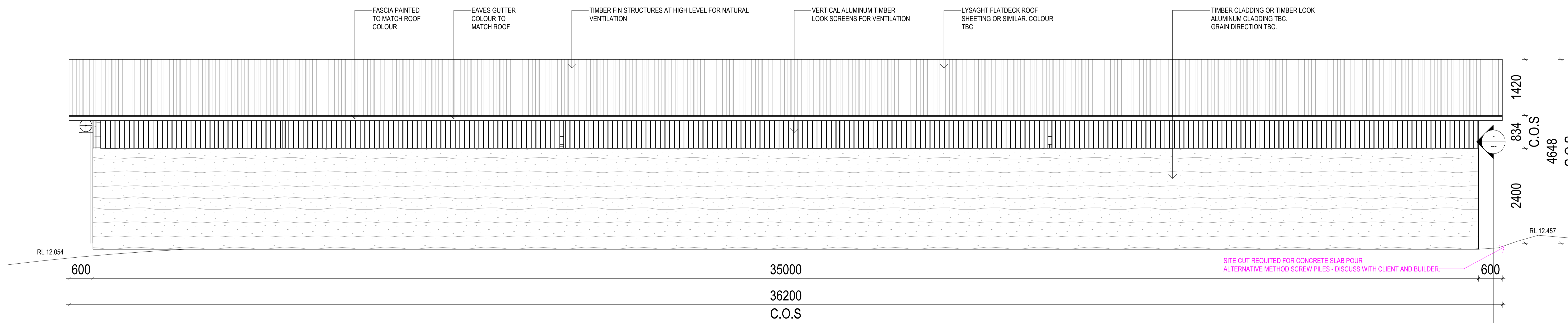
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1 AMENITIES
1:50



3 AMENITIES EL 2
1:50

BOUNCE MAGNETIC ISLAND

DA-16 Amenities & Laundry

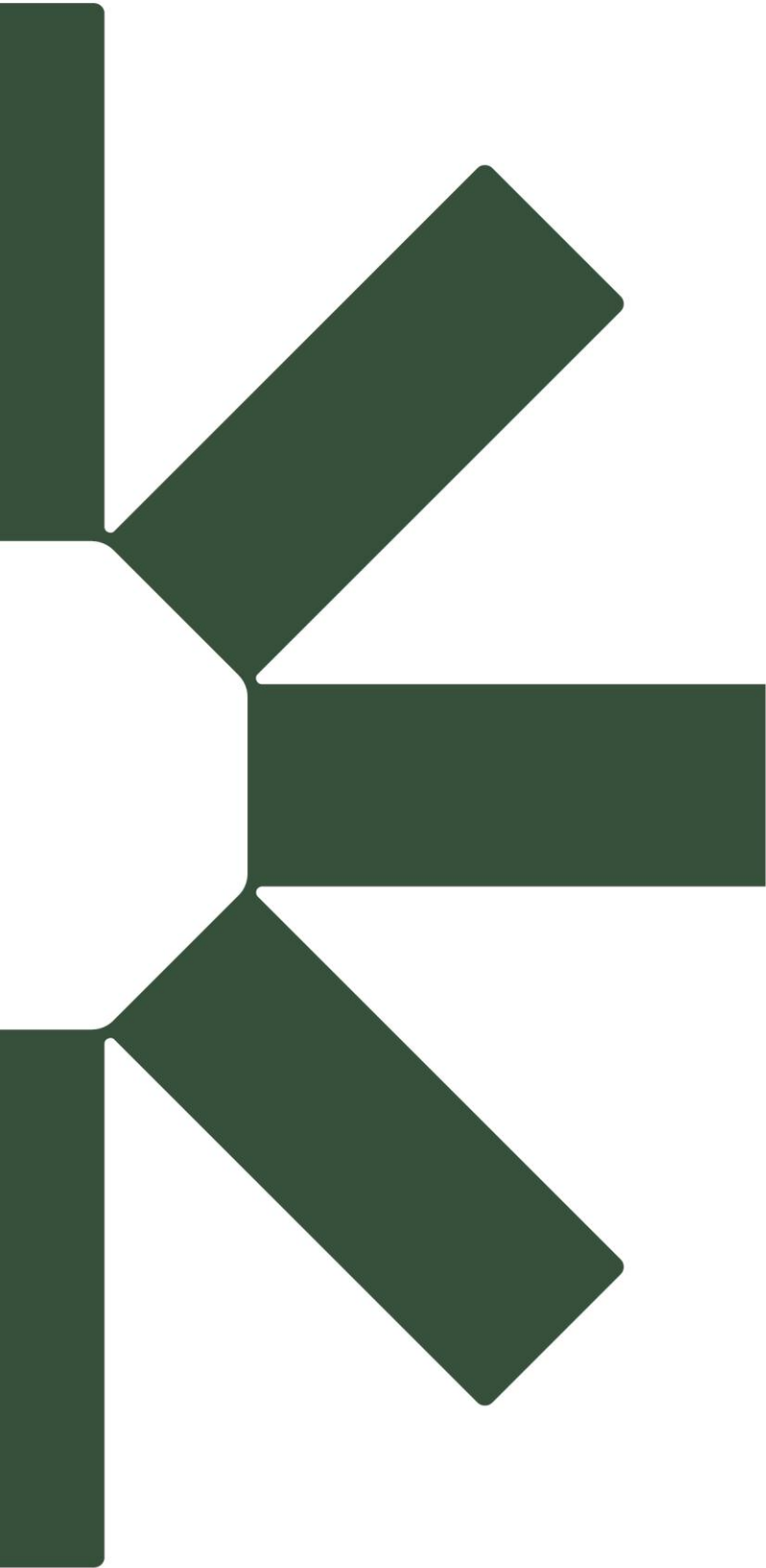


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