

DEVELOPMENT APPLICATION SEEKING A  
DEVELOPMENT PERMIT FOR:

Development Permit for Material Change of Use  
Relocatable Home Park (Land Lease Community)

NORTH SHORE LIFESTYLE COMMUNITY

on behalf of  
Ingenia Communities

at  
2 Rana Lane, Burdell

on  
Lot 857 on SP359106

Date: 2 February 2026

Ref: 25544-191-01





*Brazier Motti have prepared this report for the sole purposes of Ingenia Communities for the specific purpose of a Development Application seeking a Development Permit for Material Change of Use (Relocatable Home Park) at 2 Rana Lane, Burdell.*

*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*

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**ANNE ZAREH**

Associate/Senior Town Planner

**Brazier Motti Pty Ltd**



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## 1.0 INTRODUCTION

This town planning report has been prepared on behalf of the Applicant, Ingenia Communities, in support of a development application seeking a Development Permit for a Material Change of Use for a Relocatable Home Park (Land Lease Community – North Shore Lifestyle Community).

The North Shore Lifestyle Community development comprises 303 residential dwellings supported by community facilities and purpose-built infrastructure. The community is intended to operate under Ingenia’s lifestyle model, which provides housing for downsizing residents within a managed land-lease setting, incorporating shared amenities and facilities, and provision for the storage of caravans. The development will be delivered over three main stages and associated sub-stages.

The applicant is an established developer of over 50s lifestyle estates and has a demonstrated record of delivery.

The development application is made in accordance with section 51 of the *Planning Act 2016 (the Act)* and contains the mandatory supporting information specified in the applicable DA form, included in **Appendix A**.

The site is located within the boundaries of the Townsville City Plan 2014 and the assessment manager for the site is Townsville City Council. Referral will be required given the development threshold and potential impact on the state-controlled road network. The application is subject to impact assessment and therefore public notification will be required.

The report reviews the characteristics of the site and reviews the town planning and legislative implications of the proposal pursuant to provisions of *the Act*.

To assist in Council’s determination of this development application, this planning report provides greater detail on the nature of the proposal in covering the following matters:

- Section 2:- A subject site description and approval background.
- Section 3:- A detailed description of the development proposal.
- Section 4:- A review of the relevant legislation provisions.
- Section 5:- Planning Framework and assessment of the proposal against the relevant code provisions of the North Shore Plan of Development and Townsville City Plan 2014.
- Section 6:- Conclusion and recommendation.



## 2.0 THE SUBJECT SITE AND APPROVAL BACKGROUND

The subject site is located at 2 Rana Lane, Burdell and formerly described as Lot 857 on SP359106. *Figure 1* below shows the extent of the subject site which is prominently located in the western section of the North Shore town centre precinct. It encompasses a total area of 13.29ha. The site gains access via Main Street and is relatively flat with overland runoff flowing to the northeast toward Saunders Creek.

Further, the subject site is located near Townsville Grammar School and Sport and Recreation Facilities consisting of the Northern Beaches Leisure Centre and Suns AFL club. The neighbourhood retail centre on Main Street is anchored by the North Shore Marketplace and the North Shore Tavern. The Arcare Aged Care facility is also located in close proximity of the subject site.

The Certificate of Title confirming ownership of the subject site by INA Operations Pty Ltd is included in **Appendix B**. There are no encumbrances (e.g. easements, covenants, etc.). A copy of the Survey Plan is included in **Appendix B**.

Figure 1: Aerial image of the subject site



Source: Queensland Globe

### North Shore Approval- Plan of Development

North Shore is subject to a Preliminary Approval for a Material Change of Use (uses in accordance with the Plan of Development for a Master Planned Community comprising Residential, Commercial & Open Space Planning Areas) which was approved over the estate by way of Consent Orders, decided on 29 March 2007.

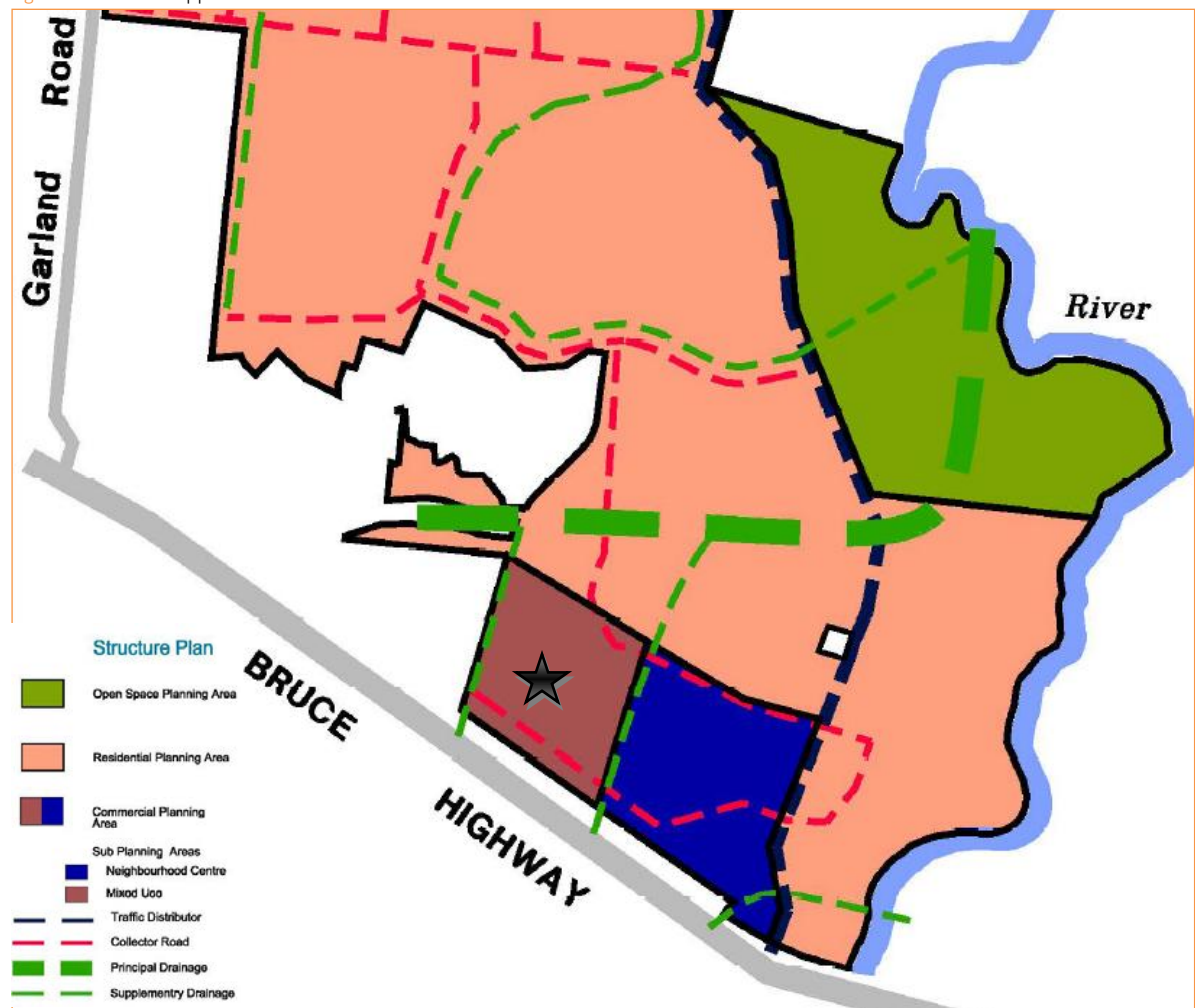


The Preliminary Approval confirmed land-use characteristics of the entire North Shore site including assessment of flora and fauna, drainage, stormwater management, engineering services, road network and commercial need. The approved Plan of Development provides a mechanism for planning and managing development over the entire site.

To allow flexibility and to permit response to development trends, the Plan of Development adopts a hierarchical approach. This approach provides opportunity for progressive detailed planning over the life of the development of the North Shore Estate.

The subject site is located within *the Commercial Planning Area*, and in particular *the Mixed-Use sub-area*. *Figure 2* below shows an extract of the POD Structure Plan and marked location of the subject site. **Further, the subject site forms part of Precinct 2 (C1).**

Figure 2: Extract of approved Structure Plan



Source: North Shore Plan of Development

### Further Approval Background

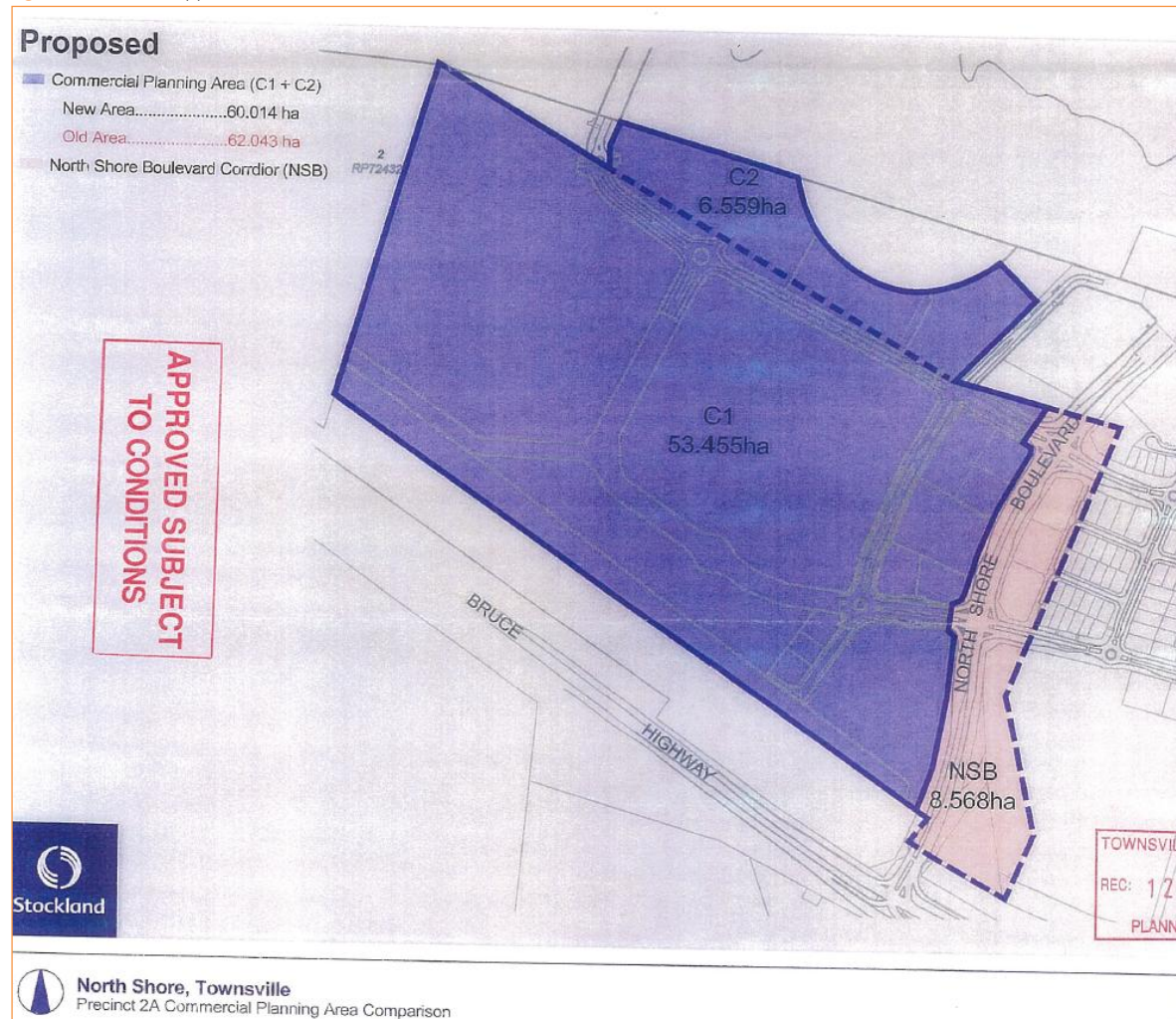
On 5 April 2013, the Townsville City Council issued a development approval for a Preliminary Approval (PA) for a Material Change of Use pursuant to s.242 of the *Sustainable Planning Act 2009* (Qld) to override the North Shore Plan of Development. A copy of the PA and associated PoD is located in **Appendix C**.



The Preliminary Approval applies to the subject site which was formerly known as Lot 2500 on SP248845. The approval reference is MI12/0057, and the approved plan area shown in *Figure 3*. It included an additional area (C2) into the commercial planning area.

However, it is noted that the PoD attached to this Preliminary Approval is applicable to the Neighbourhood Centre (North) sub area (Commercial Planning Area C2) only. Commercial Planning Area C1, which includes the subject site, is assessable against the original North Shore Plan of Development.

Figure 3: Extract of approved Structure Plan



Source: POD dated November 2012

Further, on 11 February 2016, the Planning and Environment Court granted a development approval for a Preliminary Approval for a Material Change of Use pursuant to s.242 of the *Sustainable Planning Act 2009* (Qld) to override the North Shore Plan of Development, in Appeal No. 1671 of 2015. A copy of the Consent and associated PoD is located in **Appendix D**.

The Preliminary Approval applies to the subject site which was formerly known as Lot 2500 on SP248845. The approval reference is MI14/0008, and the approved plans area shown on *Figures 4 and 5*.

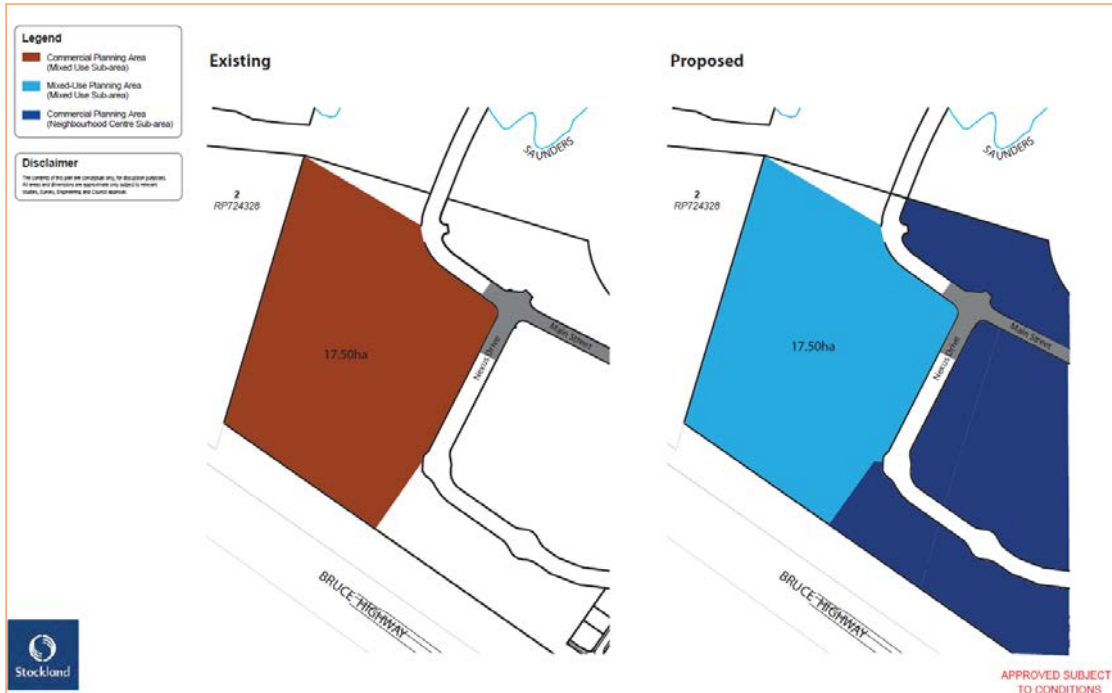
The Preliminary Approval lapsed on 11 February 2020 in accordance with s.341(1) of the SPA and s.299(2) of the Planning Act. The Preliminary Approval lapsed prior to the Planning Minister issuing the first



Extension Notice under s.275R of the PA with respect to the COVID-19 emergency, and therefore, the first Extension Notice did not extend the relevant period of the Preliminary Approval.

Hence, MI14/0008 no longer applies to any future development applications, and the applicable planning instrument to assess development on the subject site is the North Shore Plan of Development.

Figure 4: Extract of approved Structure Plan



Source: MI14/0008

Figure 5: Extract of approved Structure Plan



Source: MI14/0008



### 3.0 THE PROPOSAL

The development application seeks a Development Permit from Townsville City Council to facilitate the establishment of a relocatable home park (Land Lease Community – North Shore Lifestyle Community).

The development is such that offers residents the opportunity to own their home while leasing the land which means lower initial costs and potentially lower ongoing living expenses. Hence, introducing this type of residential land use product into the Townsville market will result in further accessible and affordable housing where residents can enjoy a secure, low maintenance lifestyle with access to all that community living offers.

It directly responds to provisions of the relevant planning instruments, as well as Council's *Local Housing Action Plan 2024-2027* that actively encourages alternate forms of residential development to be delivered across the City.

The development is timely and responsive to its location, as:

- it will contribute to the diversity and choice of housing that is available across the City and will assist in supply at a time of recognised housing pressure;
- represents infill development, in proximity to a major centre;
- it is respectful of its setting and provides a coherent transition in density to its surrounds; and
- is capable of accommodating required services without burden, and it offers an improved density of development that will assist in optimising the efficient use of established infrastructure, leveraging investment already made in the locality by the owners, the State, and Council.

The North Shore Plan of Development does not include a definition that would cover the anticipated land use. Hence, for the purpose of the Townsville City Plan 2014, the development represents a *Relocatable Home Park* as defined.

The planning scheme definition for this use is:

***Relocatable Home Park*** - Premises used for relocatable dwellings (whether they are permanently located or not) that provides long-term residential accommodation.

*The use may include a manager's residence and office, ancillary food and drink outlet, kiosk, amenity buildings and the provision of recreation facilities for the exclusive use of residents.*

The proposed development will be operated under the *Manufactured Homes (Residential Parks) Act 2003*.

Under the Act, the owner of the premises obtains an interest in a site agreement prepared under the Act which establishes the framework for how the site is used. This allows for a purpose-built facility to be delivered that is targeted and controlled.

In this instance, the premise is to be specifically built to provide an integrated facility for over-50s age group, allowing an alternate, affordable and independent retirement option to traditional retirement facilities in terms of accessibility and capitalisation of the dwelling unit.

This emerging product has been well regarded in the south given the affordable lifestyle option that it provides, and a number of examples now exist.

The proposal is developed on the subject site and internal common facilities, services and utilities are operated and maintained by the developer/owner.



Rules within the site agreement provide limitations on the minimum age of occupants, the number allowed to reside in a dwelling unit (no more than 2 people), and the frequency of visitor stays. It also establishes responsibilities for resort style amenities. In this instance, a common use community facility is to be located centrally to the site, with ancillary facilities introduced with relevant stages.

Figure 6 below shows the master planned relocatable home park. Full design details are included in Appendix E.

Figure 6: Masterplan



Source: OGE Group Architects

The proposed development will provide 303 residential sites which will provide opportunities for a range of residential lifestyles on allotments between 173m<sup>2</sup> to 261m<sup>2</sup>.

The design and layout of the proposed relocatable home park is shown on relevant proposal plans in Appendix E.



The proposed development will deliver four lot types to ensure affordability and lifestyle choices. It is proposed to develop the relocatable home park in stages. The table below shows the staging characteristics. For detailed staging refer to **Appendix E**.

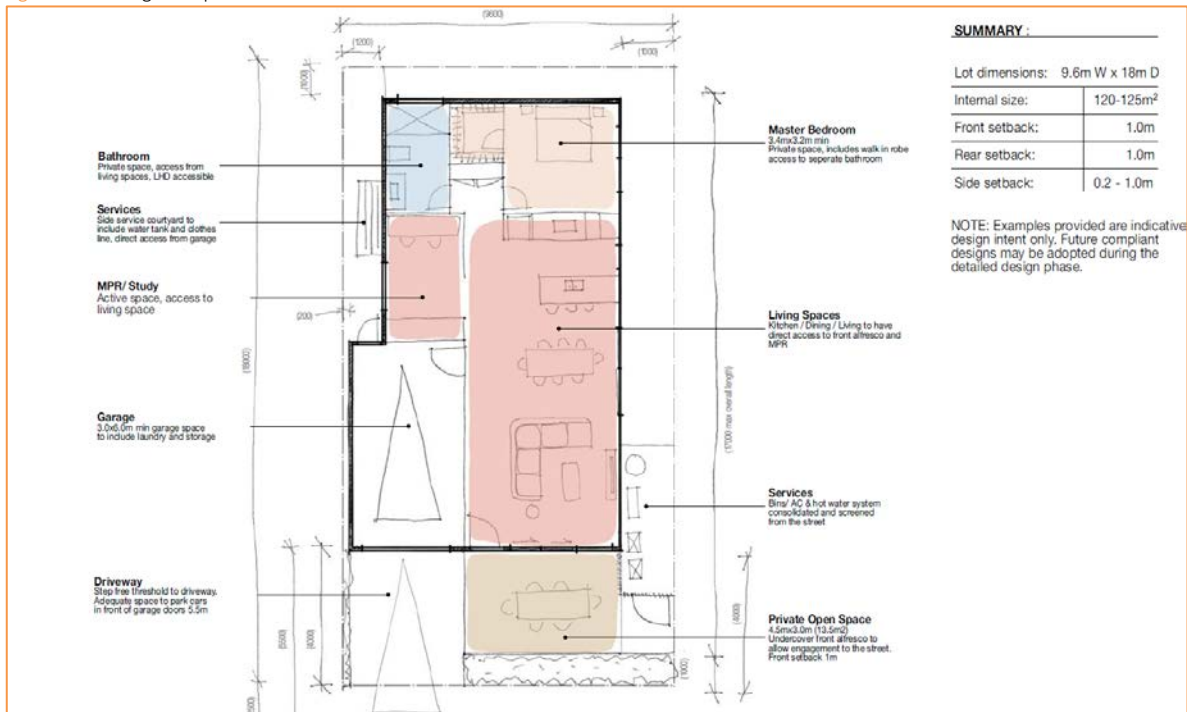
**Staging characteristics**

<b>Stage 1</b>	<ul style="list-style-type: none"> <li>68 residential sites including 6 display village lots</li> <li>Community facilities/Clubhouse</li> <li>Temporary sales office</li> <li>Main site entry</li> <li>Temporary RV parking spaces</li> <li>Workshop/Maintenance Shed</li> </ul>
<b>Stage 2</b>	<ul style="list-style-type: none"> <li>134 residential sites</li> <li>Sports precinct</li> <li>Outdoor seating area</li> </ul>
<b>Stage 3</b>	<ul style="list-style-type: none"> <li>101 residential sites</li> <li>RV parking</li> </ul>

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

There are several house types offering diversity and choice. Future residents can choose a home design that suit their needs. Examples are shown on *Figures 7 to 10* below. They are conceptual only and indicative, refer to **Appendix E**. *Figure 11* shows façade examples.

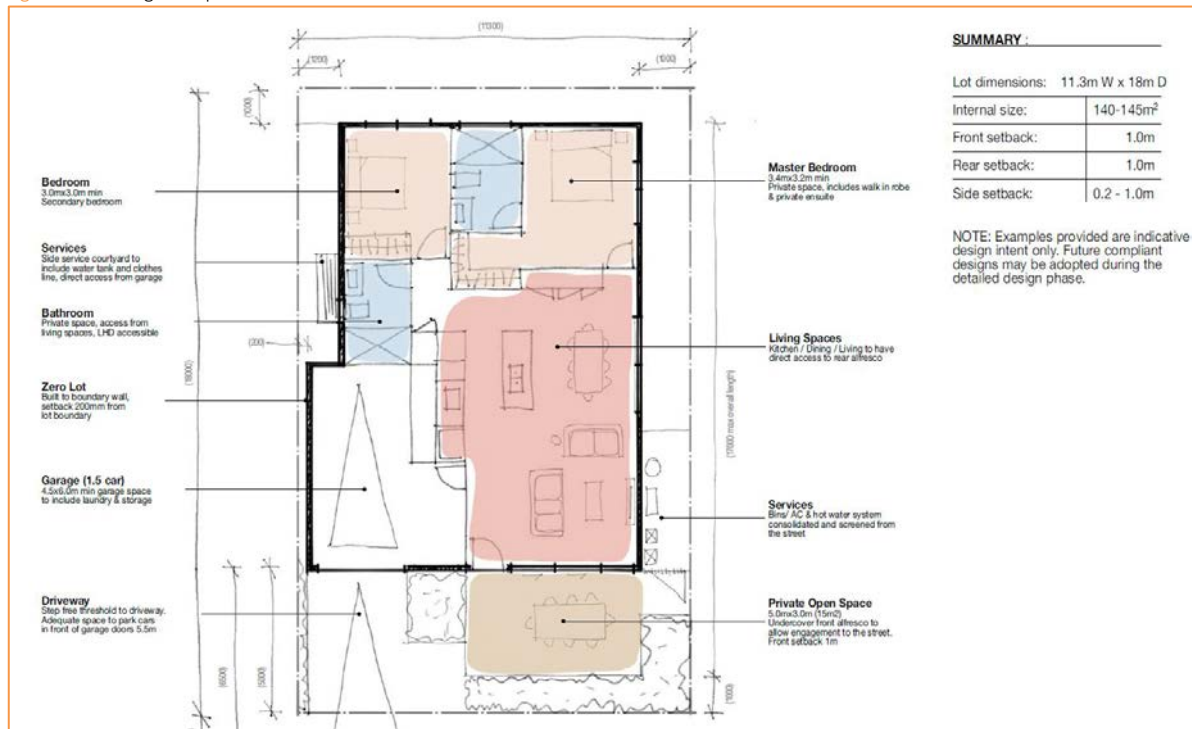
Figure 7: Housing Example 9.6m Lot



Source: OGE Group Architects

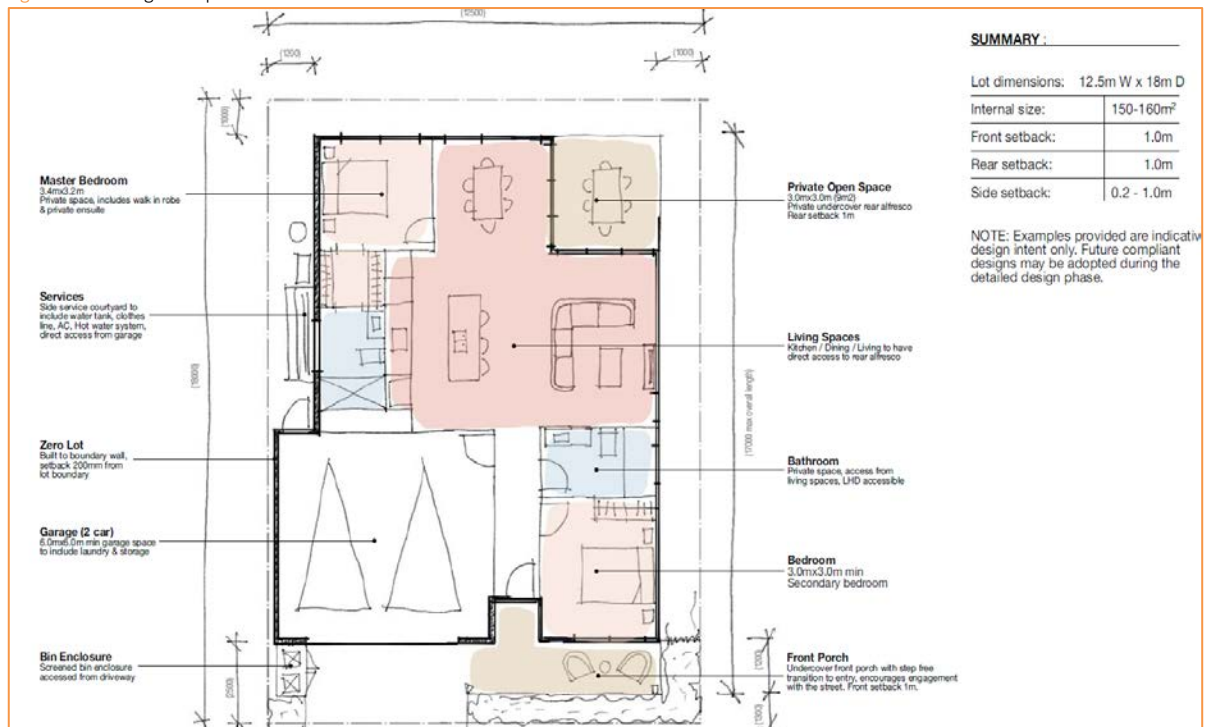


Figure 8: Housing Example 11.3m Lot



Source: OGE Group Architects

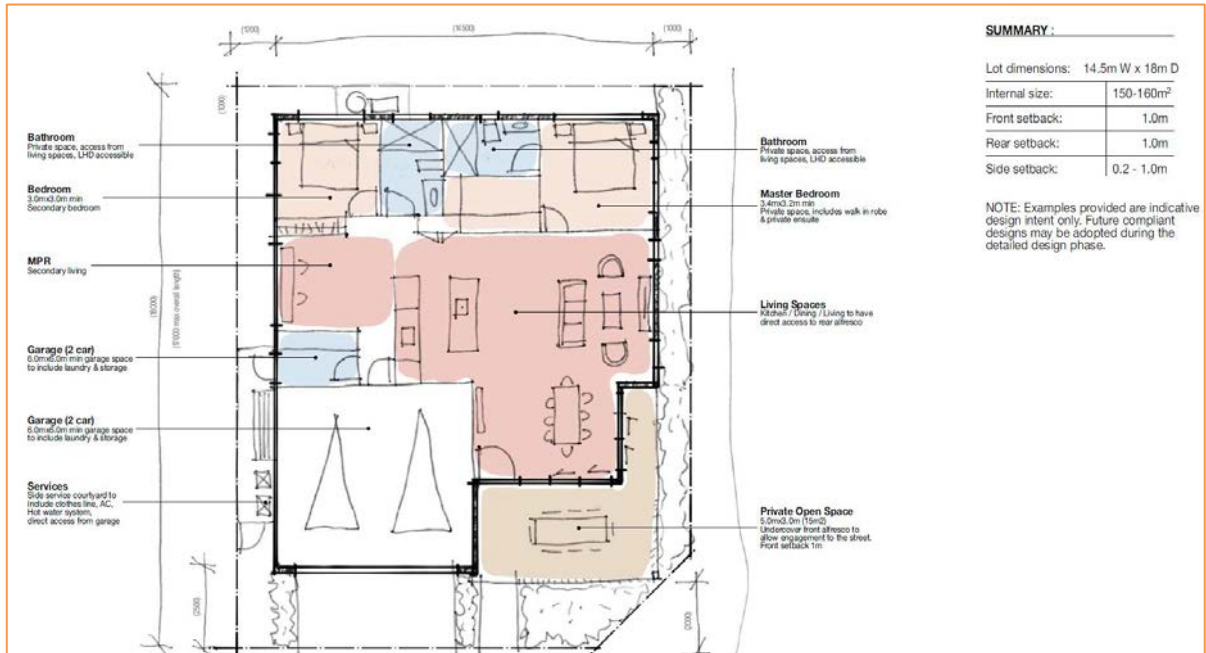
Figure 9: Housing Example 12.5m Lot



Source: OGE Group Architects



Figure 10: Housing Example 14.5m Lot



Source: OGE Group Architects

Figure 11: Housing Façade Examples

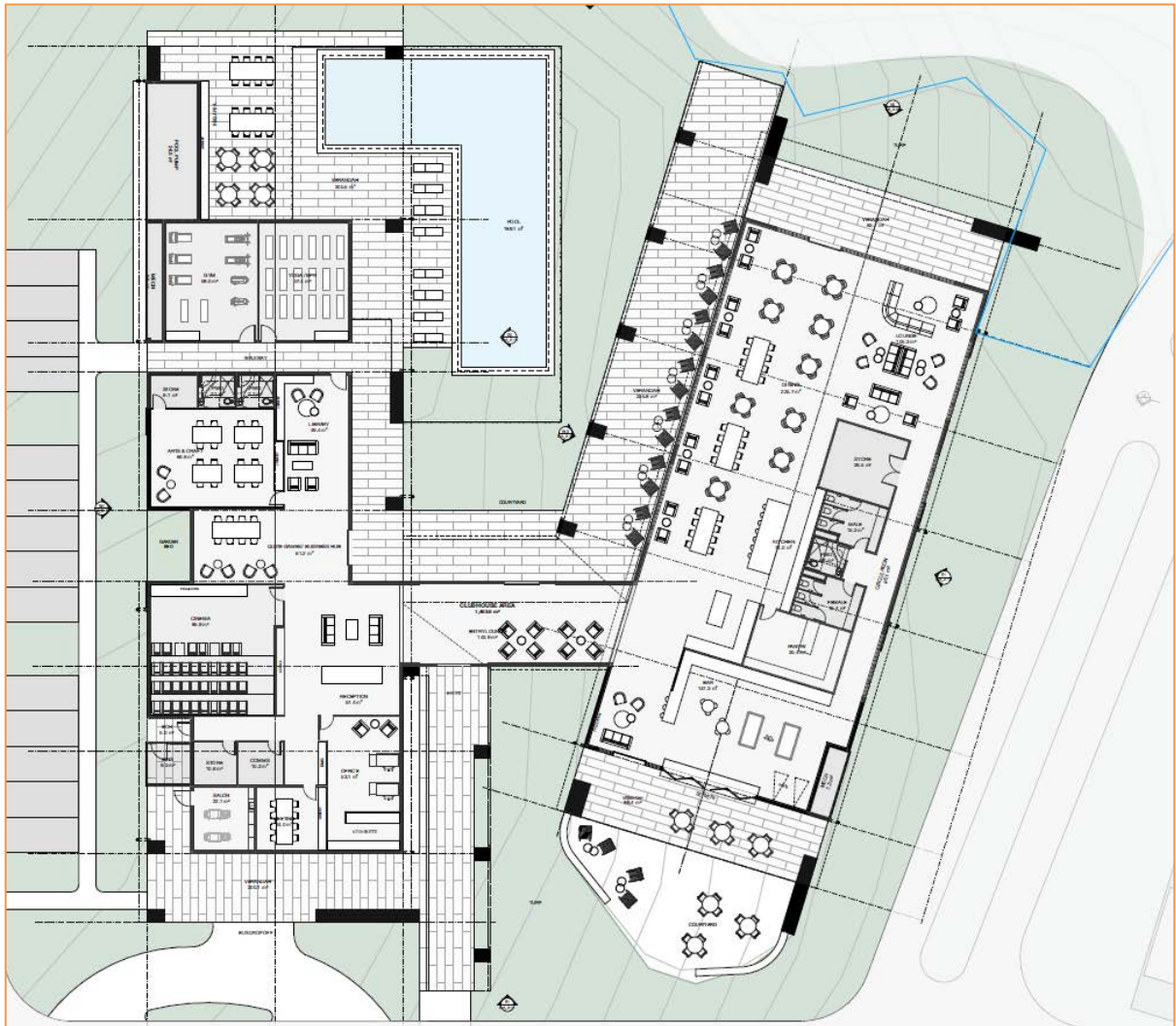


Source: OGE Group Architects

Stage 1 of the development will include the construction of the clubhouse and associated community facilities. The clubhouse will contain an area of approximately 1417m<sup>2</sup>. Figure 12 below shows the indicative floor plan of the clubhouse and ancillary structures. Figures 13 to 16 show indicative clubhouse elevations.



Figure 12: Floor Plan- Clubhouse and ancillary structures



Source: OGE Group Architects

Figure 13: Clubhouse Elevations (North)



Source: OGE Group Architects



Figure 14: Clubhouse Elevations (East)



Source: OGE Group Architects

Figure 15: Clubhouse Elevations (South)



Source: OGE Group Architects

Figure 16: Clubhouse Elevations (West)



Source: OGE Group Architects



## Engineering Assessment

An Engineering Report has been prepared by Premise and is included in **Appendix F**. It provides the civil detail of how the proposed development is to be provided with appropriate infrastructure.

The Engineering Assessment identifies that the proposal can be accommodated.

### Sewer

The development will be provided with sewerage reticulation via gravity reticulation sewers connecting to Council's existing sewerage mains. The two proposed connections to the existing trunk gravity main are at the Northeast corner of the development and adjacent to the Main Street roundabout. The proposed development will be serviced by Sewer Pump Station P/S BU2 which is located on the western side of Yalbira Drive, to the northeast of the development.

### Water

The North Shore Lifestyle Community will be provided with a reticulated water supply via underground PVC water mains connecting to Council's existing water mains. The proposed connection is to the existing 250mm diameter trunk water main adjacent to the roundabout on Main Street. The proposed connection site is shown on the preliminary Water Reticulation Plan (P003520 SKC006) in Appendix D, along with the Water Supply Planning Report.

### Power and Communications

Negotiations with relevant utility service providers for the supply of electricity and telecommunications will be undertaken.

### Earthworks

All sites for residential dwellings in the relocatable home park will be shaped to ensure positive drainage towards roadways and waterways.

### Stormwater Drainage

Internal stormwater flows from the proposed development will be directed and discharged to the drain to the east of the site, and to a tributary of Saunders Creek to the northwest of the site. Internal site stormwater drainage shall be designed and constructed in accordance with the Townsville City Plan SC6.4.8 to SC6.4.9 and will be provided to council as part of future applications. Minor system (Q2 – 39% AEP) stormwater will sheet flow to the roadways and be collected and transported via inlet pits and underground drainage pipes. The Q3month/ 98% AEP component shall be treated onsite before all the minor flows are discharged into the Saunders Creek catchment via the lawful point of discharge. Major system (Q100 – 1% AEP) flows, (surplus to the minor system volume), shall be transported via the roadway systems along the main drainage paths, and discharged as per normal Council requirements.

### Road Network

Access to the development is proposed to be via an existing single lane, four (4) leg roundabout where the south leg is Main Street, the north leg is Yalbira Drive, the east leg is access for Arcare Aged Care North Shore, and the west leg is the proposed development's access. An additional emergency access is proposed at the north-east corner of the site on Main Street between Earlando Lane and Yalbira Drive. This additional access is intended for emergency use, and for direct access to the allocated caravan parking bays. This additional access will be controlled by a gate and managed by the onsite management team, with appropriate signage in place directing visitors to the main entrance.



## 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 development, the application requires assessment against this legislation.

### 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. The referral agencies for the development application are summarised in the table below.

State referral triggers

Issue	Statutory Trigger	Referral Type
State Transport Infrastructure	Schedule 10, Part 9, Division 4 Subdivision 1, Table 1: - <b>LGA 1- exceeding 200 lots</b>	Concurrence

The above referral aspect triggers assessment against State Codes 1 and 6 refer to **Appendix J**.

The subject site contains some regulated vegetation classified as 'category B' on the Regulated Vegetation Management Map. Refer to the SARA mapping in **Appendix B**. For the purpose of addressing the statutory requirements, we note that any clearing over this site is considered to be 'exempt clearing work' in accordance with Schedule 21, Part 2 Item 2(g) as the vegetation is a least concern regional ecosystem in a category B area on a regulated vegetation management map and clearing is for 'urban purpose in an urban area'. The subject site achieves the definition of 'urban land' as defined within the Planning Regulations 2017 as it is mapped in the current City Plan 2014 as being located in the Emerging Community zone. Hence, the application does not trigger referral for vegetation matters.

With respect to the railway corridor, we note that the subject site is not located within the 25m buffer area. The survey plan confirms a separation distance of at least 30m from the railway corridor. Hence, referral in accordance with Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 (Adjacent to State Transport Corridor – Railway) is not required.

### 4.4 STATE PLANNING POLICY

For the purposes of this development, we consider that separate assessment of the proposal against the provisions of the SPP is not required given that all relevant matters will be dealt with under the provisions of the planning scheme.



#### 4.5 NORTH QUEENSLAND REGIONAL PLAN

The subject site is located within an urban area identified in the NQ Regional Plan. The development is consistent with the outcomes of the NQ Regional Plan as it further strengthens the residential sector to support Townsville's growing community at a convenient location with strong connections to public transport and principal roads.

#### 4.6 ASSESSMENT MANAGER AND PLANNING SCHEME

Townsville City Council is nominated as the assessment manager for the application. The applicable planning instrument for this application is the *North Shore Plan of Development* and relevant sections of the *Townsville City Plan 2014*.

#### 4.7 PUBLIC NOTIFICATION

The proposed development on the subject site requires public notification under the provisions of the *Planning Act 2016*.



## 5.0 THE PLANNING FRAMEWORK

### 5.1 LEVEL OF ASSESSMENT, ASSESSABLE BENCHMARKS & APPLICABLE CODES

The subject site is included within an existing approval area that overrides the planning scheme and allows development in accordance with the North Shore Plan of Development. As a consequence, assessment of the proposed development (MCU) requires consideration against the relevant parts of this instrument. However, this report also assesses the development against relevant benchmarks of the Townsville City Plan 2014 for completeness. This will ensure that current planning directions are met appropriately.

The site is located within the North Shore Plan of Development (PoD). As a result of a Preliminary Approval, the PoD applies to all development within the Structure Plan area, shown in *Figure 2* in section 2 of this report. The purpose of the PoD is to manage development within this area, through:

- (a) identifying the structure plan area and the planning areas, the major roads forming part of the road hierarchy and major drainage paths within the structure plan area; and*
- (b) identifying in respect of the planning areas within the structure plan area, assessment categories for development being exempt development, self assessable development and assessable development; and*
- (c) identifying in respect of the structure plan area, a structure plan area code for assessing assessable development; and*
- (d) identifying in respect of the planning areas within the structure plan area, planning area codes for assessing self-assessable development and assessable development.*

The Plan of Development includes a Structure Plan that identifies specific Planning Areas within the estate. The Plan of Development further identifies the level of assessment and the applicable codes required for any land use application. The subject site is located within the *Commercial Planning Area*, and in particular *the Mixed-Use sub-area*. Table 7.3 of the North Shore Plan of Development identifies a relocatable home park use as impact assessable and therefore subject to assessment against the following benchmarks:-

- Structure Plan Area Code;
- Commercial Planning Area Code-Mixed use sub-area;

As per above, this report also assesses the development against relevant benchmarks of the Townsville City Plan 2014 for completeness. Hence, this report includes assessment against the following planning scheme benchmark:-

- Emerging communities zone code;
- Landscape code;
- Transport impact, access and parking code;
- Works code;
- Airport environs overlay code;
- Bushfire hazard overlay code;
- Flood hazard overlay code; and
- Natural Assets Environmental Importance.

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



## 5.2 STRUCTURE PLAN AREA CODE

Pursuant to Section 4.3 of the Plan of Development, the purpose of the structure plan area code is to deliver the overall outcomes for the structure plan area as follows (only relevant sections have been assessed):-

Table 1: Structure Plan Area- Overall Outcomes

Overall outcomes for the structure plan area	Response
1) <i>The structure plan area is to be an identifiable community, which is developed through detailed subdivision design, focused land use provision and clear building requirements.</i>	Precinct 2 identifies a mixed-use land use footprint within the Commercial Planning Area. However, the subject site has been earmarked for a higher density residential use given it is located close to the existing North Shore commercial centre and community facilities. The proposed residential layout is well integrated into the existing North Shore settlement pattern. The development will be well buffered from any inconsistent land uses and takes up area that is no longer anticipated for commercial land uses. It responds well to the current housing pressure.
2) <i>The structure plan area is to provide housing diversity to meet the evolving needs of various household types and lifestyles.</i>	The proposed development provides a residential housing product that response to the housing crisis and associated demographics. The development targets a certain demographic population group (over 50s) and will ensure accessible and affordable housing for that cohort.
3) <i>The structure plan area is to be an integrated development that respects site character and provides access to open space and community facilities.</i>	The subject site provides an opportunity to deliver an integrated development to enhance and improve residential housing in a growth area. The site is conveniently accessible by vehicular and pedestrian traffic.
4) <i>The structure plan area is to provide for a defined open space system that utilises natural elements and provides various recreational opportunities.</i>	The proposed development is well connected to external open space and recreational areas. Further, the proposed development layout incorporates existing natural elements and features to achieve attractive open space and recreational opportunities for future residents.
5) <i>The structure plan area is to be developed to provide safe and functional access within the structure plan area and to external connections.</i>	The site is conveniently accessible by vehicular and pedestrian traffic. The proposed vehicular access will integrate into the existing road network. Access to the development is proposed to be via an existing single lane, four (4) leg roundabout where the south leg is Main Street, the north leg is Yalbira Drive, the east leg is access for Arcare Aged Care North Shore, and the west leg is the proposed development's access. An additional emergency access is proposed at the north-east corner of the site on Main Street between Earlando Lane and Yalbira Drive.



Overall outcomes for the structure plan area	Response
	This additional access is intended for emergency use, and for direct access to the allocated caravan parking bays. This additional access will be controlled by a gate and managed by the onsite management team, with appropriate signage in place directing visitors to the main entrance.
6) <i>The structure plan area is to be designed to achieve tropical urban design outcomes.</i>	The proposed buildings will feature contemporary and articulated design treatments including recesses, awnings, overhangs and roof lines. The proposed buildings will feature tropical design elements that are anticipated for the area. The use of varied materials and screen/landscaping treatments will enhance the overall appearance and is climate responsive.
7) <i>The structure plan area is to be developed for community and commercial facilities to –</i> a) <i>service the residents of the structure plan area, residents of the region, and the travelling public; and</i> b) <i>ensure that residential amenity is not detrimentally affected.</i>	The proposal is a logical progression of an approved master planned area (North Shore) where a suitable site has been identified for a relocatable home park (land lease community). The proposed development provides a residential housing product that responds to the housing crisis and associated demographics. The evolving needs within the North Shore Community have been recognised, and the proposed development responds to a community need in a strategic location.

### 5.3 COMMERCIAL PLANNING AREA CODE

- (1) *The commercial planning area is to comprise a range of retail uses, commercial uses, service industrial uses and associated activities that will service the growing development within the structure plan area and surrounding districts.*
- (2) *The neighbourhood centre sub-area is to maximise access to facilities and services for the residents of the structure plan area by encouraging medium to higher density housing components.*
- (3) *The shops and shopping centre within the neighbourhood centre sub-area are developed (GLA greater than 5000m<sup>2</sup> retail floorspace) where-*
  - (a) *either-*
    - (i) *the population of the suburbs of Bushland Beach, Mt Low Burdell, Deeragun Shaw and Jensen reaches 20,000 persons ; or*
    - (ii) *the population of the structure plan area reaches 1000 households; and*
  - (b) *the uses satisfy a public need that correlates with community spending patterns.*
- (4) *The commercial planning area is to be developed in an integrated and coordinated fashion with priority placed on safe pedestrian and vehicular movements.*
- (5) *The commercial planning area is designed to achieve a high level of integration and visual cohesion within the commercial planning area.*
- (6) *The commercial planning area is to be developed for visually attractive development which compliments both the natural and man-made features within the commercial planning area.*



- (7) The commercial planning area is developed in a manner that ensures that the amenity of adjacent residential uses is not detrimentally affected.
- (8) The commercial planning area is to be designed to take account of the requirements of public transport operators and pedestrian and cyclist movement to and within the commercial planning area.
- (9) The commercial planning area is developed with pedestrian and cycle paths which link to the residential planning area.
- (10) The commercial planning area is provided with adequate on-site vehicle parking for all development in the commercial planning area and development is designed to permit the shared use of parking facilities.
- (11) Development is designed to, and where possible implements, the principles of Crime Prevention Through Environmental Design.

### Response

It is evident that the proposed development does not directly align with the intent of the Commercial Planning Area. However, the City Plan 2014, and in particular the intent for the Emerging Community Zone envisages residential growth. It is further noted that the subject site has been earmarked for residential purposes, as there is sufficient commercially zoned area available within and near the North Shore commercial centre.

The proposed development promotes the timely conversion of land for residential purposes (North Shore Lifestyle Community). The proposal is for a land lease community defined as relocatable home park, including 303 residential sites, and resort style community facilities.

A detailed assessment against the relevant mixed-use code outcomes has been undertaken.

Table 2: Specific Outcomes and solutions for the mixed sub-use area - Code Assessment

Performance outcomes	Acceptable outcomes	Assessment
<b>Site Suitability</b>		
<b>O1</b> The site is to be suitable in size and configuration for the intended use.	S1.1. The site is a minimum of 800m <sup>2</sup> in area.  S1.2 The road frontage of the site is a minimum of 18 metres.	<b>Complies</b> The site is well in excess of 800m <sup>2</sup> with adequate road frontages.
<b>Built Form and Building Envelope</b>		
<b>O2</b> A building is to be sited and designed to ensure a pleasant visual metres. amenity where the appearance of building bulk is reduced by building design, screening and design treatments of facades.	S2.1 Building height is a maximum of 15m.  2.2. Maximum site cover is 75% of the site area.  3.1. Boundary clearances comply with standard building regulations.  3.2 Where a business and industry site shares a common boundary with land contained in a residential area, the minimum boundary setback for buildings is 8 metres from the residential area, with a minimum 3 metre landscaped area.	<b>Complies</b> Refer to concepts in <b>Appendix E</b> .



Landscaping		
<p><b>O4</b> Landscaping elements are to reflect the themes of the nearby residential area and improve the visual privacy and streetscape of the locality.</p>	<p>S4.1 Landscaping is a minimum of 3m wide at the major road frontage.</p> <p>S4.2 Fences are a maximum of 1.2 metres in height if of solid construction and 1.8 metres in height if semi-transparent.</p>	<p><b>Complies</b> The overall landscape intent is shown on the concept plans and landscaping concept in <b>Appendix H</b>.</p>
<p><b>O5</b> Landscaping does not adversely affect stormwater management by ensuring that - (a) landscape works do not restrict the flow of water along the overland flow paths; (b) opportunities for water infiltration on a site is maximised by (where practical) (i) the use of permeable surfaces in preference to hard surfaces; and (ii) draining any hardsurfaces towards permeable surfaces.</p>		<p><b>Complies</b> The overall landscape intent is shown on the concept plans and landscaping concept in <b>Appendix H</b>.</p>
Water and Sewerage		
<p><b>O12</b> Adequate provision for water supply is provided.</p> <p><b>O13</b> Adequate provision for sewer disposal is provided,</p>	<p>S12.1 The provision and design of water supply constructed to the standards specified in the transitional planning scheme.</p> <p>S13.1 The provision and design of sewer works constructed to the standards specified in the transitional planning scheme.</p>	<p><b>Complies</b> Refer to <b>Appendix F</b>.</p>
Parking		
<p><b>O14</b> Adequate on-site parking is provided for the needs of users and of visitors.</p>	<p>S4.1 On-site parking spaces are provided in accordance with the number of carparks specified in the transitional planning scheme.</p>	<p><b>Complies</b> Each residential dwelling will have provision for either a single or double garage. Further, the proposed development includes 65 visitor car parks and provision for 23 caravan parking spaces.</p>



## 5.4 EMERGING COMMUNITY ZONE CODE

In accordance with the Townsville City Plan 2014 the subject site is contained within the Emerging Community zone. Whilst the POD overwrites the City Plan 2014, it is considered relevant to assess the proposal against the Emerging Community Zone Code to ensure contemporary planning benchmarks are met.

*The purpose of the Emerging community zone code is to:*

- a) identify land that is suitable for urban purposes and conserve land that may be suitable for urban development in the future;*
- b) manage the timely conversion of non-urban land to urban purposes; and*
- c) prevent or discourage development that is likely to compromise appropriate longer term land use.*

*The particular purpose of the code is:*

- a) to ensure that future development:*
  - i. creates an integrated and compact urban form;*
  - ii. establishes safe, attractive and walkable communities;*
  - iii. provides for a wide choice of housing, employment and accessible community services; and*
  - iv. avoids areas within the Emerging community zone that are unsuited to urban development because of their natural, scenic or cultural values; and*
- b) to ensure that any development which occurs prior to urbanisation of an area maintains the suitability and capacity for future urban development.*

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

- a) structure planning of areas within the zone is undertaken in advance of development of the land for urban purposes;*
- b) land is developed in a logical pattern that facilitates the efficient provision of infrastructure;*
- c) a high level of integration with existing and future urban development is achieved having regard to movement networks, open space and recreational facilities, centres and community infrastructure;*
- d) development facilitates the establishment of new residential communities together with an appropriate level of supporting land uses such as centres, industry and community activities;*
- e) residential development provides for a range of housing types and achieves a minimum dwelling yield of 15 dwellings per hectare net;*
- f) movement networks are established to promote active transport (walking and cycling) and public transport;*
- g) development retains and protects significant environmental, topographic, scenic and cultural features and values;*
- h) development provides for sufficient buffering to existing or intended non-urban or incompatible uses in surrounding areas; and*
- i) development which is, or has the potential to become, incompatible with future urban development of the area does not occur.*

### Response

The proposed development promotes the timely conversion of land for residential purposes (North Shore Lifestyle Communities). The proposal is for a land lease community defined as relocatable home park, including 303 residential sites, and resort style community facilities. The development contains 3 overarching development stages.

The proposed internal road network facilitates functional and safe access, servicing each site with adequate road frontage.



It is considered that the proposed land use is consistent with the objectives sought by the Emerging Community Zone Code:-

- The development application seeks to establish 303 sites in order to deliver a connected and well supported residential layout that responds to its location and setting, providing an affordable and sustainable lifestyle that can be enjoyed by the over 50s.
- The proposed development will accommodate a high-quality residential community providing a range of dwelling choice.
- The proposed residential development is infill development within the appropriately zoned Emerging Community Zone. The subject site is located within the approved North Shore Estate.
- The design layout including the areas and dimensions of the sites are sufficient to accommodate a suitable building, vehicle access points, sufficient space for private open space, setbacks and the ability for climate responsive design.
- The residential community will be established close to the North Shore commercial centre and other community facilities.

The proposed development is consistent with the Overall Outcomes for the Emerging Community Zone Code.

## 5.5 DEVELOPMENT CODES

### 5.5.1 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.*

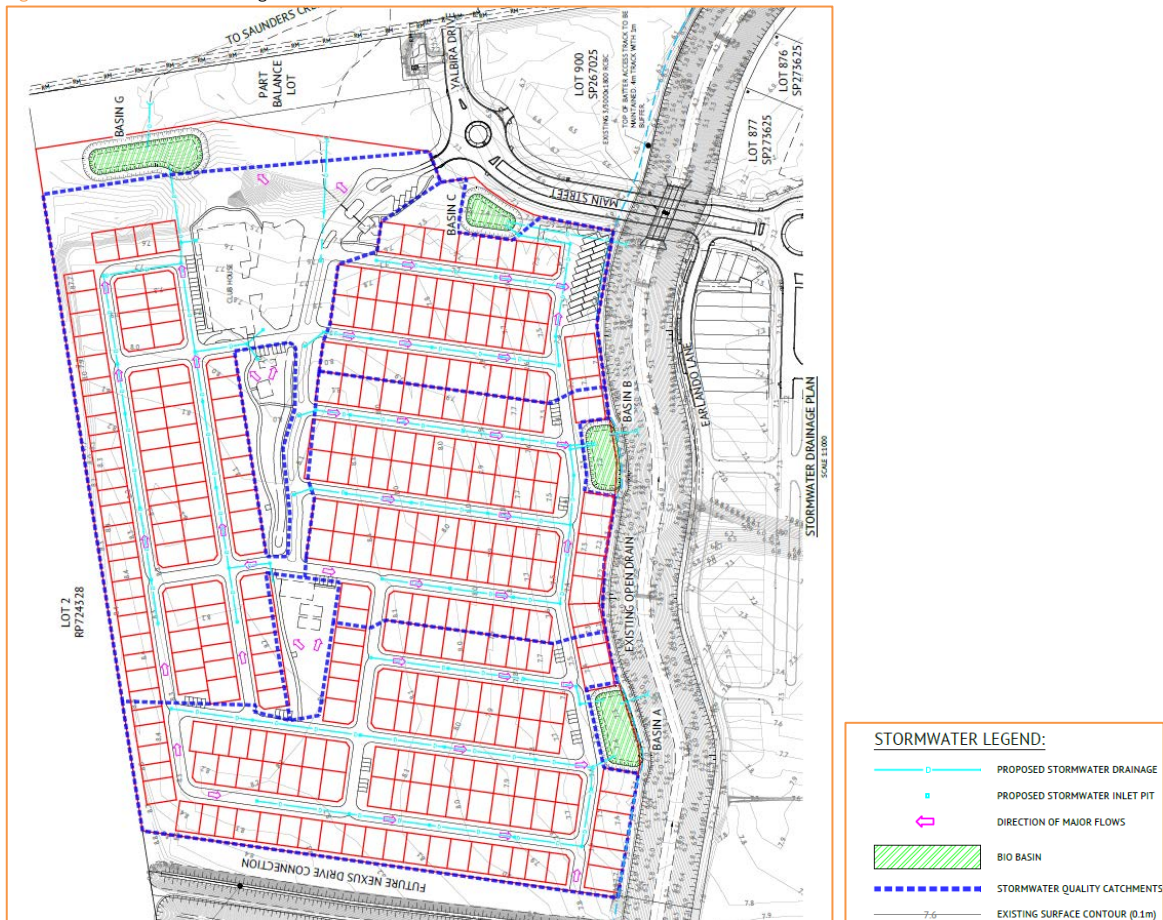
#### Response

##### Stormwater Drainage

Internal stormwater flows from the proposed development will be directed and discharged to the drain to the east of the site, and to a tributary of Saunders Creek to the northwest of the site. Internal site stormwater drainage shall be designed and constructed in accordance with the Townsville City Plan SC6.4.8 to SC6.4.9 and will be provided to council as part of future applications. Minor system (Q2 – 39% AEP) stormwater will sheet flow to the roadways and be collected and transported via inlet pits and underground drainage pipes. The Q3month/ 98% AEP component shall be treated onsite before all the minor flows are discharged into the Saunders Creek catchment via the lawful point of discharge. Major system (Q100 – 1% AEP) flows, (surplus to the minor system volume), shall be transported via the roadway systems along the main drainage paths, and discharged as per normal Council requirements.



Figure 17: Stormwater Drainage Plan



Source: Premise

### Stormwater Quality

On site stormwater quality determinations will be in accordance with the Townsville City Plan SC6.4.10. *Figure 18* shows the stormwater quality catchments that have been assessed. Catchment G1 and G2 represents the areas to be treated by Bio Basin G. Minor flows from G1 and G2 are transported to Bio Basin G and ultimately Saunders Creek and the Bohle River, after treatment. Catchment G2 consists of primarily vegetated areas and is separated due to the fraction impervious differential. Catchments A, B, and C, direct minor flows to Bio Basins A, B, C respectively with the treated stormwater discharged to Saunders Creek and then ultimately the Bohle River.



Figure 18: Bio Retention Basin Catchments



Source: Premise

The stormwater strategy is demonstrated in detail within the engineering report (**Appendix F**) prepared by Premise and shows compliance with the Healthy Waters Code. Detailed design will be provided at operational works stage. Standard stormwater conditions are expected to safeguard this development aspect. Hence, a detailed assessment against this code is not warranted.

### 5.5.2 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 overall landscape intent is shown on the concept plans and landscaping concept in **Appendix H**. *Figure 19* shows the ground plane strategy with landscaping focal points being:

- Landscape buffer along the northern boundary;
- Landscaped swale;
- Community garden and pavilion;
- Entry statement; and
- Street trees along internal roads.



Given the nature of the development, it is considered that the development can be approved subject to conditions requiring detailed landscape design to be submitted as part of a subsequent operational works application. An assessment against this code concludes that compliance can be achieved.

Figure 19: Landscaping Masterplan



Source: RPS

### 5.5.3 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

A Traffic Impact Assessment (TIA) has been undertaken by Premise and is located in **Appendix G**. The proposed development is modelled conservatively to have 320 residential dwellings for the purposes of the TIA. The TIA concludes that existing roundabouts on Main Street, including the roundabout at the proposed site entrance and the Main Street / Nexus Drive roundabout can accommodate forecast development traffic, with acceptable delays and queues allowing for conservative forecasts of ultimate traffic. A road safety risk assessment was undertaken using 16 years of crash data to establish the existing safety profile. The proposed development is not expected to increase the overall risk above its current medium risk level, resulting in no adverse road safety impact and no further mitigation is required. Refer to **Appendix G**.



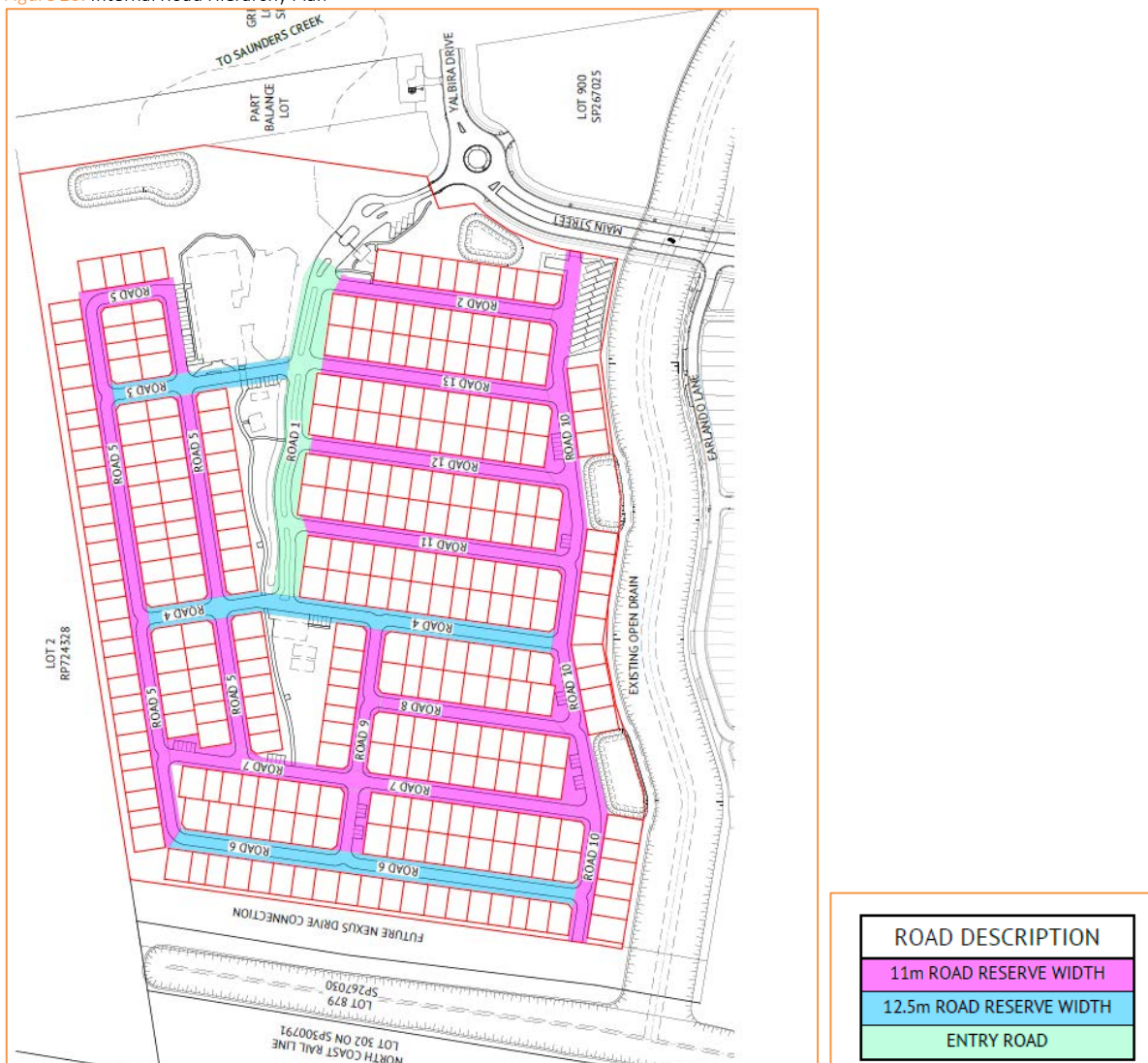
### External Road Network

Main Street is an existing Minor Collector under the governing authority of Townsville City Council with a road reserve width of 32m. Main Street is currently a no through road, running east-west connecting to North Shore Boulevard in the east. Fronting the development site, Main Street is a divided carriageway providing traffic flow in both directions and features an approximate 6.5m median strip. The Townsville City Plan shows that Main Street will be upgraded to a Major Collector Road with connectivity provided to Yalbira Drive in the northwest. Access to the development is via a priority controlled four (4) leg single lane roundabout under the governing authority of Townsville City Council. The roundabout features an approximate 11m diameter centre island with (give-way) line marking on all four (4) approaches.

### Internal Road Network

An internal private road network will be provided to service the development. The road hierarchy plan and associated cross sections for this network are shown in *Figures 20 and 21*.

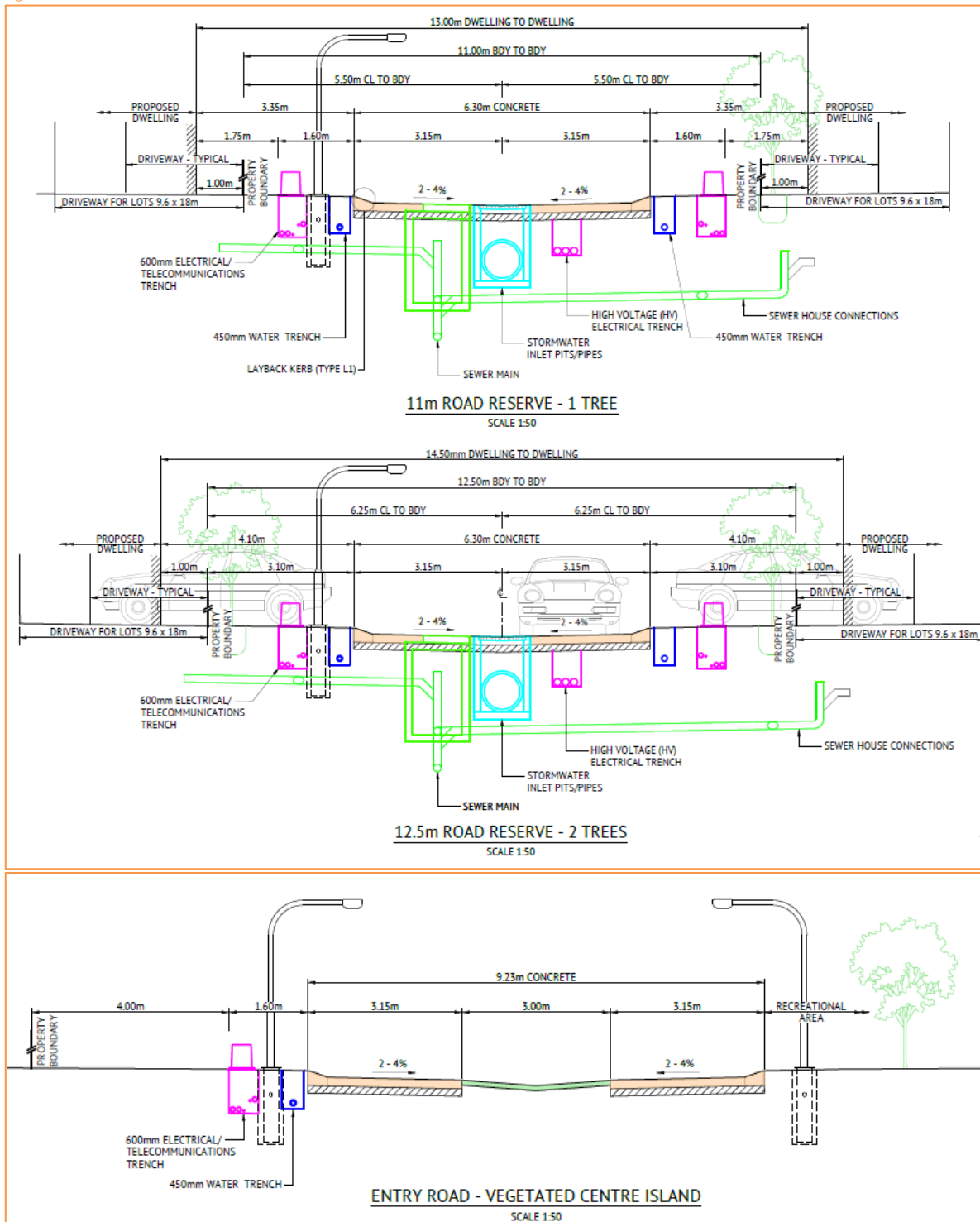
Figure 20: Internal Road Hierarchy Plan



Source: Premise



Figure 21: Internal Road Cross Sections



Source: Premise

### Access

Access to the development will be established in the northeast corner and be provided via Main Street. Access from Main Street will be via the west leg of the existing four (4) leg single-lane roundabout. This roundabout provides access to the nearby Arcare Aged Care North Shore facility. Access to the site will be controlled by a gate.



An additional access is proposed at the north-east corner of the site on Main Street between Earlando Lane and Yalbira Drive. This access is located 76m from Earlando Lane and is intended for emergency use, and for direct access to the allocated caravan parking bays. This additional access will be controlled by a gate and managed by the onsite management team, with appropriate signage in place directing visitors to the main entrance. The speed limit within the development will be posted as 40km/h.

#### Car parking

Each residential dwelling will have provision for either a single or double garage. Further, the proposed development includes 65 visitor car parks and provision for 23 caravan parking spaces.

#### Public Transport

The closest public transport facility is the bus stop at Main Street, adjacent to North Shore Marketplace, located approximately 400 metres (around 5 minutes' walk) east of the subject site.

#### Active Transport

Footpaths are provided on both sides of Main Street providing connectivity to the North Shore Town Centre. These paths extend from the proposed site entrance through to North Shore Boulevard.

#### Waste Management

The applicant is prepared to accept conditions of approval that a Waste Management Plan is to be provided at future compliance stage when relevant detail is known.

It is considered that information provided in the Engineering Report and Traffic Impact Assessment demonstrate compliance with the Transport Impact, Access and Parking Code and therefore a detailed assessment against this code is not warranted.

#### **5.5.4 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**

An Engineering Report has been prepared by Premise and is included in **Appendix F**. It provides the civil detail of how the proposed development is to be provided with appropriate infrastructure.

The Engineering Assessment identifies that the proposal can be accommodated. The proposed development is modelled conservatively to have 310 residential dwellings for the purposes of the water and sewer assessment.

#### Water

The North Shore Lifestyle Community will be provided with a reticulated water supply via underground PVC water mains connecting to Council's existing water mains. The proposed connection is to the existing 250mm diameter trunk water main adjacent to the roundabout on Main Street. The proposed connection is shown in *Figure 22* below. For further details refer to **Appendix F**.



Figure 22: Water Reticulation Plan



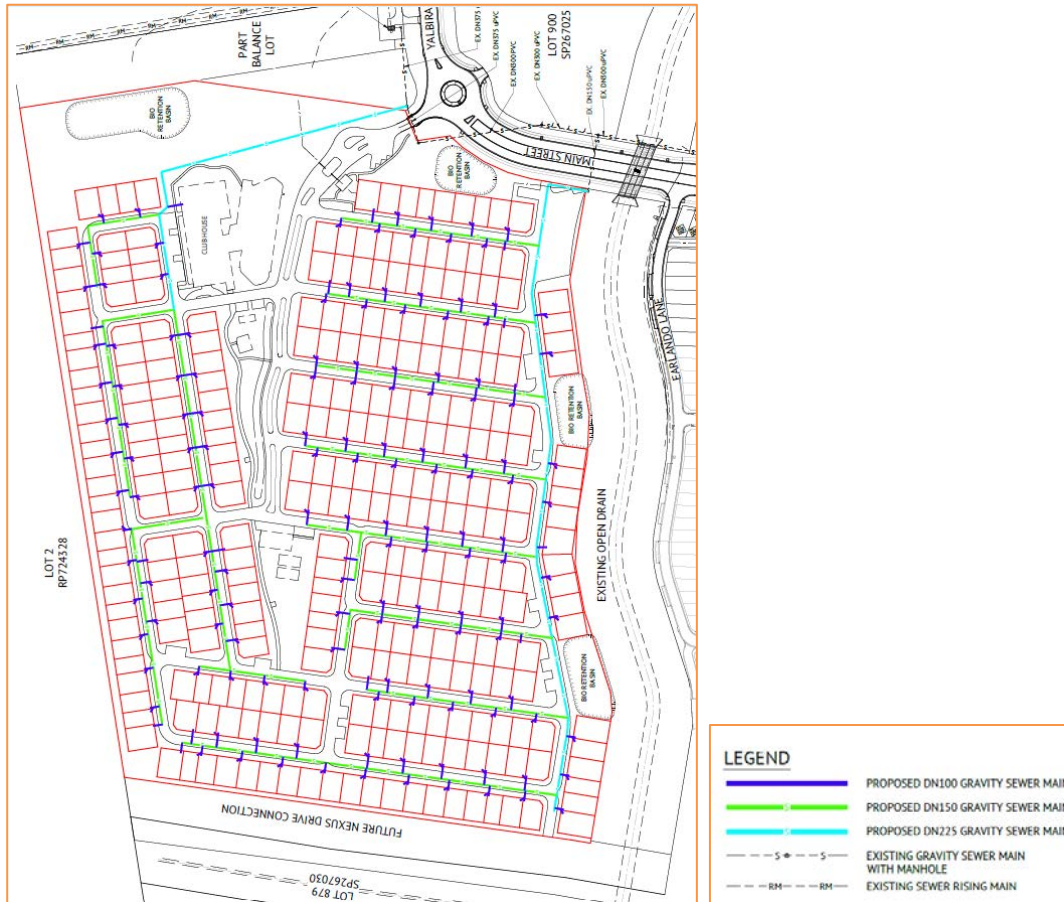
Source: Premise

### Sewer

The development will be provided with sewerage reticulation via gravity reticulation sewers connecting to Council's existing sewerage mains. The two proposed connections to the existing trunk gravity main are at the Northeast corner of the development and adjacent to the Main Street roundabout. The proposed development will be serviced by Sewer Pump Station P/S BU2 which is located on the western side of Yalbirra Drive, to the northeast of the development. The proposed connection is shown in *Figure 23* below. For further details refer to **Appendix F**.



Figure 23: Water Reticulation Plan



Source: Premise

### Power and Communications

Negotiations with relevant utility service providers for the supply of electricity and telecommunications will be undertaken.

### Earthworks

All sites for residential dwellings in the relocatable home park will be shaped to ensure positive drainage towards roadways and waterways.

### Stormwater Drainage

Internal stormwater flows from the proposed development will be directed and discharged to the drain to the east of the site, and to a tributary of Saunders Creek to the northwest of the site. Internal site stormwater drainage shall be designed and constructed in accordance with the Townsville City Plan SC6.4.8 to SC6.4.9 and will be provided to council as part of future applications. Minor system (Q2 – 39% AEP) stormwater will sheet flow to the roadways and be collected and transported via inlet pits and underground drainage pipes. The Q3month/ 98% AEP component shall be treated onsite before all the minor flows are discharged into the Saunders Creek catchment via the lawful point of discharge. Major system (Q100 – 1% AEP) flows, (surplus to the minor system volume), shall be transported via the roadway systems along the main drainage paths, and discharged as per normal Council requirements.



### Road Network

Access to the development is proposed to be via an existing single lane, four (4) leg roundabout where the south leg is Main Street, the north leg is Yalbira Drive, the east leg is access for Arcare Aged Care North Shore, and the west leg is the proposed development's access. An additional emergency access is proposed at the north-east corner of the site on Main Street between Earlando Lane and Yalbira Drive. This additional access is intended for emergency use, and for direct access to the allocated caravan parking bays. This additional access will be controlled by a gate and managed by the onsite management team, with appropriate signage in place directing visitors to the main entrance.

## 5.6 OVERLAY CODES

### 5.6.1 Airport Environs Overlay

The proposed development is nominated for assessment against the Airport Environs Overlay Code.

The purpose of this code is to *ensure development does not negatively impact on the operations of the Townsville Airport, RAAF base or any other aviation facilities. Any development is to ensure that safety is maintained throughout the airport's operational airspace by reducing the effect of aircraft noise on people and minimising risk to public safety near airport runways.*

### Response

The subject site is identified in Operational Airspace more than 90m above ground level and located 8km from the airport runway.

The development is considered consistent with the overall outcomes, performance outcomes and acceptable outcomes of the code. In particular, the proposed development is merely a land lease community which creates 303 residential sites within a residential planning area. A detailed assessment against the code is not warranted.

### 5.6.2 Bushfire Hazard Overlay

The proposed development is nominated for assessment against the Bushfire Hazard Overlay Code.

The purpose of the Bushfire hazard overlay code *is to ensure that development does not:*

- 1. increase the extent or the severity of bushfire hazard; or*
- 2. increase the risk to life, property, community and the environment.*

### Response

A small section in the northwest corner of the subject site is identified as high hazard bushfire area with a potential bushfire impact buffer surrounding it, refer to *Figure 24* below. It is noted that this section of the site will include a bio basin and landscaped areas. The proposed development is well serviced by appropriate access and firefighting services and risk can be managed.



Figure 24: Council's Bushfire overlay



Source: TCC Mapping

### 5.6.3 Flood Hazard Overlay

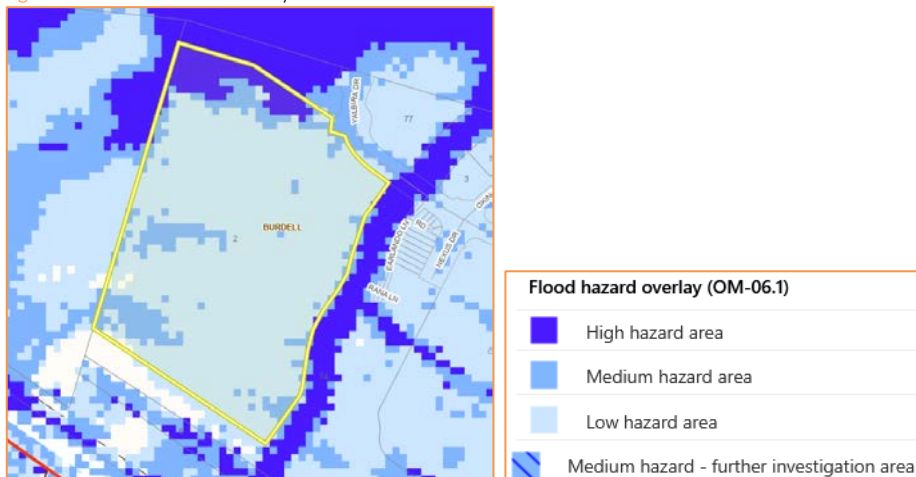
The proposed development is nominated for assessment against the Flood Hazard Overlay Code.

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 in low, medium and high hazard flood areas, refer to *Figure 25* below.

Figure 25: Council's Flood overlay



Source: TCC Mapping

### Flood Impact Assessment

A Hydraulic Impact Assessment has been prepared by Engeny and is included in **Appendix I**. It has been undertaken to evaluate the potential flood impacts associated with the proposed development using the 2023 Bohle River Flood Study hydraulic model as the base to represent existing flood conditions.



The model was then updated to incorporate the proposed development layout and drainage features for assessment of the developed case. Both existing and developed case scenarios were simulated across a range of design events (50%, 10%, and 1% AEP), with same critical durations and boundary conditions to enable direct comparison. Key outcomes of the assessment are summarised as follows:

- The developable area of the Site remains flood free in the 1% AEP event, satisfying relevant flood immunity requirements.
- Two open channel drains and a shallow depression zone were incorporated to convey upstream external overland flows through the Site while maintaining floodplain connectivity.
- In the 1% AEP flood event, flood level reductions were observed along key flow paths, including within the Site, adjacent road reserves, and the neighbouring shopping centre to the east.
- In all simulated design events, minor flood level increases generally less than 20mm were contained within the Site boundary. For the 50% AEP event, some small flood level increases were observed just outside the Site boundary, primarily within road reserves and carpark areas. These changes are considered acceptable and do not result in adverse impacts to surrounding properties or critical infrastructure.

#### 5.6.4 Natural Assets Environmental Importance Overlay

The proposed development is nominated for assessment against the Natural Assets Environmental Importance Overlay Code.

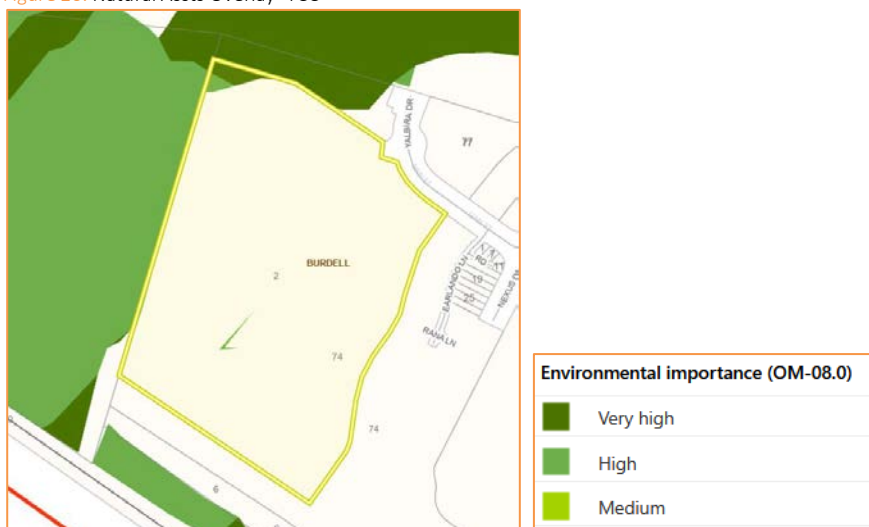
The purpose of the Natural assets overlay code is to:

1. protect areas of environmental significance, and the ecological processes and biodiversity values of terrestrial and aquatic ecosystems;
2. maintain ecosystem services and other functions performed by Townsville's natural areas; and
3. protect water quality, ecosystem health and the natural hydrological functioning of waterways, wetlands and their riparian areas.

#### Response

The subject site contains a small section (northwest corner) of environmental importance, refer to *Figure 26* below. The area identified will be retained within the vegetated footprint, hence there is no impact. Further, it is proposed to retain as much vegetation on site as practicable. Refer to landscaping intent in **Appendix H**.

Figure 26: Natural Assts Overlay- TCC



Source: TCC Mapping



## 6.0 CONCLUSION

This proposal details a development application to Townsville City Council seeking a Development Permit for a Material Change of Use for Relocatable Home Park (Land Lease Community – Northern Shore Lifestyle Community) at 2 Rana Lane, Burdell.

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

- The proposal has been assessed against and is able to fulfil the requirements of all relevant statutory planning instruments.
- The proposed development generally accords with the objectives, principles and overall intent of the NQ Regional Plan as the proposal constitutes development within the Townsville Urban Area (NQ).
- The proposal generally accords with the requirements of the State Development Assessment Provisions (SDAP) and State Planning Policy (SPP).
- The development represents significant improvement on the current unutilised site and activates a significant site within the North Shore Estate that has otherwise remained vacant.
- The proposed development provides a residential housing product that response to the housing crisis and associated demographics. The development targets a certain demographic population group (over 50s) and will ensure accessible and affordable housing for that cohort.
- The resultant residential sites are in character with the planned locality, ensuring amenity within the existing settlement pattern is maintained.
- The proposed development is located in an area appropriate for the nature of the use and traffic generated by it.
- The proposed residential development site is highly integrated into the surrounding urban form, utilising the existing street network, open space network and infrastructure.
- The proposed residential development will be serviced with resort style community facilities.
- The proposal provides for a variety of residential sites that will significantly contribute to the mix of lifestyle choices within the overall North Shore estate and will result in the creation of a cohesive, liveable, sustainable, accessible, affordable and identifiable community that meets the evolving needs of the over 50s cohort.
- Includes the provision of infrastructure that shall meet the current needs of the community and allow for the future growth of the locality.

As demonstrated by the assessment provided within this report, the proposed development complies with the outcomes sought by the North Shore Plan of Development, the Townsville City Plan and other relevant planning instruments. On the basis of the assessment contained within this report, Townsville City Council is requested to favourably consider the development proposal, subject to reasonable and relevant conditions.

# APPENDIX A

DA Form 1 & 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)	Ingenia Communities C/- Brazier Motti
Contact name (only applicable for companies)	Anne Zareh
Postal address (P.O. Box or street address)	595 Flinders Street
Suburb	Townsville City
State	Queensland
Postcode	4810
Country	Australia
Contact number	07 4772 1144
Email address (non-mandatory)	anne.zareh@braziermotti.com.au
Mobile number (non-mandatory)	0416 486 309
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	25544-191-1

#### 1.1) Home-based business

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

### 2) Owner's consent

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

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

## 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
		2	Rana Lane	Burdell
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		857	SP359106	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):*

Relocatable Home Park (Land Lease Community) – 303 Residential Sites

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 <i>(include each definition in a new row)</i>	Number of dwelling units <i>(if applicable)</i>	Gross floor area (m <sup>2</sup> ) <i>(if applicable)</i>
Land Lease Community	Relocatable Home Park	303	

**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

Townsville City Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?

- Yes – a copy of the decision notice is attached to this development application
- The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- No

## PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

**Note:** A development application will require referral if prescribed by the Planning Regulation 2017.

- No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the Planning Act 2016:**

- Clearing native vegetation
- Contaminated land (*unexploded ordnance*)
- Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- Fisheries – aquaculture
- Fisheries – declared fish habitat area
- Fisheries – marine plants
- Fisheries – waterway barrier works
- Hazardous chemical facilities
- Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- Infrastructure-related referrals – designated premises
- Infrastructure-related referrals – state transport infrastructure**
- Infrastructure-related referrals – State transport corridor and future State transport corridor
- Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- Infrastructure-related referrals – near a state-controlled road intersection
- Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- Koala habitat in SEQ region – key resource areas
- Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- Ports – Brisbane core port land – environmentally relevant activity (ERA)
- Ports – Brisbane core port land – tidal works or work in a coastal management district
- Ports – Brisbane core port land – hazardous chemical facility
- Ports – Brisbane core port land – taking or interfering with water
- Ports – Brisbane core port land – referable dams
- Ports – Brisbane core port land – fisheries
- Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- SEQ development area
- SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- SEQ regional landscape and rural production area or SEQ rural living area – community activity
- SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- SEQ regional landscape and rural production area or SEQ rural living area – combined use
- SEQ northern inter-urban break – tourist activity or sport and recreation activity



Queensland  
Government

- 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 checked="" type="checkbox"/> Approval <input type="checkbox"/> Development application	M26/03; R154 Court Consent	29 March 2007	Court Order
<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](http://www.qld.gov.au). An ERA requires an environmental authority to operate. See [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information.

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

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

### Hazardous chemical facilities

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

- Yes – *Form 536: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application
- No

**Note:** See [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information about hazardous chemical notifications.

### Clearing native vegetation

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

- Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)
- No

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

### Environmental offsets

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

- Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter
- No

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

### Koala habitat in SEQ Region

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

- Yes – the development application involves premises in the koala habitat area in the koala priority area
- Yes – the development application involves premises in the koala habitat area outside the koala priority area
- No

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

### Water resources

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

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

No

**Note:** Contact the Department of Resources at [www.resources.qld.gov.au](http://www.resources.qld.gov.au) for further information.

DA templates are available from [planning.statedevelopment.qld.gov.au](http://planning.statedevelopment.qld.gov.au). If the development application involves:

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

### Waterway barrier works

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

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

No

DA templates are available from [planning.statedevelopment.qld.gov.au](http://planning.statedevelopment.qld.gov.au). For a development application involving waterway barrier works, complete DA Form 1 Template 4.

### Marine activities

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

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

No

**Note:** See guidance materials at [www.daf.qld.gov.au](http://www.daf.qld.gov.au) for further information.

### Quarry materials from a watercourse or lake

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

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

No

**Note:** Contact the Department of Resources at [www.resources.qld.gov.au](http://www.resources.qld.gov.au) and [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information.

### Quarry materials from land under tidal waters

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

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

No

**Note:** Contact the Department of Environment, Science and Innovation at [www.desi.qld.gov.au](http://www.desi.qld.gov.au) for further information.

### Referable dams

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

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

No

**Note:** See guidance materials at [www.resources.qld.gov.au](http://www.resources.qld.gov.au) for further information.

### **Tidal work or development within a coastal management district**

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

- Yes – the following is included with this development application:
- Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
  - A certificate of title

No

**Note:** See guidance materials at [www.desi.qld.gov.au](http://www.desi.qld.gov.au) for further information.

### **Queensland and local heritage places**

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

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

No

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

Name of the heritage place:

Place ID:

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

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

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

No

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

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

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

No

**Note:** See guidance materials at [www.planning.statedevelopment.qld.gov.au](http://www.planning.statedevelopment.qld.gov.au) for further information.

## **PART 8 – CHECKLIST AND APPLICANT DECLARATION**

### **24) Development application checklist**

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

Yes

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

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application

Yes

Not applicable

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

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

Yes

Relevant plans of the development are attached to this development application

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

Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

Yes

Not applicable



**Queensland  
Government**

**25) Applicant declaration**

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

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

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

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

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

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

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

Date received:  Reference number(s):

**Notification of engagement of alternative assessment manager**

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

**QLeave notification and payment**

*Note: For completion by assessment manager if applicable*

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



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

I, **Matthew Young**

~~(Sole)~~ Director of the company mentioned below.

and I, **Charisse Biddulph**

~~Director~~/Secretary of the company mentioned below.

of:

INA Operations Pty Limited A.C.N. 159 195 632

as owner of the premises identified as follows:


Main Street, Burdell  
Lot 857 on SP359106

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

Brazier Motti Pty Ltd

on the premises described above for:

Development Application for Material Change of Use for Relocatable Home Park

  
.....  
Signature of ~~(Sole)~~ Director

13 January 2026

Date

  
.....  
Signature of ~~Director~~/Secretary

13 January 2026

Date

# APPENDIX B

Certificate of Title and Survey Plan

brazier motti



Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b> 51397620	<b>Search Date:</b> 12/01/2026 07:38
<b>Date Title Created:</b> 23/10/2025	<b>Request No:</b> 54665772
<b>Previous Title:</b> 51315156	

#### ESTATE AND LAND

Estate in Fee Simple

LOT 857 SURVEY PLAN 359106  
Local Government: TOWNSVILLE

#### REGISTERED OWNER

Dealing No: 724512028 24/11/2025

INA OPERATIONS PTY LIMITED A.C.N. 159 195 632

#### EASEMENTS, ENCUMBRANCES AND INTERESTS

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

#### ADMINISTRATIVE ADVICES

NIL

#### UNREGISTERED DEALINGS

NIL

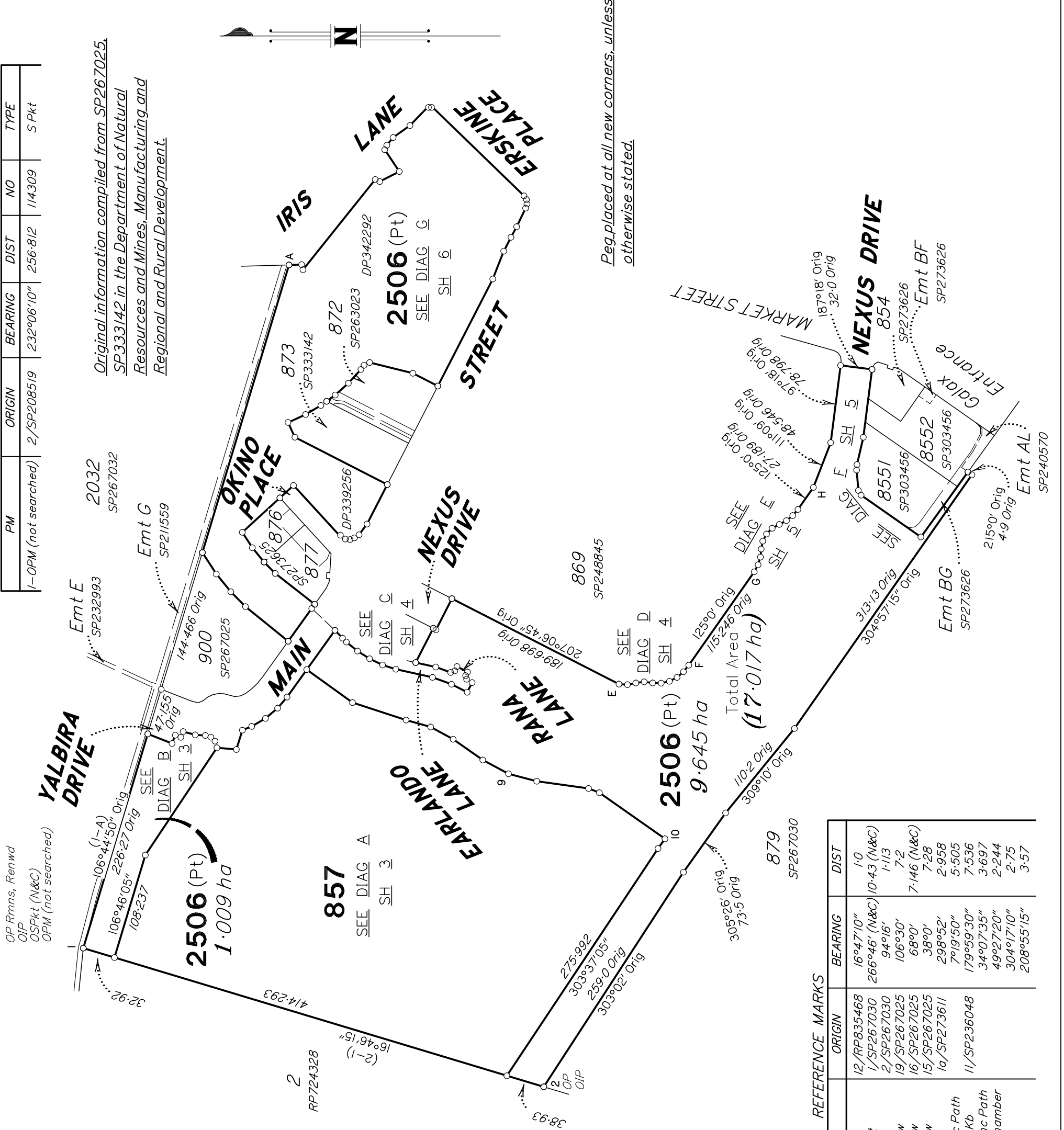
\*\* End of Current Title Search \*\*

PM	ORIGIN	BEARING	DIST	NO	TYPE
I-OPM (not searched)	2/SP208519	232°06'10"	256.812	114309	S Pkt

Original information compiled from SP267025, SP333142 in the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development.



Peg placed at all new corners, unless otherwise stated.

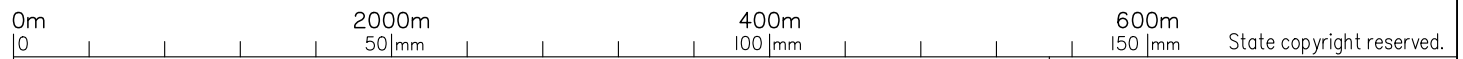


STN	TO	ORIGIN	BEARING	DIST
1	OIP	12/RP835468	16°47'10"	1.0
1	OSPkt	1/SP267030	266°46' (N&C)	10.43 (N&C)
2	OIP	2/SP267030	94°16'	1.113
3	OScrew	19/SP267025	106°30'	7.2
4	OScrew	16/SP267025	68°0'	7.146 (N&C)
5	OScrew	15/SP267025	38°0'	7.28
6	OIP	1a/SP273611	298°52'	2.958
6b	Nail in Conc Path	11/SP236048	7°19'50"	5.505
7	ONail in Kb		179°59'30"	7.536
8	Screw in Conc Path		34°07'35"	3.697
9	Nail in MH Chamber		49°27'20"	2.244
10	I.Pin		304°17'10"	2.75
	I.Pin		208°55'15"	3.57

BRAZIER MOTTI PTY LTD (ACN 066 411 041) hereby certify that the land comprised in this plan was surveyed by the corporation, by Rodney John MURPHY, Surveying Associate, for whose work the corporation accepts responsibility, under the supervision of Geoffrey Edwin OSBALDISTON, Cadastral Surveyor, and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 16/09/2025.



Director  
Date 18-09-25



### Plan of Lots 857 and 2506

Cancelling Lot 2506 on SP333142

LOCAL GOVERNMENT: TOWNSVILLE CITY COUNCIL LOCALITY: BURDELL

Meridian: MGA Zone 55 Vide SP333142

Survey Records: No

Scale: 1:4000  
Format: STANDARD



SP359106

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

(Dealing No.)

4. Lodged by

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

I. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
51315156	Lot 2506 on SP333142	857 and 2506	_____	_____

**BENEFIT EASEMENT ALLOCATIONS**

Easement	Lots Fully Benefited	Lots Partially Benefited
713898469 (Emt AL on SP240570)	857 & 2506	_____
716926124 (Emt BE on SP263023)	857 & 2506	_____
718350306 (Emt BG on SP273626)	857 & 2506	_____

Survey Report

*W boundary established by OIP and OP Rmns at stn 1, and OP and OIP at stn 2 agreeing with deed dimensions. Noting difference in reference to OSPkt off stn 1. OPM off stn 1 not searched due to its remoteness from the site and not being necessary for reinstatement*

*Boundaries between stns 3 and 5 reinstated by OScrews off each stn, agreeing with the meridian established on line 1 – 2 and deed dimensions. OScrew off stn 4 shown as N&C.*

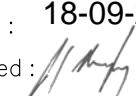
*Boundary 5 – 6 reinstated by OScrew off stn 5, and OIP at stn 6 supported by ONail off stn 6b. Observed a difference of -01'40" and a shortage of 16mm which was placed in line 7 – 6a.*

857 & 2506	Por 31
Lots	Orig

2. Orig Grant Allocation :

3. References :  
Dept File :  
Local Govt :  
Surveyor : 25544/189-01 - 25544\_203A.dwg - SR - 09/25 - V0

5. Passed & Endorsed :

By : BRAZIER MOTTI PTY LTD  
Date : 18-09-25  
Signed :   
Designation : Cadastral Surveyor

6. Building Format Plans only.  
I certify that :  
\* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;  
\* Part of the building shown on this plan encroaches onto adjoining \* lots and road  
.....  
Cadastral Surveyor/Director\* Date  
\*delete words not required

7. Lodgement Fees :  
Survey Deposit \$ .....  
Lodgement \$ .....  
.....New Titles \$ .....  
Photocopy \$ .....  
Postage \$ .....  
TOTAL \$ .....

8. Insert Plan Number **SP359106**

2032  
SP267032

OP Rmns, Renwd  
OIP  
OSPkt (N&C)  
OPM (not searched)

Emt G  
SP211559

2506 (Pt)  
SEE SH 1

2  
RP724328

(2-1)  
16°46'15"

414.293

857  
13.29 ha

OP  
OIP

38.93  
2  
275.992  
303°37'05"

879  
SP267030

2506 (Pt)  
SEE SH 1

52.94  
187°56'40"  
201°31'  
11.734  
81.025  
215°05'20"  
305°26'  
12.09

DIAGRAM A  
Scale 1:2000

SEE  
DIAG B

No OMk  
Peg pld

185°06'45"  
19.715

107°21'45"  
20.5

No OMk, Peg pld

No OMk, Peg pld

140°01'55"  
16.055

130°27'10"  
14.714

OP Distd, Reset  
OScrew (N&C)

158°03'10"  
10.17

149°36'40"  
16.055

OP Distd, Reset  
OScrew

5 OP Distd, Reset  
OScrew

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34.208

57.002  
215°48'45"

1.984

56.986  
198°06'

195°41'35"  
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208°36'05"  
25.852

215°03'20"  
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208°16'40"  
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194°43'20"  
29.504

9

52.94  
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81.025  
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305°26'  
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10

2032  
SP267032

Emt G  
SP211559

2506 (Pt)

201°24' Orig  
6.0 Orig

26.379 Orig  
201°24' Orig

111°24' Orig  
9.0 Orig

111°24' Orig  
6.267 Orig

195°21' Orig  
12.706 Orig

183°14'55" Orig  
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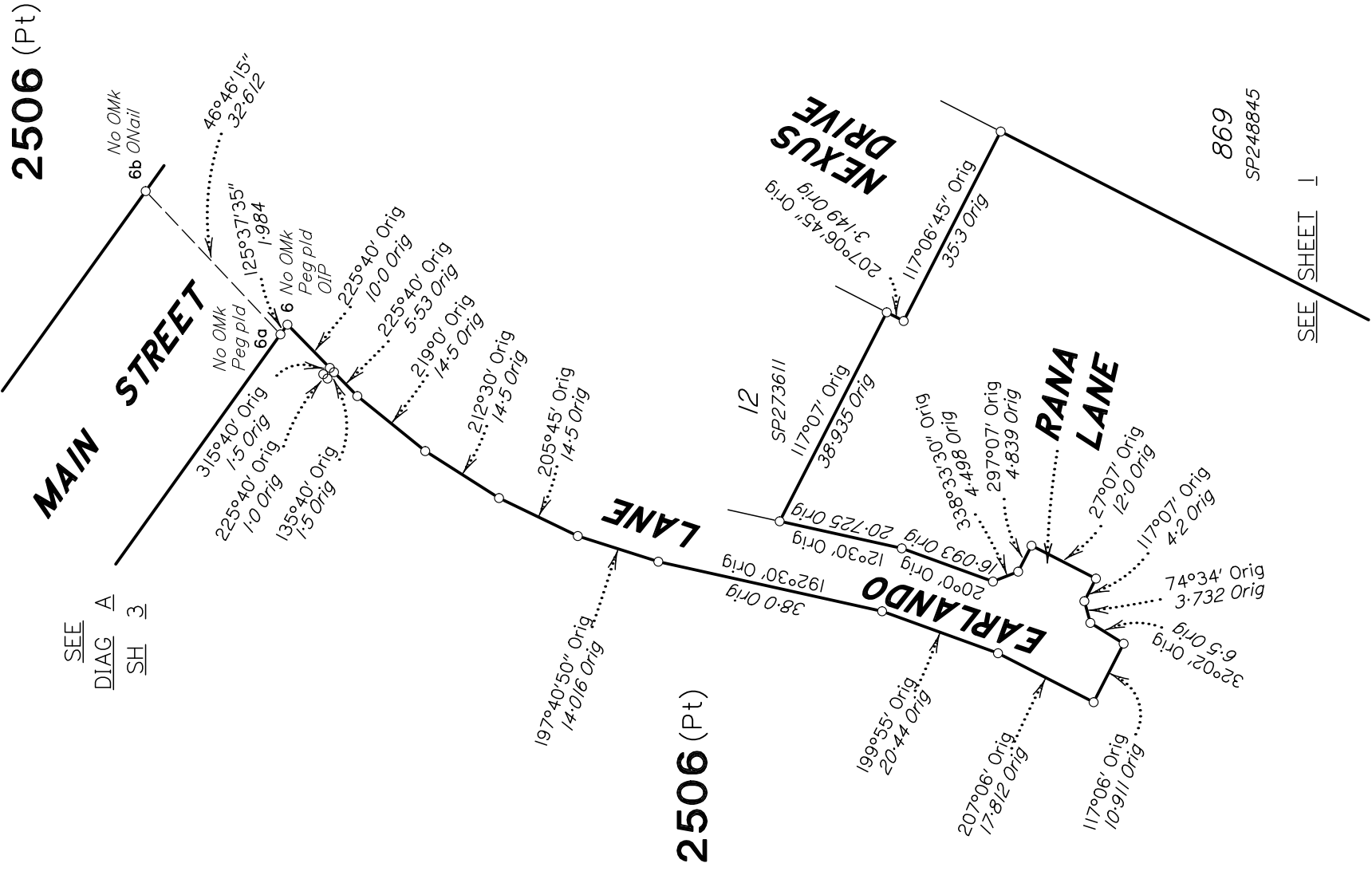
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DIAGRAM B  
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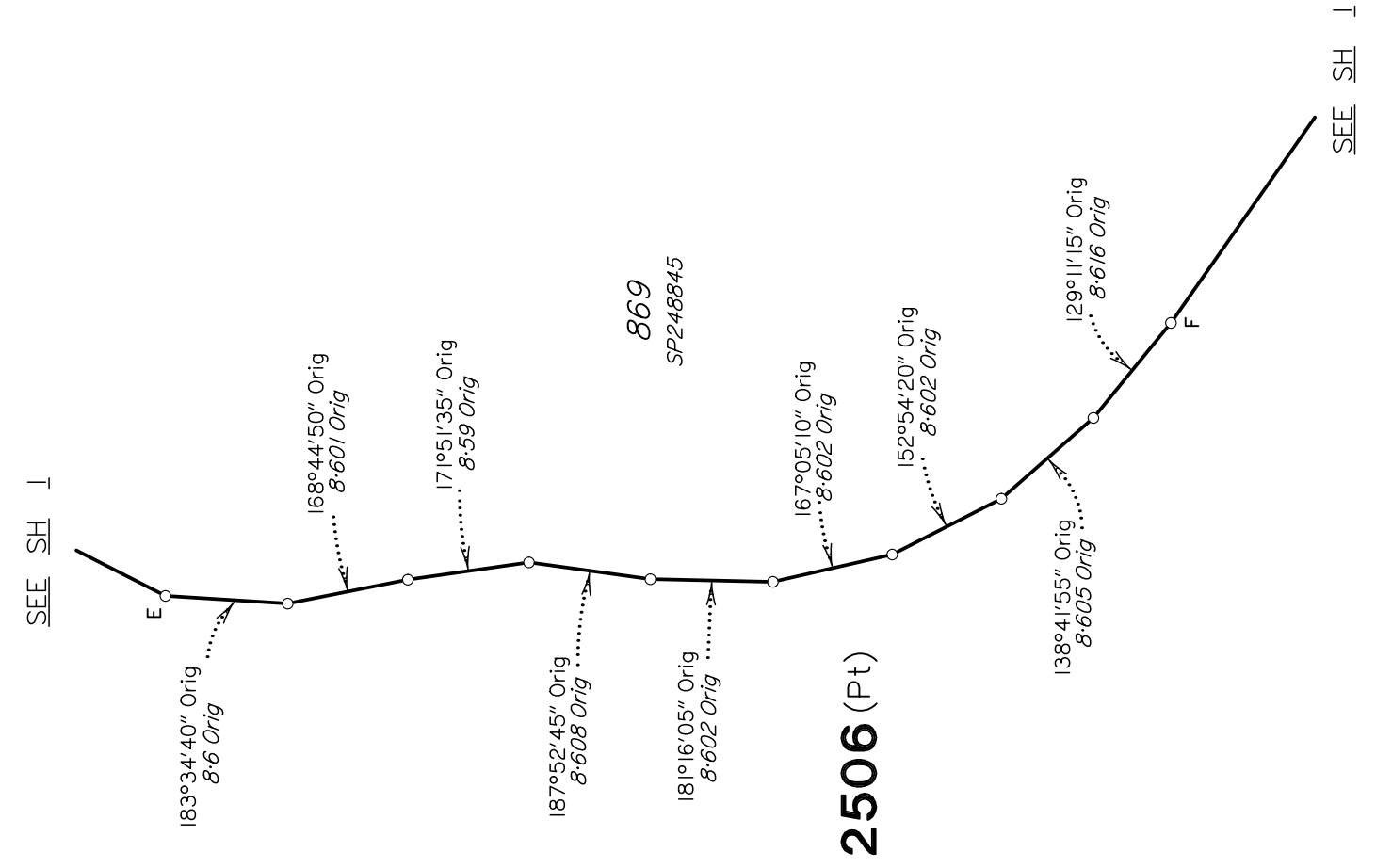
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MAIN STREET

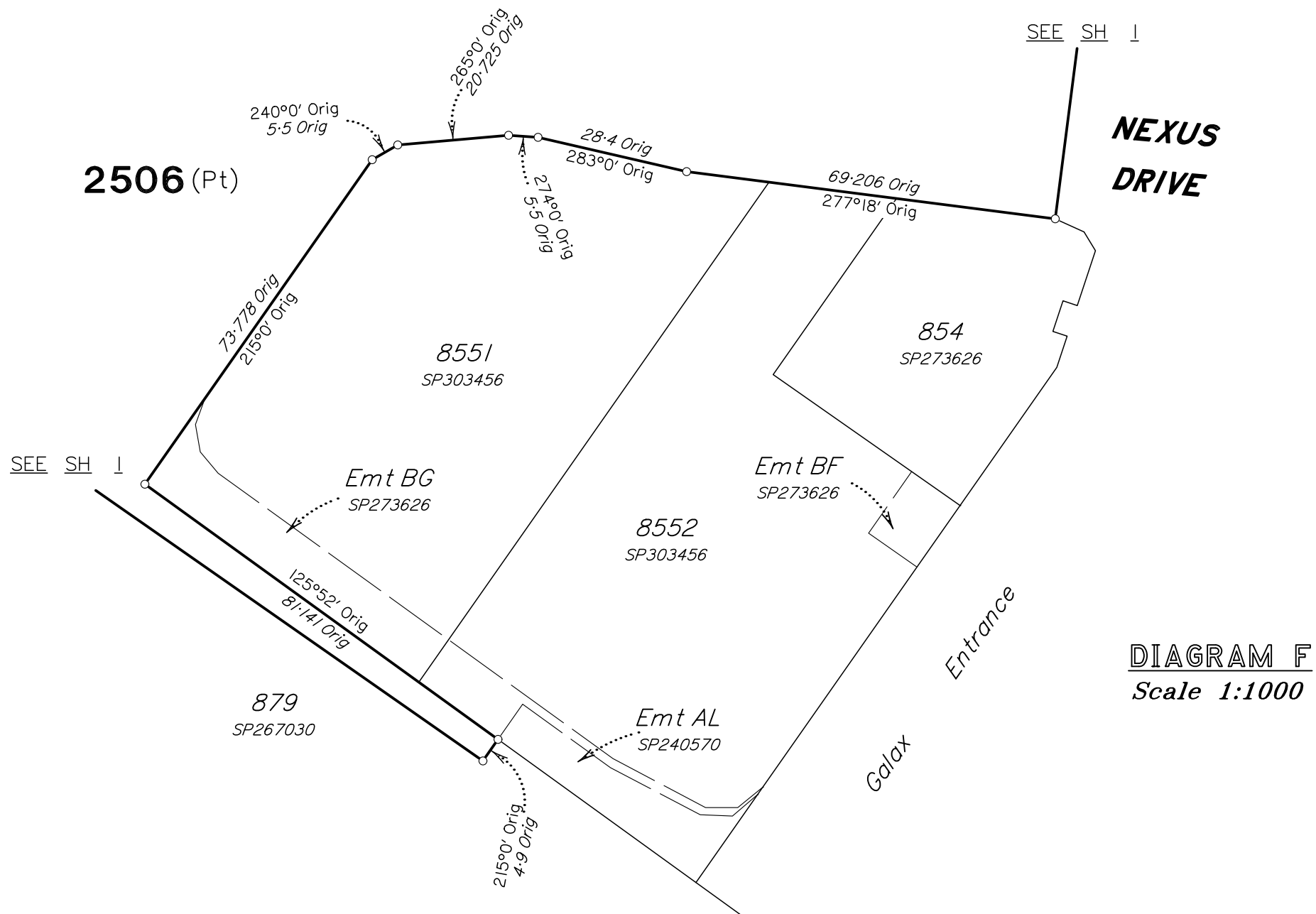
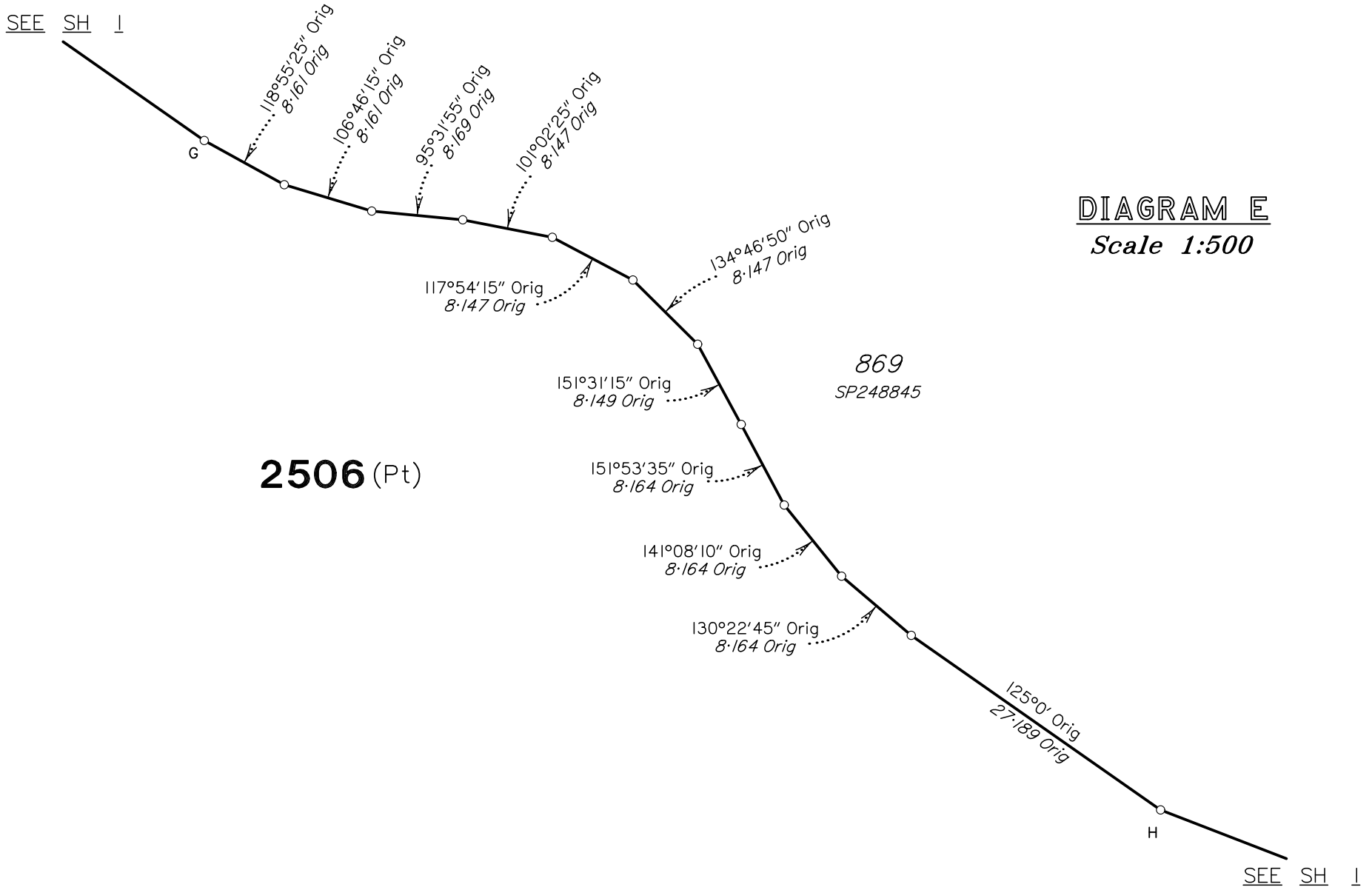


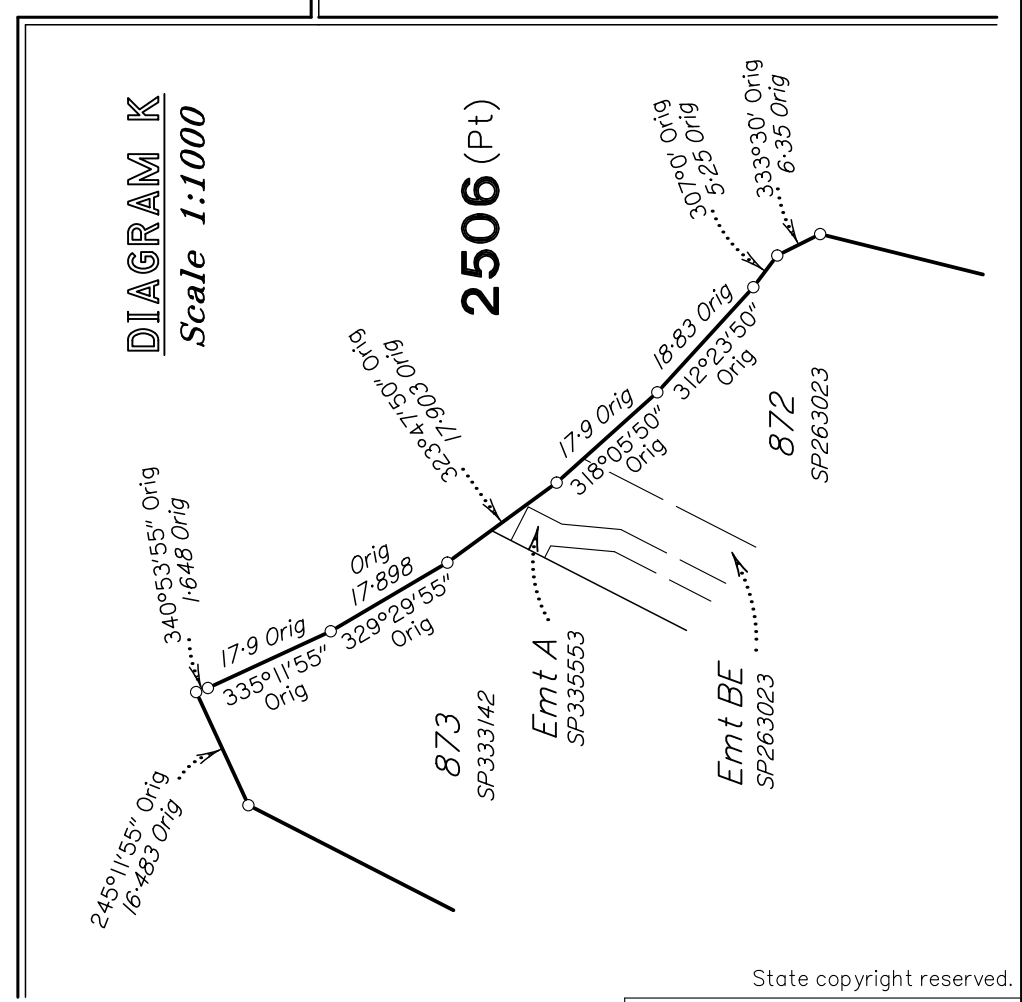
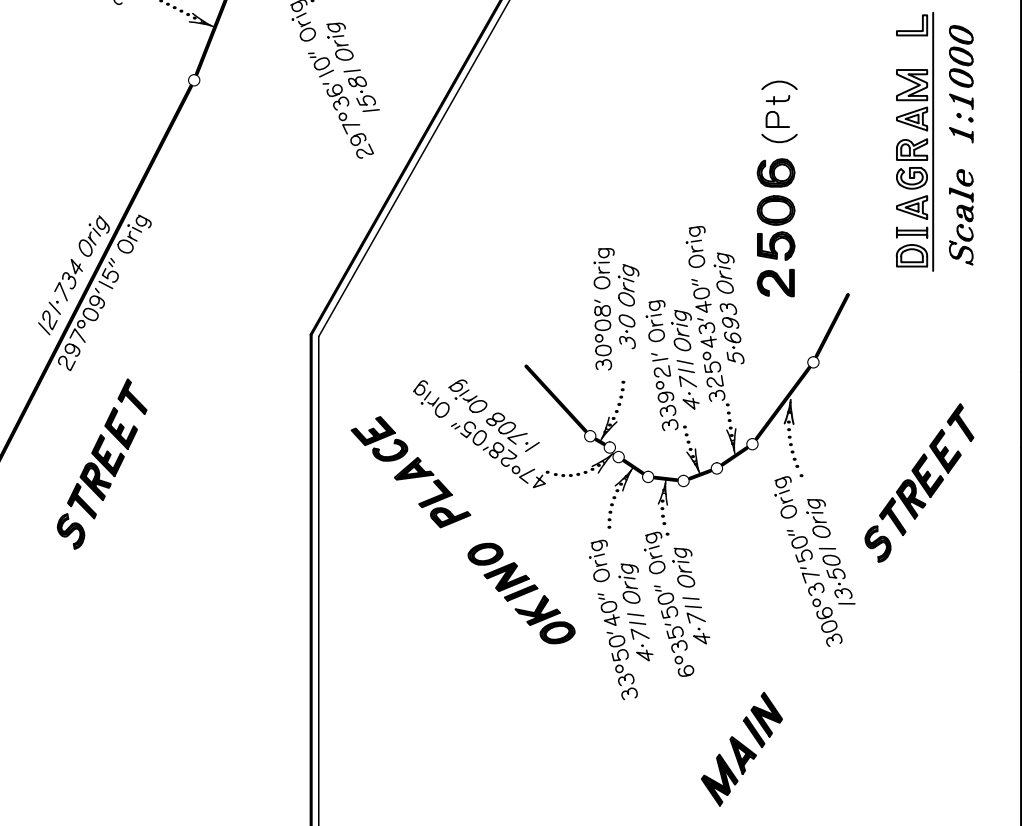
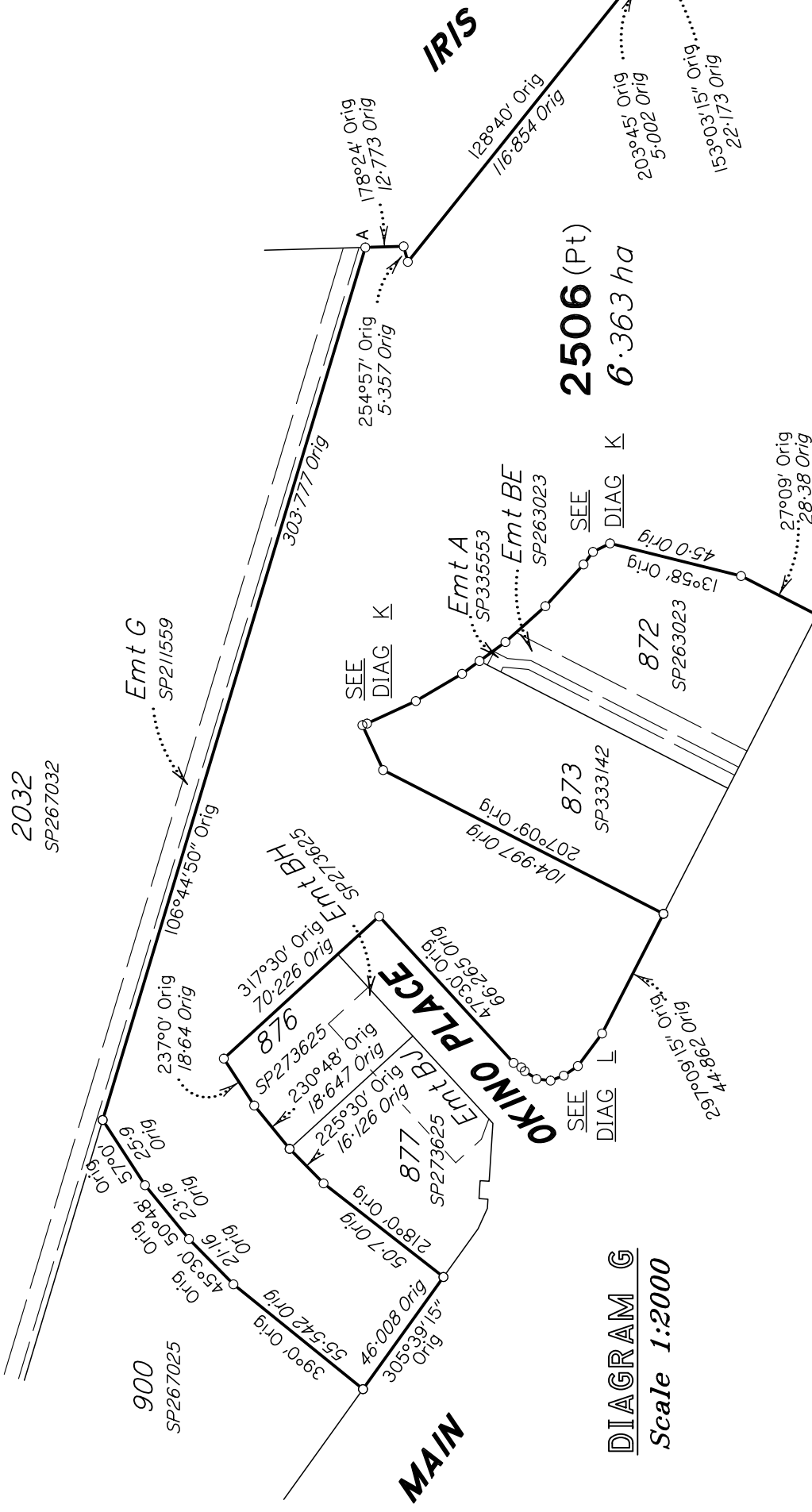
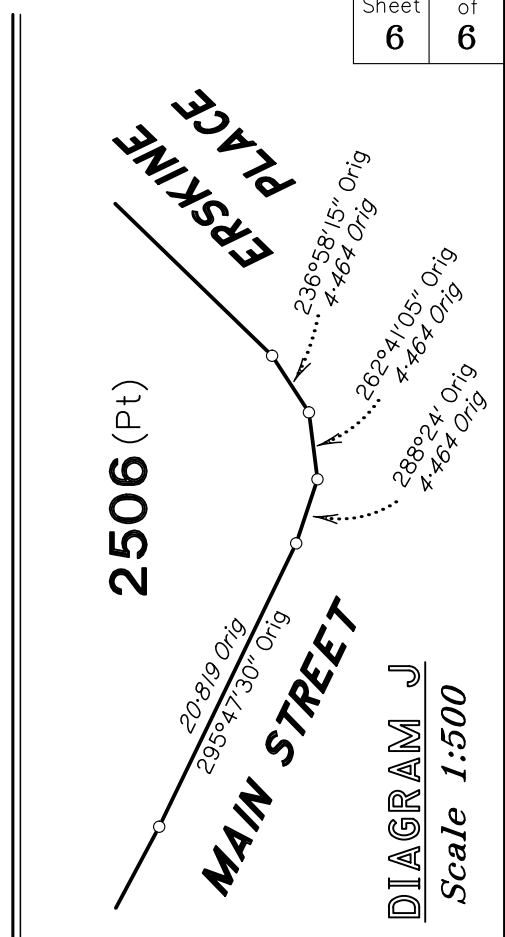
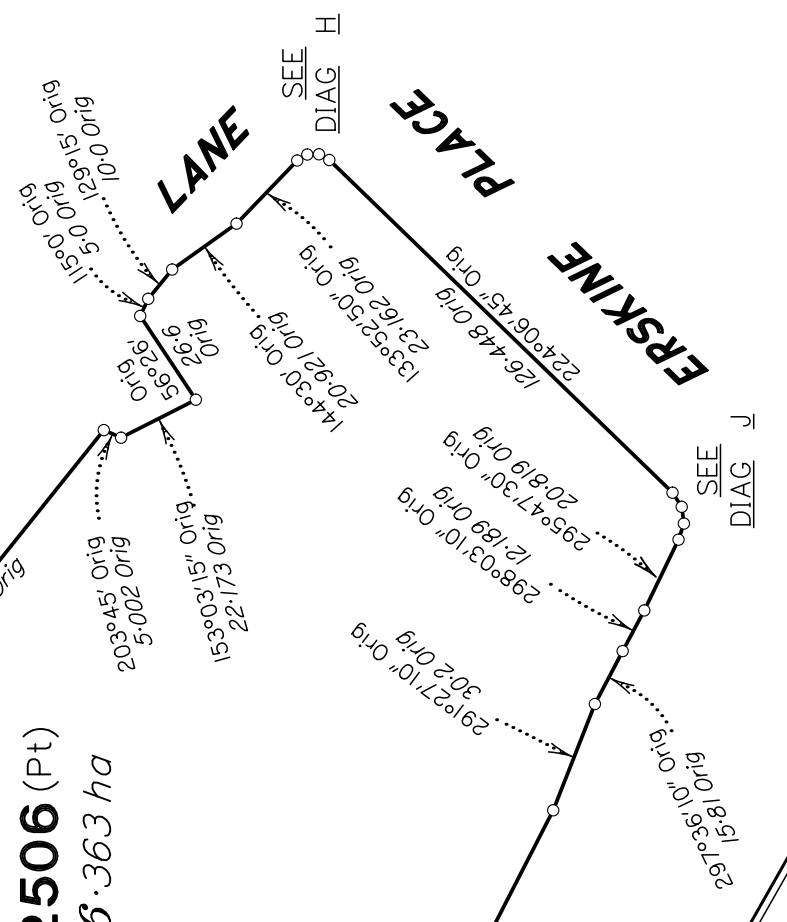
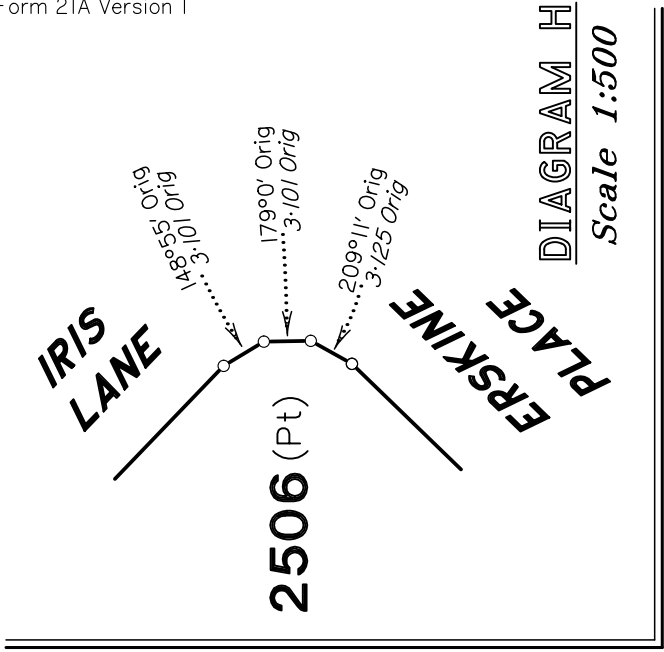


**DIAGRAM C**  
Scale 1:1000



**DIAGRAM D**  
Scale 1:500





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Insert Plan Number **SP359106**

# APPENDIX C

Copy of MI12/0057

brazier motti



# PLANNING AND DEVELOPMENT

DEVELOPMENT ASSESSMENT



15 APR 2013



Date >> 05 April 2013

Attention: ELD  
Job No: 25544-136-2



## Stockland Development Pty Ltd

C/- Brazier Motti  
595 Flinders Street  
TOWNSVILLE QLD 4810

TOWNSVILLE CITY COUNCIL  
ADMINISTRATION BUILDING  
103 WALKER STREET

PO BOX 1268, TOWNSVILLE  
QUEENSLAND 4810

TELEPHONE >> 07 4727 9001  
FACSIMILE >> 07 4727 9052

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

## DEVELOPMENT APPLICATION DECISION NOTICE

*Sustainable Planning Act 2009 (SPA)*

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

The following schedule provides all the relevant details.

### 1. Applicant details

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

### 2. Property description

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

### 3. Application details

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

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

The following variation is approved.

### 5. Deemed approval

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

# PLANNING AND DEVELOPMENT

## DEVELOPMENT ASSESSMENT



### 6. Conditions

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

### 7. Further development permits required for this development

No further Development Permits are required for this Development

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

No further Compliance Assessment is required for this Development

### 9. Code for self assessable development

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

### 10. Referral agencies

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

Advice agency >> Not Applicable

### 11. Submissions

There were no properly made submissions about this application

### 12. Conflict with a relevant instrument

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

### 13. When approval lapses

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

### 14. Rights of appeal

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

Yours faithfully

A handwritten signature in cursive script that reads "Neil Davis".

**For Assessment Manager**

Planning and Development

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

Enclosed >> Approved Plans.

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

ABN >> 44 741 992 072

MCUImpact No PD0101-054 11027555.docx

PD0101-054

## DEVELOPMENT PERMIT

### MATERIAL CHANGE OF USE (IMPACT) PRELIMINARY APPROVAL FOR A MATERIAL CHANGE OF USE PURSUANT TO SECTION 242 OF SPA TO OVERRIDE THE NORTH SHORE PLAN OF DEVELOPMENT

#### SCHEDULE OF CONDITIONS

#### 1. Site Layout

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

DRAWING NAME	DRAWING NO.	STAMP DATE
Precinct 2A Commercial Planning Area Comparison	83175-324a	12 November 2012
Precinct 2A Structure Plan Comparison	83175-290a	August 2012
Precinct 2A Plan	83175-289b	3 October 2012

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

#### 2. Amended Plan of Development

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

#### 3. Infrastructure Agreement

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

# PLANNING AND DEVELOPMENT

## DEVELOPMENT ASSESSMENT



Waterway Gardens' dated 28 March 2007.

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

#### 4. Water and Sewer

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

#### 5. Road Network

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

#### 6. Stormwater Drainage

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

### Concurrence Agency Conditions – Department of Transport and Main Roads

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

## REFERRAL AGENCY RESPONSES



7 December 2012

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

Attention: Michael Sorbello

Dear Sir

### CONCURRENCE AGENCY RESPONSE – CONDITIONS

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

**Real Property Description:** Lot 2029 on SP233017

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

**Assessment Manager ref.:** MI12/0057

**Local Government Area:** Townsville City Council

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

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

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

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

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

Page 1 of 2

# PLANNING AND DEVELOPMENT

## DEVELOPMENT ASSESSMENT



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

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

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

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

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

Yours sincerely

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

Gina Turner  
**Manager (Corridor Management), Planning & Development Assessment**

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

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



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

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

**Real Property Description:** Lot 2029 on SP233017  
**Street Address:** 15-63 Main Street, Burdell QLD 4818  
**Assessment Manager ref.:** MI12/0057  
**Local Government Area:** Townsville City Council

No. of Development	Conditions of Development	Condition Timing	Jurisdiction and Reasons
1	<p>Development must be carried out generally in accordance with the following plans, except as modified by these concurrence agency conditions:</p> <ul style="list-style-type: none"> <li>Submitted Plan titled 'North Shore, Townsville Precinct 2A Structure Plan Comparison', prepared by RPS dated August 2012.</li> <li>Submitted Plan titled 'North Shore, Townsville Precinct 2A Plan', prepared by RPS dated September 2012.</li> <li>Submitted Plan titled 'North Shore, Townsville Precinct 2A Commercial/Planning Area Comparison', prepared by RPS dated November 2012</li> </ul>	<p>Prior to the commencement of use and to be maintained at all times.</p>	<p>The purposes of the <i>Transport Infrastructure Act 1994</i>.</p> <p>The Department of Transport and Main Roads' assessment of the development application was undertaken on the basis of the cited plans which depict how the proposed development will be carried out.</p>



No.	Conditions of Development	Condition Timing	Jurisdiction and Reasons
2.	Submit to the department an amended North Shore (Waterway Gardens) Plan of Development which includes the new zoning of Precinct 2A.	Within 30 days of Townsville City Council issuing its Decision Notice for the development proposed.	The purposes of the <i>Sustainable Planning Act 2009</i> .

<p><b>Advice for state controlled roads and railways</b></p> <p>Pursuant to Section 580 of the <i>Sustainable Planning Act 2009</i> it is a development offence to contravene a development approval, including any condition in the approval.</p> <p>Pursuant to section 255 of the <i>Transport Infrastructure Act 1994</i>, the railway manager's written approval is required to carry out works in or on a railway corridor or otherwise interfere with the railway or its operations.</p> <p>To the extent any subsequent development of the land (for example, building work or operational work) involves a state resource, evidence of an allocation of, or an entitlement to, the resource will be required to support the development application. Please contact the Rail Ports &amp; Freight Division on telephone number 07 3306 7430 regarding resource entitlements for rail corridor land.</p> <p>The Department of Transport and Main Roads' technical standards and publications can be accessed at <a href="http://www.tmr.qld.gov.au/Business-industry/Technical-standards-publications.aspx">http://www.tmr.qld.gov.au/Business-industry/Technical-standards-publications.aspx</a></p>
--

**INFORMATION ATTACHMENT TO CONCURRENCE AGENCY RESPONSE**

**Representations on Referral Agency Response**

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

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

**Planning and Environment Court Appeals**

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

### RIGHTS OF APPEAL

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

##### 461 Appeals by applicants

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

##### 464 Appeals by advice agency submitters

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

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

##### 481 How appeals to the court are started

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

# PLANNING AND DEVELOPMENT

## DEVELOPMENT ASSESSMENT



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

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

# PLANNING AND DEVELOPMENT

## DEVELOPMENT ASSESSMENT



### **485 Respondent and co-respondents for appeals under division 8**

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

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

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

### **490 Lodging appeal stops particular actions**

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

**Legend**

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

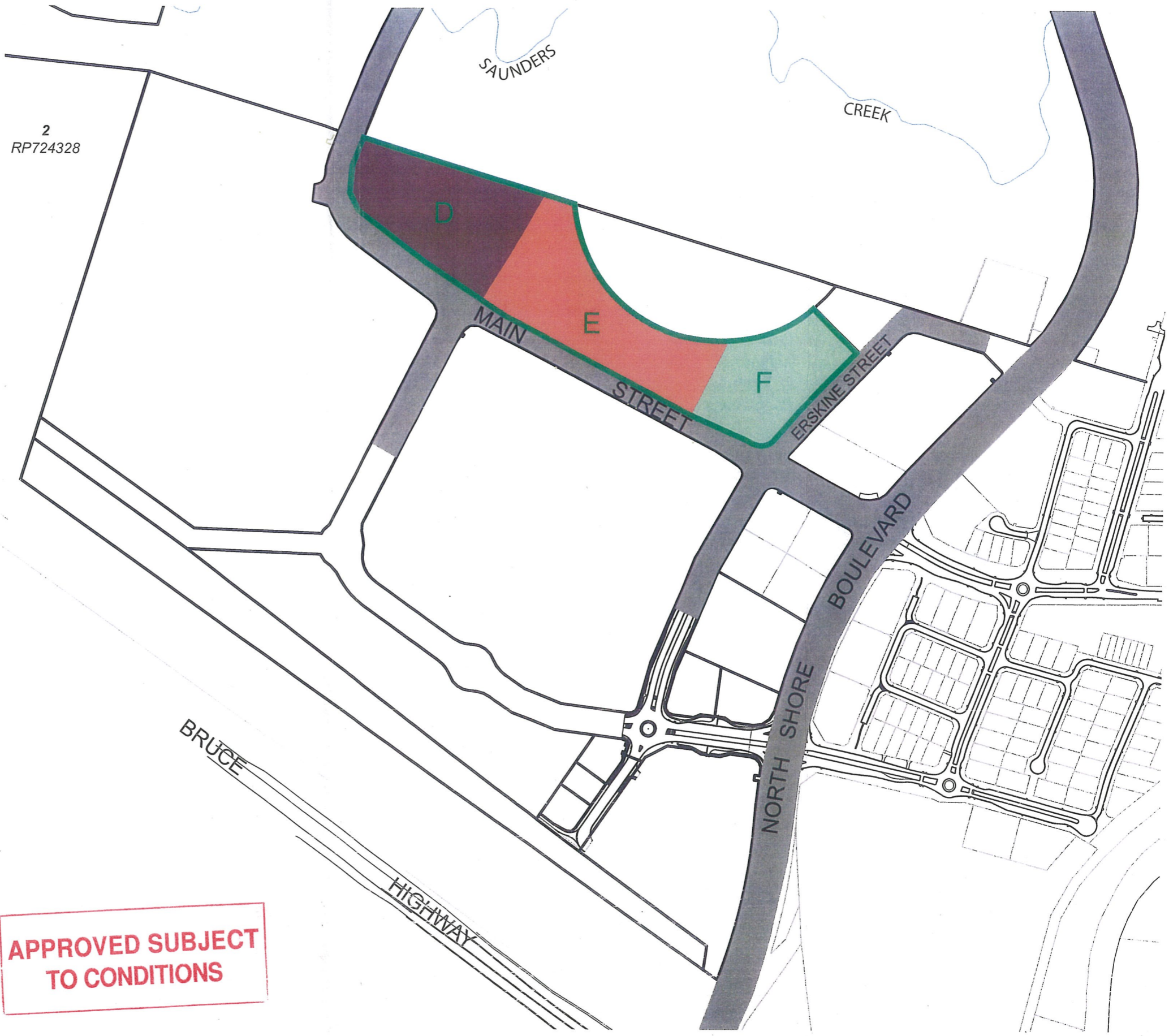
**Disclaimer**

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

**INTENDED LAND USES**

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

APPROVED SUBJECT TO CONDITIONS



**North Shore, Townsville**  
Precinct 2A Plan

TOWNSVILLE CITY COUNCIL  
REC'D 03 OCT 2012  
TOWN PLANNING

**RPS**  
RPS Australia East Pty Ltd  
ACN 140 262 762  
ABN 44 140 262 762  
Suite 18 / 455 Brunswick St  
PO Box 1559  
Fortitude Valley QLD 4006  
T +61 7 3124 9300  
F +61 7 3124 9399  
W rpsgroup.com.au

PRELIMINARY FOR DISCUSSION PURPOSES ONLY

Scale NTS | Date September 2012 | Project No 83175- 289b

**Legend (Existing)**

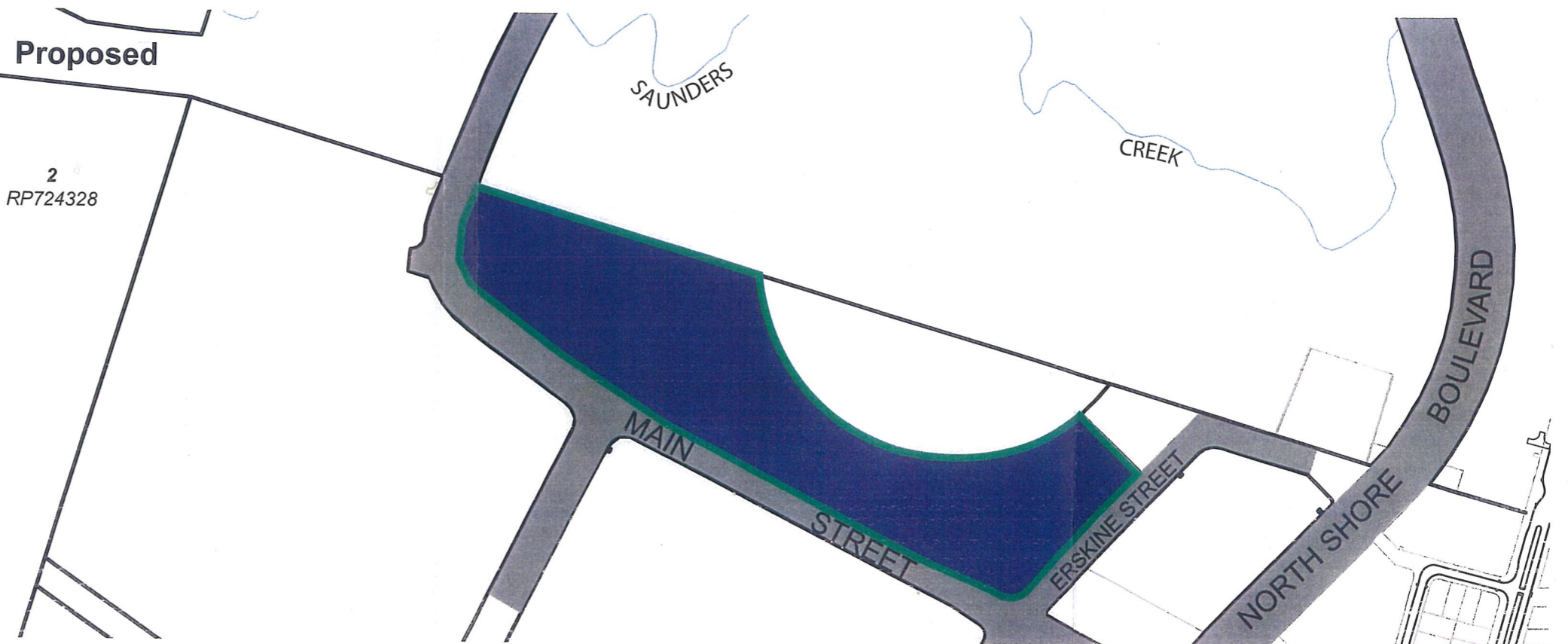
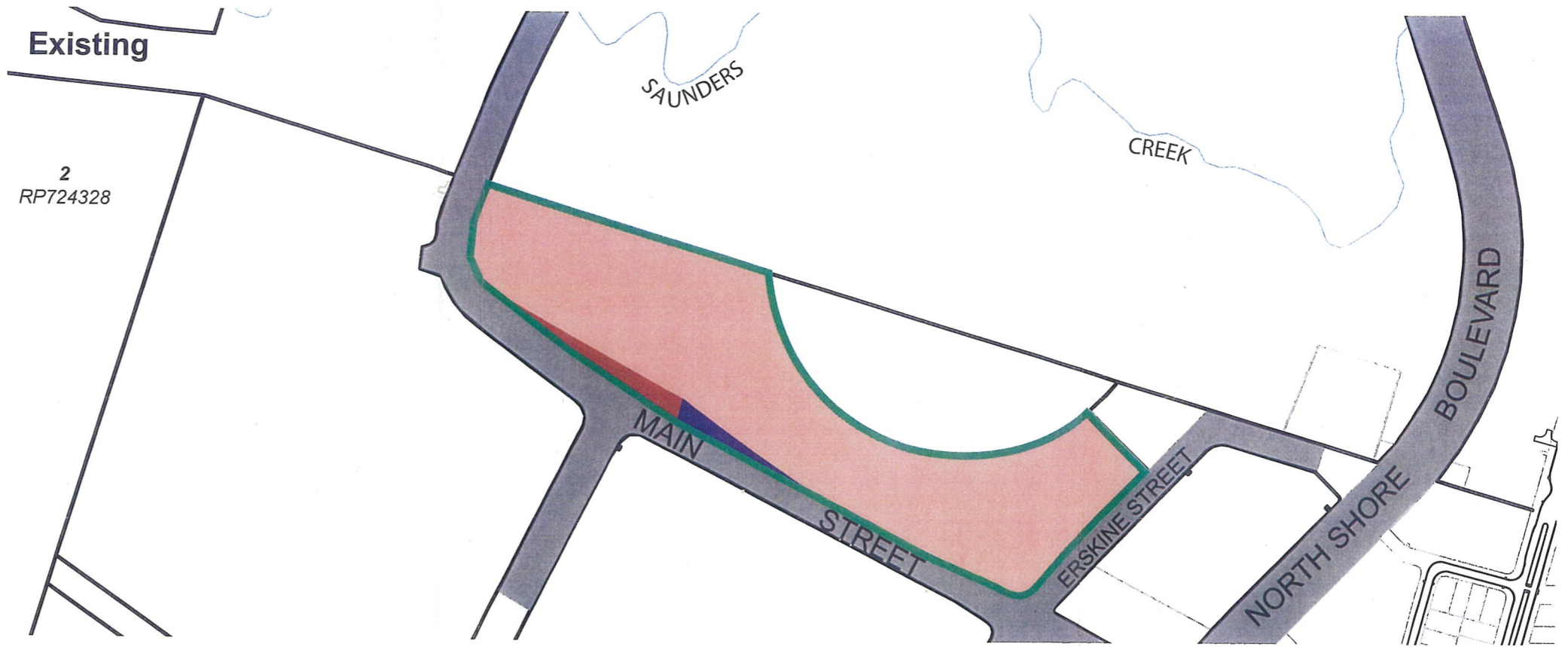
- Commercial Planning Area (Mixed Use Sub-area)
- Commercial Planning Area (Neighbourhood Centre Sub-area)
- Residential Planning Area
- Precinct 2A

**Legend (Proposed)**

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

**Disclaimer**

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



APPROVED SUBJECT TO CONDITIONS



**North Shore, Townsville**  
Precinct 2A Structure Plan Comparison

PRELIMINARY FOR DISCUSSION PURPOSES ONLY

TOWNSVILLE CITY COUNCIL  
REC'D 03 OCT 2012  
TOWN PLANNING

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

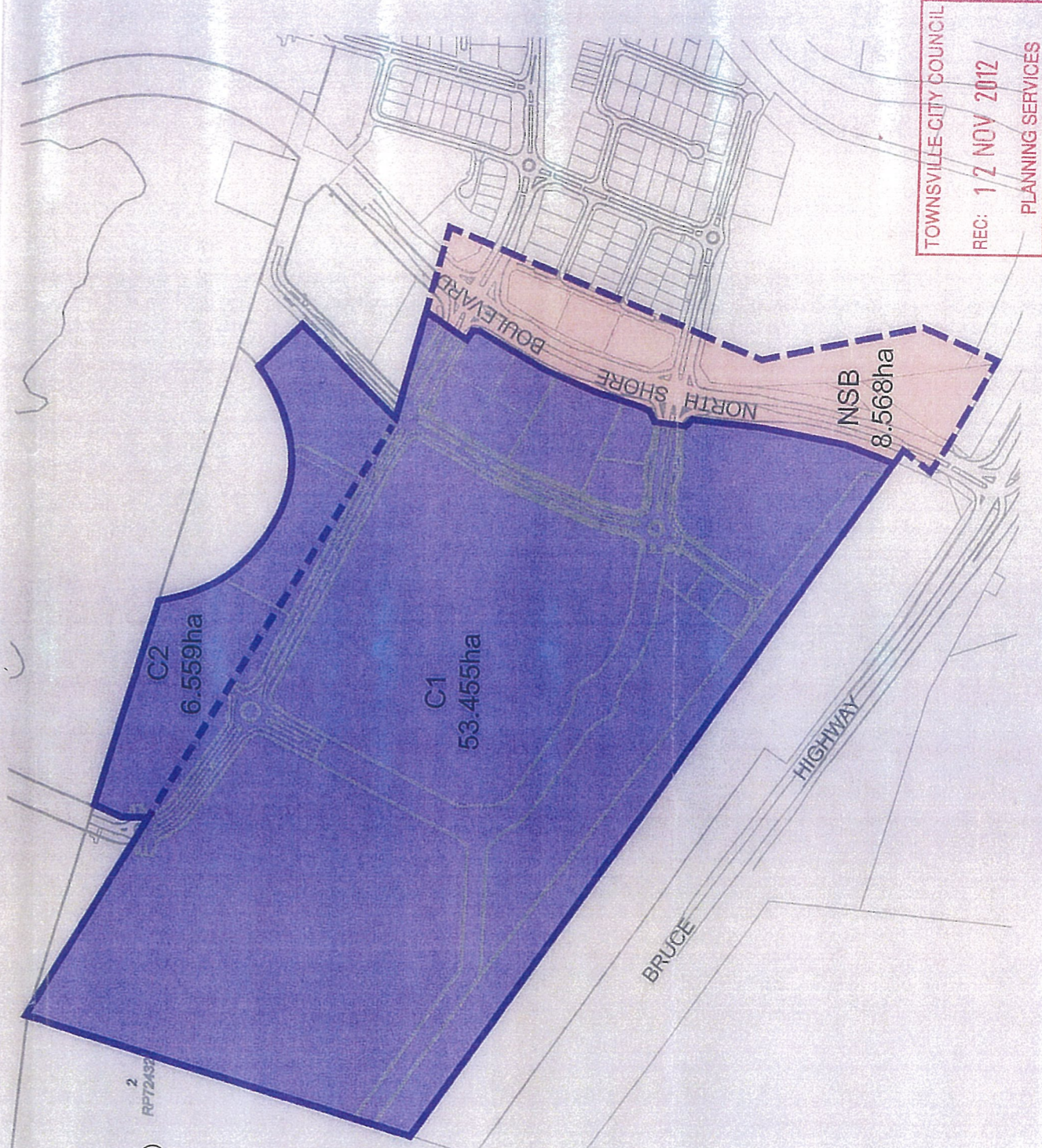
### Existing

- Commercial Planning Area (C1)  
Old Area .....62.043 ha



### Proposed

- Commercial Planning Area (C1 + C2)  
New Area .....60.014 ha
- Old Area .....62.043 ha
- North Shore Boulevard Corridor (NSB)



**APPROVED SUBJECT TO CONDITIONS**



**TOWNSVILLE CITY COUNCIL**  
REC: 17 NOV 2012  
PLANNING SERVICES

# APPENDIX D

Copy of MI14/0008

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# PLAN OF DEVELOPMENT

NORTH SHORE

Mixed Use sub-area

December 2014

**APPROVED SUBJECT  
TO CONDITIONS**

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## PART 1 - INTRODUCTION

### *Division 1 – Preliminary*

#### **1.1 Short title**

The plan of development may be cited as *Plan of Development North Shore (Mixed Use)*

#### **1.2 Application**

The plan of development applies to that part of the local government area which is subject to the preliminary approval and is identified as the structure plan area on *Map 1 – Structure Plan*.

### *Division 2 – Purpose*

#### **1.3 Purpose of the plan of development**

- (1) The purpose of the plan of development is to provide a framework for managing development in the structure plan area by –
  - (a) identifying the structure plan area and the planning area, within the structure plan area; and
  - (b) identifying in respect of the planning area within the structure plan area, assessment categories for development being exempt development, self-assessable development and assessable development; and
  - (c) identifying in respect of the structure plan area, a structure plan area code for assessing assessable development; and
  - (d) identifying in respect of the planning areas within the structure plan area, planning area codes for assessing self-assessable development and assessable development.

### *Division 3 – Relationship to the Sustainable Planning Act 2009*

#### **1.4 Relationship to the Sustainable Planning Act 2009**

- (1) The plan of development functions as part of the preliminary approval which varies the effect of a local planning instrument for the structure plan area pursuant to section 242 (Preliminary approval may override a local planning instrument) of the *Sustainable Planning Act 2009* by –
  - (a) stating the assessment categories for development in the structure plan area that are different to the assessment categories for development stated in a local planning instrument applying to the structure plan area; and
  - (b) identifying codes applying to development in the structure plan area that –
    - (i) are different to codes in a local planning instrument applying to the structure plan area.

## PART 2 - STRUCTURE OF PLAN OF DEVELOPMENT

### *Division 1 – Structure and Precinct plans*

#### **2.1 Structure plan**

- (1) The structure plan is *Map 1 – Structure Plan*.
- (2) The structure plan identifies –
  - (a) the structure plan area; and
  - (b) the planning area within the structure plan area.
- (3) The planning area is the preferred land uses for the area and comprise –
  - (a) the mixed-use planning area; and
  - (b) the precinct plan areas within the mixed-use planning area.

#### **2.2 Precinct plan**

- (1) The precinct plan area is that identified on *Map 2 - Precinct Plan*.
- (2) A precinct plan includes –
  - (a) the boundary of the precinct plan area; and
  - (b) provide the conceptual basis for the assessment of future development applications for the reconfiguring of a lot and the material change of use of land within the precinct plan areas; and
  - (c) the location of areas to be used for material change of use; and
  - (d) the location of roads, urban services, pedestrian linkages and bikeways.
- (3) A precinct plan will form part of the common material against which subsequent development applications for assessable development within the precinct plan area are to be assessed.

*Example:*

- *A development application in respect of development which is made assessable development by the approval of this plan of development is to be assessed against the precinct plan.*
- *A development application in respect of development which is code assessable development pursuant to the Sustainable Planning Act 2009, such as building work, which is associated with development such as a material change of use which is made self-assessable development or assessable development by the approval of this plan of development, is to be assessed against the precinct plan.*

## *Division 2 – Assessment categories for development*

### **2.3 Assessment categories**

The Plan of Development identifies in the assessment tables identified in section 2.4 (Assessment tables for the planning areas) assessment categories for development being exempt development, self-assessable development and assessable development in the planning areas.

### **2.4 Assessment tables for the planning areas**

<b>Column 1 Planning area</b>	<b>Column 2 Assessment tables for material change of use</b>
Mixed-use planning area.	Section 5.3.

### **2.5 General provisions for assessment tables**

The assessment tables identify in –

- (a) column 1, the development the subject of the assessment table; and
- (b) column 2, the assessment category for the development in column 1.

## *Division 3 – Codes*

### **2.6 Plan of development seeks to achieve outcomes**

The plan of development seeks to achieve in respect of the area or development identified in column 1, the outcomes for the category of development identified in column 2, which are contained in the codes identified in column 3.

<b>Column 1 Applicable area or development</b>	<b>Column 2 Outcomes</b>	<b>Column 3 Codes</b>
Structure plan area.	Overall outcomes and specific outcomes for assessable development.	Structure plan area code.
Planning area.	Overall outcomes, specific outcomes and probable solutions for assessable development.  Acceptable solutions for self-assessable development.	Planning area codes.

### **2.7 Types and application of the codes**

The plan of development comprises the following codes –

- (a) the structure plan area code that applies to assessable development in the structure plan area; and

- (b) the planning area codes that apply to self-assessable development and assessable development in the planning area.

## **2.8 Codes as assessment criteria**

- (1) The structure plan area code is –
  - (a) an applicable code for code assessable development; and
  - (b) a relevant planning scheme measure for impact assessable development.
- (2) The planning area code are –
  - (a) the applicable code for self-assessable development and code assessable development; and
  - (b) a relevant planning scheme measure for impact assessable development.

## **2.9 Structure of the code**

- (1) The code comprise –
  - (a) the purpose of the relevant code; and
  - (b) the overall outcomes for the relevant area; and
  - (c) the specific outcomes for the relevant area; and
  - (d) acceptable solutions.

## **2.10 Compliance with the codes**

- (1) Self-assessable development complies with –
  - (a) a code, if the development complies with the acceptable solutions of the code.
- (2) Code assessable development complies with –
  - (a) a code, if the development is consistent with the specific outcomes of the code.
- (3) Impact assessable development complies with –
  - (a) a code, if the development is consistent with the overall outcomes and the specific outcomes of the code.

## PART 3 - INTERPRETATION

### *Division 1 – Definitions*

#### **3.1 Definitions – the dictionary**

The dictionary defines particular words used in the plan of development.

#### **3.2 Structure of definitions**

The definitions are divided into –

- (a) particular defined uses in Part 1 of the dictionary; and
- (b) administrative terms in Part 2 of the dictionary.

### *Division 2 – General matters of interpretation*

#### **3.3 Terms defined in the Sustainable Planning Act 2009**

A term defined in the *Sustainable Planning Act 2009* which is used in the plan of development has the meaning given in the *Sustainable Planning Act 2009*.

#### **3.4 Terms defined in the Thuringowa Transitional Planning Scheme**

A term defined in the transitional planning scheme which is used in the Plan of Development has the meaning given in the transitional planning scheme unless –

- (a) the term is defined in the dictionary.

### *Division 3 – Specific matters of interpretation*

#### **3.5 Relationship between codes in the plan of development**

- (1) To the extent that there is any inconsistency between the structure plan area code, and a planning area code –
  - (a) the structure plan area code shall prevail over the planning area code.

#### **3.6 Codes applicable to ongoing use**

A code in the Plan of Development that is applicable to a material change of use is also applicable to the ongoing use that results from the material change of use.

#### **3.7 Acceptable solutions for code assessable development**

A code assessable development that complies with –

- (a) a probable solution for a specific outcome in a code is deemed to comply with the specific outcome to which the probable solution relates.

## PART 4 - STRUCTURE PLAN AREA

### *Division 1 – Preliminary*

#### 4.1 Structure

The Structure plan area comprises –

- (a) a structure plan area code that applies to all assessable development in the structure plan area that is identified in the assessment tables for the planning areas; and
- (b) the requirements in respect of the precinct plan areas.

### *Division 2 – Structure plan area code*

#### 4.2 Structure plan area code

The structure plan area code comprises –

- (a) the purpose of the code; and
- (b) the overall outcomes for the structure plan area; and
- (c) the specific outcomes for the planning areas within the structure plan area; and
- (d) a land use concept plan which is deemed to comply with the overall outcomes and specific outcomes for the structure plan area.

#### 4.3 Purpose of the structure plan area code

The purpose of the structure plan area code is the overall outcomes for the structure plan area.

#### 4.4 Overall outcomes for the structure plan area

- (1) The structure plan area is to be an identifiable community, which is developed through detailed subdivision design, focused land use provision and clear building requirements.
- (2) The structure plan area is to provide housing diversity to meet the evolving needs of the community.
- (3) The structure plan area is to be an integrated development that respects site character and provide access to open space and community facilities.
- (4) The structure plan area is to be developed to provide safe and functional access within the structure plan area and to external connections.
- (5) The structure plan area is to be designed to achieve tropical urban design outcomes.
- (6) The structure plan area is to be developed for residential and commercial facilities to –

- (a) service the residents of North Shore, the surrounding region, and the travelling public; and
  - (b) ensure that residential amenity is not detrimentally affected.
- (7) The structure plan area is to provide for innovative development over the life of the development of the structure plan area to account for technological developments and changing patterns in the community.

#### **4.5 Specific outcomes for the mixed-use planning area**

- (1) The mixed-use planning area is to be developed for predominantly residential development together with specified areas for local convenience, education, community, home business and open space purposes.
- (2) The mixed-use planning area is to be developed in such a way as to provide a safe, attractive and desirable environment to meet the various and diverse housing needs of the community and to optimise the use of urban land resources.
- (3) The mixed-use planning area is to be progressively developed having regard to the timely, efficient and economic provision of engineering and social infrastructure.
- (4) The mixed-use planning area is to be developed for residential development at densities that complement its proximity to a major activity centre (North Shore Shopping Centre).
- (5) The mixed-use planning area is to be developed for non residential uses, which will include, but are not limited to, services for residents such as educational establishments, childcare centres and home occupation and small scale businesses which may be established at locations which have suitable access and where the development will not be intrusive to residential uses.
- (6) The mixed-use planning area is to be confined by defined boundaries which ensure residential planning maintains a linkage between the adjoining major activity centre and central park.
- (7) The mixed-use planning area is to be developed to include road, bicycle and pedestrian connections to the adjoining commercial centre and community areas to the north, and to the undeveloped land to the west.

## PART 5 - MIXED USE PLANNING AREA

### *Division 1 - Preliminary*

#### 5.1 Application

Part 5 applies to development in the mixed-use planning area.

#### 5.2 Structure

Part 5 (Mixed use planning area) comprises –

- (a) assessment tables for the Mixed use sub-area within the Mixed use planning area; and
- (b) the Mixed use planning area code.

### *Division 2 – Assessment tables for the mixed-use sub-area*

#### 5.3 Assessment table for material change of use

<b>Column 1 Use</b>	<b>Column 2 Assessment category</b>	<b>Column 3 Codes</b>
Filling Public park Public utility	Exempt	None applicable.
Bed & breakfast Caretaker's residence Duplex dwelling Dwelling house Estate sales office Home occupation Mixed Commercial Professional office (where less than 150m <sup>2</sup> GFA)	Self-assessable if there is compliance with the codes  Code assessable if not self-assessable	If self assessable – (a) Mixed-use planning area code  If code assessable – (a) Structure plan area code (b) Mixed-use planning area code
Accommodation building Catering shop Child care centre Multiple dwelling	Code assessable	Structure plan area code Mixed-use planning area code Standards
Integrated telecommunication facility Major telecommunication facility	Code assessable	Structure plan area code Mixed-use planning area code Standards
Community recreation centre Medical centre Nursing home Outside school hours care centre Place of public worship Recreation facility Retirement Village	Code assessable	Structure plan area code Mixed-use planning area code Standards
Use not specified in column 1 or a use specified in column 1 but not meeting the specified circumstances in column 2.	Impact assessable	Structure plan area code Mixed-use planning area code Standards

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## *Division 4 – Mixed-use planning area code*

### **5.4 Purpose of the mixed-use planning area code**

The purpose of the mixed-use planning area code is the overall outcomes for the mixed-use planning area.

### **5.5 Overall outcomes for the mixed-use planning area**

- (1) The mixed-use planning area is to provide a comprehensive range of housing types and lots to meet the needs of a wide cross section of the population.
- (2) The mixed-use planning area is to achieve a “sense of community” through the clear relationship to the visual and landscape character of the area.
- (3) The mixed-use planning area is to achieve a high standard of residential amenity with particular regard to the environment, safety, privacy, convenience, visual attractiveness and the impact of traffic noise.
- (4) The mixed-use planning area is to provide for higher density housing connections to adjacent open space, local convenience, small scale businesses and home occupation and community facilities including aged care.
- (5) The mixed-use planning area is to have an urban structure which provides high levels of accessibility to adjacent shopping and commercial facilities, open space, recreational facilities and is able to respond to changes in the market needs particularly fronting Nexus Drive.
- (6) The mixed-use planning area is to be designed and developed in a climate responsive manner and shall incorporate and implement where possible energy efficiency principles.
- (7) Development is designed to, and where possible implement, the “*Principles of Crime Prevention Through Environmental Design*”.

## 5.6 Specific outcomes and solutions for the mixed-use sub-area

Specific outcomes	Acceptable solutions – if self assessable Probable solutions – if code assessable	
<b>Site suitability</b>		
O1 A site is to be suitable in size and configuration for the intended use.	S1.1 A range of allotment sizes to accommodate dwelling house and duplex dwellings, typically on lots 250m <sup>2</sup> or greater. S1.2 For a multiple dwelling, the maximum density of development is 1 dwelling unit per 120m <sup>2</sup> of the site area.	
<b>Character</b>		
O2 The density of development is to be compatible with the character of the locality.	S2.1 For a dwelling house and duplex dwellings, the minimum density of development is 12 lots per hectare.	
<b>Built form and building envelope</b>		
O3 A residential building and structure is to – (a) be set back from the road alignment and property boundaries at a similar distance to those predominantly in the locality; and (b) provide for – (i) privacy; and (ii) landscaping; and (iii) outlook; and (iv) street scene amenity; and (v) off-street parking.  <b>*Setbacks measured to outer face of wall. Eave may protrude up to 450mm into setbacks</b>	S3.1 Boundary clearances comply with –	
	Front	2.0m - portico 2.5m - habitable room or area 4.5m - carport or garage
	Side - Build to boundary - Otherwise	0m 1.0m
	Rear Rear (second storey)	1.0m 3.0m
	Rear lane Rear lane (second storey)	1.0m 1.0m
	Corner lots (secondary frontage)	1.0m
	S3.2 Buildings comply with –	
	Height	Five (5) storeys except dwelling and duplex; otherwise Three (3) storeys – dwellings and duplex
	Facade	- Min 2 materials/colours per dwelling - At least 1 step in the façade to provide articulation - One habitable room with glazing (of a size proportional to the room size) addressing the street to allow casual surveillance.

Specific outcomes	Acceptable solutions – if self assessable Probable solutions – if code assessable	
	Site Coverage (dwelling or duplex) - Lot ≤ 300m <sup>2</sup> - Otherwise Site Coverage (other) - Lot ≤ 300m <sup>2</sup> - Otherwise	80% 70% 70% 60%
	Parking	1 space to be covered and enclosed per lot.
<p>O4 A non-residential building and structure is to –</p> <p>(c) be set back from the road alignment and property boundaries at a similar distance to those predominantly in the locality; and</p> <p>(d) provide for –</p> <p>(i) privacy; and</p> <p>(vi) landscaping; and</p> <p>(vii) outlook; and</p> <p>(viii) street scene amenity; and</p> <p>(ix) off-street parking.</p> <p><b>*Setbacks measured to outer face of wall. Eave may protrude up to 450mm into setbacks</b></p>	S4.1 Boundary clearances comply with –	
	Front	1.0m
	Side	1.5m
	Rear	3.0m
	Corner lots (secondary frontage)	1.0m
	S4.2 Buildings comply with –	
	Height	- Two (2) storey or - Five (5) storeys where the non-residential use is located on the lower storeys and residential use on the top third level and above.
	Facade	- Min 2 materials/colours per dwelling - At least 1 step in the façade to provide articulation - One habitable room with glazing (of a size proportional to the room size) addressing the street at all levels to allow casual surveillance.
	Site Coverage - Lot ≤ 300m <sup>2</sup> - Otherwise	70% 60%
	Parking	On-site parking spaces are provided in accordance with the transitional planning scheme.

Specific outcomes	Acceptable solutions – if self assessable	
	Probable solutions – if code assessable	
<p>O5 Sufficient space of a suitable size is to be provided around a residential building to accommodate private recreation and open space areas.</p> <p><b>*Private open space cannot include driveways but can include unenclosed covered area.</b></p>	<p>S5.1 Private open space and recreation area for a residential use on a lot less than 300m<sup>2</sup> shall be 10m<sup>2</sup> having a minimum dimension of 2.5 metres.</p> <p>S5.2 Private open space and recreation area for a residential use on a lot greater than 300m<sup>2</sup> shall be 20m<sup>2</sup> having a minimum dimension of 4 metres x 3 metres.</p>	
<p>O6 The privacy of an adjoining dwelling unit is to be maintained and overlooking is to be minimised through the use of design elements such as –</p> <p>(a) privacy screens or hoods; and</p> <p>(b) limiting side boundary windows; and</p> <p>(c) landscaping treatments</p>	<p>S6.1 If a proposed dwelling unit is within 2 metres at ground floor level or 9 metres above ground floor level of an existing dwelling unit and windows of habitable rooms of the proposed dwelling unit will have an outlook to the windows of habitable rooms in the existing dwelling, suitable screening is provided as follows –</p> <p>(a) fixed obscure glazing in any part of the window below 1.5 metres above floor level; or</p> <p>(b) fixed external screens; or</p> <p>(c) sill heights of 1.5 metres above floor level; or</p> <p>(d) in the case of screening for a ground floor level, fencing to a height of 1.5 metres above ground floor level.</p>	
<p>O7 A non-residential building and structure is to be appropriate in scale and form to other buildings and works in the locality.</p>	<p>S7.1 A non-residential building and structure does not exceed 8.5 metres above natural ground level.</p> <p>S7.2 The area covered by a non-residential building and roofed structures is no greater than 65 percent (%) of the area of the lot.</p>	
<b>Amenity</b>		
<p>O8 Noise levels are not to exceed those reasonably expected within a residential area.</p> <p>O9 The storage of equipment and machinery for a non-residential use is not to cause a visual blight.</p> <p>O10 The size and location of an advertising device associated with a</p>	<p>S8.1 The operation of a non-residential use only occurs between the hours of 6.00am and 9.00pm.</p> <p>S9.1 Equipment and machinery is stored in a covered storage area being any fixed structure which is either wholly or partly enclosed by walls and which is roofed.</p> <p>S10.1 An advertising device is a maximum of 2m<sup>2</sup> in size.</p>	

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<b>Specific outcomes</b>	<b>Acceptable solutions – if self assessable Probable solutions – if code assessable</b>
non-residential use is not to adversely affect the visual amenity of the locality.	S10.2 An advertising device is not illuminated.
<b>Landscaping</b>	
O11 Landscaping is to – <ul style="list-style-type: none"> <li>(a) enhance the amenity of the locality; and</li> <li>(b) be sympathetic to the local environment; and</li> <li>(c) incorporate species native to the local area.</li> </ul>	S11.1 For a residential use (other than a dwelling house and a duplex dwelling), a densely planted landscaped strip to a depth of 1 metre shall be provided to the side and rear boundaries.  S11.2 For a non-residential use adjoining a residential use, a densely planted landscaped strip to a depth of 1 metre shall be provided to all property boundaries.
<b>Infrastructure and servicing</b>	
O12 A building is to be suitably serviced with adequate water supply, sewage, drainage, power supply and telecommunication services and facilities.	S12.1 A building is provided with water supply, sewerage, drainage, power supply and telecommunications services and facilities to the standards specified in the transitional planning scheme.

**SCHEDULE 1****DICTIONARY****1 Particular defined uses**

“**bed & breakfast accommodation**” means premises being a dwelling house used for overnight accommodation and the provision of meals for tourists and travellers under the supervision of a person resident on the premises.

“**car washing station**” means premises used for the purpose of washing or cleaning vehicles by mechanical, hydraulic, pneumatic or other means.

“**catering shop**” means premises used for the preparation of take away meals and food for sale to the public, whether or not incidental facilities are also provided for eating on the premises, but where no provision is made for a drive through service. The use includes premises commonly known as milk bars, snack bars, fish and chip shops, retail bakeries, coffee shops and the like.

“**convenience centre**” means premises with a gross lettable area that does not exceed 1000m<sup>2</sup> for commercial development and service premises.

“**integrated telecommunication facility**” means premises used for a telecommunication facility which –

- (a) does not include the erection of a separate freestanding tower or other structure; and
- (b) is visually concealed, or able to be visually interpreted as an integral element of a building or structure upon which it is proposed to be located; and
- (c) does not contribute to an increase in the bulk or height of the building or structure upon which it is located; and
- (d) achieves a high level of visual integration with the surrounding natural and built form as a result of its colour, materials and configuration.

“**interim use**” means premises used for agriculture, forestry, grazing or a turf farm.

“**landscape supplies**” means premises used for the storage and sale of sand, soil, stone, screenings and other such garden and landscaping materials where such material is stored in bulk or loose (unpackaged) form. The use includes the ancillary use of such premises for the sale, or displaying or offering for sale (in any quantity), of such items as –

- (a) seeds, plants, mulch or other preparative plant material; and
- (b) goods associated with the cultivation of plants, garden ornamentation, furniture or structures; and
- (c) garden tools or equipment.

“**liquor sales outlet**” means premises used for the display and retail sale to the public of liquor for consumption off the premises, whether or not incidental facilities are also made for a drive through service. It may also include the sale of associated ancillary items.

“**lockup storage units**” means premises used for the temporary storage of household and associated goods, merchandise or materials in connection with a use remote from the site where the use comprises two or more self-contained walled, roofed or fenced enclosures in a compound, designed to be leased for the exclusive use of individual tenants. The use does not include a Warehouse.

“**major telecommunication facility**” means premises used for a telecommunication facility not otherwise defined as an Integrated Telecommunication Facility or a Minor or Temporary Telecommunication Facility.

“**minor or temporary telecommunication facility**” means premises used for a telecommunication facility being —

- (a) a communications dish where the dish has a diameter not exceeding 1800mm; and
- (b) a pit and manhole which does not unduly vary the streetscape; and
- (c) groups of up to four payphone cabinets; and
- (d) a temporary facility for the purpose of providing additional network capacity or facilities, during special events or at other times of excessive customer demand, for a maximum duration of three (3) months.

“**mixed commercial**” means premises used for both a residential use (being a use involving human habitation) and a commercial use (being a use involving the carrying on of an occupation, employment or enterprise) which are in close proximity, designed as a unified complementary whole and functionally integrated to the use of shared vehicular and pedestrian access and parking areas.

“**research facility**” means premises used for the purpose of research.

“**sales or hire yard**” means premises used for —

- (a) the sale, hire or leasing of any construction or industrial plant and equipment, motor vehicles, caravans, boats, agricultural machinery, trailers, demountable and transportable structures, and the like, including storage of these items at the premises; or
- (b) the displaying for sale, hire or leasing of any of the items referred to in paragraph (a); or
- (c) a timber yard.

The use includes the ancillary use of the premises for —

- (a) routine servicing of any of the items sold, hired or leased; and
- (b) the sale or hiring out of portable tools, machinery or equipment.

“**shopping centre**” has the meaning given in the transitional planning scheme and includes a major shopping development as defined in the transitional planning scheme.

“**showroom**” means premises used for the retail sale of goods which are usually of a like nature (such as toys), or have a common theme (such as home improvement), or are of a bulky nature (such as carpet or whitegoods). The use includes customer conveniences such as a small coffee shop or children’s play area.

*Example: Typically, the premises will have an open and large floor plan with all goods “on display” in areas accessible to customers where the goods offered for sale may include the following classes –*

- (a) floor coverings, wall tiles, soft furnishings or bedding;*
- (b) furniture and decor;*
- (c) non-portable domestic appliances being washing machines, dishwashers, clothes dryers, refrigerators, hot-water systems, air-conditioning systems and the like, with or without portable domestic appliances;*
- (d) building and construction materials, fixtures and fittings with or without hardware;*
- (e) fabrics, craft supplies and textiles;*
- (f) BBQs, camping goods or outdoor recreation goods;*
- (g) sporting equipment;*
- (h) electronic communications and computing hardware, software and accessories; and*
- (i) motor vehicle accessories and parts.*

## **2 Administrative terms**

“**gross leasable area or (GLA)**” means the sum of the floor areas –

- (a) inclusive of all walls, columns and roofed balconies of all stories of every building located on the premises; and
- (b) excluding the areas (if any) used for building services, a ground floor public lobby, a public mall in a shopping centre and areas exclusively used for the parking, loading and manoeuvring of motor vehicles.

“**standards**” means those requirements of the transitional planning scheme defined as standards pursuant to section 6.1.1 (Definitions for Part 1) of the *Integrated Planning Act 1997* which are not inconsistent with the planning area codes and the structure plan area code.

“**substantially commenced**” in relation to a precinct plan area means that more than 50 per cent (%) of the area of the precinct plan area has been the subject of a material change of use other than for an interim use.

“**transitional planning scheme**” means the transitional planning scheme under the *Integrated Planning Act 1997* in force at the date of the preliminary approval.

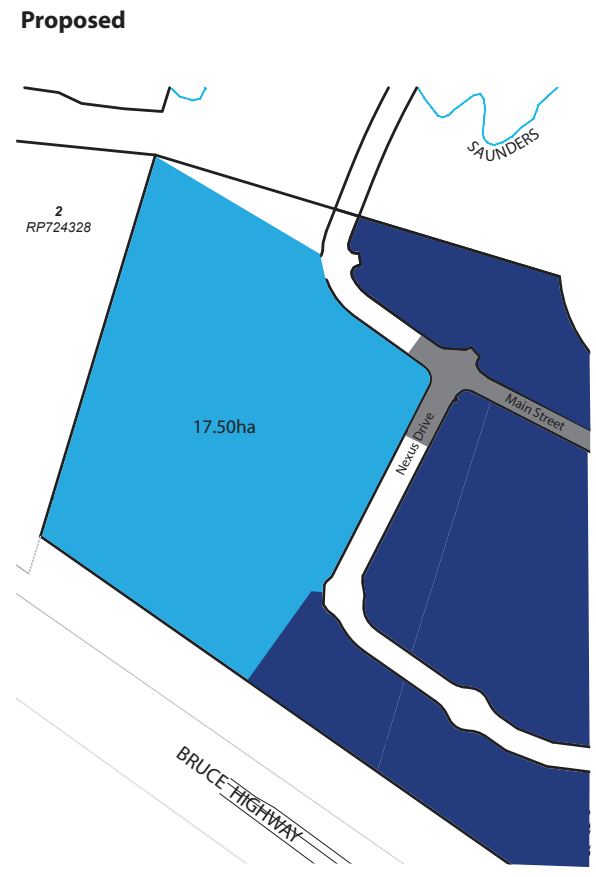
**SCHEDULE 2**

**MAPS**

**Legend**

- Commercial Planning Area (Mixed Use Sub-area)
- Mixed-Use Planning Area (Mixed Use Sub-area)
- Commercial Planning Area (Neighbourhood Centre Sub-area)

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



**North Shore, Townsville**  
 Structure plan

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 141 162 292 722  
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 Fortitude Valley QLD 4006  
 T +61 7 3124 8300  
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 W www.rps.com.au

PRELIMINARY FOR DISCUSSION PURPOSES ONLY

Scale NTS | Date March 2014 | Project No 83175 - 419b

**Legend**

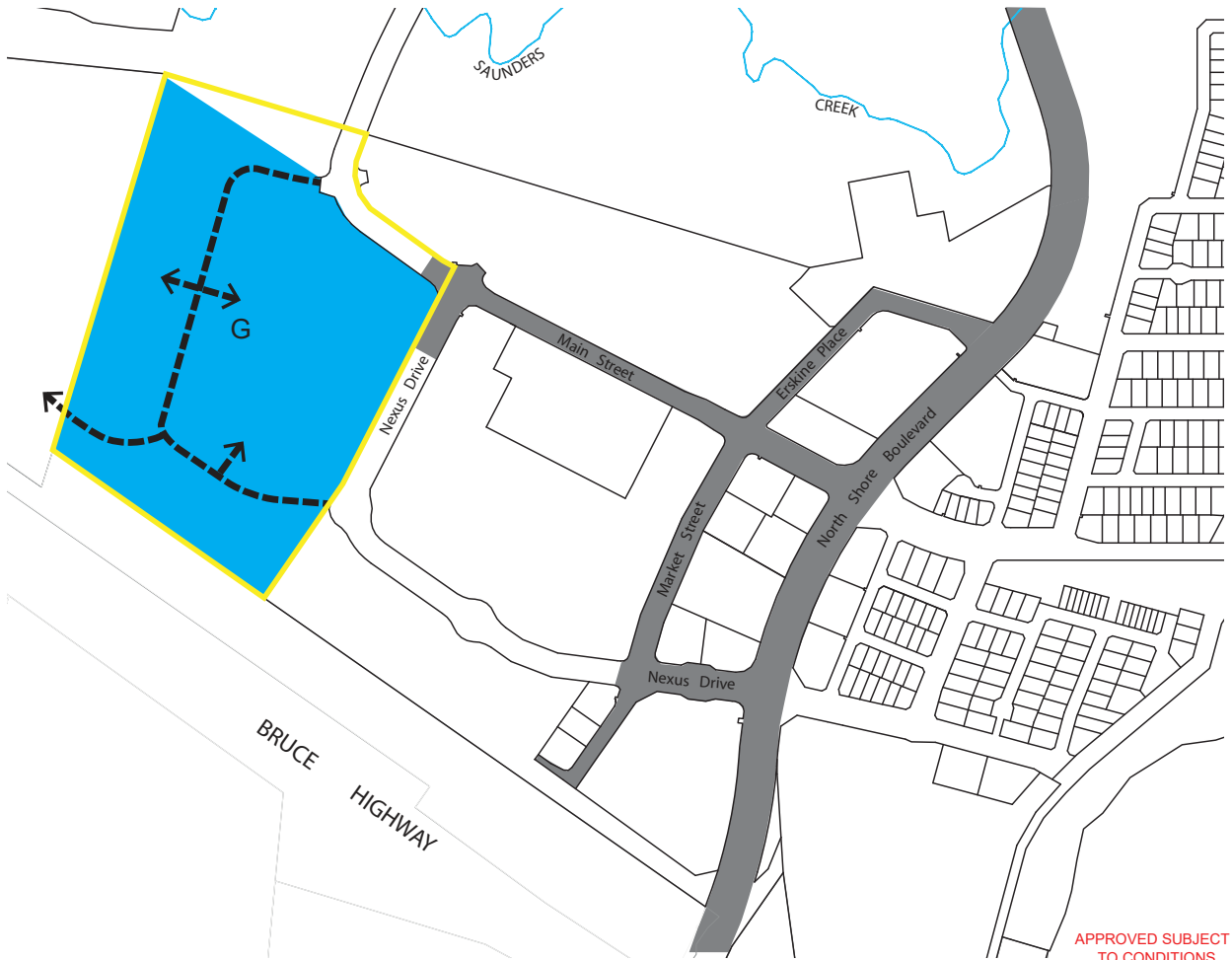
- Frame G
- Road Network

**INTENDED LAND USES  
Frame G**

- Bed & breakfast
- Caretaker's residence
- Community recreation centre
- Duplex dwelling
- Dwelling house
- Estate sales office
- Home occupation
- Professional office (where less than 150m<sup>2</sup> GFA)
- Accommodation building
- Catering shop
- Child care centre
- Integrated telecommunication facility
- Major telecommunication facility
- Multiple dwelling
- Mixed Commercial
- Nursing home
- Outside school hours care centre
- Place of public worship
- Professional office (150m<sup>2</sup> GFA or greater)
- Recreation facility
- Research facility
- Retirement Village

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# APPENDIX E

Development Concept Plans prepared by OGE Group Architects

brazier motti



# NORTH SHORE INGENIA COMMUNITIES

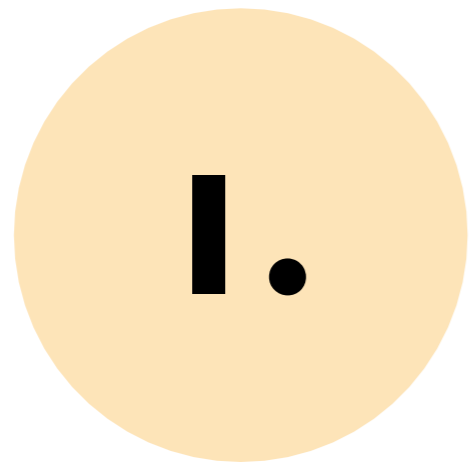
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JOB 25026 - DEVELOPMENT APPROVAL PACKAGE

ISSUE C 22/1/2026

# CONTENTS

**MASTER PLAN**



**COMMUNAL**



**HOUSING**



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01

# MASTERPLAN

LOCALITY PLAN

OPPS & CONS

DESIGN PRINCIPLES

ZONING DIAGRAM

LANDSCAPE INTENT

MASTERPLAN

STAGING PLANS

SITE SECTIONS



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# North Shore Lifestyle Community - LOCALITY PLAN

## LEGEND

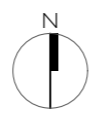
- SITE
- 1. LOCAL FACILITIES & AMENITIES
- 2. TOWNSVILLE AIRPORT
- 3. TOWNSVILLE CBD
- 4. PORT OF TOWNSVILLE



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North Shore Lifestyle Community  
Part Majors Creek Junction, 74 Main Street, Burdell, Qld 4818

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LOCALITY PLAN  
CLIENT  
INGENIA COMMUNITIES

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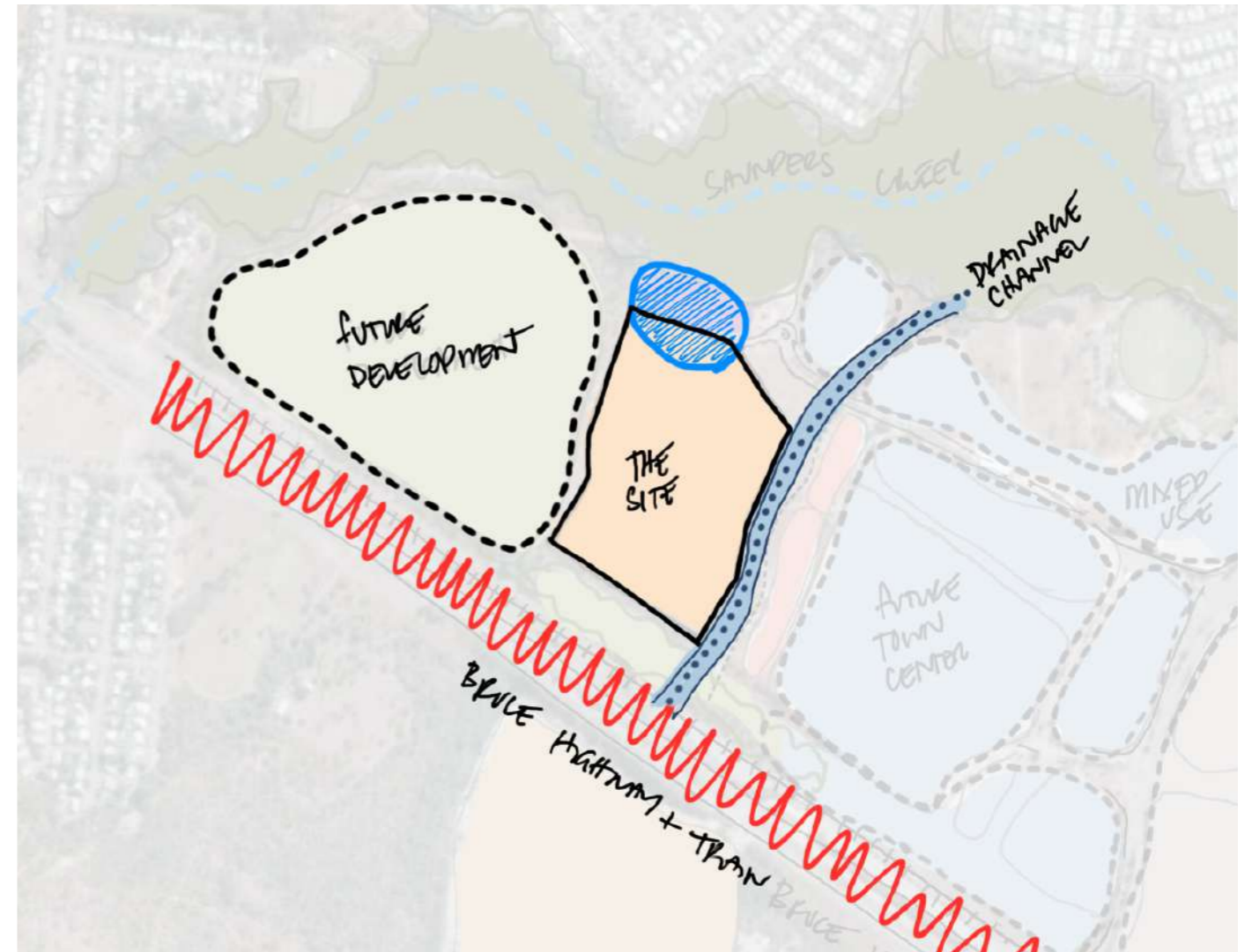
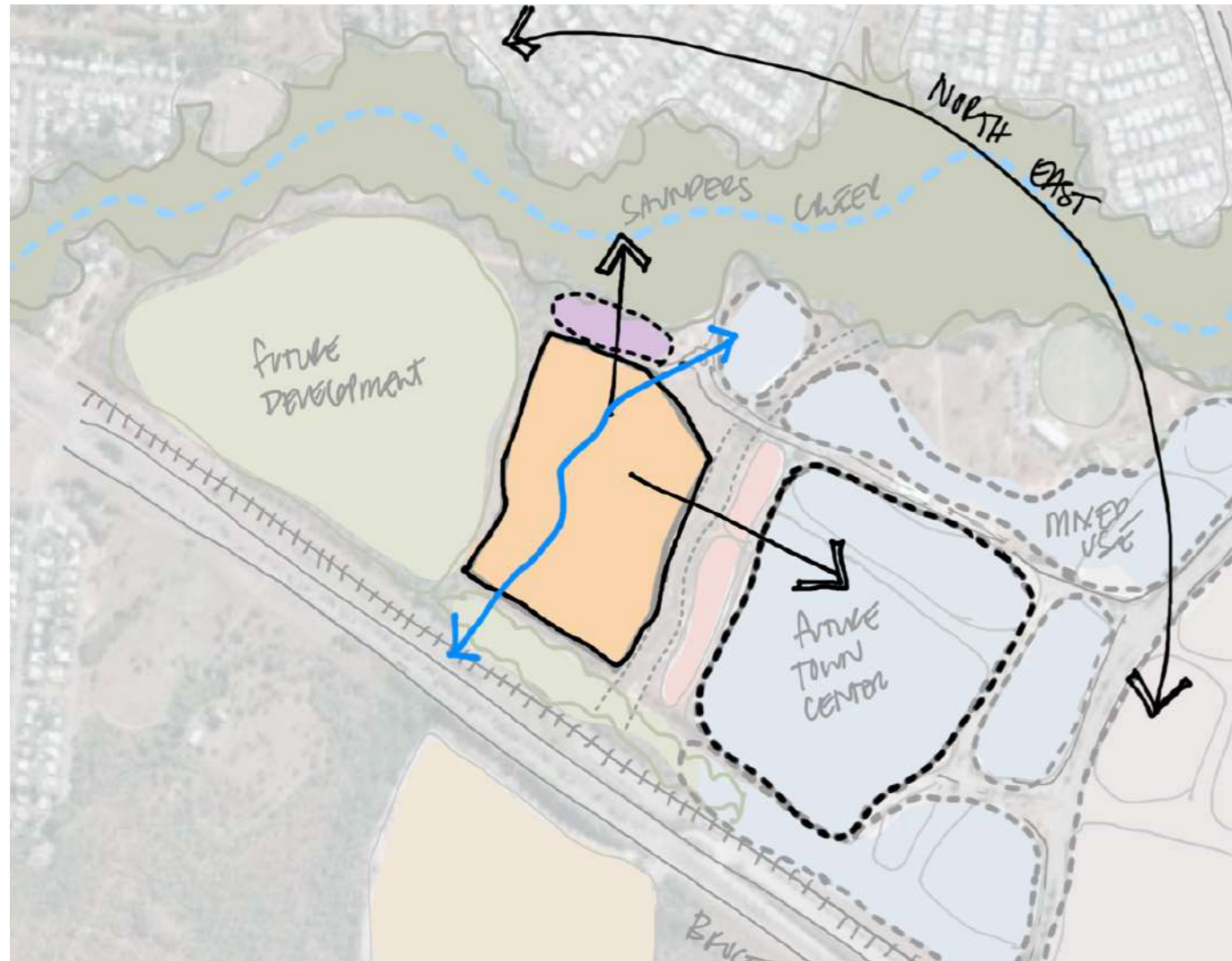
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# North Shore Lifestyle Community - OPPS & CONS



## OPPORTUNITIES

- SAUNDERS CREEK + EXISTING VEGETATION
- THE SITE
- CONNECTION TO SAUNDERS CREEK + TOWN CENTRE
- EXISTING WATER COURSE
- POTENTIAL BIO USE? TBC BY CIVIL

## CONSTRAINTS

- THE SITE
- BRUCE HIGHWAY + TRAIN
- LOW LYING / FLOODING
- EXISTING DRAINAGE CHANNEL
- FUTURE DEVELOPMENT TO WEST

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# North Shore Lifestyle Community - DESIGN STATEMENT



The vision is to create a community-oriented development that is sensitively integrated into its site context and designed to respond to the local climate. The proposal enhances the site's surrounding natural attributes and reflects Northshore's contemporary urban identity, fostering a distinct sense of place with a strong connection to its environment, creating a harmonious and community-focused outcome for the area.

## SENSITIVE TO LOCAL CHARACTER

The masterplan draws inspiration from Saunders Creek, weaving its natural qualities through the site as a unifying landscape element. A central landscape spine connects the community, offering spaces for recreation, pedestrian movement, and shade, while providing a natural wayfinding route throughout the development.

## SENSE OF COMMUNITY

The masterplan fosters community connection and social interaction through a network of communal open spaces, that support a variety of activities, from active play and exercise to moments of quiet reflection. These spaces are designed to be inclusive and accessible, promoting the health and wellbeing of all residents.

## CLIMATE RESPONSIVE

The design responds to Northshore's tropical climate by maximising north-eastern aspects for sunlight and natural ventilation. Built form and landscaping provide shade and protection from the western sun, creating comfortable outdoor environments.

## CONNECTIVITY & WALKABILITY

Designed with community in mind, the village fosters a welcoming, walkable environment. A network of pathways accommodates the sloping terrain, ensuring residents enjoy a safe, accessible, and connected lifestyle reminiscent of a vibrant village atmosphere.

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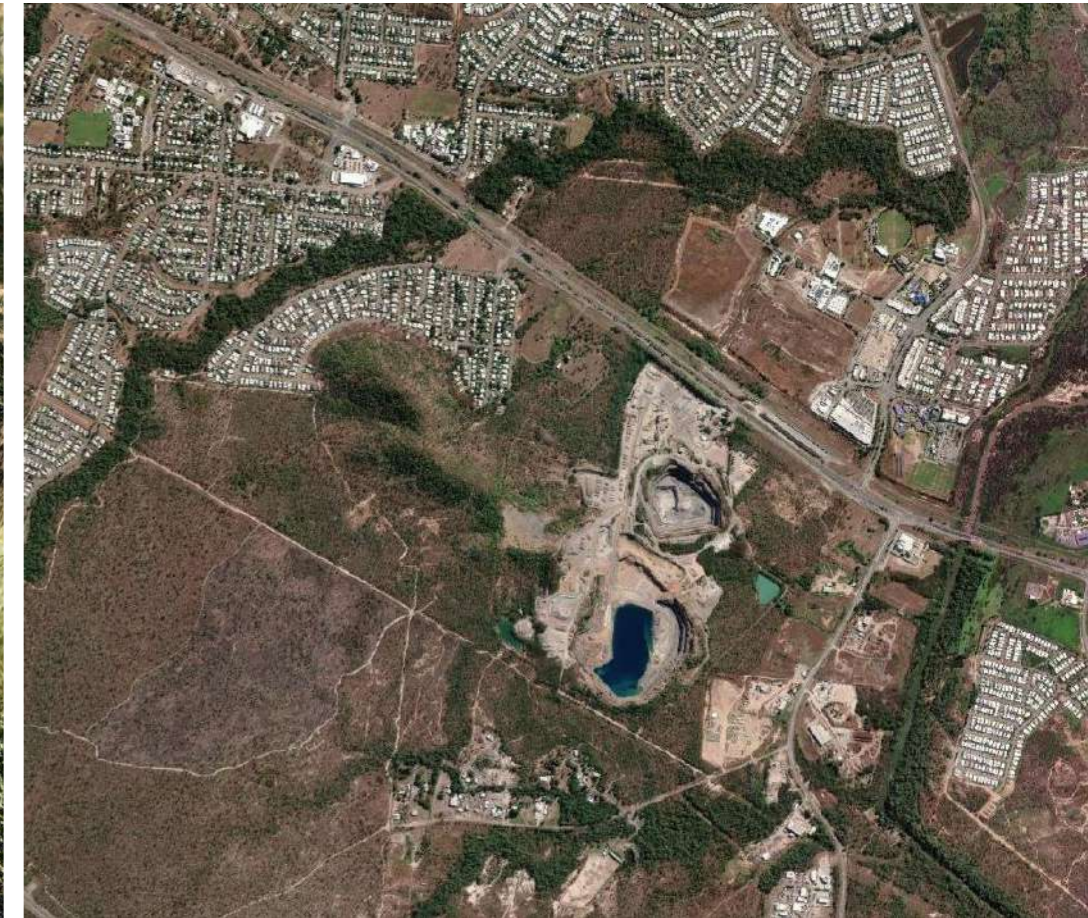
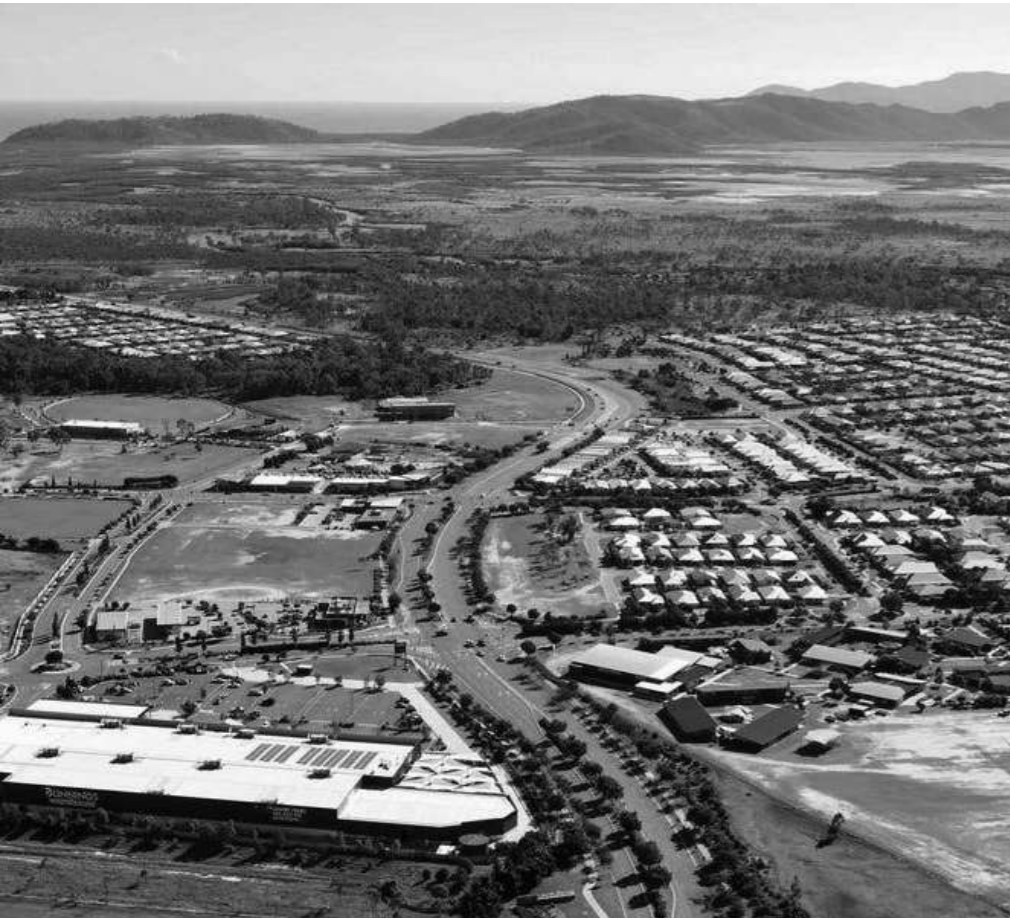
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# North Shore Lifestyle Community - DESIGN PRINCIPLES



## SENSITIVE TO LOCAL CHARACTER

Connect with natural features (Saunders Creek)  
Enhance views to distant mountains  
Emerging community

## UTILISE EXISTING SITE FEATURES

Existing watercourse as a unique site feature  
Create a strong landscape and pedestrian spine  
Way finding device through the site  
Connecting communal precincts

## CONNECT WITH SAUNDERS CREEK

Respond to natural surrounding features  
Existing water course & vegetation  
Wildlife habitat and protect corridors

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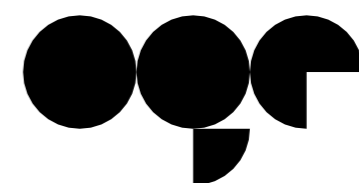
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# North Shore Lifestyle Community - DESIGN PRINCIPLES



## STRONG SENSE OF COMMUNITY

- Encourage community interaction
- Provide spaces to gather
- Provide social active spaces
- Provide quiet, contemplation spaces



## CLIMATE RESPONSIVE & SUSTAINABILITY

- Prioritise North / North East aspect
- Shelter from the West
- Prioritise health and wellbeing
- Spaces for all seasons



## CONNECTION & WAY FINDING

- Prioritise Pedestrian connectivity & walkability
- Vehicular connectivity
- Morning & afternoon walking track
- Landscape & way finding markers

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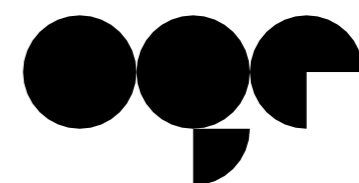
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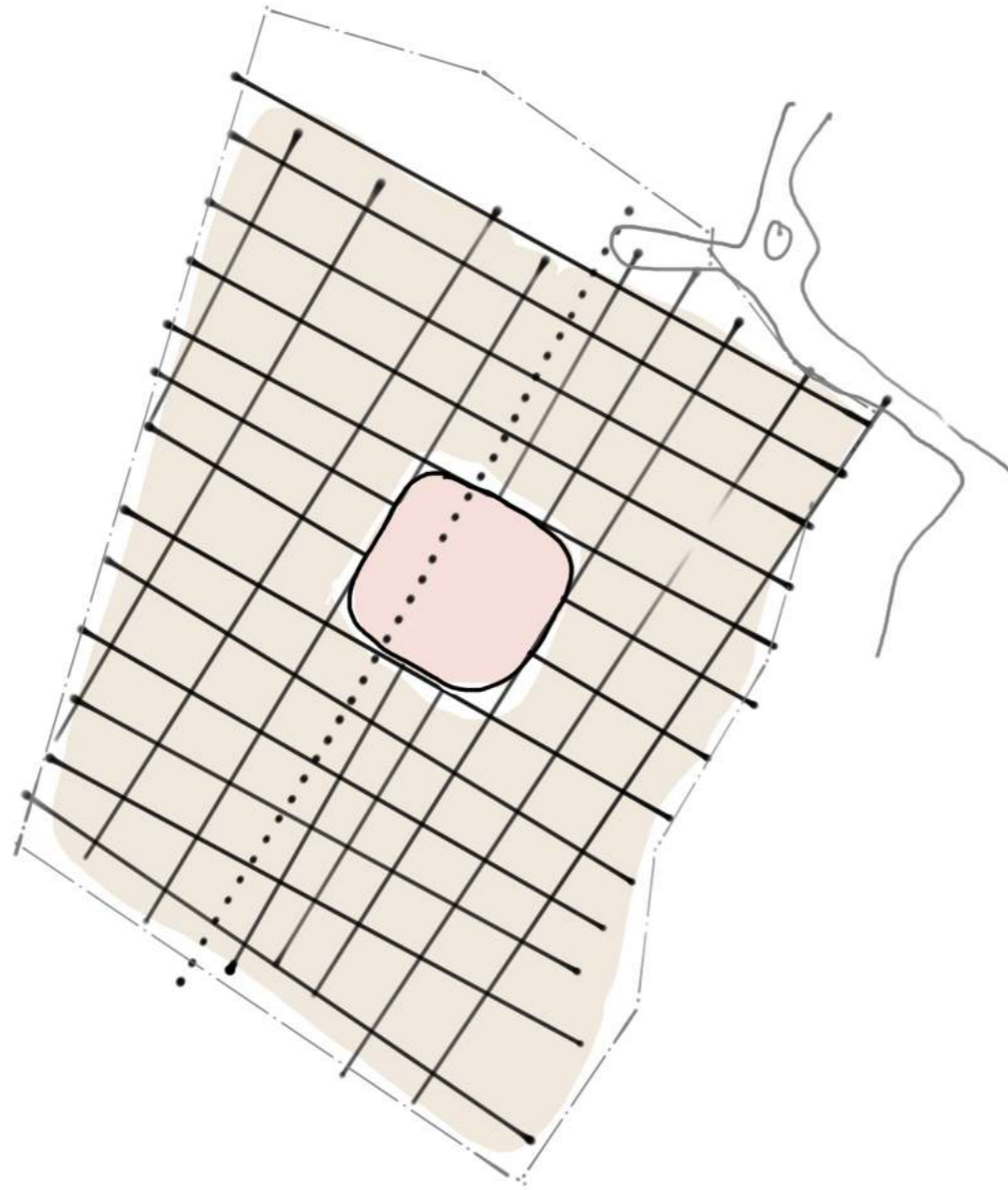
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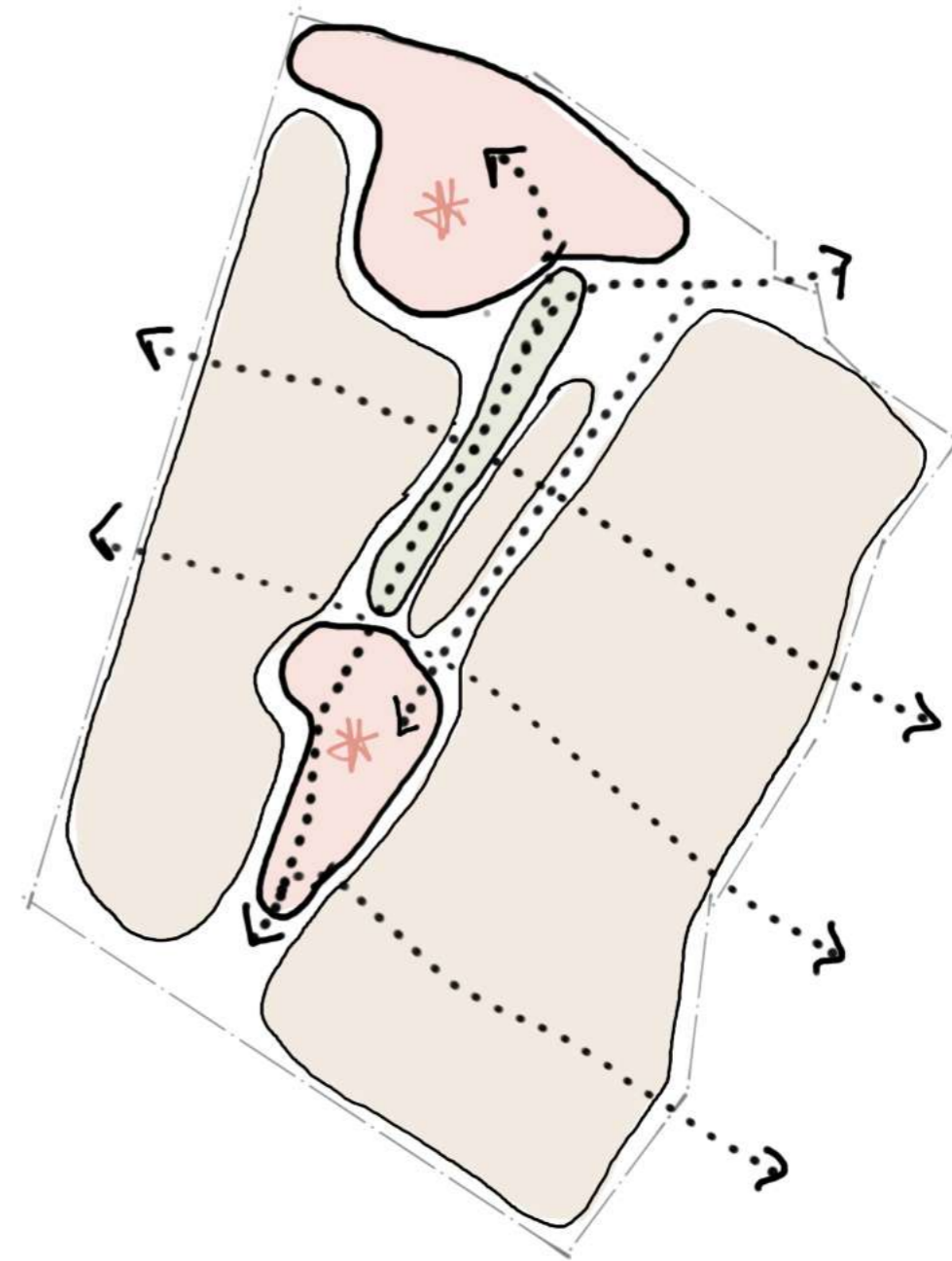


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# North Shore Lifestyle Community - DESIGN APPROACH



"RACK & STACK" MASTERPLANNING



CONNECTED PRECINCTS + LINKED BY LANDSCAPE SPINE

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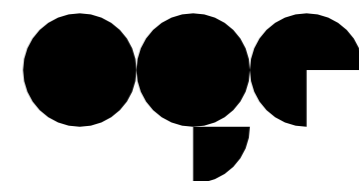
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# North Shore Lifestyle Community - LANDSCAPE INTENT



## LEGEND

- GREEN COURTYARD + LAWN
- RIPARIAN BUFFER
- COMMUNITY GARDENS
- EXISTING DENSE VEGETATION
- LANDSCAPE LINKAGES
- P+
P+
R+
R+
 SHADE TREES + LANDSCAPE BUFFERING

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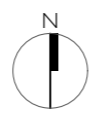
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# North Shore Lifestyle Community - MASTERPLAN

## COMMUNAL LEGEND

- ① **Main Clubhouse**  
"Northshore Clubhouse"  
- Function Hall  
- Main Kitchen & Servery  
- Bar / Lounge  
- Recreation / Pool Tables  
- Arts & Craft Area  
- Resort Style Pool  
- Gym / Yoga  
- Quiet Game / Library  
- Outdoor BBQ Area  
- Outdoor Seating  
- Salon / Consult  
- Community Bus
- ② **Sports Precinct**  
"Club Northshore"  
- Pickleball Court  
- Outdoor BBQ Area
- ③ **Workshop / Maintenance Shed**



## LEGEND

9.6m	18m	<b>9.6m x 18m Lots</b>	44	14%
11.3m	18m	<b>11.3m x 18m Lots</b>	56	17%
12.5m	18m	<b>12.5m x 18m Lots</b>	131	45%
14.5m	18m	<b>14.5m x 18m Lots</b>	72	24%

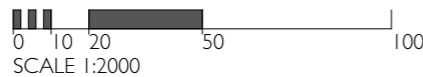
**TOTAL 303**

	<b>VIS CAR PARKING</b> 1 SPACE PER 5 DWELLINGS	PROVIDED	65
	<b>CARAVAN PARKING</b> 1 SPACE PER 10 DWELLINGS	PROVIDED	23

- COMMUNAL FACILITIES
- GREEN PUBLIC SPACE
- BIO DETENTION
- STORMWATER DRAINAGE
- Q100 FLOOD LEVEL
- OVERLAND FLOW
- FENCE LINE
- FOOTPATH

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C	28/11/2025	PRODUCT MIX UPDATE	DH	OGE
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E	18/12/2025	DRAFT DA ISSUE	DH	OGE
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# North Shore Lifestyle Community - DEVELOPMENT STATISTICS



## DEVELOPMENT STATISTICS

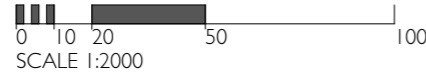
SITE AREA = 132,900m<sup>2</sup>

ALL AREAS ARE APPROX.

	m <sup>2</sup>	%
 PROPOSED LOT AREA	67,043m <sup>2</sup>	50.4%
 COMMUNAL FACILITIES	6,392m <sup>2</sup>	4.8%
 LANDSCAPE AREA	37,835m <sup>2</sup>	28.5%
 INTERNAL ROADS / PARKING AREA	21,700m <sup>2</sup>	16.3%

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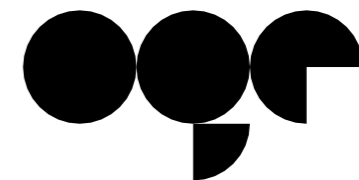
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# North Shore Lifestyle Community - BULKWORKS STAGING PLAN



STAGE 1	
- 68 HOUSES @ COMPLETION	
- CLUBHOUSE	
- DISPLAY VILLAGE (6 LOTS)	
- TEMP. SALES OFFICE	
- MAIN SITE ENTRY	
- TEMP. CARAVAN PARKS (3 LOTS)	
- WORKSHOP / MAINTENANCE SHED	
- CONSTRUCTION ACCESS AND LAYDOWN	
<b>TOTAL LOTS</b>	<b>68</b>

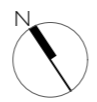
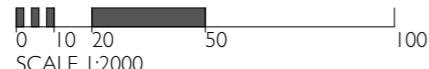
STAGE 2	
- 134 HOUSES (202 TOTAL)	
- SPORTS PRECINCT	
- OUTDOOR SEATING AREA	
<b>TOTAL LOTS</b>	<b>134</b>

STAGE 3	
- 101 HOUSES (303 TOTAL)	
- CARAVAN PARKING	
- DISMANTLE CONSTRUCTION ACCESS AND LAYDOWN	
<b>TOTAL LOTS</b>	<b>101</b>

Stage 1 to 3 Total Lots 303

REV	DATE	DESCRIPTION	DRAWN	CHECKED
A	31/10/2025	DRAFT DA ISSUE	JRY	LH
B	18/12/2025	DRAFT DA ISSUE	JRY	OGE
C	22/1/2026	DA ISSUE	JRY	OGE

NOTE: Figured dimensions to be taken in preference to scaled. Verify all dimensions on site before commencing work or making shop drawings. When printing from electronic files it is the responsibility of the operator to ensure the required scale is achieved.



PROJECT  
North Shore Lifestyle Community  
Part Majors Creek Junction, 74 Main Street, Burdell, Qld 4818

DRAWING TITLE  
BULKWORKS STAGING PLAN  
CLIENT  
INGENIA COMMUNITIES

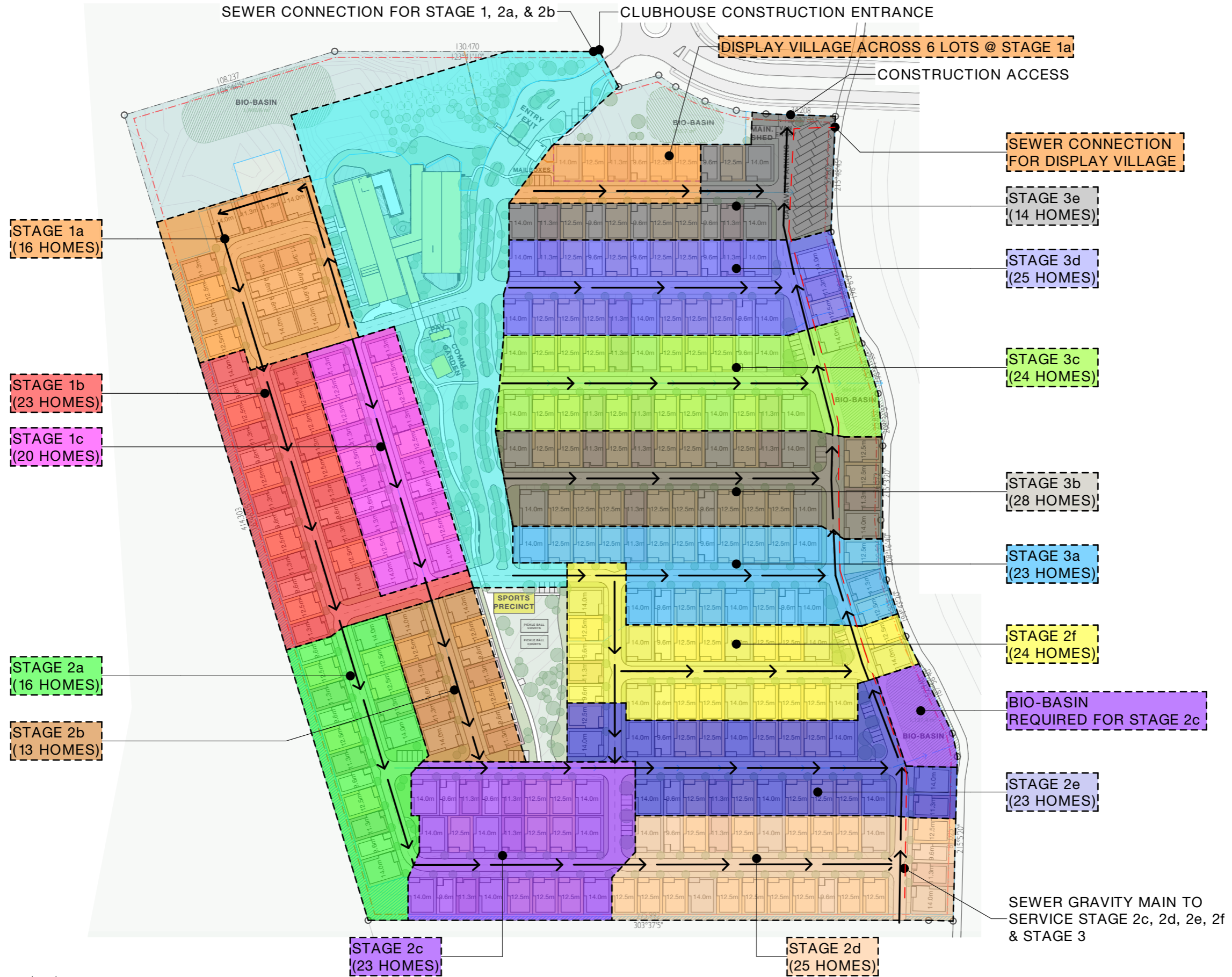
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SCALE @ A3  
1:2000  
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25026  
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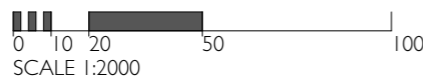


# North Shore Lifestyle Community - DEVELOPMENT STAGING PLAN



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CLIENT  
INGENIA COMMUNITIES

DATE  
22/1/2026

SCALE @ A3  
1:2000

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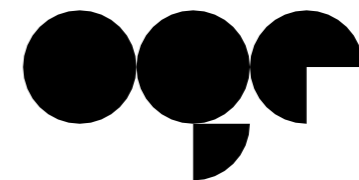
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# 02

# CLUBHOUSE

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DESIGN PRINCIPLES  
ZONING DIAGRAM  
LANDSCAPE INTENT  
SOLAR ORIENTATION  
SKETCH LAYOUT  
BUILDING AREA PLAN  
ELEVATIONS  
RENDERS



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# North Shore Lifestyle Community - DESIGN PRINCIPLES



MODERN RESORT VERNACULAR



SIMPLE BUILT FORM + CENTRAL COURTYARD



INTEGRATED LANDSCAPE COURTYARDS

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# North Shore Lifestyle Community - DESIGN PRINCIPLES



SIMPLE FORMS + GROUNDED BASE



FORMAL LINES + NATURAL LANDSCAPE



MATERIALITY + TEXTURE



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SCALE @ A3

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